

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 20-2025

**AN ORDINANCE AMENDING THE TOWNSHIP CODE OF THE
TOWNSHIP OF PEMBERTON, COUNTY OF BURLINGTON AND STATE
OF NEW JERSEY IN PARTICULAR CHAPTER 190 ENTITLED “ZONING”
TO MODIFY THE BULK REQUIREMENTS FOR PROPERTIES WITHIN
THE BOBOLINK REDEVELOPMENT PLAN**

WHEREAS, the Township Council of the Township of Pemberton herein referred to as the “Township” has previously approved a Redevelopment Plan entitled “Bobolink Boulevard Scattered Sites” prepared by CME Associates dated June, 2022; and

WHEREAS, the Township has been advised by the Pinelands Commission that the property is within the Pinelands Preservation’s regulatory zones; and

WHEREAS, the Pinelands Commission has recommended certain modifications to the bulk site improvement requirements for the subject lots which are encompassed in the Bobolink Boulevard Scattered Sites Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Pemberton, County of Burlington and State of New Jersey, that Chapter 190 of the Township Code entitled “Zoning” is modified as follows:

Additional Zoning Requirements

(A)– (D) (no change)

(E) A single-family dwelling shall be permitted on an undersized lot in existence as of the date of this plan’s approval, provided that:

1. The lot is isolated and does not share any common boundaries with another lot within this Redevelopment Area; and
2. Reserved
3. The following bulk requirements are met
 - a) Minimum Front Yard – 25 feet
 - b) Minimum Side Yard – 5 Feet
 - c) Minimum Rear Yard – 30 feet
 - d) All other bulk requirements shall apply

(F) Pinelands Development Credits shall be acquired and redeemed as described below.

1. For each single-family dwelling proposed on a lot of less than 8,000 square feet, 0.25 Pinelands Development Credits shall be acquired and redeemed.
2. For each two-family dwelling proposed on a lot of less than 8,000 square feet, 0.50 Pinelands Development Credits shall be acquired and redeemed.
3. For each two-family dwelling proposed on a lot in excess of 8,000 square feet but less than 16,000 square feet, 0.25 Pinelands Development Credits shall be acquired and redeemed.
4. For each affordable multifamily dwelling proposed on a lot of less than 8,000 square feet, 1.0 Pinelands Development Credits shall be acquired and redeemed.
5. For each affordable multifamily dwelling proposed on lot in excess of 8,000 square feet but less than 16,000 square feet, 0.75 Pinelands Development Credits shall be acquired and redeemed.

6. For each affordable multifamily dwelling proposed on lot in excess of 16,000 square feet but less than 24,000 square feet, 0.5 Pinelands Development Credits shall be acquired and redeemed.
7. For each affordable multifamily dwelling proposed on a lot in excess of 24,000 square feet but less than 32,000 square feet, 0.25 Pinelands Development Credits shall be acquired and redeemed.

IT IS FURTHER ORDAINED that if any part of this Ordinance shall be declared to be invalid or inoperative, such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this Ordinance.

IT IS FURTHER ORDAINED that all Ordinances or portions of Ordinances inconsistent herewith are hereby repealed to the extent of their inconsistency only.

IT IS FURTHER ORDAINED that the Township Council intends that all general provisions, terms, phrases, and expressions contained in this Ordinance be liberally construed in order that the Township Council's true intent and meaning may be fully implemented.

IT IS FURTHER ORDAINED that this Ordinance shall take effect upon passage, approval, and publication, as required by law.

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 20-2025

NOTICE OF PUBLIC HEARING

**AN ORDINANCE AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF
PEMBERTON, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY IN
PARTICULAR CHAPTER 190 ENTITLED “ZONING” TO MODIFY THE BULK
REQUIREMENTS FOR PROPERTIES WITHIN THE BOBOLINK
REDEVELOPMENT PLAN**

The foregoing Ordinance was introduced and passed on first reading by the governing body of Pemberton Township at a meeting held on August 6, 2025 and will be considered for final passage after a public hearing at a meeting of the said governing body to be held on September 3, 2025 at the Pemberton Township Municipal Building, 500 Pemberton-Browns Mills Road, Pemberton, New Jersey, at 6:00 p.m. prevailing time, at which time any interested member of the public may comment on said Ordinance. During the week prior to and up to and including the date of such meeting or further consideration, copies of said Ordinance in its entirety may be obtained from the Township Clerk.

ATTEST: _____
SUNSHINE DASHIELL, RMC, DEPUTY TOWNSHIP CLERK

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 20-2025

NOTICE OF FINAL PASSAGE

**AN ORDINANCE AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF
PEMBERTON, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY IN
PARTICULAR CHAPTER 190 ENTITLED “ZONING” TO MODIFY THE BULK
REQUIREMENTS FOR PROPERTIES WITHIN THE BOBOLINK
REDEVELOPMENT PLAN**

Notice is hereby given that Ordinance No. 20–2025 as entitled above has been finally adopted on final reading by the governing body of Pemberton Township after a public hearing at a meeting held on September 3, 2025. Said Ordinance shall take effect in accordance with law.

ATTEST: _____
AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

ACKNOWLEDGEMENT OF APPROVAL BY MAYOR _____
JACK K. TOMPKINS

DATE September 4, 2025

ATTEST: _____
AMY P. COSNOSKI, RMC, TOWNSHIP CLERK