

ORDINANCE - 2011 -16

AN ORDINANCE AMENDING SECTION IV-B & ARTICLE V-A OF ORDINANCE 76-71, AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE TOWNSHIP OF CHERRY HILL

WHEREAS, the Township Council of Cherry Hill, Camden County, determines that the Township's Zoning Ordinance is intended to maintain and improve the quality of life for all citizens of the Township; and

WHEREAS, it is the purpose of these articles to regulate and limit the uses of land to ensure the health, safety, and well being of the general public to protect the quality of life in the Township of Cherry Hill; and

WHEREAS, pursuant to the Municipal Land Use Law, *N.J.S.A.40:55D-26(a)*, the Planning Board is undertaking a comprehensive review of the Cherry Hill Township Zoning Ordinance in an effort to comprehensively update the Ordinance to bring it into conformance with the current Master Plan & Reexamination, Federal ADA Guidelines, Uniform Construction Codes (UCC) and New Jersey Residential Site Improvement Standards (RSIS), as well as the Municipal Land Use Law; and

WHEREAS, *N.J.S.A. 40:55D-26(a)* authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a development regulation, revision or amendment thereto and said report shall identify any provisions of the proposed development regulations, revisions or amendments which are inconsistent with the Master Plan and make recommendations concerning any such inconsistencies and any matters as the Planning Board deems appropriate; and

WHEREAS, the 2007 Reexamination Report states, "the comprehensive revision to the development control ordinance should be presented for review upon adoption of the Reexamination Plan and this Land Development Control Ordinance should reflect the mission statement of this Plan and be utilized as a tool to implement the goals and objectives of the Reexamination Plan" (p. 35), and

WHEREAS, the 2007 Reexamination Report specifically recommends, "the implementation of a design review criteria that provide guidelines for architecture, style, and aesthetics should be reviewed," and

WHEREAS, the 2007 Reexamination Report specifically recommends, "the lighting ordinance should be strengthened to mitigate excess light adjacent to residential neighborhoods, major roadways, and other areas that could be negatively impacted. Downward lit fixtures, shields, and other measures should be standardized in the development control ordinance."

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Cherry Hill, that Ordinance 76-71 of the Township of Cherry Hill be and is hereby amended as follows:

SECTION 1. That the current ARTICLE 5 GENERAL REGULATIONS (with the exception of §503-504, §518-519, §522, §525 through §529), ARTICLE XXII-B STORMWATER MANAGEMENT, ARTICLE 23 SIGNS, ARTICLE 24 OFF-STREET PARKING, 25