

ORDINANCE 6-2026

**TOWNSHIP OF MANTUA
COUNTY OF GLOUCESTER**

**ORDINANCE OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER AND
STATE OF NEW JERSEY AMENDING CHAPTER 230 "LAND DEVELOPMENT",
ARTICLE IV "DISTRICT REGULATIONS" TO INCLUDE NEW SECTION 230-26.1
ENTITLED "AH-1 AFFORDABLE HOUSING DISTRICT"**

WHEREAS, the Township, as part of its fourth round Housing Element and Fair Share Plan, has identified Block 273, Lot 25 as being appropriate for rezoning to provide the opportunity for the construction of new townhouses, including a setaside of units affordable to low and moderate income households, which may be provided as a 100% affordable housing project within overall development of the property; and

WHEREAS, the Township Committee has endorsed the fourth round plan adopted by the Planning Board and is desirous of implementing the mechanism identified in that fourth round plan relative to Block 273, Lot 25, which requires rezoning of the property.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Township of Mantua, in the County of Gloucester and State of New Jersey as follows:

Section I. The following section shall be added to the Code, to read as follows:

Section 230-26.1 "AH-1 Affordable Housing"

- A. Intent. It is the intent of the AH-1 Affordable Housing District to provide the opportunity for the construction of townhomes and including a separate 100% affordable housing component.
- B. Low and moderate income housing requirements.
 - (1) Development of townhouses on the tract shall require the developer to provide an improved portion of the site on a separate lot to accommodate a 100% rental affordable housing project consisting of up to 96 units. Where opportunity is provided for the construction of a 100% affordable housing project per this section, those units shall be deemed to satisfy the minimum 15% or 20% affordable housing setaside required for the market-rate units proposed. The improved portion of the site to be provided shall be determined prior to the filing of any application for subdivision and site plan approval with the Mantua Township Planning Board and shall be incorporated in such application. If the total number of rental affordable units provided exceeds either the 15% or 20% setaside otherwise required for the market-rate units proposed, the developer of the market-rate units shall not be entitled to additional market-rate units

*James P. ...
Twp. Clerk.*

exceeding the maximum permitted density in subsection D of this section.

- (2) Should a 100% rental affordable housing project be deemed not feasible based on a lack of funds available to the developer of such project, then the developer of townhouses shall provide a minimum of 15% of the total number of units proposed as affordable to low and moderate income households where the affordable units are rentals and 20% of the total number of units proposed where the affordable units are for-sale. A 100% affordable rental project shall be deemed not feasible only upon the failure of the developer of such a project to receive approval from the New Jersey Housing and Mortgage Finance Agency of an application for either 4% or 9% tax credit financing in two consecutive rounds of funding consideration. The Township Committee shall also have a basis to make such a finding based on a lack of affordable housing developers willing to participate in the project and file an application for tax credit financing.
- (3) All affordable housing units constructed shall comply with the Township's affordable housing requirements as set forth in §230-69.

C. Permitted uses on the land and in the buildings.

- (1) The following are principal permitted uses in the district:
 - (a) Townhouses, including stacked townhouses.
 - (b) Garden apartments on a separate lot provided all such apartments are deed restricted to low and moderate income households.
- (2) Accessory uses permitted.
 - (a) Off-street parking (see §230-28 for standards)
 - (b) Signs (see §230-30 for standards)
 - (c) Fences and walls (see §230-49 for standards)
 - (d) Clubhouse and other typical amenities including but not limited to fitness centers, business centers, community rooms and libraries for use by residents
 - (e) Recreation facilities including but not limited to a pool for use by residents, tennis courts, bocce ball courts and dog parks.
 - (f) Stormwater management facilities
 - (g) Utilities including but not limited to transformers
 - (h) Solar panels mounted to the roof of a building
 - (i) Electric vehicle charging infrastructure and electric vehicle charging stations

D. Bulk standards.

- (1) The following bulk standards are required for townhouses:
 - (a) Minimum tract area: 25 acres
 - (b) Maximum density shall not exceed 12 units per gross acre and the calculation of the maximum number of units permitted shall be exclusive of any land devoted to a 100% affordable housing component
 - (c) Minimum setback from tract boundary: 30 feet
 - (d) Maximum permitted building coverage: 35%
 - (e) Maximum permitted impervious coverage: 65%
 - (f) Maximum permitted building height: 35 feet and 2 ½ stories
 - (g) Minimum dwelling width: 20 feet

- (h) Minimum distance between principal structures:
 - 1. Side to side: 30 feet
 - 2. Rear to rear: 50 feet
 - 3. Front to front: 65 feet
 - 4. Front to rear: 80 feet
 - (i) Minimum landscaped buffer adjacent to existing public streets: 20 feet
 - (j) Minimum distance from building to parking spaces where garages are not provided: 10 feet
 - (k) No more than eight dwelling units shall be contained in any one structure containing townhouses
 - (l) No more than sixteen dwelling units shall be contained in any one structure containing stacked townhouses
 - (m) More than one building per lot shall be permitted, provided that the minimum tract area is met. Where fee-simple townhouses are proposed, each unit shall have a minimum lot area of 1,600 square feet for interior units and 2,800 square feet for end units. All buildings shall meet the above standards.
- (2) The following bulk standards are required for garden apartments that are part of a 100% rental affordable housing project:
- (a) Minimum tract area: 5 acres
 - (b) Minimum setback from tract boundary: 30 feet
 - (c) Maximum permitted building coverage: 45%
 - (d) Maximum permitted impervious coverage: 80%
 - (e) Maximum permitted building height: 45 feet and 3 ½ stories
 - (f) Maximum building length: 200 feet
 - (g) Minimum distance between structures: 50 feet
 - (h) Minimum landscaped buffer adjacent to existing public streets: 25 feet
 - (i) Minimum distance from building to parking spaces where garages are not provided: 15 feet
 - (j) More than one building per lot shall be permitted, provided that the minimum tract area is met.
- E. Facilities for trash and recyclable materials.
- (1) There shall be included in any new housing development an indoor or outdoor area for the collection and storage of residentially generated trash and recyclable materials. The dimensions of the area shall be sufficient to accommodate dumpsters or recycling bins or containers which are of adequate size and number and which are consistent with anticipated usage and with current methods of collection in the area in which the project is located. The dimensions of the area and the bins or containers shall be determined in consultation with the Township's Recycling Coordinator and shall be consistent with the district recycling plan adopted pursuant to Section 3 of P.L. 1987, c. 102 (N.J.S.A. 13:1E-99.13) and any applicable requirements of the Township's Master Plan.
 - (2) The area for the collection of trash and recyclable materials shall be conveniently located within the development. More than one such area may be required depending on the configuration and extent of the proposed development.

- (3) The area shall be adequately lit and shall be safely and easily accessible by collection personnel and vehicles. Collection vehicles shall be able to access the area without interference from parked cars or other obstacles. Reasonable measures shall be taken to protect the area and the dumpsters, bins or containers.
- (4) The area or the bins or containers placed therein shall be designed so as to provide protection against adverse environmental conditions which might render the collected materials unmarketable. Any bins or containers which are used for the collection of recyclable paper or cardboard and which are located in an outdoor area shall be equipped with a lid or otherwise covered so as to keep the paper or cardboard dry.
- (5) Signs clearly identifying the recycling area and the materials accepted therein shall be posted adjacent to all points of access to the recycling area. Individual bins or containers shall be equipped with signs indicating the materials to be placed therein.
- (6) Landscaping and/or fencing shall be provided around any outdoor recycling area and shall be developed in an aesthetically pleasing manner.
- (7) Where townhouses are proposed and collection of trash and recyclable materials will occur for each individual unit at the curb, each townhouse unit shall provide space within the garage sufficient to store bins for both trash and recycling.

Section II. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Township of Mantua declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section III. Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.

TOWNSHIP OF MANTUA

By: 
Robert Zimmerman, Mayor

ATTEST:


Jennica Bileci, Township Clerk

Introduction: February 9, 2026

	<u>Zimmerman</u>	<u>Legge</u>	<u>Lukens</u>	<u>Snyder</u>	<u>Steen</u>
YES	✓	✓		✓	✓
NO					
ABSTAIN					
ABSENT			✓		

Public Hearing Held: March 9, 2026

	<u>Zimmerman</u>	<u>Legge</u>	<u>Lukens</u>	<u>Snyder</u>	<u>Steen</u>
YES	✓	✓	✓	✓	✓
NO					
ABSTAIN					
ABSENT					