

TOWNSHIP OF EVESHAM
ORDINANCE NO. 5-3-2022

ORDINANCE OF THE TOWNSHIP OF EVESHAM

AMENDING CHAPTER 160 ENTITLED ZONING, INCLUDING 160-5 WORD USAGE; DEFINITIONS, §160-34 PINELANDS DEVELOPMENT CREDITS, §160-36 SUBSTANDARD LOTS IN PINELANDS DISTRICT, §160-52 CRITICAL AREAS AND EASEMENTS; DEDUCTIONS, §160-53 DESIGNATION OF DISTRICTS, §160-57 RURAL DEVELOPMENT-1 (RD-1), PINELANDS AREA, FURTHER AMENDING CHAPTER 160 ENTITLED ZONING, ADDING §160-60.1 REGIONAL GROWTH 1 BARTON RUN (RG-1BR), PINELANDS AREA, AND §160-61.1 REGIONAL GROWTH-2 KINGS GRANT (RG-2KG), PINELANDS AREA; AND FURTHER THREE ZONE CHANGES, FROM RURAL DEVELOPMENT-1 (RD-1) DISTRICT TO REGIONAL GROWTH 1 BARTON RUN (RG-1BR), PINELANDS AREA, FROM RURAL DEVELOPMENT-1 (RD-1) DISTRICT TO REGIONAL GROWTH-2 KINGS GRANT (RG-2KG), PINELANDS AREA, AND FROM RURAL DEVELOPMENT-2 (RD-2) DISTRICT TO FOREST AGRICULTURAL DISTRICT BY BLOCK AND LOT PER EVESHAM TOWNSHIP PINELANDS AREA MASTER PLAN AMENDMENT DATED AUGUST 2020 AND THE EVESHAM TOWNSHIP MASTER PLAN REEXAMINATION REPORT DATED DECEMBER 16, 2021

WHEREAS, it has been determined that minor revisions and additions to the municipal zone ordinance are required; and

WHEREAS, the ordinance requires updating to incorporate regional and local master plan recommendations; and

WHEREAS, the 2006, Pinelands Sub-Regional Plan (hereinafter referred to as Pinelands Sub-Plan), was developed by Evesham Township, Medford Township, the New Jersey Department of Environmental Protection, and the New Jersey Pinelands Commission (Commission). The study area of the Pinelands Sub-Plan began south of Taunton Lakes Road, so the Barton Run development was not included; and

WHEREAS, the Pinelands Sub-Plan recommended amendments to complete several zone changes including 1) Re-designate the Zone Plan from Rural Development (RD) Area to Regional Growth (RG) Area in the existing developed portions of Kings Grant; and 2) The Pinelands Sub-Plan recommends expansion of the Forest Area to protect critical habitat and valuable natural resources in the southern portion of Evesham; and

WHEREAS, in 2020, the Evesham Planning Board adopted the Pinelands Area Master Plan Amendment (Plan), which provides more

detail, supporting the recommendations of the Sub-Regional Plan. The 2020 Plan recommended amendments to the Zone Plan to re-designate Kings Grant and Barton Run, including the former Barton Run Swim Club and existing Links Golf Club clubhouse parcels, from Rural Development to Regional Growth Area. Lastly, the Plan recommends certain Forest Area rezoning, as mapped; and

WHEREAS, the existing Rural Development (RD-1) District's stated purpose is to preserve the existing character and environmental quality while recognizing the higher density development of Kings Grant and Barton Run. Typically, the RD Districts are not served by public water and sanitary sewer and the RD-1 performance regulations set the base density at 1 unit per 6 acres, permitting lot sizes to be reduced to 1 acre where clustering is implemented. The existing developed lots in Kings Grant and Barton Run are served by public water and sanitary sewer; and

WHEREAS, in both neighborhoods, single family lot areas range from a low of 4,999 to over 8,000 SF. This equates to an underlying density ranging from 5 to almost 9 dwelling units per acre on the single-family parcels. The townhouse and apartment densities range even higher from 17 dwelling units per acre and above, where townhouse lots are typically 2,500 SF and the apartment buildings' minimum lot size is 12,000 SF; and

WHEREAS, in the 1980s the Evesham Zoning Ordinance accommodated the built patterns within Kings Grant and Barton Run, permitting a wide range of lot areas, as characterized above, and most consistent with the Regional Growth Areas. The ordinance was amended, removing all references to the pre-existing and approved lot sizes; and creating vast nonconformity in the existing Kings Grant and Barton Run developments by placing them within the Rural Development Area. The developed portions of both neighborhoods, served by public water and sanitary sewer are more closely aligned with the Regional Growth Area designation. The largely preserved open space surrounding the developments are most closely aligned with the Rural Development Area designation; and

WHEREAS, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D et.seq.), discourages communities from creating nonconforming lots and structures. Nonconformity discourages community investment and generates a significant workload for the Zoning Board. The proposed

ordinances establishing the Kings Grant (RG-2KG) and Barton Run (RG-1BR) Zoning Districts will establish lot area and yard standards consistent with the built environment; and as characterized above; and

WHEREAS, the Links Golf Club clubhouse requires repairs, including a failing septic system, where failing private septic systems negatively impact water quality. The clubhouse property but not the golf course is proposed to be included within the RG District, which will permit functional improvements to the Club, including restaurant, catering, pro-shop, cart barns, maintenance sheds, caretaker apartment, and event preparation suite consistent with current consumer expectations for these types of facilities. The definition of "golf course" is proposed to be expanded to include these typical accessory uses for all golf clubs within Evesham; and

WHEREAS, the RG-2KG District is created consistent with the RG-2 District, but including the existing land uses and lot sizes as previously provided by the 1980s Zoning Ordinance. The base density with sewer permits 0.5 dwelling units per acre; and density with sewer may be increased up to 2 dwelling units per acre with the purchase of Pinelands Development Credits (PDCs); and

WHEREAS, the former Barton Run Swim Club was a private membership club, which is now closed. Due to the disturbance on the property, which once included a swimming pool, clubhouse, fields, courts, and other improvements and the availability of public water and sanitary sewer, it can be developed with residential dwellings, consistent with the surrounds. In addition, the community is requiring a setback to provide public open space and passive recreation improvements; and

WHEREAS, the RG-1BR District is created consistent with the RG-1 District, but including the existing land uses and lot sizes as previously provided by the 1980s Zoning Ordinance. The base density with sewer permits 0.5 dwelling units per acre; and density with sewer may be increased up to 3 dwelling units per acre with the purchase of Pinelands Development Credits (PDCs); and

WHEREAS, the Forest Area expansion will protect critical habitat and natural resources, contiguous with Wharton State Forest, consistent with the CMP and Pinelands Sub-Plan; and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Council of the Township of Evesham, County of Burlington, State of New Jersey that the following sections of the Township Code should be amended as follows:

SECTION I. Ordinance section §160-5 Word usage; definitions is supplemented by amending the definition of "Golf course" to read as follows:

A tract of 75 or more acres containing a full-size professional golf course at least nine holes in length, together with appropriate accessory uses and structures such as club houses, dining, snack bar, and refreshment facilities, restaurants and catering facilities, driving ranges, pro shop, cart barn, maintenance shed(s), gym, caretaker apartment, event preparation suite, and miniature golf courses, providing the operation of such are incidental and subordinate to the operation of golf course.

SECTION II. Ordinance section §160-5 Word usage; definitions is supplemented by adding the definition of "event preparation suite" to read as follows:

Room(s) to prepare physically for an event such as, but not limited to marriage, and typically used for styling hair, applying make-up, and dressing participants, including brides, grooms, and attendants.

SECTION III. Ordinance section §160-34.B is supplemented by adding new zone districts to the lists at (1), (2), and (3) RG-1BR and RG-2KG.

SECTION IV. Ordinance section §160-36 is supplemented by adding C as follows:

"C. All existing lots of 20,000 square feet or less within the Regional Growth - 1 Barton Run and Regional Growth - 2 Kings Grant Districts shall be exempt from the minimum dimensional requirements of §160-36B; but shall be governed instead by the area and dimensional regulations as set forth in Table 7A, RG-1BR and Table 8A, RG-2KG Performance Regulations, located at the end of this chapter"

SECTION V. Ordinance section §160-52 is supplemented by adding new zone districts RG-1BR and RG-2KG.

SECTION VI. Ordinance section §160-53 is supplemented by adding new zone districts RG-1BR and RG-2KG.

SECTION VII. Ordinance section §160-57 is supplemented by removing the words, "while recognizing" and adding the word "surrounding".

SECTION VIII. Ordinance section §160-60.1 is added as follows:

§160-60.1 Regional Growth 1 Barton Run (RG-1BR), Pinelands Area.

- A. Purpose. To provide a transitional area between the environmentally sensitive lands of the Pinelands, while recognizing the existing higher density development of Barton Run and the more intensive development of non-Pinelands portions of the Township.
- B. Principal permitted uses. Only the following shall be permitted:
- (1) Single-family detached dwellings.
 - (2) Group homes.
 - (3) Existing duplex or two-family dwelling unit consistent with §160-36.C.
 - (4) Existing single-family semidetached dwelling unit consistent with §160-36.C.
 - (5) Existing townhouse dwelling unit consistent with §160-36.C.
 - (6) Existing apartment house or multiple dwelling consistent with §160-36.C.
 - (7) Low Intensity Recreational Facility and Intensive Recreation Facility, excluding amusement parks, hotels, and motels.
- C. Accessory uses:
- (1) Private residential swimming pools.
 - (2) Sheds.
 - (3) Tennis courts and similar recreational facilities incidental to the primary uses on detached single-family residential lots only.
 - (4) Off-street parking for motor vehicles and private garages.
 - (5) Fences and walls up to four feet in height in front yards and six feet in height in rear yards except that tennis courts may have fencing up to 15 feet in height.
 - (6) Signs subject to this chapter.
 - (7) Temporary construction and sales trailers.
 - (8) Home occupation in accordance with the standards in §160-41.
- D. RG-1BR performance regulations.
- (1) The area and dimensional regulations as set forth in Table 7A, RG-1BR Performance Regulations, located at the end of this chapter, shall apply.
 - (2) The following dimensional requirements for accessory uses and structures shall apply:
 - (a) No accessory use or structure shall be permitted in the front yard setback.
 - (b) The side and rear setback shall be equal to 1/2 of the requirement for the principal building, except for sheds, less than 150 square feet in area, which may be located no closer than five feet from a property line.
 - (3) Without public sewers:

- (a) Base density: 0.31 units per acre.
- (4) With public sewers:
 - (a) Base density: 0.5 units per acre.
 - (b) The allowable density may be increased to 3.0 units per acre through the use of Pinelands development credits. . When a developer of residential development has utilized Pinelands Development credits to achieve a density greater than 0.5 dwelling units per acre, the developer shall provide a minimum of 25% of the tract as open space compliant with §160-19.B(5) and §160-19C(4).
- (5) No residential dwelling unit or nonresidential use in the RG-1BR District shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.
- (6) Notwithstanding the requirements of Subsection D(5) above, an application for residential development not served by a centralized wastewater treatment plant on lots between 20,000 square feet and one acre in size may be considered without the necessity for a municipal lot size or density variance, provided a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.

SECTION IX. Ordinance section §160-61.1 is added as follows:

§160-61.1 Regional Growth-2 Kings Grant (RG-2KG), Pinelands Area.

- A. Purpose. To provide a transitional area between the Pinelands' low-density development, while recognizing the existing higher density development of Kings Grant, and the more intensive development of non-Pinelands portions of the Township.
- B. Principal permitted uses.
 - (1) Single-family detached dwelling unit.
 - (2) Group homes.
 - (3) Golf courses.
 - (4) Existing duplex or two-family dwelling unit consistent with §160-36.C.
 - (5) Existing single-family semidetached dwelling unit consistent with §160-36.C.
 - (6) Existing townhouse dwelling unit consistent with §160-36.C.
 - (7) Low Intensity Recreational Facility and Intensive Recreation Facility, excluding amusement parks, hotels, and motels.
- C. Accessory uses.
 - (1) Private residential swimming pools.
 - (2) Sheds.

- (3) Tennis courts and similar recreational facilities incidental to the primary uses on detached single-family residential lots only.
- (4) Off-street parking for motor vehicles and private garages.
- (5) Fences and walls up to four feet in height in front yards and six feet in height in rear yards except that tennis courts may have fencing up to 15 feet in height.
- (6) Signs subject to this chapter.
- (7) Farm buildings and uses, including storage buildings, barns, stables, and agricultural commercial establishments for the purpose of display and sale of farm products raised on the premises, of which not less than 60% shall be grown on premises.
- (8) Temporary construction and sales trailers.
- (9) Home occupation in accordance with §160-41.

D. RG-2KG performance regulations.

- (1) The area and dimensional regulations as set forth in Table 8A, RG-2KG Performance Regulations, located at the end of this chapter, shall apply.
- (2) The following dimensional requirements for accessory uses and structures shall apply:
 - (a) No accessory use or structure shall be permitted in the front yard setback.
 - (b) The side and rear setback shall be equal to 1/2 of the requirement for the principal building, except for sheds, less than 150 square feet in area, which may be located no closer than five feet from a property line.
- (3) Without public sewers:
 - (a) Base density: 0.31 unit per acre.
- (4) With public sewers:
 - (a) Base density: 0.5 unit per acre.
 - (b) The allowable density may be increased to 2.0 units per acre, through the use of Pinelands development credits. When a developer of residential development has utilized Pinelands Development credits to achieve a density greater than 0.5 dwelling units per acre, the developer shall provide a minimum of 25% of the tract as open space compliant with §160-19.B(5) and §160-19C(4).
- (5) No residential dwelling unit or nonresidential use in the RG-2 District shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.
- (6) Notwithstanding the requirements of Subsection D(6) above, an application for residential development not served by a

centralized wastewater treatment plant on lots between 20,000 square feet and one acre in size may be considered without the necessity for a municipal lot size or density variance, provided a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.

SECTION X. Ordinance section §160 Attachment 7 is supplemented by amending the following:

Row 7 replace 0.225 with 0.31

SECTION XI. Ordinance section §160 Attachment 7A schedule is added as follows:

ZONING

160 Attachment 7A

Township of Evesham

Table 7A: RG-1BR Performance Regulations

Permitted Uses	Minimum Lot Area (acres) or (square feet)	Minimum Lot Width at Setback(feet)	Maximum Clearing Limit Ratio	Minimum Yards (feet)			Maximum Impervious Coverage
				Front	Side	Rear	
Single-family detached, without public sewer; with conventional septic system	3.2	250	0.20	75	50	75	0.15
Single-family detached, without public sewer; with approved alternative or innovative septic system	2	200	0.20	100	50	50	0.15
Single-family detached, with public sewer	10,000 square feet	80	0.50	30	10	25	0.45
Cemeteries	5	200	0.50	50	50	50	0.50
Existing lots with dwelling units consistent with §160-36.C and served by public water and sewer							
Single-family detached	Existing Lot Area (square feet)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Front	Side	Rear	Maximum Impervious Coverage
Single-family detached	>8,000	80	0.5	30	10	25	0.45
Single-family detached	>6,000 <7,999	60	0.6	25	5	20	0.55
Single-family detached	>5,000 <4,999	50	0.65	25	5 one 15 aggregate	20	0.60
Townhouse	2,500	20	0.4	35	0 interior wall 15 exterior wall	25	0.70
Apartments	12,000	90	0.65	50	10	25	0.65
Base density without sewer: 0.31 unit per acres; with sewer: .5 per acre							
Minimum open space ratio for major subdivision: 0.20							
When a developer of a residential development has utilized Pinelands development credits to achieve a density greater than 2.5 dwelling units per acre, the developer shall provide a minimum of 25% of the tract as open space, compliant with §160-19.B(5) and §160-19.C(4). Density may be increased to 3.0 units per acre with Pinelands development credits.							
Minimum usable yard area for each yard: 20%							
Maximum building height: 35 feet							

SECTION XII. Ordinance section §160 Attachment 8 is supplemented by amending the following:

Row 3 shall be added Column 1 shall read "golf courses",
Column 2 shall read "75", Column 3 shall read "300", Column 4
shall read "0.25", Column 5 shall read "100", Column 6 shall
read "75", Column 7 shall read "75", Column 8 shall read
"0.20"

Row 6, Column 3 shall read "100"

SECTION XIII. Ordinance section §160 Attachment 8A schedule is added as
follows:

ZONING

160 Attachment 8A

Township of Evesham

Table 8A: RG-2KG Performance Regulations

Permitted Uses	Minimum Lot Area (acres)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Minimum Yards (feet)			Maximum Impervious Coverage
				Front	Side	Rear	
Golf courses	75	300	0.25	100	75	75	0.20
Single-family detached, without public sewer; with conventional septic	3.2	250	0.20	75	50	75	0.15
Single-family detached, without public sewer; with approved alternative or innovative septic system	2	200	0.20	100	50	50	0.15
Single-family detached, with public sewer	20,000 square feet	110	0.45	40	20	30	0.40
Existing lots with dwelling units consistent with §160-36.C and served by public water and sewer							
Single-family detached	Existing Lot Area (square feet)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Front	Side	Rear	Maximum Impervious Coverage
Single-family detached	>8,000	80	0.5	30	10	25	0.45
Single-family detached	>6,000 <7,999	60	0.6	25	5	20	0.55
Single-family detached	>5,000 <4,999	50	0.65	25	5 one 15 aggregate	20	.60
Townhouse	2,500	20	0.4	35	0 interior wall 15' exterior wall	25	0.70
Base density without sewer: 0.31 unit per acres; with sewer: 0.5 per acre							
Minimum open space ratio for major subdivision: 0.175							
When a developer of residential development has utilized Pinelands development credits to achieve a density greater than 0.5 dwelling units per acre, the developer shall provide a minimum of 25% of the tract as open space, compliant with §160-19.B(5) and §160-19.C(4). Density may be increased to 2.0 units per acre with Pinelands development credits.							
Minimum usable yard area for each yard: 20%							
Maximum building height: 35 feet							

SECTION XIV. See Attached Exhibit A1 (block and lot list for rezoning) and A2 Zoning Map

SECTION XV. REPEALER

All Ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION XVI. INVALIDITY

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

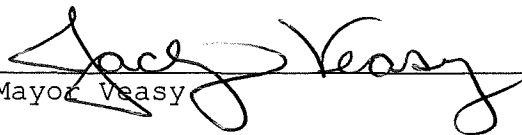
SECTION XVII. EFFECTIVE DATE

This Ordinance shall take effect 20 days after its proper publication after final passage as required by law.

ROLL CALL VOTE - Upon Introduction 3/9/22						
COUNCIL MEMBER	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
COOPER		✓	✓			
ESPINOZA			✓			
FREEMAN	✓		/			
HANSEN			/			
MAYOR VEASY			/			

ROLL CALL VOTE - Upon Adoption 5/4/22						
COUNCIL MEMBER	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
COOPER		✓	/			
ESPINOZA			/			
FREEMAN			/			
HANSEN	✓		/			
MAYOR VEASY			/			

Adopted on second and final reading on


Mayor Veasy

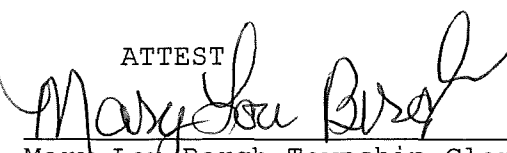
ATTEST

Mary Lou Bergh Township Clerk

Exhibit A1 - List of Lots to be Zoned RG-1BR, RG-2KG, and FA

FA

FA – Forested Agriculture

Block	Lot
58	3.02
89.05	44
89.07	1
89.07	51
89.07	61
90	1.01
90	3
90	4
90	5
90	6
90	6.01
90	6.02
90	9
90	9.01
90	11
90	13

RG-1BR

RG-1BR, Regional Growth 1 – Barton Run

Block	Lot
44	2.03
44	10.02
44	10.03
44.01	1
44.02	1
44.02	2
44.02	3
44.02	4
44.02	5
44.03	1
44.03	2
44.03	3
44.03	4
44.03	5
44.04	1
44.04	2
44.04	3
44.04	4
44.04	5
44.04	6
44.05	1
44.05	2
44.05	3
44.05	4
44.05	5
44.06	1
44.06	2
44.06	3
44.07	1
44.07	2
44.07	3
44.07	4
44.07	5
44.08	1
44.08	2
44.08	3
44.08	4
44.08	5
44.08	6
44.08	7
44.09	1
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44.09	3
44.09	4
44.09	5
44.10	1
44.10	2
44.10	3
44.11	1

RG-1BR

44.11	2
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44.12	1
44.12	2
44.12	3
44.12	4
44.12	5
44.13	1
44.13	2
44.13	3
44.13	4
44.13	5
44.14	1
44.14	2
44.14	3
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44.14	6
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44.17	1
44.18	1
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RG-1BR

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RG-1BR

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RG-1BR

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RG-1BR

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RG-1BR

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44.21	26
44.21	27
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44.21	32
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44.21	35
44.21	36
44.21	37
44.21	38
44.21	39
44.21	40
44.21	41
44.21	42
44.21	43
44.21	44
44.21	45
44.21	46
44.21	47
44.21	48
44.21	49
44.21	50
44.21	51
44.21	52
44.21	53
44.22	1
44.22	2
44.22	3
44.22	4
44.22	5
44.22	6
44.22	7
44.22	8

RG-1BR

44.22	9
44.22	10
44.22	11
44.22	12
44.22	13
44.22	14
44.22	15
44.22	16
44.22	17
44.22	18
44.22	19
44.22	20
44.22	21
44.24	1
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44.24	3
44.24	4
44.24	5
44.24	6
44.24	7
44.24	8
44.24	9
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44.24	12
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44.24	15
44.24	16
44.24	17
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44.24	22
44.24	23
44.24	24
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44.24	31
44.24	32
44.24	33
44.25	1
44.25	2
44.25	3
44.25	4
44.25	5

RG-1BR

44.25	6
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44.25	8
44.25	9
44.25	10
44.25	11
44.25	12
44.25	13
44.25	14
44.25	15
44.25	16
44.26	1
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44.26	34
44.26	35
44.26	36
44.26	37
44.26	38
44.26	39
44.26	40

RG-1BR

44.26	41
44.26	42
44.26	43
44.26	44
44.26	45
44.26	46
44.26	47
44.26	48
44.26	49
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44.26	88
44.26	89
44.26	90
44.26	91

RG-1BR

44.26	92
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44.26	94
44.26	95
44.26	96
44.26	97
44.26	98
44.26	99
44.26	100
44.26	101
44.26	102
44.26	103
44.26	104
44.26	105
44.26	106
44.26	107
44.26	108
44.26	109
44.26	111
44.26	113
44.26	119
44.27	1
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44.27	3
44.27	4
44.27	5
44.27	6
44.27	7
44.27	8
44.27	9
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44.27	11
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44.27	18
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44.27	20
44.27	21
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44.27	23
44.27	24
44.27	25
44.27	27
44.27	28
44.28	1
44.28	2
44.28	3

RG-1BR

44.28	4
44.28	5
44.28	6
44.29	1
44.30	1
44.30	2
44.30	3
44.30	4
44.30	5
44.30	6
44.30	7
44.30	8
44.30	9
44.30	10
44.30	11
44.30	12
44.30	13
44.30	14
44.30	15
44.30	16

RG-2KG

RG-2KG, Regional Growth 2 – Kings Grant

Block	Lot	Qualifier	Total Acres:	739.217
51	1		Total Number of Lots:	2631
51	1.01			
51	1.02			
51	1.03			
51	1.04			
51	2			
51	4			
51.01	1			
51.01	2			
51.01	3			
51.01	4			
51.01	5			
51.01	6			
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51.01	12			
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51.01	19.01			
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51.01	31			
51.01	32			
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51.01	34			
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51.01	36			
51.01	37			
51.01	38			
51.01	39			
51.01	40			
51.01	41			

RG-2KG

51.01	42
51.01	43
51.01	44
51.01	45
51.01	46
51.01	47
51.01	48
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51.01	86
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51.01	88
51.01	89
51.01	90
51.01	91
51.01	92

RG-2KG

51.01	93	
51.01	94	
51.01	95	
51.01	96	
51.01	97	
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51.01	131	C0137
51.01	131	C0138
51.01	131	C0139
51.01	131	C0140
51.01	131	C0141
51.01	131	C0142
51.01	131	C0143
51.01	131	C0186

RG-2KG

51.01	131	C0187
51.01	131	C0188
51.01	131	C0189
51.01	131	C0190
51.01	131	C0191
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51.01	131.01	
51.01	132	
51.01	200	
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51.01	238	
51.01	239	
51.01	240	
51.01	241	
51.01	242	
51.01	243	

RG-2KG

51.01	244
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51.01	246
51.01	247
51.01	248
51.01	249
51.01	250
51.01	251
51.01	252
51.01	253
51.01	254
51.01	255
51.01	256
51.01	257
51.01	258
51.01	259
51.01	260
51.01	261
51.01	264
51.01	265
51.01	266
51.01	267
51.02	1
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51.02	3
51.02	4
51.02	5
51.02	6
51.02	7
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51.02	11
51.02	12
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51.02	14
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51.02	23
51.02	24
51.02	25
51.02	26
51.02	27
51.02	28
51.02	29

RG-2KG

51.02	30
51.02	31
51.02	32
51.02	33
51.02	34
51.02	35
51.02	36
51.02	37
51.02	38
51.02	39
51.02	40
51.02	41
51.02	42
51.02	43
51.02	44
51.02	45
51.02	46
51.02	47
51.02	48
51.02	49
51.02	50
51.02	51
51.03	1
51.03	2
51.03	3
51.03	4
51.03	5
51.03	6
51.03	7
51.03	8
51.03	9
51.03	10
51.03	11
51.03	12
51.03	13
51.03	14
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51.03	24
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51.03	26
51.03	27
51.03	28
51.03	29

RG-2KG

51.03	30
51.03	31
51.03	32
51.03	33
51.04	1
51.04	2
51.04	3
51.04	4
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51.04	45
51.04	46

RG-2KG

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51.04	50
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51.04	53
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51.04	66
51.04	67
51.05	1
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51.06	1
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51.07	1
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51.08	1
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51.09	1
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51.09	6
51.10	1
51.10	2
51.10	3
51.10	4
51.11	1
51.11	2

RG-2KG

51.11	3
51.11	4
51.11	5
51.11	6
51.12	1
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51.14	1
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51.14	4
51.15	1
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51.15	6
51.16	1
51.16	2
51.16	3
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51.17	1
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51.19	6
51.20	1
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51.20	6
51.21	1

RG-2KG

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51.21	3
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51.29	1
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51.29	4

RG-2KG

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51.30	1
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51.30	5
51.30	6
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51.45	14

RG-2KG

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51.45	16
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51.45	18
51.45	19
51.45	20
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51.45	22
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51.45	59
51.45	60
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51.45	63
51.45	64
51.45	65

RG-2KG

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51.45	69	
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51.45	94	
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51.47	1	C0003
51.47	1	C0004
51.47	1	C0005
51.47	1	C0006
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51.47	1	C0022

RG-2KG

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51.47	1	C0039
51.47	1	C0040
51.47	1	C0041
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51.47	1	C0068
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51.47	1	C0070
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51.47	1	C0073

RG-2KG

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51.48	1	C0025
51.48	1	C0026
51.48	1	C0027
51.48	1	C0028
51.48	1	C0029
51.48	1	C0030
51.48	1	C0031

RG-2KG

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51.48	1	C0047
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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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51.55	1	C0129

RG-2KG

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51.56	1	C0004
51.56	1	C0005
51.56	1	C0006
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51.56	1	C0015
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51.56	1	C0018
51.56	1	C0019
51.56	1	C0020
51.56	1	C0021

RG-2KG

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51.56	1	C0024
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51.56	1	C0031
51.56	1	C0032
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51.56	1	C0034
51.56	1	C0035
51.56	1	C0036
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51.56	1.02	
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51.57	1	C0004
51.57	1	C0005
51.57	1	C0006
51.57	1	C0007
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51.57	1	C0019
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51.57	1	C0035
51.57	1	C0036

RG-2KG

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RG-2KG

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51.57	1	C0136
51.57	1	C0137
51.57	1	C0138

RG-2KG

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51.57	1	C0184
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51.57	1	C0187
51.57	1	C0188
51.57	1	C0189

RG-2KG

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51.57	1	C0191
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51.57	1	C0195
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51.57	1	C0198
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51.57	1	C0202
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51.57	1	C0205
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51.57	1	C0207
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51.57	1	C0209
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51.57	1	C0211
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51.57	1	C0214
51.57	1	C0215
51.57	1	C0216
51.57	1	C0217
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51.57	1	C0220
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51.57	1	C0233
51.57	1	C0234
51.57	1	C0235
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51.57	1	C0239
51.57	1	C0240

RG-2KG

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51.57	1	C0259
51.57	1	C0260
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51.57	1	C0265
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51.57	1	C0267
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51.57	1	C0269
51.57	1	C0270
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51.59	2	C0003
51.59	2	C0004
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51.59	2	C0007
51.59	2	C0008
51.59	2	C0009
51.59	2	C0010
51.59	2	C0011

RG-2KG

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51.59	2	C0013
51.59	2	C0014
51.59	2	C0015
51.59	2	C0016
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51.59	2	C0018
51.59	2	C0019
51.59	2	C0020
51.59	2	C0021
51.59	2	C0022
51.59	2	C0023
51.59	2	C0024
51.59	2	C0025
51.59	2	C0026
51.59	2	C0027
51.59	2	C0028
51.59	2	C0029
51.59	2	C0030
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51.59	2	C0041
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51.59	2	C0047
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51.59	2	C0052
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51.59	2	C0054
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51.59	2	C0056
51.59	2	C0057
51.59	2	C0058
51.59	2	C0059
51.59	2	C0060
51.59	2	C0061
51.59	2	C0062

RG-2KG

51.59	2	C0063
51.59	2	C0064
51.59	2	C0065
51.59	2	C0066
51.59	2	C0067
51.59	2	C0068
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51.59	2	C0078
51.59	2	C0079
51.59	2	C0080
51.59	2	C0081
51.59	2	C0082
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51.60	26	
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51.60	28	
51.60	29	

RG-2KG

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51.60	33	
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51.62	1	C0011
51.62	1	C0012
51.62	1	C0013
51.62	1	C0014
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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

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RG-2KG

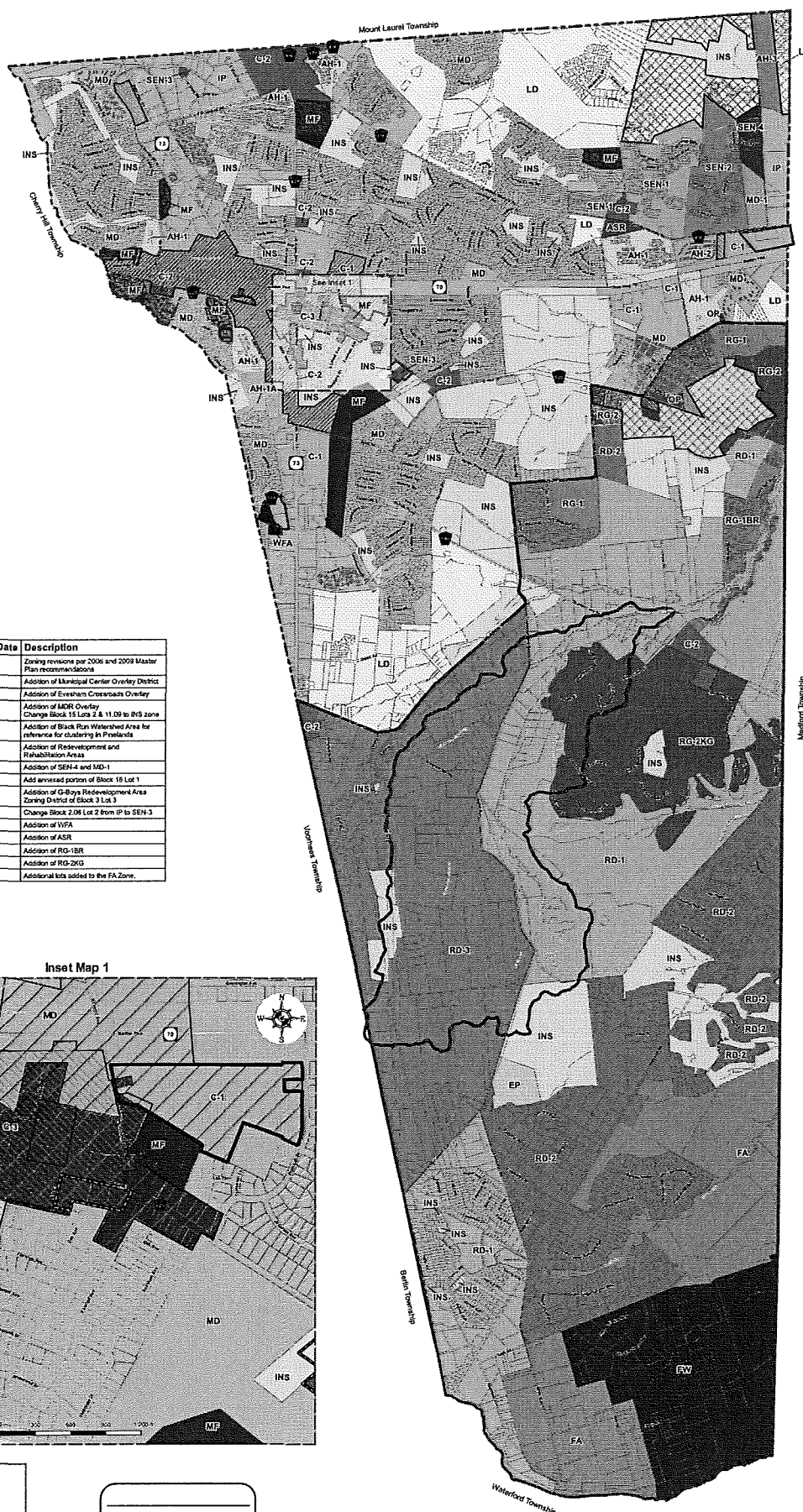
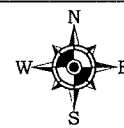
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52.19	51
52.19	52
52.19	53
52.19	54
52.19	55
52.20	1
52.20	2
52.20	3

RG-2KG

52.20	4
52.20	5
52.20	6
52.20	7
52.20	8
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52.20	32
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52.20	35

Exhibit A2 - Zoning Map





Ordinance No.	Adoption Date	Description
12-9-2009	9/15/2009	Zoning revision per 2008 and 2009 Master Plan recommendations
15-1-2009	12/15/2009	Addition of Municipal Center Overlay District
18-7-2010	7/15/2010	Addition of Evergreen Cemetery Overlay District
15-6-2011	5/17/2011	Addition of MDR Overlay
20-7-2012	7/25/2012	Change of R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100, R101, R102, R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127, R128, R129, R130, R131, R132, R133, R134, R135, R136, R137, R138, R139, R140, R141, R142, R143, R144, R145, R146, R147, R148, R149, R150, R151, R152, R153, R154, R155, R156, R157, R158, R159, R160, R161, R162, R163, R164, R165, R166, R167, R168, R169, R170, R171, R172, R173, R174, R175, R176, R177, R178, R179, R180, R181, R182, R183, R184, R185, R186, R187, R188, R189, R190, R191, R192, R193, R194, R195, R196, R197, R198, R199, R200, R201, R202, R203, R204, R205, R206, R207, R208, R209, R210, R211, R212, R213, R214, R215, R216, R217, R218, R219, R220, R221, R222, R223, R224, R225, R226, R227, R228, R229, R230, R231, R232, R233, R234, R235, R236, R237, R238, R239, R240, R241, R242, R243, R244, R245, R246, R247, R248, R249, R250, R251, R252, R253, R254, R255, R256, R257, R258, R259, R260, R261, R262, R263, R264, R265, R266, R267, R268, R269, R270, R271, R272, R273, R274, R275, R276, R277, R278, R279, R280, R281, R282, R283, R284, R285, R286, R287, R288, R289, R290, R291, R292, R293, R294, R295, R296, R297, R298, R299, R300, R301, R302, R303, R304, R305, R306, R307, R308, R309, R310, R311, R312, R313, R314, R315, R316, R317, R318, R319, R320, R321, R322, R323, R324, R325, R326, R327, R328, R329, R330, R331, R332, R333, R334, R335, R336, R337, R338, R339, R340, R341, R342, R343, R344, R345, R346, R347, R348, R349, R350, R351, R352, R353, R354, R355, R356, R357, R358, R359, R360, R361, R362, R363, R364, R365, R366, R367, R368, R369, R370, R371, R372, R373, R374, R375, R376, R377, R378, R379, R380, R381, R382, R383, R384, R385, R386, R387, R388, R389, R390, R391, R392, R393, R394, R395, R396, R397, R398, R399, R400, R401, R402, R403, R404, R405, R406, R407, R408, R409, R410, R411, R412, R413, R414, R415, R416, R417, R418, R419, R420, R421, R422, R423, R424, R425, R426, R427, R428, R429, R430, R431, R432, R433, R434, R435, R436, R437, R438, R439, R440, R441, R442, R443, R444, R445, R446, R447, R448, R449, R450, R451, R452, R453, R454, R455, R456, R457, R458, R459, R460, R461, R462, R463, R464, R465, R466, R467, R468, R469, R470, R471, R472, R473, R474, R475, R476, R477, R478, R479, R480, R481, R482, R483, R484, R485, R486, R487, R488, R489, R490, R491, R492, R493, R494, R495, R496, R497, R498, R499, R500, R501, R502, R503, R504, R505, R506, R507, R508, R509, R510, R511, R512, R513, R514, R515, R516, R517, R518, R519, R520, R521, R522, R523, R524, R525, R526, R527, R528, R529, R530, R531, R532, R533, R534, R535, R536, R537, R538, R539, R540, R541, R542, R543, R544, R545, R546, R547, R548, R549, R550, R551, R552, R553, R554, R555, R556, R557, R558, R559, R560, R561, R562, R563, R564, R565, R566, R567, R568, R569, R570, R571, R572, R573, R574, R575, R576, R577, R578, R579, R580, R581, R582, R583, R584, R585, R586, R587, R588, R589, R590, R591, R592, R593, R594, R595, R596, R597, R598, R599, R600, R601, R602, R603, R604, R605, R606, R607, R608, R609, R610, R611, R612, R613, R614, R615, R616, R617, R618, R619, R620, R621, R622, R623, R624, R625, R626, R627, R628, R629, R630, R631, R632, R633, R634, R635, R636, R637, R638, R639, R640, R641, R642, R643, R644, R645, R646, R647, R648, R649, R650, R651, R652, R653, R654, R655, R656, R657, R658, R659, R660, R661, R662, R663, R664, R665, R666, R667, R668, R669, R670, R671, R672, R673, R674, R675, R676, R677, R678, R679, R680, R681, R682, R683, R684, R685, R686, R687, R688, R689, R690, R691, R692, R693, R694, R695, R696, R697, R698, R699, R700, R701, R702, R703, R704, R705, R706, R707, R708, R709, R710, R711, R712, R713, R714, R715, R716, R717, R718, R719, R720, R721, R722, R723, R724, R725, R726, R727, R728, R729, R730, R731, R732, R733, R734, R735, R736, R737, R738, R739, R740, R741, R742, R743, R744, R745, R746, R747, R748, R749, R750, R751, R752, R753, R754, R755, R756, R757, R758, R759, R760, R761, R762, R763, R764, R765, R766, R767, R768, R769, R770, R771, R772, R773, R774, R775, R776, R777, R778, R779, R780, R781, R782, R783, R784, R785, R786, R787

Inset Map 1



Zoning Map

Burlington County New Jersey
August 11th, 2021 Scale 1:1200

REMINGTON & VERNICK ENGINEERS
375 PINEHURST DRIVE, SUITE 200, BURLINGTON, NJ 08016
TEL: 609-226-2767 FAX: 609-226-2844 WWW.REVENCO.COM

DATE: _____
JOSEPH M. PETRONGOLO, PP
N.J. PRICE-SETTING PLAN No. 33-00626-00

DRAFT

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHK BY
1				
2				
3				
4				

General Notes & Data Sources:
This Geographic Information System (GIS) Zoning Map is for demonstrative purposes only. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The areas, boundaries, and details shown on this map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, but assessment maps and documents, and are to be used for reference purposes only.

This map was created, in part, utilizing parcel, municipal boundary and traction data provided by Remington and Verrick Engineers. The zoning boundaries and data are based on the zoning map produced by Birch Associates, PC in March 2015 as of ordinance 5-3-2015. The zoning boundaries are updated by Remington & Verrick Engineers as of Ordinance No. 24-12-2015.

Additional cadastral and GIS feature mapping data was obtained from the New Jersey Geographic Information Network (NJGIN), the New Jersey

New Jersey Geographic Information Network (NJGIN), the New Jersey Department of Transportation (NJDOT), the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Office of Information Technology (NJOOIT), and the New Jersey Office of GIS (NJOGIS). This data was obtained and provided by the various New Jersey Departments at the New Jersey Geographic Information Network (NJGIN) headquarters. *These are not the NJDOT products. This secondary product has not been*

- NAD 83 (horizontal datum)
- New Jersey State Plane Coordinate System

The geographic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be intended to be used in matters requiring subdivision and location of true ground horizontal and/or vertical control unless otherwise noted.

Horizontal and/or vertical controls unless otherwise noted.