

ORDINANCE OF THE TOWNSHIP OF DEPTFORD, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF DEPTFORD TO REVISE AN OFF-STREET PARKING STANDARD

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 revise 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 6, Definitions, of the Unified Development Ordinance of the Township of Deptford shall be revised to add or modify the following definitions:

Anchor Tenant or Store – The major store or stores, or tenant which occupies same, within a shopping center which occupies at least twenty percent (20%) of the gross square footage of the entire shopping center or fifteen percent (15%) of the gross square footage in a regional mall development, shall be considered an anchor store.

Gross Leasable Area - The total area of all floors in a building or part of a building for the exclusive use and occupancy of the tenant or building owner, including basements, mezzanines and integral storage areas, measured from the center line of demising walls and from the exterior wall faces; but not including public or common areas, such as but not limited to, public restrooms, public and common tenant corridors, stairways serving more than one tenant or building owner; elevators, machine and equipment rooms serving more than one tenant or building owner; and loading docks and trash storage exterior to exterior walls, but in no instance shall gross leasable area exceed ninety percent (90%) of gross floor area for an anchor tenant or store..

Section 2. Table 27.1, entitled, Required Minimum Off-Street Parking by Use, shall be modified by adding a row to the table with “Regional Mall Development” under the Parking Generator column and “3.5 per 1,000 sq. ft. GLA” under the Off-Street Parking Spaces Required column.

Section 3. Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

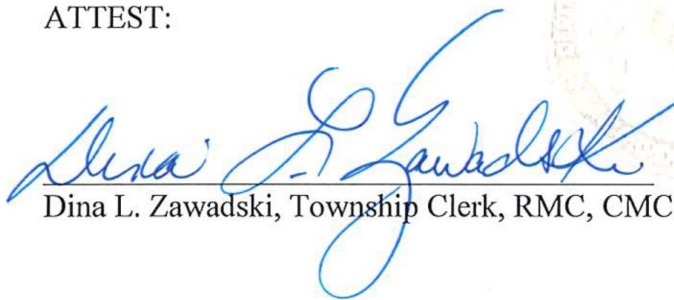
Section 4. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

Section 5. 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.

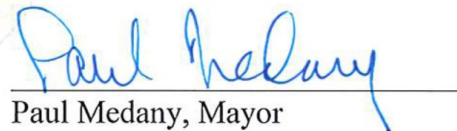
Section 6. Effective Date. This Ordinance shall take effect immediately upon passage, transmittal to the Gloucester County Planning Board, and publication according to law.

ATTEST:

Township of Deptford



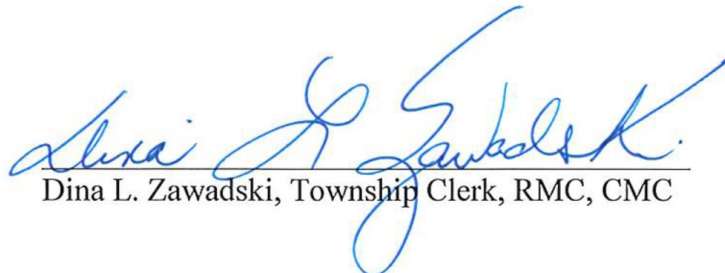
Dina L. Zawadski, Township Clerk, RMC, CMC



Paul Medany, Mayor

CERTIFICATION

The foregoing Ordinance was introduced at a Council Meeting of Township Council of the Township of Deptford held on the 2nd day of May, 2022 and will be considered for final passage and adoption at a Council Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 13th day of June, 2022 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.



Dina L. Zawadski, Township Clerk, RMC, CMC

RECORD OF VOTE – Introduction O.8.22				
Council Member	Yes	No	Abstain	Absent
Medany	✓			
Hufnell	✓			
Barnshaw	✓			
Belling	✓			
Lamb				✓
Love	✓			
Schocklin	✓			

RECORD OF VOTE – Adoption O.8.22				
Council Member	Yes	No	Abstain	Absent
Medany	✓			
Hufnell	✓			
Barnshaw	✓			
Belling	✓			
Lamb	✓			
Love	✓			
Schocklin				✓

