

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

**SECTION 1.** Chapter 270, Subsection 17 (Townhouse or multifamily developments) and Chapter 270, Subsection 14 C (Business and Industry District) of the Code of the Borough of Laurel Springs are hereby supplemented by the addition of "Senior Citizen Multifamily Affordable Housing" as set forth below; and the Downtown Business District Redevelopment Plan, the White Horse Pike Corridor Redevelopment Plan, and the Laurel Road Overlay District, are each hereby amended and supplemented to permit the following use:

**I. SENIOR CITIZEN MULTIFAMILY AFFORDABLE HOUSING**

A. Purpose. In recognition of the need for affordable housing for seniors and the character of this Borough, the purpose of this ordinance is to provide for commercial, subsidized and affordable senior citizen housing in townhouse and multifamily dwellings pursuant to the provisions of the Fair Housing Act of 1968, as amended, the regulations of the US Department of Housing and Urban Development, and the regulations of the New Jersey Council on Affordable Housing, as they may be modified or superseded.

B. Permitted Zones. Senior Citizen Multifamily Affordable Housing shall be permitted in the Business and Industry District identified in Chapter 270 Zoning Code; in the lots identified in the Downtown Business District Redevelopment Plan (as amended), the White Horse Pike Corridor Redevelopment Plan, and 135 Broadway Redevelopment Plan; and in the Laurel Road Overlay District.

C. Definition: Senior Citizen Housing. Housing within which residency shall be restricted to permanent residents of the age of 62 years and over, except for the spouse of a qualifying resident.

D. Permitted Use:

Senior Citizen Multifamily Affordable Housing

E. Accessory Uses: Any of the following accessory uses may be permitted with used in conjunction with a permitted principal use as a senior citizen multi-family affordable housing:

(1) Community room for the primary use of the residents

(2) Office for manager of the building

(3) Apartment for the manager or superintendent, if resident on site

(4) Maintenance building

(5) Ancillary rooms within the principal building(s) for the provision of social and medical services to residents of the building

(6) Ancillary uses on the same lot and customarily incidental to the permitted principal use.

F. All senior citizen multifamily development shall be subject to and consistent with the standards, requirements and specifications of the Zoning Code of the Borough of Laurel Springs and the specified Redevelopment Plans and Overlay Districts.

G. The Senior Citizen Multifamily Affordable Housing Zone shall be deemed a modification and supplement to the Borough Zoning Code, Section 270-1, et seq. and to the above-referenced Redevelopment Plans and Overlay District.

H. Senior citizen multifamily development shall be required to include in its development plan a fair share of affordable housing based on the growth associated with development taking place in the Borough, consistent with the Provisions of N.J.A.C. 5:93-1, et seq. These rules are pursuant to the Fair Housing Act of 1985 and the Borough's obligation to provide for its share of low- and moderate-income housing, and shall be applicable to rental and for-sale units. Pursuant to N.J.S.A. 40A:12A-4.1, the inclusion of an affordable housing element pursuant to the Fair Housing Act shall be a condition to the granting of a tax abatement to the developer.

(1) All residential senior citizen development shall provide one affordable low-income unit for every six (6) market rate units constructed, and a moderate-income unit for every eight (8) market rate units.

(2) Affordable housing units being constructed shall meet the requirements of the zoning district and/or redevelopment plan in which they are located and shall be in conformance with COAH rules and the Uniform Affordability Controls at N.J.A.C. 5:80-26.1 et seq., including but not limited to requirements regarding phasing schedule, controls on

affordability, low- moderate-income split, heating source, maximum rent and/or sales prices, affordability average, and affirmative marketing.

(3) To the greatest extent possible, affordable housing units being provided in the development shall be disbursed throughout the development and shall be located within buildings designed to be architecturally indistinguishable from the market-rate units otherwise being constructed.

(4) Single-family attached buildings in the form of semidetached (side by side) units or duplex (over and under) units shall be deemed to be permitted uses in this zone and shall be required to comply with the affordable housing obligations provided herein.

(5) Low income units will be reserved for households with a gross household income less than 50% of the median income approved by COAH; moderate-income units will be reserved for households with a gross household income less than 80% of the median income approved by COAH as per N.J.A.C. 5:93-9.15 and 9.16, as same may be subsequently amended. These regulations will be applicable to for-sale and rental units, condominium and cooperative housing.

(6) Newly constructed low- and moderate-income rental units will remain affordable to low- and moderate-income households for at least 30 years. Newly constructed low- and moderate-income housing units for sale shall be subject to the requirements, limits and duration specified in COAH regulations, including Deed restrictions.

**SECTION 2.** All ordinances or parts of ordinances, or plans of redevelopment which are inconsistent with the provision of this ordinance are, to the extent of such inconsistencies hereby repealed.

**SECTION 3.** This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

The foregoing ordinance was introduced by Mayor and Council at a meeting held on Monday, August 12, 2019. This Ordinance will be considered for adoption on final reading and public hearing to be held on Monday, September 9, 2019, at 7:00 pm at the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, New Jersey.



Dawn T. Amadio, RMC, Municipal Clerk

The foregoing Ordinance was duly passed and adopted by mayor and Council of the Borough of Laurel Springs after second reading and public hearing thereon, at a meeting held on Monday, September 9, 2019, 7 pm in the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021.



Dawn T. Amadio, RMC, Municipal Clerk