

ORDINANCE 2011-14

**EASTAMPTON TOWNSHIP
BURLINGTON COUNTY**

AN ORDINANCE ADOPTING “EASTAMPTON TOWN CENTER: PHASE TWO REDEVELOPMENT PLAN” FOR BLOCK 300, Lots 2.02 (part), 13, 14, 15, 17, 18,19, 20, 21,22, 23, 24 and 25AND AMENDING CHAPTER 540 OF THE CODE OF THE TOWNSHIP OF EASTAMPTON

WHEREAS, on February 22, 1999, the Township Council adopted Resolution 1999-36 designating 533 acres located between Woodlane Road, Jacksonville Mount Holly Road and Monmouth Road as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

Whereas, on March 8, 1999, pursuant to Ordinance No. 1999-05, the Township Council adopted a redevelopment plan for 504.67 acres of the designated redevelopment area; and

WHEREAS, on March 4, 2004, after a public hearing and recommendation of the Planning Board, the Township Council adopted Resolution 2004-44 which designated additional properties as areas in need of redevelopment; and

WHEREAS, on April 25, 2005, a new redevelopment plan for the expanded redevelopment area was adopted by Township Council pursuant to Ordinance No 2005-14 repealing the existing redevelopment plan; and

WHEREAS, the Township Council by Resolution 2009-109, established an Ad Hoc Committee to review certain redevelopment issues and to explore redevelopment opportunities; and

WHEREAS, on May 23, Township Council adopted Resolution 2011-61 authorizing the Ad Hoc Committee to undertake preparation of a redevelopment plan in consultation with the Burlington County Office of Economic Development in order to clarify the Township’s proposed use for the existing Redevelopment Area and to aid in discussion with potential developers; and

WHEREAS Edward E. Fox, III, AICP, PP of the Burlington County Bridge Commission Department of Economic Development and Regional Planning, in consultation with the Ad Hoc Committee, prepared a redevelopment plan entitled “Eastampton Town Center: Phase Two Redevelopment Plan” dated November 22, 2011 (the “Plan”) outlining the planning, development and redevelopment of certain lots within the Redevelopment Area in accordance with the provisions of N.J.S.A. 40A:12A- 7; and

WHEREAS, the Ad Hoc Committee submitted the Plan to Township Council

recommending adoption of the plan; and

WHEREAS, Township Council has or is about to submit the Plan to the Township Land Use Planning Board for its review and comment and shall consider the Board's report prior to adoption of the Plan.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Eastampton, County of Burlington, State of New Jersey that:

1. In accordance with NJSA 40A:12A-7, The Township Council hereby adopts the redevelopment plan entitled "Eastampton Town Center: Phase Two Redevelopment Plan," a copy of which is attached hereto and made a part hereof, which plan shall be incorporated in the Township Code at Chapter 540, Zoning as Article XVIII.
2. It is hereby found and determined that the Plan is consistent with the Township's master plan and the master plans of all contiguous municipalities, the Burlington County draft growth and preservation plan, and the State Development and Redevelopment Plan.
3. It is hereby found and determined that the Plan gives due consideration to the provision of appropriate allowable uses of the designated areas as is desirable for residential and commercial improvement, with special consideration for the health, safety and welfare of the residents of the Township.
4. It is hereby found and determined that the Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area.
5. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Plan differ in content from provisions set forth in the zoning law, provisions of this Plan, unless otherwise specified, shall prevail.
6. The Eastampton Zoning Map is hereby amended in accordance with the boundaries described in the Plan and the provisions contained therein.
7. The Township Clerk shall file a copy of this ordinance, with a copy of the Plan, with the Burlington County Planning Board.
8. All Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.
9. If any provision or regulation of this Plan shall be judged invalid by court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or

clause of this Plan and such section, subsection, paragraph, subdivision or clause of this Plan are hereby declared severable.

10. This Ordinance shall take effect immediately upon final adoption and publication thereof according to law.

ATTEST:

TOWNSHIP OF EASTAMPTON

KIM-MARIE WHITE

KIM-MARIE WHITE
Municipal Clerk

LOUISE CAMPBELL

LOUISE CAMPBELL
Mayor

Introduced: November 28, 2011
Adopted: December 12, 2011
Effective Date: January 1, 2012