

TOWNSHIP OF MAURICE RIVER

ORDINANCE NO. 624

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT
REGULATIONS ORDINANCE OF THE TOWNSHIP OF
MAURICE RIVER, COUNTY OF CUMBERLAND,
STATE OF NEW JERSEY, IMPLEMENTING CHANGES
TO THE PINELANDS COMPREHENSIVE MANAGEMENT PLAN**

WHEREAS, the New Jersey Pinelands Commission has mandated that the Township of Maurice River, Cumberland County, implement certain changes to the Township's Land Development Regulation Ordinance relating to Pineland areas within the Township in accordance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Pinelands Commission submitted a proposed amendment to the Land Development Regulations relating to consistency of the Cluster Ordinance, and

WHEREAS, the Pinelands Commission proposed amendment to the Land Development Regulations was forwarded to the Maurice River Township Land Use Board for review and comment; and

WHEREAS, the Maurice River Township Land Use Board reviewed the proposed Pinelands Commission amendment and has revised said proposed amendment; and

WHEREAS, the Land Use Board has forwarded a report to the Township Committee recommending that the proposed Pinelands Commission Amendments with revisions be incorporated as an amendment to the Maurice River Township Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that the Township Committee of the Township of Maurice River, County of Cumberland, State of New Jersey, hereby amend the Maurice River Township Land Development Regulations Ordinance so as to incorporate the proposed amendments of the Pinelands Commission together with revisions from the Maurice River Township Land Use Board relating to the Cluster Ordinance with effective dates of April 6, 2009,

December 1, 2009 and March 1, 2010, October 3, 2012 respectively, said amendment to be known as Ordinance 624.

The proposed amendments are incorporated herein by reference.

BE IT ORDAINED by the Township Committee of the Township of Maurice River, County of Cumberland, State of New Jersey, as follows:

I. PURPOSE: The purpose of this Ordinance is to amend the Land Development Regulations Ordinance of the Township of Maurice River in response to amendments to the Pinelands Commission recommendations of January 11, 2013 regarding consistency of the Cluster Ordinance with the Pinelands Comprehensive Management Plan.

II. Article 35-9, Specific Use Standards and Regulations, is hereby amended by adding the following as Section §9.24.A.2.b:

- b. A density bonus is permitted on lots greater than 50 acres in accordance with the table below. The bonus density shall be calculated based upon the gross acreage of the parcel of land and the density permitted in Subsection A.1 above. Bonus density on parcels with resource extraction ponds on all other parcels shall be applied in accordance with the following table:

Parcel Size	PR, PRDA-R Districts	PRDA-C District	PC District
<50 acres	0	0	0
50-99.99 acres	15%	20%	25%
100-149.99 acres	20%	25%	30%
≥150 acres	25%	30%	40%

BE IT FURTHER ORDAINED AND ENACTED by the Township Committee of the Township of Maurice River, County of Cumberland and State of New Jersey that this Ordinance shall take effect immediately upon the adoption and publication of notice of adoption as prescribed by law and when approved and certified by the Pinelands Commission.

INTRODUCED: 2/21/13

ADOPTED: 4/1/13