

**ORDINANCE OF THE TOWNSHIP OF DEPTFORD AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE OF THE
TOWNSHIP OF DEPTFORD TO REVISE OFF-STREET
PARKING STANDARDS**

WHEREAS, the Township Council of the Township of Deptford, a municipal corporation in the County of Gloucester, State of New Jersey, finds that an amendment to the Unified Development Ordinance of the Township of Deptford to modernize its standards for off-street parking is appropriate and will guide the development of property in a manner which will promote the public health, safety, morals, and general welfare pursuant to the purposes of *N.J.S.A. 40:55D-2*.

WHEREAS, the Planning Board of the Township of Deptford has adopted a Master Plan that comprehensively provides for the appropriate use, regulation and development of lands in the municipality under *N.J.S.A. 40:55D-28*; and

WHEREAS, the Municipal Land Use Law at *N.J.S.A. 40:55D-62a* requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; and

WHEREAS, the Planning Board has determined that the revisions and amendments to the Unified Development Ordinance are consistent with relevant policies in the Master Plan, represent sound land use regulation and therefore favorably recommends to the Township Council that the regulations be so amended; and

WHEREAS, this amendment does not involve a classification or boundary change to a zoning district requiring individual public notice.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Council of the Township of Deptford, in the County of Gloucester, State of New Jersey, as follows:

Section 1. Section 27, Off-Street Parking, of the Unified Development Ordinance of the Township of Deptford shall be amended to read as follows:

§ 27 Off-Street Parking and Circulation

[Paragraphs A-H remain unchanged]

I. Parking Lot Construction Details.

1. Paving standards. Each parking space, parking aisle, drive aisle, driveway and loading zone shall be constructed of a porous or permeable pavement surface, except for such improvements constructed for one and two-family residential uses, uses requiring heavy duty pavement, and driveway aprons. Where porous or permeable pavement is not technically feasible as determined by the Board or Township Engineer, a bituminous or Portland cement concrete surface, laid over a compacted gravel or crushed stone base

course shall be permitted. All such pavement shall be constructed in accordance with the following standards:

- a. Porous or permeable pavement, standard. Parking areas shall consist of a minimum of a five (5) inch thick Hot Mixed Asphalt Open-Graded Friction Course (OGMC) nine and one-half (9.5) millimeter on a bed of one and one-half (1.5) inch thick, a one-quarter (¼) inch Cleaned Washed AASHTO No. 57 Broken Stone Choker Course over a water storage bed consisting of AASHTO No. 2 Clean Washed Broken Stone wrapped in filter fabric. The storage bed thickness shall be based on the storage volume needed per the design engineer subject to Township Engineer or Board Engineer approval. In certain situations, an underdrain may be required where relatively impermeable subgrade soils are encountered (infiltration rate less than two (2) inches per hour) at a depth of four (4) feet or more below the bottom of the stone storage bed. If impermeable subgrade soils are found within four (4) feet or less of the bottom of the storage bed design elevation, same shall be removed and replaced with well-draining material.
- b. Bituminous concrete, standard. Parking areas and driveways not experiencing heavy traffic or truck traffic shall be constructed of two (2) inches of Hot Mix Asphalt (HMA) 9.5M64 surface course on top of four (4) inches of HMA 12.5M64 base course on top of six (6) inches of soil aggregate base course, dense graded aggregate, over undisturbed sub-grade or sub-grade 95% compacted to ASTM D-1557. Between the surface and base courses, a bituminous tack coat at a rate of 0.04 gallons per square yard shall be applied.
- c. Bituminous concrete, heavy duty. Areas of ingress or egress, loading and unloading, major circulation aisles and other areas likely to experience similar heavy traffic or truck traffic are to be constructed as indicated in sub-paragraph –a above with the exception that the base course shall be increased to a depth of six (6) inches and paved with HMA 19M64.
- d. Portland cement concrete, standard. Parking areas and driveways not experiencing heavy traffic or truck traffic shall be constructed of six (6) inches of air entrained 4,000 psi Portland cement concrete (at a 28-day cure time period) with 6" x 6" W4.0 x W4.0 welded wire reinforcement mesh over six (6) inches of dense graded aggregate over undisturbed sub-grade or sub-grade 95% compacted to ASTM D-1557.
- e. Portland cement concrete, heavy duty. Areas of ingress or egress, loading and unloading, major circulation aisles and other areas likely to experience similar heavy traffic or truck traffic are to be constructed as indicated in sub-paragraph –c above with the exception that the concrete and the dense graded aggregate shall be increased to a depth of eight (8) inches, each.
- f. Where permeable paving for storm water management purposes is proposed, the Township or Board Engineer shall review and approve the specification to used.

2. Sub-grade conditions. Where the subgrade conditions of proposed parking and loading are wet, contain unacceptable levels of organic matter or of such a nature that surfacing would be inadvisable without first improving the subgrade, the areas shall be excavated to a suitable depth below the proposed finished grade and filled with a subgrade material designed to mitigate the adverse conditions, as determined by the Township Engineer. Where required by the Township Engineer, a system of underdrains, or an alternate solution approved by the Township Engineer, shall be constructed beneath the surface of the parking area and connected to a suitable drain. After the sub-base material has been properly placed and compacted, and proof rolled with a 10-ton, three-wheel steel roller, the parking area surfacing material, as described in paragraph -1, hereinabove, shall be applied.
3. Curbing. Curbing shall meet the specifications in §26.D and shall be installed along each driveway and around each traffic island unless the installation of such curbing would impede barrier free accessibility or the implementation of best management practices for storm water management. Where driveway curbing intersects a public street, the radius of the curb shall join a depressed section of curbing delineating the separation of the driveway and public cartway.

Section 2. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

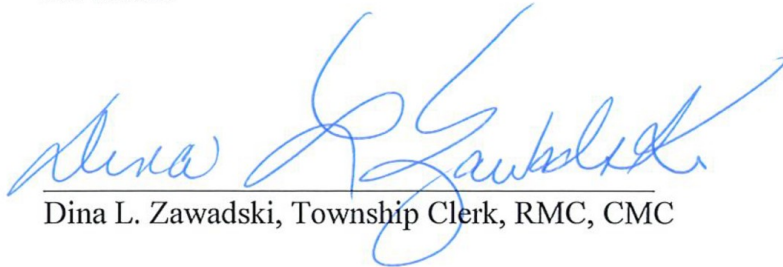
Section 3. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

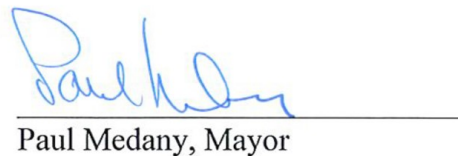
Section 4. Severability. If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The governing body of the Township of Deptford declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Gloucester County Planning Board, and publication according to law.

ATTEST:

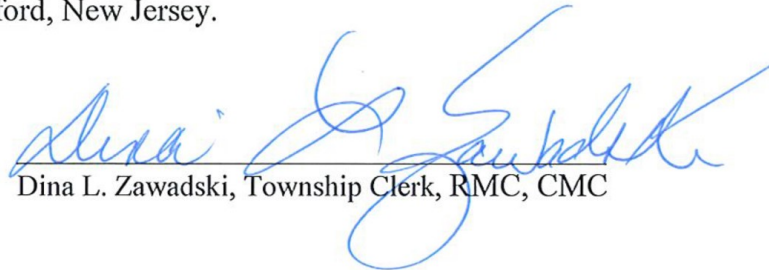
Township of Deptford


Dina L. Zawadski, Township Clerk, RMC, CMC


Paul Medany, Mayor

CERTIFICATION

The foregoing Ordinance was introduced at a Work Session Meeting of Township Council of the Township of Deptford held on the 22nd day of February, 2021 and will be considered for final passage and adoption at a Work Session Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 15th day of March, 2021 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.


 Dina L. Zawadski, Township Clerk, RMC, CMC

RECORD OF VOTE – Introduction O.3.21					RECORD OF VOTE – Adoption O.3.21				
Council Member	Yes	No	Abstain	Absent	Council Member	Yes	No	Abstain	Absent
Medany	✓				Medany	✓			
Hufnell	✓				Hufnell	✓			
Barnshaw	✓				Barnshaw	✓			
Belling	✓				Belling	✓			
Lamb	✓				Lamb	✓			
Love	✓				Love	✓			
Schocklin	✓				Schocklin	✓			

