

Introduction date: March 28, 2016  
Adoption date: April 25, 2016

**ORDINANCE 2016-5**

**TOWNSHIP OF EASTAMPTON  
BURLINGTON COUNTY**

**AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON, COUNTY OF  
BURLINGTON, STATE OF NEW JERSEY, ADOPTING THE MARCH 2016  
REVISION TO THE NOVEMBER 2011 REDEVELOPMENT PLAN FOR  
EASTAMPTON TOWN CENTER PHASE TWO PREPARED BY THE  
BURLINGTON COUNTY BRIDGE COMMISSION  
DEPARTMENT OF ECONOMIC DEVELOPMENT AND REGIONAL  
PLANNING**

**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, 2011 the 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**, on December 11, 2011 the Township Council by Ordinance 2011 – 14 adopted a redevelopment plan prepared by 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 revised redevelopment plan entitled “Eastampton Town Center: Phase Two Redevelopment Plan” dated November 22, 2011 and revised in March of 2016 (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 has 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 N.J.S.A 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 XXIII.
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.

## SECTION II

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

## SECTION III

All ordinances or parts of ordinance inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

## SECTION IV

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

ATTEST:



KIM-MARIE WHITE  
Municipal Clerk



ROBERT APGAR  
Mayor

Adopted: April 25, 2016

Introduction 3.28.16

Council	Motion	2 <sup>nd</sup>	Ayes	Nays	Abstain	Absent
Councilman Adams			X			
Councilman Edson			X			
Councilman Springer		X	X			
Councilman Zeno	X		X			
Mayor Apgar			X			
		<b>VOTE</b>	5	0		

Adoption 4.25.16

Council	Motion	2 <sup>nd</sup>	Ayes	Nays	Abstain	Absent
Councilman Adams			X			
Councilman Edson			X			
Councilman Springer	X		X			
Councilman Zeno		X	X			
Mayor Apgar			X			
		<b>VOTE</b>	5	0		