

WEST DEPTFORD TOWNSHIP

ORDINANCE #2024-10

AN ORDINANCE AMENDING CHAPTER 166, ZONING, ARTICLE III, RESIDENCE DISTRICTS, BY ADDING A NEW SUBSECTION 16B TO BE TITLED “AH (AFFORDABLE HOUSING) ZONE DISTRICT” OF THE CODE BOOK OF THE TOWNSHIP OF WEST DEPTFORD

WHEREAS, pursuant to the Mount Laurel Doctrine as expressed in Southern Burl. Co. NAACP v. Tp. of Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (the “FHA”), and applicable regulations promulgated by the Council on Affordable Housing (“COAH”) pursuant to the FHA, the Township has a constitutional obligation to provide its fair share of the region’s need for affordable housing; and

WHEREAS, in Mount Laurel II, the New Jersey Supreme Court ruled that municipalities had the power to address the Mount Laurel responsibilities the Court had created through “inclusionary devices”, and rejected the notion “that inclusionary measures amount to a taking without compensation” (see Mount Laurel II at 271); and

WHEREAS, the Developer is the owner of property located in the Township and designated on the Township Tax Maps as Block 433, Lot 1, Block 355, Lot 1 and Block 363, Lots 2, 2.03, 3.03 & 4.01 (the “Property”), which totals approximately 118 acres; and

WHEREAS, following more than a year of negotiations between Township representatives and the Developer, the Township and the Developer have determined that the Property presents a suitable opportunity for the development of up to a 650-unit Inclusionary Project on the Property, which will include up to 130 affordable housing units (a twenty percent (20%) affordable housing set aside), which is a density of only 5.5 units per acre; and

WHEREAS, the Township and the Developer will enter into a Developer’s Agreement to ensure that all of the affordable units constructed in the Project are subject to the FHA, the Uniform Housing Affordability Controls (“UHAC”) regulations (N.J.A.C. 5:80-26.1 et seq.), applicable Council on Affordable Housing (“COAH”) regulations, and all applicable laws regarding the construction, phasing, administration, and affirmative marketing of the affordable units; and

WHEREAS, the Township has decided to proceed with a rezoning initiative for the Property, which rezoning will assist the Township in addressing its Mount Laurel obligations.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of West Deptford, County of Gloucester and State of New Jersey that Chapter 166, Zoning, Article III, Residence Districts, be and is hereby amended by adding a new Subsection 16B to be Titled “AH (Affordable Housing) Zone District” of the Code Book of the Township of West Deptford as follows:

Section 1. Purpose. The purpose of the AH Zone District is to provide for the construction of a variety of single-family and multifamily dwellings, and to create a realistic opportunity for the construction of a portion of the low- and moderate-income housing obligation to the Township of West Deptford under New Jersey's Fair Housing Act, N.J.S.A. 52:27D-301 et

seq., the rules of the New Jersey Council on Affordable Housing, N.J.A.C. 5:93-1 et seq., and the Mount Laurel doctrine.

Section 2. Definition. For the purposes of the AH (Affordable Housing) Zone District, the following words and phrases shall have the following meanings:

TOWNHOUSE; TOWNHOUSE UNIT

One of a series of single-family dwelling units which is attached to, either an adjacent to or stacked on top of, one or more townhouse units by a common wall which meets fire- and sound-resistant requirements of the Construction Code.

Section 3. Permitted Principal Uses.

- (1) Single Family Detached Dwelling
- (2) Townhouse, stacked or adjacent
- (3) Apartment
- (4) Retail, office, restaurant

Section 4. Permitted Accessory Uses.

- (1) Signs, as permitted in residence districts under the provisions of § [166-43B](#) hereof.
- (2) Fences and walls.
- (3) Satellite dish antennas.
- (4) Off-street parking, Private Residential Garages, and motor vehicle electric charging stations.
- (5) Common Buildings such as Clubhouse, Garage, and/or maintenance buildings and structures.
- (6) Refuse enclosures for dumpsters or trash compactors.
- (7) Decks and patios.
- (8) Private, public and community recreation such as walking paths, fields, playgrounds, courts, fields, community greens, and parks.
- (9) Up to but not more than 1 caretaker/ manager units
- (10) Private Residential Swimming Pools and other usual recreational facilities customarily associated with single family detached lots only.
- (11) Private Residential Sheds for storage (other than for vehicles) and other customary single family detached residential accessory structures, e.g. gazebos, cabanas, etc., owned by the residents of the property and each not exceeding 15 feet in height, and not exceeding 168 square feet in gross floor area. Once such structure is permitted on single-family detached lots only.
- (12) Community buildings and structures as approved on a site plan including but not limited to trash compactors, refuse containers, garages, sheds, parking, lighting, and landscaping.
- (13) Temporary construction trailer(s) not exceeding 750 square feet in area, setback at least 10' from all property lines, and shown on the approved site plan.
- (14) Temporary sales and leasing trailer not exceeding 750 square feet in area, setback at least 10' from all property lines, and shown on the approved site plan.

Section 5. Density, Area, and Yard Requirements.

- (1) Overall Tract (+/- 118.5 acres).
 - (a) Maximum Residential overall tract density: 5.5 dwelling units/acre with a maximum residential yield of six hundred and fifty (650) residential units. OF all residential units developed on the Overall Tract, twenty percent (20%) of those units shall be reserved for occupancy by very low income, low income and moderate income households in accordance with the provisions of Section V of this Ordinance. Subdivision of lots for single family, townhouse, apartment, and commercial development is permitted without individual lot conformance to the Tract Density requirements, provide the entire tract remains in conformance.
 - (b) Open Space and Recreation will be provided on 10% of the total tract of which more than 10% must be suitable for active recreation use and must not be wetlands, wetland buffers, one-hundred-year floodplains or detention basins. Open space can include stormwater management areas, landscape buffers, steep slopes, flood hazard areas, riparian zone buffers, wetlands and wetlands buffers.
 - (c) Minimum tract perimeter front, side, and rear yard buffers: 75 feet. (all other buffer widths as noted below)
- (2) Single family detached dwelling
 - (a) Lot area and width. A minimum lot area per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling in accordance with the following:
 - (i) Where both public water and sanitary sewer facilities are available and utilized: 10,000 square feet per family.
 - (ii) Each lot shall have a width at the building line of not less than 75 feet.
 - (b) Building area. Not more than 35% of the area of each lot may be occupied by buildings.
 - (c) Yards. Front, side and rear yards shall be provided on each lot as follows, subject to § 166-36D:
 - (i) Front yard: a front yard along each street which the lot abuts, not less than 30 feet in depth.
 - (ii) Side yards: two side yards, not less than 25 feet in aggregate width, and neither less than 10 feet; except that on corner lots, two side yards shall be provided, perpendicular to the streets, neither of which shall be less than 15 feet in width.
 - (iii) Rear yard: one yard, not less than 25 feet in depth, except that none shall be provided on corner lots where two front yards and two side yards are provided.
- (3) Adjacent Townhouse.
 - (a) Minimum Lot Area: 1,920 SF Interior Lot/ 2,240 SF End Lot.
 - (b) Minimum Lot Width: 24 feet Interior Lot/ 28 feet End Lot.
 - (c) Minimum Lot Frontage: 20 feet
 - (d) Minimum Lot Depth: 80 feet.
 - (e) Maximum Lot Coverage 85% Interior Lot/ 75% End Lot.
 - (f) Side Yard: 0' Interior Lot/ 5 feet End Lot.

- (g) Garage setback: 20 feet where garage doors are provided in the principal structure between garage and a public street, alley or parking lot.
 - (h) Front Yard setback: 10 feet, including building walls, porches, stoops, landings, stairs, and decks.
 - (i) Rear Yard setback: 10 feet for the including building walls, porches, stoops, landings, stairs, and decks.
 - (j) Minimum distance between buildings: 25 feet.
 - (k) Maximum number of units per building: 6.
 - (l) Maximum building length: 192 feet.
 - (m) Maximum building height: 35 feet/ 3 stories
 - (n) The building walls of every two townhouse units must be off-set a minimum of 18 inches, to provide shadow and variety.
- (4) Stacked Townhouses.
- (a) Minimum Lot Width: 200 feet.
 - (b) Minimum Street Frontage: 200 feet.
 - (c) Maximum Lot Coverage: 65%.
 - (d) Maximum Building Height: 45 feet/ 4 stories
 - (e) Minimum distance between buildings: 20 feet.
 - (f) Individual building setbacks from the curb lines of drive aisles, internal streets, or parking area: ten (10) feet.
 - (g) Accessory buildings and structures including shared parking garages, private garages, sheds, trash enclosures, must not be located closer than twelve (12) feet to the principal building and not closer than twelve (12) feet to any outer limit perimeter property line.
 - (h) Maximum Accessory Building height: twenty-two (22) feet and 1 story.
- (5) Apartments.
- (a) Minimum Lot Width: 200 feet.
 - (b) Minimum Street Frontage: 200 feet.
 - (c) Maximum Lot Coverage: 65%.
 - (d) Maximum Building Height: 45 feet/ 4 stories
 - (e) Minimum distance between buildings: 25 feet.
 - (f) Building setbacks from the curb lines of drive aisles, internal streets, or parking area: ten (10) feet.
 - (g) Accessory buildings and structures including sheds, and trash enclosures.
 - (h) Maximum Accessory Building height: twelve-two (12) feet and 1 story
 - (i) Maximum clubhouse building height: 24 feet.

Notes:

[1] The minimum lot area requirements are higher than the minimum lot width and lot depth requirements, however, the intention is to provide flexibility in the configurations of lots and the placement of units upon the lots. Where lot depth is greater than the minimum required to accommodate rear or side entry garages, the lot widths would decrease; and vice versa, nonetheless the minimum lot area should be provided.

[2] Building frontage should not be less than 75% of the actual lot width requirement.

Section 6. Affordable Housing Requirements.

- (1) Any development of the Overall Tract is subject to a twenty percent (20%) affordable housing set aside. Since the project is limited to 650 total units, a twenty percent (20%) affordable housing set-aside would result in 130 total affordable units in the Project.
- (2) The configuration (unit size and affordability levels) of the one hundred and thirty (130) Affordable Units in the Project shall be designed and completed in accordance with the Fair Housing Act (FHA), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) (UHAC), and Prior Round Council on Affordable Housing (COAH) regulations (N.J.A.C. 5:93-1.1, et seq.) as follows:
 - (a) Deed Restriction Period: The Developer shall have an obligation to deed restrict the affordable units in the Developer's Project as very low, low or moderate-income affordable units for a period of at least thirty (30) years from the date of the initial certificate of occupancy is issued for each affordable unit (the "Deed-Restriction Period"), so that the Township may count each affordable unit against its obligation to provide family rental affordable housing. The affordable units shall be subject to the Deed Restriction Period, unless and until the Township, in accordance with applicable law, extends or releases the controls on affordability. The Deed Restriction Period is not intended to be perpetual and upon the conclusion of the initial thirty (30) year period, the Developer and the Township shall reach agreement relative to the terms of either the release or extension of the controls on affordability.
 - (i) Rental Affordable Units: If the Township and Developer cannot agree on an extension of the initial thirty (30) year prior of affordability controls for affordable Family Rental Units in the Developer's Project and takes action to release the controls, the controls shall remain in effect on affordable family rental units until the date on which a rental unit shall become vacant, provided that the occupant household continues to earn a gross annual income of less than 80 percent of the applicable median income. See N.J.A.C. 5:80-26.11(b). If, at any time after the end of thirty (30) years after the date of initial occupancy, a rental household's income is found to exceed 80 percent of the regional median income, the rental rate restriction shall expire either at the next scheduled lease renewal or sixty (60) days later, whichever is later. See Ibid. The term Family Rental in this Agreement means rental units that are not age restricted.
 - (ii) For-Sale Affordable Units: If the Township should choose not to extend the affordability controls on for-sale affordable units in the Developer's Project and takes action to release the affordability controls, the affordability controls shall be released via the Township's adoption of an ordinance or via quitclaims deed or both, at the Township's election. Any for-sale affordable units constructed on the site will not be age-restricted.

- (b) Deed Restriction: The Developer shall execute and record a Deed Restriction in a form not inconsistent with UHAC regulations and approved by the Township before the first Certificate of Occupancy is issued for the Inclusionary Development. The Deed Restriction will be recorded in the Gloucester County Clerk's office.
- (c) Income Distribution Requirements: The Affordable Units in the Developer's Project shall be split between very-low income, low-income and moderate-income units. Pursuant to N.J.S.A. 52:27D- 329.1, no less than thirteen percent (13%) of the affordable housing units shall be reserved as very low-income housing units, no less than thirty-seven percent (37%) of the Affordable Units shall be available as low-income housing units, and no more than fifty percent (50%) of the Affordable Units shall be available as moderate-income housing units, as such terms are defined in N.J.S.A. 52:27D-304 and UHAC. Should one hundred and thirty (130) total affordable units be constructed on the Property, the Developer's Project will consist of seventeen (17) very low-income units, forty-eight (48) low-income units and sixty-five (65) moderate-income units.
- (d) Bedroom Mix: UHAC regulations require that at least twenty percent (20%) of the affordable units in the Developer's Project shall be three-bedroom units, but not more than twenty percent (20%) of the affordable units in the Developer's Project shall be one bedroom units, and at least thirty percent (30%) of the affordable units in the Developer's Project shall be two bedroom units. The balance may be two or three-bedroom units, at the discretion of the Developer. The income levels of very-low, low, and moderate households shall be as defined by applicable COAH and UHAC regulations. Notwithstanding the foregoing, the Developer shall be entitled to maintain an affordability average of 52% of median income for all Affordable Units in accordance with applicable UHAC provisions.
- (e) Adaptability Requirements: All new construction Affordable Units shall be adaptable in conformance with N.J.S.A. 52:27D-311a-311b, and all other applicable laws.
- (f) Other Affordable Housing Unit Requirements: The Developer will also comply with all of the other requirements of UHAC and COAH Prior Round regulations, including, but not limited to: (1) affirmative marketing requirements, (2) candidate qualification and screening requirements, and (3) integrating the Affordable Units amongst the market rate units.
- (g) Administrative Agent: The Developer shall contract with a qualified and experienced third-party Administrative Agent, which may be the Township's Administrative Agent, for the administration of the affordable units and shall have the obligation to pay all costs associated with properly deed restricting the affordable units in accordance with this Agreement for the Deed-Restriction Period. The Developer and the Developer's Administrative Agent, should the Administrative Agent not be the Township's Administrative Agent, shall work with the Township and the Township's Administrative Agent regarding any affordable housing monitoring requirements imposed by COAH or the Court. In that event, the Developer and/or the Developer's Administrative Agent, shall provide, within thirty (30) days after written notice, detailed information reasonably requested by the Township or the Township's Administrative Agent concerning the Developer's compliance with UHAC, any applicable Court orders, and other applicable laws.

- (h) Phasing: The affordable units and the market rate units on the site have to be properly phased in accordance with COAH Prior Round Phasing Regulation (N.J.A.C. 5:93-5.6(d)), which is broken down in further detail as follows:

Min. % of Affordable Units Completed	Maximum % of Market Units to be Completed
0	25
10	25 +1 unit
50	50
75	75

Section 7. General Requirements.

- (1) General height and yard exceptions.
- (a) The maximum building height set forth above will not apply to any of the following structures or appurtenances, provided that no structure or appurtenance as described below may extend to a height exceeding the maximum permitted height by a 10% if screening or architectural design features are provided to shield rooftop mechanical equipment from view.
- (i) Architectural ornamentation including cupolas, domes, monuments, flagpoles, masts, aerals, and/or equipment and elevator penthouses and like structures required to be placed above the roof deck/slab and not intended for human occupancy.
- (ii) Rooftop equipment, air-conditioning compressors, air handlers, chimneys, smoke stacks, and the materials and structures required to screen such equipment including parapets, mansards, louvers, grillage, and ornamental roofing are permitted to exceed the permitted height; and areas of flat roof to accommodate aforementioned equipment is permitted.
- (b) Covered and uncovered stairs and covered stoops will be permitted to encroach into required yard areas up to four (4) feet.
- (c) Secondary roof eaves for covered porches porticoes, stairs, and stoops will be permitted to project into yard areas by up to an additional twelve (12) inches.
- (d) Principal eaves of pitched roofs will be permitted to project into yard areas by up to eighteen (18) inches.
- (e) The Townhouse units will provide for trash and recyclable storage within garages. The stacked townhouse or apartment section of the project must have Trash Compaction/Recycling area(s) to manage the solid waste generated by the residents of the units. A detail of the central trash / recycling area(s) must be provided on the plans. Central Trash and recycling area(s) enclosures must be properly sized for the number of units served and frequency of pick-up and must be surrounded on three sides by an enclosure at least six (6) feet high, finished to match or complement the principal buildings. Plantings shall be provided to appropriately screen the trash and recycling enclosures. The use of compactors is encouraged.

- (f) Trash receptacles, compactors, and dumpster storage areas must be effectively screened by enclosures designed to complement the principal building and should be buffered with landscaping.
- (g) Building and mechanical equipment, including but not limited to HVAC, meters, grills, elevator cabinets, and satellite dishes, should be located so as to be visually shielded from the public street to the extent allowed by utility companies.
- (h) Ganged mail boxes, must be located where safe pedestrian and vehicular access can be provided.
- (i) All common yard areas, open space, basins, wooded areas, and similarly situated open areas will be maintained by the Homeowners Association or management entity, not individual property owners.
- (j) A reverse frontage planted landscape buffer will be provided along Jessup Road and Kings Highway.

Section 8. Sidewalks, Parking, Drive Aisles, and Streets.

- (1) Physical pedestrian improvements are envisioned to connect the entire tract. Specifically, connections within the overall development, and path systems within the individual parcels of development should provide continuous circulation and will be provided.
- (2) Areas for outdoor dining in residential and commercial public areas may be provided, however, a minimum of four (4) feet wide pedestrian way must be maintained and physically separated from the outdoor dining areas by fencing or landscape material.
- (3) Interior Sidewalks. Where parking is provided perpendicular adjacent to sidewalks, sidewalks must be a minimum of six (6) feet wide to provide for vehicle overhang and allow accessibility.
- (4) Parking
 - (a) Parking requirements for residential uses will comply with the New Jersey Residential Site Improvement Standards (RSIS) pursuant to N.J.A.C. 5:21-1.1 et seq.
 - (b) Minimum bicycle space 1 space/ 50 parking spaces.
 - (c) At least 1 shade tree will be provided for every 10 parking spaces. The perimeter of parking lots will be landscaped at the ends of parking runs where practical.

Section 9. Open Space and Public Civic Space

- (1) Areas on site that do not contain buildings, parking areas, roadways or driveways should be designed as open space areas for the passive recreation, visual enjoyment, and gathering of the residential community.
- (2) Recreational facilities, including but not limited to community gardens, walking paths, bike racks, tennis, bocce, or other courts or play surfaces, outdoor seating, pavilions, grills, and picnic areas are required for residential developments of 40 units or more.
 - (a) All areas of sidewalk will connect and be continuous with pedestrian crossing locations clearly detailed in driveways, access aisles, and parking rows.

- (3) Indoor amenities and common areas will be provided to the multi-family residential units at a minimum. Indoor amenities include meeting and party rooms, fitness centers, conference areas, libraries, reading rooms, or similar uses.
- (4) Recreational facilities for a type different than those mentioned above may be proposed for substitution by the developer and submitted for approval of the Board or requested by the Board.

Section 10. Buffers, Landscaping, and Fences.

(1) Landscaping and Street Trees

- (a) Conformance. To promote a desirable visual environment through creative techniques and good civic design and arrangements; and to promote the conservation of open space and valuable natural resources in the Township, development will comply with the minimum landscape architectural standards set forth herein, or provide a more appropriate design relative to the specific aspects of a site or development proposal with the approval of the Board. All sites should be designed to enhance the visual quality of the site; provide safe vehicular and pedestrian circulation; protect against potential natural and man-made hazards in a manner which will promote the public health, safety and general welfare.
- (b) Acceptable Plant Materials & Specifications.
 - (i) Street trees must be single trunk, full, and uniform specimens with a minimum caliper of 2.5" at the time of planting, and shall be balled and burlapped.
 - (ii) Street trees, parking lot trees and trees near walkways shall be single trunk, full, and uniform specimens, and must have branching not lower than 7' above grade to avoid conflicts with pedestrians, vehicles, or signs. Any trees within any sight triangle must be pruned to a 7' branching height, and such location will be approved by the Board Engineer.
 - (iii) All plants must be planted in accordance with appropriate planting details and notes, to ensure the proper installation, survival and growth of all plantings for a minimum of two years.
 - (iv) Tree varieties should be appropriate for the site's soil condition and sun exposure, resistant to diseases and insects, and where necessary tolerant of road salt and drought. A monoculture of tree species shall not be specified in large blocks or groupings. A variety of tree species should be utilized throughout the site. If visual uniformity is the desire for street tree blocks, this should be achieved by choosing a variety of species which have similar visual characteristics. Genetically diverse species should be utilized that fall into the following similar aesthetic features: 1. Distance of ground to tree canopy's first branch 2. Similar tree size and shape 3. Similar branching density and foliage texture. This approach will create a greater biodiversity and avoid the total loss of an entire block of street trees which has previously occurred with the Ash and Elm trees.
 - (v) No tree shall interfere with utilities, roadways, sidewalks, street or parking lot lighting, sight distances, driveway aprons or fire hydrants.

- (vi) Replacement trees must conform to the type of originally planted tree in a given area, provided that, if any deviation is anticipated, it must be done only with the written permission from the Township Planner or Landscape Architect.
- (c) Streetscape. Landscape architectural development of the streetscape will be provided on all existing and proposed streets upon which the site has or creates frontage. Improvements consistent with one (1) of the streetscape types below will be provided. If existing trees are preserved within 10 feet of the curb, the number of required trees may be reduced at the discretion of the board. Site furnishings such as benches decorative pedestrian scale lighting, kiosk, clocks, trash, and recycle receptacles, bicycle racks, planters, and flagpoles shall be provided where appropriate, as required by the Board.
 - (i) Formal Tree-lined Avenue. This type of street tree planting is appropriate for streets within the Township with a more formal or suburban nature. These areas typically provide curb and/or sidewalk where little existing vegetation remains. The following standards will apply:
 - a. Shade trees will be provided within the right-of-way, along each side of all street frontages, between the curb and sidewalk. Where trees interfere with overhead wires they may be placed behind the curb and sidewalk in an easement.
 - b. Street trees will be planted uniformly at a maximum spacing of 40' on center. This spacing may be reduced if narrow, upright trees are utilized.
 - c. When visual uniformity is the desire for street tree blocks, this should be achieved by choosing a variety of species which have similar visual characteristics. Genetically diverse species should be utilized that fall into the following similar aesthetic features: 1. Distance of ground to tree canopy's first branch 2. Similar tree size and shape 3. Similar branching density and foliage texture. This approach will create a greater biodiversity and avoid the total loss of an entire block of street trees which has previously occurred with the Ash and Elm trees.
 - (ii) Informal Street Trees. This type of streetscape development is appropriate along streets within areas of development with an informal, rural, scenic and rustic character. Typically, some existing vegetation may remain after development and curbs and sidewalks may or may not be present. The following standards will apply:
 - a. Trees should be placed in clusters in an informal pattern with varied spacing, species, and massing along the road. Planting design should accentuate views and integrate existing vegetation and site features.
 - b. The total number of trees will average one tree for every 40 linear feet of roadway on each side of the roadway.
- (d) Stormwater Management Areas. Stormwater management areas include bioretention systems, constructed stormwater wetlands, detention and infiltration basins, drainage ditches and swales, and wet ponds. Stormwater management areas and plantings will be designed in accordance with New Jersey Stormwater Best Management Practices Manual (BMP). Sensitively designed basins and

swales can be a visually pleasing benefit to the health, welfare and safety of West Deptford Township residents. The general design concept of these areas should be to deemphasize their function creating aesthetic landscape features.

- (i) The area will be graded creatively to blend into the surrounding landscape and the design of the site, i.e., provide an informal meandering edge with varying slopes and gentle berming in locations emulating a natural topographic feature.
- (ii) The perimeter, side slopes, and bottoms of stormwater management areas may be planted with shade trees at the rate of one tree for 1,000 square feet of area, subject to approval of the board engineer. Of this quantity, 10% will be 2" caliper trees, 20% will be 1.5" caliper trees, and 70% will be 1" caliper trees.
- (iii) Additional shrub and herbaceous plant material should be planted in accordance with the New Jersey Stormwater Best Management Practices Manual, Chapter 7, "Landscaping". Special preference should be given to those species of trees and plants which have known pollutant-removal abilities. When other ornamental plants are used, they will be types compatible with the natural environment.

Section 11. Repealer

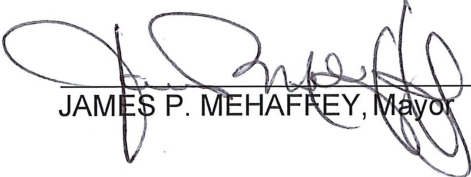
All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 12. Severability

Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective, shall not be deemed to affect the validity or constitutionality of any other sections or parts hereof.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon final passage and publication as required by law.

TOWNSHIP OF WEST DEPTFORD



JAMES P. MEHAFFREY, Mayor

ATTEST:



Jill Magill, Deputy Clerk

INTRODUCED at a meeting of the Township Committee of the Township of West Deptford, held on May 15, 2024.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
James Mehaffey	✓			
Megan Kerr	✓			
Ashley Morrell	✓			
Adam Reid	✓			
James Robinson	✓			
TALLY:	5			

ADOPTED at a meeting of the Township Committee of the Township of West Deptford, held on August 21, 2024.

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
James Mehaffey	✓			
Megan Kerr	✓			
Ashley Morrell				A
Adam Reid	✓			
James Robinson	✓			
TALLY:	4			1