

ORDINANCE NO. 2309-19

AN ORDINANCE OF THE CITY OF WOODBURY, NEW JERSEY, AMENDING CHAPTER 202 OF THE CODE OF THE CITY OF WOODBURY BY AMENDING ARTICLE I, SECTION 202-4 “DEFINITIONS”; ARTICLE III, SECTION 202-10, R-90 “USE REGULATIONS”; ARTICLE IV, SECTION 202-14, R-60 “USE REGULATIONS”; ARTICLE V, SECTION 202-18, R-35 “USE REGULATIONS”; ARTICLE VI, SECTION 202-22, R-15 “USE REGULATIONS”; ARTICLE VII, SECTION 202-27, PLANNED APARTMENT DISTRICTS “USE REGULATIONS”; AND ARTICLE XX, SECTION 202-102, R-100 “USE REGULATIONS”

WHEREAS, pursuant to N.J.S.A. 40:55D-89 the City of Woodbury Planning/Zoning Board undertook the periodic review of the City of Woodbury Master Plan; and

WHEREAS, Group Melvin Design prepared a 2019 Woodbury Master Plan Re-examination Report dated May 8, 2019 (“Report”); and

WHEREAS, on May 22, 2019 the City of Woodbury Planning/Zoning Board held a public hearing on the Master Plan Report and adopted the Report; and

WHEREAS, the Report recommends that the City Council adopt an amendment to the City Zoning Ordinance related to Community Residences and Recovery Homes; and

WHEREAS, N.J.S.A. 40:55D-66.1 permits certain Community Residences in all residential districts of a municipality stating the requirements thereof shall be the same as for a single family dwelling unit located within such districts; and

WHEREAS, prior versions of the N.J.S.A. 40:55D-66.1 required community residences to be 1,500 feet apart and limited the number of persons who could reside in a community residence in any municipality to 50 persons or 0.5% of the population of the municipality; and

WHEREAS, the New Jersey Supreme Court held that the spacing provisions and the limitation on the number persons within a municipality that could reside in a community residence violated the Federal Fair Housing Act as amended (42 U.S.C. §3601) and invalidated the spacing requirements and population limitation; and

WHEREAS, City Zoning Ordinance contains the same spacing requirement and population limitation that were invalidated by the New Jersey Supreme Court and therefore, those provisions must be removed from the City Zoning Ordinance; and

WHEREAS, the City of Woodbury recognizes that the Fair Housing Act as amended (42 U.S.C. §3601) provides protections for persons with disabilities; and

WHEREAS, the Fair Housing Act does not preempt local zoning laws or preclude the adoption, amendment or enforcement of zoning regulations by the City of Woodbury pursuant to its local police powers as long as the zoning regulations are consistent with state and federal law, including the Fair Housing Act as amended; and

WHEREAS, the legislative history of the Fair Housing Amendments Act of 1988 cautions that local zoning regulations are prohibited that result “from false or over-protective assumptions about the needs of handicapped people, as well as unfounded fears of difficulties about the problems that their tenancies may pose.” H.R. Rep. No. 711, 100th Cong. 2D Session, Reprinted in 1988 U.S.C.C.A.N. 2173, 2192 (1988); and

WHEREAS, zoning regulation of community residences for people with disabilities should seek to achieve legitimate government interests, actually achieve those legitimate government interests, and be the least drastic means of actually achieving those legitimate government interests; and

WHEREAS, the Fair Housing Act does not provide for local land use policies or actions that treat groups of persons with certain disabilities differently than groups of people with other disabilities; and

WHEREAS, the Report included an Appendix entitled Community Residences Report & Recommendations (“Study”) which reports upon and examines:

The reasonable accommodation requirements the Fair Housing Amendments Act of 1998 established; and

The core nature of community residences for people with disabilities and why they have long been regarded to be residential uses: performing as a functional family by emulating a biological family as a key component to achieving normalization and community integration of their residents; and

How different types of community residences function; and

The functional differences between community residences for people with disabilities, boarding or lodging houses, and institutional uses such as nursing homes; and

The rational foundations for regulating community residences based on actual research; and

A review of the research on the impact (or the lack thereof) on property values, property turnover rates, and neighborhood safety of licensed or certified community residences for people with disabilities not clustered on a block or in a neighborhood; and

A review of the need to protect the vulnerable populations of people with disabilities from unscrupulous operators of community residences through licensing, certification, or recognition by Congress; and

An evaluation of the current zoning treatment of community residences in the City of Woodbury; and

Enunciation of the general principles for zoning for community residences derived from the case law under the Fair Housing Act, sound zoning and planning principles, and factual information about the purpose and operations of such residences; and

Guiding principles for zoning for community residences for people with disabilities; and

The least drastic zoning approach to actually achieve legitimate government interests; and

An annotated bibliography of representative studies of the impacts of community residences for people with disabilities on property values, property turnover, and neighborhood safety; and

WHEREAS, clustering of community residences on a block or in a neighborhood undermines the ability of community residences to achieve normalization and community integration for their residents which is one of the essential purposes of a community residence for people with disabilities; and

WHEREAS, to implement the guidelines of the Study, the City of Woodbury is hereby amending its Zoning Ordinance to make the reasonable accommodations the Fair Housing Act requires by removing any terms and conditions that have the effect of limiting or making housing unavailable to people with disabilities while preserving the ability of community residences for people with disabilities to emulate a family and achieve normalization and community integration of their residents; and

WHEREAS, the City of Woodbury is hereby amending its Zoning Ordinance to give prospective operators of community residences for people with disabilities clarity and certainty on where such homes may locate as of right and via conditional use permits; and

WHEREAS, community residences for people with disabilities that meet the definition of a single housekeeping unit constitute a family under the City of Woodbury's Zoning Ordinance and must be treated the same as any other family; and

WHEREAS, these new zoning provisions make the reasonable accommodation the Fair Housing Act requires by allowing rooming or boarding houses of up to ten people with disabilities as a conditional use in all residential districts and all other zoning districts where residential uses are allowed, subject to a rationally-based spacing distance of 528 feet from the property lines of an existing Non-Oxford House Model Recovery Home holding of an "F" License as a Cooperative Sober Living Residence issued from the New Jersey Department of Community Affairs; and

WHEREAS, because transitional Recovery Homes for people with disabilities are more akin in terms of function and performance to a rooming or boarding house than single-family residences, the heightened scrutiny of a conditional use permit is warranted for such transitional community residences in single-family zoning districts; and

WHEREAS, this ordinance specifies standards narrowly tailored to assure that the proposed Recovery Homes will not interfere with normalization or community integration of the occupants of any nearby existing Recovery Homes nor contribute to creating a *de facto* social service district that thwarts the purpose and successful functioning of Recovery Homes and results in segregation of people with disabilities; and

WHEREAS, the heightened scrutiny of a "use" variance is warranted when a proposed Recovery Home for people with disabilities fails to meet the definition of a single housekeeping unit or both of the criteria to be allowed as a conditional use; and

WHEREAS, a Recovery Home that does not meet the definition of a single housekeeping unit that has been denied an "F" license would not be permitted due to the state's own requirements for licensing as a Cooperative Sober Living Residence laws; and

WHEREAS, like all residential uses, the overcrowding provisions in the City’s adopted housing code determines the maximum number of occupants of a Recovery Home for people with disabilities no matter how many the zoning code would allow, with or without a reasonable accommodation request to house more than ten people; and

WHEREAS, the Fair Housing Act affords no protections to individuals with or without disabilities who present a direct threat to the persons or property of others, provided however, that determining whether someone poses such a direct threat must be made on an individualized basis, and cannot be based on general assumptions or speculation about the nature of a disability.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODBURY, NEW JERSEY, AS FOLLOWS:

Section 1. Article I, Section 202-4, Definitions and Word Usage is amended as follows:

A. Subsection A is unchanged.

B. Subsection B is amended to:

i. Delete the definition of “Boarding house” in its entirety and replace it with the following: **BOARDING HOUSE:** Boarding house has the meaning set forth in N.J.S.A. 55:1B-3 as may be amended from time to time.”

ii. Add a definition of Cooperative Sober Living Residence as follows: **“COOPERATIVE SOBER LIVING RESIDENCE:** A Recovery Home that is a rooming or boarding house that has been issued an “F” License by the New Jersey Department of Community Affairs pursuant to N.J.A.C. 5:27-1.1 et. seq. A Recovery Home that does not hold an “F” License is a boarding house or rooming house.

iii. Add a definition of Non-Oxford House Model Recovery Home as follows: **“NON-OXFORD HOUSE MODEL RECOVERY HOME:** A Recovery Home that does not operate using the Oxford House model and does not operate as a single housekeeping unit. Examples of activities that indicate the house is a Non-Oxford House Model, may include but are not limited to: residents enter into individual leases with the owner or operator of the home for the occupancy of

their room and the common area; there is a limited number of staff on site who will enforce rules, oversee the taking of medication, and perform random drug screening; residents are required to attend AA/NA meetings; residents are required to attend mandatory house meetings; residents are prohibited from sleeping outside the house; staff enforces a curfew; or guests are prohibited.”

iv. Add a definition of Oxford House Model Recovery Home as follows: “OXFORD HOUSE MODEL RECOVERY HOME: A Recovery Home in which the residents are self-governing, all residents contribute to the maintenance and expenses of the house, the residents determine who can reside in the house, there is no limit to how long an individual can reside in the house, there is no addiction treatment, therapy, or paid staff provided, the house operates as a single housekeeping unit, and the house is not required to be licensed by the New Jersey Department of Community Affairs.”

v. Add a definition of Recovery Home as follows: “RECOVERY HOME: A residential environment that provides people in recovery a safe alcohol- and drug-free place to live as they transition back into the community.”

vi. Add a definition of Rooming House as follows: “ROOMING HOUSE: A rooming house has the meaning set forth in N.J.S.A. 55:1B-3 as may be amended from time to time.”

C. All other definitions not identified in Section 1.B hereof are unchanged.

Section 2. Article III, Section 202-10 is amended as follows:

A. Subsections A(1) through (5) is unchanged

B. Subsection A(6) is deleted in its entirety and replaced with the following: “(6) Community residence for persons with developmental disabilities, community shelters for victims of domestic violence, community residences for persons with terminal illnesses, community residences for persons with head injuries, and adult family care homes for persons who are elderly and adults with physical disabilities.”

C. Subsections A (7) and (8) are unchanged.

D. Subsections A (9) is deleted in its entirety and replaced with the following: “(9) Oxford Model Recovery Homes.”

E. New Subsection A (10) is inserted to re-number the former A (9). New Subsection A (10) shall read as follows: “(10) The following uses, when authorized as a conditional use by the Planning Board in accordance with the standards of § 202-81 hereof and upon a finding that adequate lot area, yards and parking space are provided and that the buildings and uses are appropriately located and will meet a community need without adversely affecting the neighborhood in which located:

- (a) Convalescent or nursing home.
- (b) Cemetery, provided that the lot area for such use shall be not less than two acres.
- (c) Club or lodge organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business, and provided that the buildings and services shall be for the use of members and their guests only.
- (d) Religious or philanthropic use other than a church, church school or other place of worship, excluding correctional or penal institution or related institution.
- (e) Bed-and-breakfast, provided that the following conditions are met: **[Added 8-25-1998 by Ord. No. 1858-98]**

[1] The subject must be located within the Historic Preservation District. Each application shall be reviewed by the Historic Preservation Commission in accordance with § 25-9 of this Code.

[2] The use shall meet the review standards of § 202-81 and shall also be reviewed as a minor site plan.

[3] Schematic floor plans of the entire dwelling shall be submitted and clearly indicate guest rooms. owner/

- [4] An application shall be accompanied by a report from a licensed architect or the Construction Official indicating a preliminary listing of the building and fire code improvements to the structure needed to accommodate the proposed facility, e.g., fire suppression, fire escapes, means of egress, etc.
- [5] Changes to the exterior features of a site, as defined in § 202-35 of this chapter, are permitted only after a review and recommendation by the Historic Preservation Commission or are required in accordance with building and housing regulations, e.g., fire escapes.
- [6] The proprietor of the use shall reside in the dwelling.
- [7] A bed-and-breakfast may have up to six guest rooms accommodating up to 15 persons.
- [8] The guests at the bed-and-breakfast may not reside at the site for more than 14 consecutive days at any one time.
- [9] Bed-and-breakfast uses are not to be used as rooming or boardinghouses, as defined by this chapter or the State of New Jersey at N.J.S.A. 55:13B-3, which are primarily for temporary or full-time residents of the City or area who are utilizing the facility as a residence in lieu of establishing a full housekeeping arrangement, e.g., an apartment or other owned, rented or leased place of residence. Examples of bed- and-breakfast guests include tourists, visiting family or friends of nearby residents, family or friends of individuals using nearby medical facilities, persons enrolled in short-term educational courses or professional development courses and employees on temporary assignments to the area. For the most part, guests at a bed-and-breakfast must have a permanent residence elsewhere. Students enrolled in high schools, colleges or other educational institutions for one or more

full semesters may not use a bed-and- breakfast for student housing, but may use a facility within the parameters of a typical guest stay.

[10] There shall be no separate kitchen or cooking facilities in any guest room.

[11] Meals and any other amenities shall be for the benefit of guests only; no walk-in trade for food or other services shall be permitted.

[12] For each room, a minimum of one off-street parking space, in addition to those required for the dwelling unit, shall be provided; and

[a] The design standards for parking facilities in Article XIV shall not apply. The area devoted to parking one vehicle shall be no smaller than 8 feet by 16 feet.

[b] The visual impact of the parking for the use should be similar to that found at any home with a large number of resident or visitor vehicles. Plans for front yard parking for more than six cars shall include additional landscaping to buffer the vehicles, but not intended to screen the front yard from view.

[c] Parking in the front yard shall be in accordance with § 202-74D, except that additional drive and parking area can be provided as long as the portion of the total area of the front yard devoted to parking shall not exceed 25%. Any proposed parking lot outside of the front yard shall be screened from adjacent properties by trees, shrubs or fencing at least six feet in height.

[13] All bed-and-breakfast uses shall be subject to the State of New Jersey Uniform Construction Code and Uniform Fire Safety Act. No such use may begin until it is registered with the Bureau of

Housing Inspection of the Division of Housing and Development of the New Jersey Department of Community Affairs.

- [14] All bed-and-breakfast uses shall be subject to the Housing Standards of the City of Woodbury (Chapter 106 of this Code), except for any requirements for inspections following a change in occupancy.
- [15] Prior to providing food service, a food retail license shall be obtained from the City of Woodbury and the use shall meet all other applicable City, county and state license and inspection requirements regarding food.
- [16] Only one sign no larger than two square feet, either freestanding or wall-mounted, may be provided and shall meet the standards of § 102-88, unless otherwise provided herewith. The message area of a freestanding sign may not be higher than six feet above existing grade. Internal lighting and the use of exposed neon lighting for the sign is prohibited. The sign shall be reviewed by the Historic Preservation Commission.”

F. New Subsection (11) is added as follows: “(11) A rooming house or boarding house is a conditional use permitted as a reasonable accommodation for persons with disabilities and exempted from §202-10.A(10) if and only if meets the following specified conditions:

- (a) It is a Cooperative Sober Living Residence and:
 - (i) The owner obtains a Class F license to operate a cooperative sober living residence from the New Jersey Department of Community Affairs pursuant to N.J.A.C. 5:27-1.1 et. seq.; and
 - (ii) It is located no closer than 528 feet from the lot on which any other Non-Oxford House Model Recovery Home is located as measured from the lot lines of the lot on which the subject structure is located to the lot lines on which any other structure is located.

All other rooming houses and boarding houses are prohibited.”

G. New Subsection A (12) is added to renumber the former A (10) related to Accessory uses. New Subsection A (12) shall read as follows: “(12) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses. The term "accessory use" shall not include a boarding house or rooming house and shall not include a business, but shall include: **[Amended 12-14-2009 by Ord. No. 2110-09]**

- (a) Professional office of a member of a recognized profession, including such professions as a physician, dentist, architect or attorney, but not including a beautician, barber or real estate broker. There shall not be more than one such professional office in any one dwelling, and it shall be located in the dwelling in which the practitioner resides or in a building accessory thereto. Such use shall not include more than three employees essential to the operation of the professional office, such as a nurse, secretary, technician or clerk, who are not members of the household. Such use shall not include a medical clinic, office building or other use which would in fact become a business or the primary use of the building.
- (b) Rooms for home occupations engaged in by persons of the immediate family within their own dwelling, provided that no goods shall be publicly displayed on the premises.
- (c) Private garage.
- (d) Residential swimming pool, if constructed and used pursuant to Chapter 174, Swimming Pools, Private.

H. New Subsection A (13) is added to re-number the former A (11) related to Signs. New Subsection A (13) shall read as follows: “(13) Signs, when erected and maintained in accordance with the provisions of Article XV of this chapter.”

Section 3. Article IV, Section 202-14 is amended as follows:

- A. Subsections A is unchanged

- B. Subsection A (1) is deleted in its entirety and replaced with the following: “(1) Any use permitted or permitted as a conditional use in R-90 Residence Districts.”
- C. Subsection A (2) is unchanged.

Section 4. Article V, Section 202-18 is amended as follows:

- A. Subsection A is deleted in its entirety and replaced with the following: “A. Any use permitted or permitted as a conditional use in R-60 Residence Districts.”

Section 5. Article VI, Section 202-22 is amended as follows:

- A. Subsections A is unchanged
- B. Subsection A (1) is deleted in its entirety and replaced with the following: “(1) Any use permitted or permitted as a conditional use in R-35 Residence Districts.”
- C. Subsections A (2) and (3) are unchanged.

Section 6. Article VII, Section 202-27 is amended as follows:

- A. Subsections A and B are unchanged.
- B. Subsection C is deleted in its entirety and replaced with the following: “C. Community residence for persons with developmental disabilities, community shelters for victims of domestic violence, community residences for persons with terminal illnesses, community residences for persons with head injuries, and adult family care homes for persons who are elderly and adults with physical disabilities.”
- C. Subsections D is deleted in its entirety and replaced with the following: “D. A rooming house or boarding house is a conditional use permitted as a reasonable accommodation for persons with disabilities and exempted from §202-10.A(10) if and only if meets the following specified conditions:
 - (a) It is a Cooperative Sober Living Residence and:
 - (i) The owner obtains a Class F license to operate a cooperative sober living residence from the New Jersey Department of Community Affairs pursuant to N.J.A.C. 5:27-1.1 et. seq.; and
 - (ii) It is located no closer than 528 feet from the lot on which any other Non-Oxford House Model Recovery Home is located as

measured from the lot lines of the lot on which the subject structure is located to the lot lines on which any other structure is located.

All other rooming houses and boarding houses are prohibited.”

D. Subsections E is unchanged.

Section 7. Article XX, Section 202-102 is amended as follows:

A. Subsections A is deleted in its entirety and replaced with the following: “A. Single-family detached dwelling unit per §§202-103 and 202-104, including Oxford House Model Recovery Homes.”

B. Subsections B through E are unchanged.

C. Subsection F is deleted in its entirety and replaced with the following: “F. Community residence for persons with developmental disabilities, community shelters for victims of domestic violence, community residences for persons with terminal illnesses, community residences for persons with head injuries, and adult family care homes for persons who are elderly and adults with physical disabilities.”

D. Subsections G through J are unchanged.

E. Subsections K through L deleted in their entirety and re-numbered as set forth below.

F. New Subsection K is inserted to read as follows: “K. A rooming house or boarding house is a conditional use permitted as a reasonable accommodation for persons with disabilities and exempted from §202-10.A(10) if and only if meets the following specified conditions:

i. It is a Cooperative Sober Living Residence and:

1. The owner obtains a Class F license to operate a cooperative sober living residence from the New Jersey Department of Community Affairs pursuant to N.J.A.C. 5:27-1.1 et. seq.; and

2. It is located no closer than 528 feet from the lot on which any other Non-Oxford House Model Recovery Home is located as measured from the lot lines of the lot on which the subject structure is located to the lot lines on which any other structure is located.

All other rooming houses and boarding houses are prohibited.”

G. New Subsection L is added to re-number the former Subsection K. New Subsection L shall read as follows: “L. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses. The term "accessory use" shall not include a boardinghouse or rooming house but shall include the renting of not more than two rooms to roomers and shall not include a business but shall include:

- (1) Professional office of a member of a recognized profession, including such professions as a physician, dentist, architect or attorney, but not including a beautician, barber, or real estate broker. There shall not be more than one such professional office in any one dwelling, and it shall be located in the dwelling in which the practitioner resides or in a building accessory thereto. Such use shall not include more than three employees essential to the operation of the professional office, such as nurse, secretary, technician or clerk, who are not members of the household. Such use shall not include a medical clinic, office building or other use which would in fact become a business or the primary use of the building.
- (2) Rooms for home occupations engaged in by a person of the immediate family within their own dwelling, provided that no goods shall be publicly displayed on the premises.
- (3) Private garage.
- (4) Residential swimming pool, if constructed and used pursuant to Chapter 174, Swimming Pools, Private.

H. New Subsection M is added to re-number the former Subsection L. New Subsection M shall read as follows: “Signs, when erected and maintained in accordance with the provisions of Article XV of this chapter.”

Section 8. Inconsistent Ordinances Repealed. Should any provision of this Ordinance be inconsistent with the provisions of any prior ordinances, the inconsistent provisions of such prior ordinances are hereby repealed, but only to the extent of any inconsistencies.

Section 9. Invalidity. In the event that any provision of this Ordinance or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this Ordinance which may be given effect, and, to realize this intent, the provisions and applications of this Ordinance are declared to be severable.

Section 10. Captions. Captions contained in this Ordinance have been included only for the purpose of facilitating reference to the various sections, and are not intended and shall not be utilized to construe the intent and meaning of the text of any section.

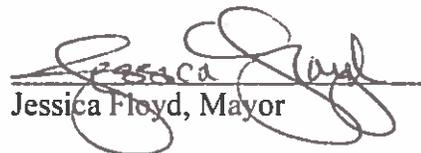
CITY OF WOODBURY

Attest:


Daneen Fuss, City Clerk


Tracey Parker
President of Council

Approved:


Jessica Floyd, Mayor

Date introduced: May 28, 2019

Date advertised:

Date adopted: July 9, 2019

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter	✓			
Councilman Fleming	✓			
Councilman Hagerty	✓			
Councilman Johnson	✓			
Councilman McIlvaine	✓			
Councilwoman Miller	✓			
Councilwoman O'Connor	✓			
Councilwoman Tierney	✓			
Council President Parker	✓			
Mayor Floyd				

CERTIFICATION OF INTRODUCTION

I, Daneen D. Fuss hereby certify that the foregoing Ordinance 2307-19 was introduced to the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **May 28, 2019** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Daneen D. Fuss
City Clerk

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter	✓			
Councilman Fleming	✓			
Councilman Hagerty	✓			
Councilman Johnson	✓			
Councilman McIlvaine	✓			
Councilwoman Miller	✓			
Councilwoman O'Connor	✓			
Councilwoman Tierney	✓			
Council President Parker	✓			
Mayor Floyd				

CERTIFICATION OF ADOPTION

I, Daneen D. Fuss hereby certify that the foregoing Ordinance 2307-19 was adopted after public hearing by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a regular business meeting held on **July 09, 2019** at City Hall 33 Delaware Street, Woodbury, New Jersey 08096.

Daneen D. Fuss
City Clerk



State of New Jersey,) ss
County of Gloucester)

Kelly Maccaroni being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that South Jersey Times is a public newspaper, with general circulation in Camden, Cumberland, Gloucester, and Salem Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

South Jersey Times 07/12/2019

Kelly Maccaroni
Principal Clerk of the Publisher

Sworn to and subscribed before me this 15th day of July 2019

John E. Kaul Jr.
Notary Public

PUBLIC NOTICE

THE CITY OF WOODBURY
IN THE COUNTY OF GLOUCESTER

NOTICE OF FINAL PASSGE OF ORDINANCES

ORDINANCE NO. 2309-19

AN ORDINANCE OF THE CITY OF WOODBURY, NEW JERSEY, AMENDING CHAPTER 202 OF THE CODE OF THE CITY OF WOODBURY BY AMENDING ARTICLE I, SECTION 202-4 "DEFINITIONS"; ARTICLE III, SECTION 202-10, R-90 "USE REGULATIONS"; ARTICLE IV, SECTION 202-14, R-60 "USE REGULATIONS"; ARTICLE V, SECTION 202-18, R-35 "USE REGULATIONS"; ARTICLE VI, SECTION 202-22, R-15 "USE REGULATIONS"; ARTICLE VII, SECTION 202-27, PLANNED APARTMENT DISTRICTS "USE REGULATIONS"; AND ARTICLE XX, SECTION 202-102, R-100 "USE REGULATIONS"

TAKE NOTICE that the above-entitled Ordinance was introduced and passed on first reading at a Public Meeting of the City Council, of the City of Woodbury, in the County of Gloucester, held May 28, 2019 and after posting and publication according to law, was again read, further considered for final passage, and finally adopted at a public hearing at a meeting of said City Council held on July 09, 2019.

This Notice is published pursuant to N.J.S.A. 40A:2-17.

Daneen D. Fuss
City Clerk

Cost \$43.42 7/12/19 1T (9243900)

JOHN E. KAUL JR.
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50035231
My Commission Expires 03/28/2021



State of New Jersey,) ss
County of Gloucester)

Kelly Maccaroni being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that South Jersey Times is a public newspaper, with general circulation in Camden, Cumberland, Gloucester, and Salem Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

South Jersey Times 07/12/2019

Principal Clerk of the Publisher

Sworn to and subscribed before me this 15th day of July 2019

Notary Public

PUBLIC NOTICE

THE CITY OF WOODBURY
IN THE COUNTY OF GLOUCESTER

NOTICE OF FIRST READING - ORDINANCES

ORDINANCE 2310-19

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 190 ENTITLED "VEHICLES AND TRAFFIC" OF THE CODE OF THE CITY OF WOODBURY

The above Ordinances were introduced by title only and passed on first reading at the public Meeting of the City Council of the City of Woodbury, in the County of Gloucester July 9, 2019, and will be considered for final passage at a public meeting to be held by the City Council of the City of Woodbury Council Chambers of City Hall at 33 Delaware Street, Woodbury, New Jersey, at 7:00 PM on the 23rd day of July, 2019, at which time and place any person interested will be given an opportunity to be heard. Copies of the above-entitled Ordinances may be obtained from the City Clerk's Office, between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday, at no cost, prior to the public hearing.

Daneen D. Fuss
City Clerk

JOHN E. KAUL JR.
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50035231
My Commission Expires 03/28/2021

Cost \$40.87 7/12/19 1T (9243896)

CITY OF WOODBURY

The Mayor and Council of the City of Woodbury have scheduled a special meeting to take place on Thursday, June 20, 2019 at 5:30 pm. The purpose of the meeting is to adopt Ordinance 2308-19 entitled 'Ordinance of the City Council of the City of Woodbury Amending Chapter 20 Entitled Fire Department of the Code of the City of Woodbury'. This meeting will be held in Council Chambers, at City Hall, 33 Delaware Street, Woodbury, NJ 08096. Formal action may be taken at this meeting.

Daneen D. Fuss, City Clerk
(9.68)

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