

CITY OF ABSECON

ORDINANCE 14-2018

**AN ORDINANCE AMENDING THE CODE OF THE CITY OF
ABSECON, CHAPTER 224 – LAND USE AND DEVELOPMENT**

**NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF
ABSECON CITY, NEW JERSEY** that Chapter 61 be amended as followed:

WHEREAS, the Absecon City Planning Board adopted a Housing Element and Fair Share Plan on October 10th, 2018; and

WHEREAS, the Housing Element and Fair Share Plan recommended an amendment to the Train Station Overlay District.

NOW THEREFORE, BE IT ORDAINED, by the Governing Body for the City of Absecon, County of Atlantic and State of New Jersey, that Chapter 224-281 A, Absecon Land Use and Development Ordinance is hereby amended as follows:

§224-281 A (2) (a) is replaced with the following:

Residential units in apartment buildings for rent or for sale as condominium units above commercial uses on ground floor and/or enclosed parking garages. The permitted by-right density shall not exceed six dwelling units per acre without the inclusion of affordable housing. The permitted density is 35 units per acre with the inclusion of a 15% affordable housing set-aside for a rental development and a 20% affordable housing set-aside for a for-sale development. The affordable units shall comply with the affordable housing requirements described in Section 224-194. With affordable housing, the density, size, location and number of dwelling units to be determined by market conditions, New Jersey Uniform Construction Code (NJUCC) requirements, and the development's conformity with the use mix set for in Section 224-281 and the bulk requirements set forth within Section 224-282.

BE IT FURTHER ORDAINED that:

1. Any Ordinance or parts of ordinances, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of any such inconsistency.
2. This ordinance shall take effect upon final adoption and publication as required by Law.

DATED: November 1st, 2018

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SIGNED: _____
John Armstrong, Mayor

ATTEST: _____
Carie A. Crone, RMC, Municipal Clerk

Passed on first reading at a regular meeting of the Municipal Council held on October 18th, 2018. Laid over and advertised for public hearing and final adoption on November 1st, 2018. Notice is hereby given that the foregoing Ordinance was approved for final adoption by the Municipal Council of the City of Absecon at a regular meeting held on November 1st, 2018.