

TOWNSHIP OF BORDENTOWN

AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AMENDING THE REVISED GENERAL ORDINANCES AND THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BORDENTOWN TO ADD A PROVISION REQUIRING ALL DEVELOPERS TO MEET THE FAIR-SHARE OBLIGATION FOR AFFORDABLE HOUSING IN ACCORDANCE WITH THE GROWTH SHARE STANDARDS ADOPTED BY THE COUNCIL ON AFFORDABLE HOUSING.

ORDINANCE NO. 2005- 7

WHEREAS, the Township Committee of the Township of Bordentown acknowledges that the Council on Affordable Housing has adopted rules, *N.J.A.C. 5:94 et seq.*, and *N.J.A.C. 5:95 et seq.*, effective as of December 20, 2004, for the third-round methodology to implement a growth-share obligation. The Township Committee finds that all developers of property in the Township of Bordentown should be required to provide for the affordable-housing obligation on the basis of the growth-share methodology adopted by the Council on Affordable Housing.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Bordentown that its Revised General Ordinances (Title 16) and the Land Development Ordinances (Chapter 25) are hereby amended as follows:

A. All developers of property in the Township of Bordentown shall be required to provide for a fair share of the affordable-housing obligation of the Township of Bordentown, which shall be calculated in accordance with the growth-share methodology adopted by the Council on Affordable Housing:

1. For residential development, the affordable-housing ratio is one (1) affordable unit for every eight (8) market-rate residential units.
2. For non-residential development, the affordable-housing ratio is one (1) affordable unit for every twenty-five (25) new jobs developed as expressed in new square footage of non-residential space constructed, as provided in the rules adopted by the Council on Affordable Housing and set forth in Appendix E of the Rules.

B. The contribution in lieu of constructing the units is hereby amended to thirty-five thousand dollars (\$35,000.00) per unit or portion thereof.

C. If a court of competent jurisdiction shall declare any section, paragraph, subsection, clause, or provision, of this Ordinance invalid, then such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

D. All ordinances or parts of ordinances of the Township of Bordentown heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Bruce Hill, Mayor