

**CITY OF NORTHFIELD, NEW JERSEY
ORDINANCE 7- 2018**

**AN ORDINANCE AMENDING CHAPTER 215 OF THE CODE OF THE
CITY OF NORTHFIELD GOVERNING LAND USE AND
DEVELOPMENT, INTRODUCED AUGUST 21, 2018, AS AMENDED BY
RESOLUTION NO. 171-2018 ON SEPTEMBER 11, 2018**

WHEREAS, City of Northfield Code Section 215 governs land use and development in the City of Northfield; and

WHEREAS, the Council for the City of Northfield desires to amend certain sections/sub-sections of Chapter 215 of the Northfield Code; and

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Northfield, County of Atlantic, and State of New Jersey that Chapter 215 of the Code of the City of Northfield is hereby amended as follows (added text underlined; deleted text ~~stricken~~):

Chapter 215. Land Use and Development

Section 215-152.1 Affordable Housing 1 - Age Restricted District (AH1-AR)

This Section 215-152.1 shall apply only to Block 92, Lots 25, 28, 29, 33 & 34 as depicted on the Tax Map of the City of Northfield.

A. Permitted uses.

- (1) Planned adult community of garden apartment/condominium apartment setting for adult (55 years and over) citizens.

B. Accessory uses.

- (1) Private garage or storage buildings subject to the provisions of § 215-98.
- (2) Off-street parking subject to the provisions of § 215-105.
- (3) Signs subject to the provisions of § 215-113.
- (4) Fences and hedges subject to the provisions of § 215-95.

C. Standards and regulations: as specified in the Schedule of Yard, Area and Building Requirements. In addition, the following requirements and standards shall be adhered to:

- (1) Density: 12 units per acre which shall include a 15% set-aside of affordable housing units. The maximum Density may be increased to 15 units per acre provide the standards of 215-152.1 are satisfied

without

exception.

(2) Building setback.

[a] A minimum setback to the northern property line (Clark Place) shall be 40-feet with an average setback of 50-feet.

[b] A minimum setback to the eastern property line (Locust Drive) of 30-feet. A minimum separation to the existing residential lots from any residential structure shall be 80-feet. This area shall include a landscape buffer with a minimum width of 25-feet.

[c] A minimum setback of 50-feet to Wabash Avenue for residential buildings. A minimum setback of 30-feet to Wabash Avenue for non-residential buildings with a maximum height of 1.5 stories.

(3) Building height for residential buildings shall not exceed three stories or 45-feet to allow for architectural elements such as pitched roofs, dormers, and other similar features. Parking may be permitted on the lower level when increasing the building height to 3-stories. The residential units shall only occupy two-floors in any building.

(4) Open space: 40% of the gross tract area, 20% of which shall be included within the net tract area. All open space shall be set aside as permanent common space to be owned in undivided interest by the unit owners.

(5) Distance between buildings; Buildings shall be considered facing if the walls form an angle of less than 45°.

[a] Where both facing walls contain windows of habitable rooms, 50 feet, but not less than two times the eave height of the building containing the highest habitable room.

[b] Where only one of two facing walls contain windows of habitable rooms, 25 feet, but not less than two times the eave height of the highest of the two buildings containing such facing walls.

[c] Where neither of two facing walls contain windows of habitable rooms, 25 feet, or the eave height of the highest of the two buildings containing such facing walls, whichever is greater.

(6) Recreation areas. Active and passive outdoor recreational areas shall be provided and shall include suitable landscaping, sitting and walking areas as determined by the approving authority. Indoor

social, cultural, recreational and meeting facilities shall be required as similarly directed.

(7) Maximum Impervious surfaces: 65%.

(8) A landscape buffer with a minimum width of 25 feet is required along all property lines. Existing vegetation can be utilized as part of the landscaping and supplemented as appropriate. The buffer shall be landscaped as detailed in §§ 215-85 and 215-100.

Section 215-158 - R-C Regional Commercial District.

A. – E. No Change.

F. An Affordable Housing Mixed Use Development is permitted on Block 16.01, Lots 52 and 57 subject to the following:

(1) Where first-floor commercial is proposed in accordance with the permitted uses in the RC district a development may provide second and third story multi-family residential units.

(2) The maximum density for the residential units shall not exceed 2.6 units per acre.

(3) At least 20% of the residential dwelling units shall be for low- and moderate-affordable housing.

Section 215-155 C-C Country Club District.

A. – G. No Change.

H.(1) (a) No Change.

(b) The plan shall provide for the following land uses:

[1] – [3] No Change.

[4] Golf villas and townhouses on Block 179.01, Lot 1.01, and a portion of Block 175, Lot 48, on a maximum of 21.2 acres within said lots, conditioned upon maintaining an 18-hole golf course and attendant clubhouse;

[5] No Change.

(c) Regulations for golf villas and townhouses. Golf villas and townhouses may be occupied as a residence or domicile and shall conform to the following lot or site requirements:

[1] ~~Frontage. Each lot or site shall have a minimum frontage of 50 feet on either a public right of way, or, notwithstanding the provisions of § 215-37, on a street as shown on a plat approved by the Planning Board which, if a private street or lane, shall be subject to appropriate cross easements and such other guarantees necessary to ensure continuous access to the lot or site and to ensure emergency access by public and private entities. Such easements and guarantees shall be submitted to the Planning Board for review and approval.~~

[a] Golf villas shall have a minimum frontage of 50-feet.

[b] Townhouses shall have a minimum frontage of 18-feet.

[c] Frontage shall be on either a public right-of-way, or, notwithstanding the provisions of § 215-37, on a street as shown on a plat approved by the Planning Board which, if a private street or lane, shall be subject to appropriate cross easements and such other guarantees necessary to ensure continuous access to the lot or site and to ensure emergency access by public and private entities. Such easements and guarantees shall be submitted to the Planning Board for review and approval.

[2] No Change.

[3] ~~Lot area. When established on fee-simple lots, golf villas shall have a minimum lot area of 4,800 square feet. The required minimum lot size for clustered lots which are associated with common open space shall be reduced to 2,400 square feet.~~

[a] When established on fee-simple lots, golf villas shall have a minimum lot area of 4,800 square feet. The required minimum lot size for clustered lots which are associated with common open space shall be reduced to 2,400 square feet.

[b] Townhouse units shall have a minimum lot area of 1,800 square feet.

[4] ~~Maximum density shall not exceed 9-0-17 units per acre for the area devoted to the golf villa/townhouse development.~~

[5] No Change.

[6] No Change.

[7] No change.

[8] No Change.

[9] At least 20% of the residential dwelling units shall be for low- and moderate-affordable housing.

- (e) ~~Reserved. The plan shall provide for the transfer of gross density from the golf course to other sections of the development, provided the following limitations are complied with:~~

~~[1] The plan shall provide for a total of not more than 120 golf suite units if no golf villas are proposed. Golf villa units may be substituted at a rate of 9/10 of a golf villa unit for each golf suite unit, provided that not more than 62 golf villas are proposed. If the maximum of 62 golf villas are proposed, not more than 50 golf suites may be included.~~

~~[2] The plan shall provide for not more than 13 new single-family building lots with a minimum of 1.0 acre of lot area.~~

- (f) The plan shall provide that the aggregate floor area of all buildings, excluding garages, within the planned development shall not exceed the following limits:

Use	Gross Floor Area (square feet)
Golf courses	11,000
Country club	52,000
Golf suites	35,000
Golf villas	183,000

- (g) The plan shall provide that the floor area ratio of buildings and structures, as determined by the sum of all building floors, including garages, divided by the gross area of the entire planned development site, shall not exceed the following limits:

Ratio	Floor Area
Golf courses	.001
Country club	.005
Golf suites	.004
Golf villas	.020

- (h) The plan shall provide that the impervious coverage of buildings and structures, as determined by the percentage of lot area covered by the aggregate area of all buildings and all paved surfaces, shall not exceed the following limits:

Use	Impervious Coverage (square feet)
Golf courses	230,000
Country club	120,000
Golf suites	190,000
Golf villas	720,000

- (i) ~~Golf villas. The maximum floor area of individual golf villa units, excluding garage space, shall be 3,800 square feet, provided that not more than 75% of the units exceed 1,900 square feet.~~

- (j) – (k) No Change.

H.(2) - (5) No Change.

Section 215-162.1 Affordable Housing 2 - Overlay District (AH2)

A. Purpose. To create an opportunity for an inclusionary or 100% affordable age-restricted development, independent living or congregate care/assisted living facility on Block 40, Lots 28, 29 & 40 (currently the St. Gianna Beretta Molla Parish).

B. Permitted Uses:

(1) Places of Worship and associated accessory uses in accordance with Section 215-145 for standards.

(2) Inclusionary or 100% affordable age-restricted housing development. (Inclusionary shall provide a 20% affordable housing set-aside).

(3) Independent living or congregate care/assisted living facility with a 20% affordable housing set-aside.

C. Standards:

(1) A maximum of 6 acres is permitted to be utilized for housing development or independent living/assisted living/congregate care uses.

(2) A housing density of 16 units per acre is permitted on the maximum area of 6 acres.

(3) All other standards of the underlying zoning district shall apply.

Section 215-56.1 Affordable Housing Set-Aside

A mandatory affordable housing set aside is required for all new multifamily residential developments of five (5) units or more. The set aside for rental developments shall be fifteen percent (15%) and the set aside for for-sale developments shall be twenty percent (20%). The provisions of the ordinance shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more.

REPEALER - All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SEVERABILITY - If any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

EFFECTIVE DATE - This ordinance shall take effect upon final passage and publication in accordance with law.

Mary Canesi, RMC
Municipal Clerk

Erland Chau
Mayor

The above Ordinance was passed on first reading at a regular meeting of the Common Council of the City of Northfield, New Jersey on the 21st day of August, 2018. It was taken up for a second reading and public hearing, and thereafter amended at a meeting of said council held on the 11th day of September, 2018. It will be taken up for a third reading, public hearing and considered for final passage on the 25th day of September, 2018 in Council Chambers, City Hall, Northfield, New Jersey.

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PUBLICATION:	August 25, 2018
SECOND READING:	September 11, 2018
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