**VOORHEES TOWNSHIP COMMITTEE**

**AGENDA FOR THE MEETING OF JULY 22, 2019**

**REGULAR MEETING 8:00 PM**

**FLAG SALUTE**

**ROLL CALL** Committeeman Friedman, Committeeman Platt, Deputy Mayor Ravitz, Deputy Mayor Nocito, Mayor Mignogna

**SUNSHINE STATEMENT**

**SECOND READING ON ORDINANCE**

AN ORDINANCE OF THE TOWNSHIP OF VOORHEES AMENDING CHAPTER 152: ZONING DISTRICTS TO ADD SECTION 152.161 ENTITLED AFFORDABLE HOUSING DISTRICT (AH) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF VOORHEES

MOTION TO CLOSE PUBLIC PORTION:

SECONDED:

AYES:

NAYS:

MOTION TO APPROVE: ROLL CALL: MR. FRIEDMAN MR. PLATT

SECONDED: MR. RAVITZ MS. NOCITO

AYES: MAYOR MIGNOGNA

NAYS:

PUBLIC COMMENT FOR RESOLUTIONS ONLY

MOTION TO CLOSE

PUBLIC PORTION: AYES:

SECONDED: NAYES:

RESOLUTION NO. 194-19 DESIGNATING CITY VIEW SOFTWARE AND SUPPORT SERVICES AS PROPRIETARY GOODS AND SERVICES IN ACCORDANCE WITH N.J.A.C. 5:34-9.1

COMMENTS FROM COMMITTEE

COMMENTS FROM THE PUBLIC

MOTION TO CLOSE PUBLIC PORTION: AYES:

SECONDED: NAYS:

ADJOURNMENT

**ORDINANCE NO.**

**AN ORDINANCE OF THE TOWNSHIP OF VOORHEES AMENDING CHAPTER 152: ZONING DISTRICTS TO ADD SECTION 152.161 ENTITLED AFFORDABLE HOUSING DISTRICT (AH) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF VOORHEES**

**BE IT HEREBY ORDAINED** by the Township Committee of the Township of Voorhees that Chapter 152.161 entitled Affordable Housing District be added to the Chapter 152-Zoning Districts of the Township of Voorhees Uniform Land Development Ordinance. Said addition shall be included as follows:

“§152-161 Purpose and Intent

The purpose and intent of the AH District is to provide for the development of a 100% affordable project not to exceed 81 multi-family units.

§152-162 Permitted Uses

A. Principal Uses: Multi-family dwellings, townhouses, stacked townhouses.

B. Accessory uses:

1. Recreational facilities including club house, outdoor recreation, tot lot, playground.
2. Off-street parking facilities.
3. Utility structures.

§152-163 Conditional Uses

None

§152-164 Area and Bulk Requirements

[A.](http://www.ecode360.com/print/6671215#6671215)Ownership and control. The tract shall be under one ownership or control by the applicant for purposes of obtaining all required development approvals and committing the tract to the regulations of the AH District.

B. Maximum tract density: 10.125 dwelling units per gross acre (prior to any required dedication of lands) but not to exceed a total of 81 residential units.

C. Minimum tract area: 8 acres (prior to any required dedication of lands).

D. Minimum tract frontage: 500 linear feet.

E. Setback Requirements:

Front yard setback (Haddonfield Berlin Road) = 40 feet.

Side yard setback = 35 feet

Rear yard setback = 40 feet

F. Minimum buffer of 20 feet within the setback area shall be maintained along the side and rear yard of the property.

G. Minimum Distance between buildings:

From side face to side face: 20 feet

From rear face to rear face: 40 feet

H. Maximum number of units per building: Maximum of 10 units per building.

I. Maximum Height: two and half stories but not to exceed 35 feet.

J. Maximum Impervious Coverage: 70 % of the entire tract area.

K. Minimum Open Space requirement: A minimum of 20% of gross tract shall be open space, this may include but not be limited to, passive recreation areas, active recreation areas, natural or planted buffer and any other similar pervious areas. Open space on the tract may be maintained by the owner, a tenant association, or condominium association.

L. Minimum parking requirements. Parking spaces shall be provided in accordance with the requirements of the New Jersey Residential Site Improvement Standards (RSIS). Garden apartment ratios shall be utilized in determining the minimum required number of off-street parking spaces. Off-street parking spaces may be provided in surface parking lots or as garages.

[M.](http://www.ecode360.com/print/6671225#6671225) Relationships to other sections of this chapter. Where the regulations of the AH Zone conflict with any other regulations of this chapter, the regulations contained in this section for the AH Zone shall apply.

§152-165 Zone specific design standards

A. *Lighting*.  No light fixture, whether pole or wall mounted, shall be greater than 18 feet in height.

B. *Landscaping*.  All public street frontages and project entrance drives shall be planted with approved street trees spaced a maximum of 50 feet apart.

C.  *Building façades*.  The façade of the structures shall be varied in such a manner than no more than two townhouses and no more than four garden apartments shall share the same façade at the building line.  Façades shall be uniform architecturally and shall not consist of disparate materials.  Individual dwellings shall be distinguished from each other only by landscaping, lighting and variation in the building line.

D. *Signage:*  A sign identifying a multi-family residential development shall not exceed 32 square feet and shall be limited to one sign per street frontage.

E. *Laundry Facilities*.  Adequate laundering and drying facilities for clothing shall be provided within each structure sufficient to serve its occupants, unless such facilities are individually provided for each dwelling unit.

F. Storage: Each unit should have a minimum of 25-50 square feet of storage space included within each unit’s floor plan.

G*. Pedestrian circulation*. A pedestrian circulation system shall be provided which connects parking areas, dwellings and recreational facilities in a coherent and comprehensive pattern.  The pedestrian walkway shall be adequately illuminated at night and be surfaced with a durable, dustless, all-weather material a minimum width of five feet.

H. *Trash enclosures*.  Trash enclosures shall be provided such that no disposal area is greater than 350 feet from the entrance of any dwelling unit unless individual trash storage areas are provided for each dwelling unit.  Trash and recycling pick-up may only occur on weekdays between the hours of 7:00 a.m. and 10:00 p.m. unless otherwise regulated by any State or Federal regulations. Trash enclosures shall be visually screened with evergreen plantings or solid fence enclosure.

I. *Utilities.*  All utilities servicing the development shall be located underground.”

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

**Be It Further Ordained**, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

**ATTEST: TOWNSHIP OF VOORHEES**

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**Dee Ober, RMC, Township Clerk By: Michael R. Mignogna, Mayor**

I, Dee Ober, Clerk of the Township of Voorhees, hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Mayor and Township Committee at their meeting of July 22, 2019 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, New Jersey.

**Dee Ober, RMC, Township Clerk**

Introduced: June 24, 2019

Adopted:

**RESOLUTION NO. 194-19**

**RESOLUTION DESIGNATING CITY VIEW SOFTWARE AND SUPPORT SERVICES AS PROPRIETARY GOODS AND SERVICES IN ACCORDANCE WITH N.J.A.C. 5:34-9.1**

**WHEREAS,** the Township desires to purchase goods and services of a proprietary nature from City View - Harris Computer Systems to supplement the current Voorhees Township (“Township”) owned and operated City View System and implement City View Select for tasks including but not limited to various permitting and inspections, planning and code enforcement software activities, in a manner consistent with the Local Public Contracts Law; and

**WHEREAS**, the Township’s current computer operating program interface for certain network functions is entitled City View, which is a division of N. Harris Computer Corporation; and

**WHEREAS**, City View intends to perform and assume responsibility and obligation for the provision of certain professional services software programing and support services including certain software, licensing and support on behalf of the Township; and

**WHEREAS**, the planned upgraded City View system, which the Township currently operates, offers a system compatible with the exist computer networking system and equipment for which it has expended significant sums in the past; and

**WHEREAS**, City View is experienced in providing business process automation and implementation services to public clients and is uniquely familiar with the scope of work of the Township; and

**WHEREAS**, City View is a highly specialized vendor for which the Township desires to engage to render services seamlessly to the current operating system and provide for the implementation of City View Select for permitting, inspections, planning and code enforcement;

**WHEREAS,** the patent for this product is currently owned by City View and its parent corporation; and,

**WHEREAS,** the Township has determined that the City View system upgrade is necessary in order to conduct its affairs in an efficient manner in the best interest and welfare of its citizens; and

**WHEREAS,** the Township therefore has a compelling need to specify and procure said system, product and service as authorized by N.J.S.A. 40A:11-13(d) and N.J.A.C. 5:34-9.1 et seq., where the proprietary designation overshadows the public benefit of use of “brand name or equivalent”; and,

**WHEREAS**, Mario DiNatale, Director of Economic and Community Development acting in the capacity of the contracting agent for the Township has certified in writing to the chief executive officers of the Township, Lawrence Spellman, Administrator and Dean Ciminera, Chief Financial Officer and has provided a detailed explanation of why the goods are of a specialized nature and necessary for the conduct of the affairs of the Township’s Community Development Program, a copy of which is attached hereto and made a part hereof; and

**WHEREAS,** the Qualified Purchasing Agent for the Township has certified that said procurement of media represents “Proprietary Goods and Services” as defined in N.J.S.A. 40A:11-2(39); and,

**WHEREAS,** the Township Solicitor, Howard C. Long, Jr., Esquire has reviewed the proposed certification for the special need for the proprietary media and has opined, after researching the applicable law, of its applicability and acceptability pursuant to N.J.S.A. 40A:11-13(d) and N.J.A.C. 5:34-9.1.

**WHEREAS**, a copy of this Resolution and the attached Certification of Mario DiNatale shall be incorporated into the Bid Specifications for the subject product.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Township Committee of the Township of Voorhees as follows:

1. The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof.

2. The Township agrees that due to the specialized nature of the City View Program which is necessary in order to conduct its affairs is the only acceptable program for the software upgrade is City View.

3. The Township’s Administrator, Chief Financial Officer, Director of Economic and Community Development, along with its Qualified Purchasing Agent, are hereby authorized to issue Bid Specifications which designate City View for acquisitions of the goods and services set forth herein as “Proprietary Goods and Services” in accordance with N.J.A.C. 5:34-9.1 et seq.

DATED: MOVED:

AYES: SECONDED:

NAYS: APPROVED BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael R. Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Mayor and Township Committee at the Regular Meeting of July 22, 2019, held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, New Jersey.

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Dee Ober, RMC

Township Clerk