

**TOWNSHIP OF MOORESTOWN**

**ORDINANCE NO. 26-2011**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOORESTOWN  
TO REVISE CHAPTER 180 (ZONING) REGARDING THE PROVISIONS OF THE  
LTC-LENOLA TOWN CENTER DISTRICT**

WHEREAS, the Township of Moorestown has previously adopted an Ordinance regulating the use and development of property in the LTC – Lenola Town Center District; and

WHEREAS, the aforesaid ordinance does not include all of the pertinent information the Planning Board deems necessary to properly evaluate a project in the Township; and

WHEREAS, the Planning Board deems it necessary to make certain amendments thereto in order to promote landscaping variety while insuring lighting consistency with lighting in the Main Street Business District; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that Article XXI of the Moorestown Zoning Code at Section 180-65.4 to Section 180-65.5 are hereby amended to include the following:

Section 1: The paragraphs listed below which are set forth at **§180-65.4. Landscape Buffers** shall be amended to read as follows:

B. Design Standards

- (2) The minimum Landscape buffer width shall be 8 feet and shall be measured horizontally from the property line along Lenola Road, Camden Avenue and New Albany Road. The design of the buffer shall consider the use and character of the lot. In general, the more intense the use, the more effective the screening quality of the design must be.
- (4) No buildings, structures, storage of materials, parking areas, roads, or drive aisles shall be permitted within the landscape buffer. The buffer area shall be maintained and kept free of all debris, rubbish, weeds and tall grass. Access driveways shall be permitted. This does not prohibit the use of plazas, benches or sidewalks from being incorporated into the buffer areas.
- (6) Plant material shall feature complimentary combinations of various species, massed in mulched planting beds.
- (11) The interior of all parking lots that service a lot in excess of the (10) parking spaces shall be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the perimeter of the parking lot. Parking lots with ten (10) or less spaces may not require interior landscaping if the approving authority determines that there is adequate perimeter landscaping. In parking lots with eleven (11)

or more spaces, a minimum of one (1) deciduous shade tree shall be required to be planted in the parking lot for every ten (10) parking spaces, within a 100 square foot planting strip, diamond, or equivalent planter. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible provided the landscape plan meets the satisfaction of the Reviewing Board.

Section 2: The paragraphs listed below which are set forth at **§180-65.5. Design Standards** shall be amended to read as follows:

B. Site Planning Principles

- (5) Buildings located at "gateways" into and out of the Township may also, at the discretion of the municipal reviewing agency, be designed with additional height or architectural embellishments. This may include marking the transition in a distinctive fashion using massing, additional height, contrasting materials and/or architectural detailing to obtain this effect. This may include architectural treatments such as plazas, fountains, flags and special plantings.
- (6) Focal points or points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements or other distinguishing features. This may include architectural treatments such as plazas, fountains, flags and special plantings.

F. Lighting

- (1) Streetlights shall be consistent in the Lenola Town Center District and the Main Street District. The street lights shall be Halophane 100 watt warm metal halide lights consistent with the lights on Main Street or the latest lights used on Main Street.
- (2) Key lighting of predominant corners, architectural focal points and landmarks is recommended.
- (6) Average lighting level measured at the building front shall not exceed 3.0 footcandles.

H. Recycling and Trash Storage Areas

- (1) All nonresidential recycling and trash storage areas shall be screened from public view at the ground level using masonry or wooden walls, vinyl fencing and doors, plantings, or a combination thereof. Containers shall not exceed the height of the screening. All masonry enclosures shall complement the building materials.

I. Parking Areas and Loading Areas

- (1) Loading docks or platforms, solid waste facilities, recycling facilities and other service areas shall be placed at the rear or side of buildings in visually unobtrusive locations. If these items are visible to residential buildings, they shall be screened with a solid masonry wall of a height and width sufficient to block the view of the loading doors.

Section 3: In all other respects, Chapters 180 shall remain in full force and effect.

Section 4: Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies

Section 5: Severability. In the event that any section paragraph, clause phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 6: Effective Date. This Ordinance shall take effect twenty (20) days after the first publication thereof, after final passage and in accordance with law.

Section 7: Short Title. This Ordinance shall be known as Ordinance 26-2011.

CERTIFICATION

I hereby certify that Ordinance No. 26-2011 was introduced and adopted on first reading by the Township Council at a meeting held on June 13, 2011. This ordinance was duly adopted by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey at a meeting of the Township Council held on June 27, 2011.

<u>VOTE :</u>	
CHIACCHIO	YES
JORDAN	YES
TESTA	YES
GALLO	YES
BUTTON	YES

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PATRICIA L. HUNT, RMC  
Township Clerk