

**TOWNSHIP OF MOORESTOWN**

**ORDINANCE NO. 23-2007**

**AN ORDINANCE AMENDING CHAPTER 180 (ZONING)  
OF THE CODE OF THE TOWNSHIP OF MOORESTOWN  
TO AMEND THE ZONING MAP IN THE VICINITY OF  
CAMDEN AVENUE, LENOLA ROAD AND NEW ALBANY ROAD**

WHEREAS, the Township Council of the Township of Moorestown, a municipal corporation in the County of Burlington, State of New Jersey, finds that the public health, safety, and the general welfare of the community shall be promoted by the revision and amendment to the Zoning Map of the Township; and

WHEREAS, the Planning Board of the Township of Moorestown has adopted a Master Plan providing for the appropriate use and development of lands in the Township in a manner which will promote the public health, safety, and the general welfare; and

WHEREAS, the Master Plan designates the area in the vicinity of Camden Avenue, Lenola Road and New Albany Road as the West Moorestown Town Center; and

WHEREAS, the Township of Moorestown has the benefit of a recent Vision Plan for the Lenola (aka West Moorestown) area of the Township which recommends a mix of retail and residential uses to be developed in the area;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, in the County of Burlington, State of New Jersey as follows:

Section 1. The Zoning Map established pursuant to §180-4 of the Code of the Township of Moorestown is hereby amended by redesignating the following properties, which are currently split by a boundary between the C Commercial Zone and the R-3 Residential Zone, to the C Commercial Zone in their entirety:

Block 1102	Lot 27	27 New Albany Road
	Lots 28 and 29	31 New Albany Road

Section 2. The Zoning Map is hereby further amended to redesignate the following properties, which are currently split by a boundary between the C Commercial Zone and the R-3 Residential Zone, to the R-3 Residential Zone in their entirety:

Block 1102	Lot 25	23 New Albany Road
	Lot 26	25 New Albany Road
Block 1204	Lot 10	10 South Lenola Road

Section 3. The Zoning Map is hereby further amended to redesignate the following properties from the RLC Residence-Limited Commercial Zone to the C Commercial Zone:

Block 1301	Lot 36	101 East Camden Avenue
	Lot 38	25-27 East Camden Avenue

Lot 39	21 East Camden Avenue
Lot 40	15 East Camden Avenue
Lot 41	7 East Camden Avenue
Lot 43	7 North Lenola Road
Lot 44	9 North Lenola Road
Lot 45	13 North Lenola Road
Lot 46	21 North Lenola Road

Section 4. The Zoning Map is hereby further amended to redesignate the following properties from the RLC-2 Residence-Limited Commercial-2 Zone to the C Commercial Zone:

Block 1301	Lot 29	201 East Camden Avenue
	Lot 30	125 East Camden Avenue
	Lot 31	119 East Camden Avenue
	Lot 32	117 East Camden Avenue
	Lot 33	115 East Camden Avenue
	Lot 34	105 East Camden Avenue
	Lot 35	103 East Camden Avenue

Block 1700    Lots 12, 13 and 14    East Camden Avenue

Block 1701	Lots 1, 2 and 3	100 East Camden Avenue
	Lot 4	120 East Camden Avenue
	Lot 5	122 East Camden Avenue
	Lot 6	124 East Camden Avenue

Section 5. The Zoning Map is hereby further amended to redesignate the following property from the R-3 Residential Zone to the C Commercial Zone:

Block 1700    Lot 38                      South Lenola Road

Section 6: In all other respects, Chapter 180 shall remain in full force and effect.

Section 7: 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 8: 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 9: Effective Date. This Ordinance shall take effect twenty (20) days after the first publication thereof, after final passage and in accordance with law.

Section 10: Short Title. This Ordinance shall be known as Ordinance 23-2007.

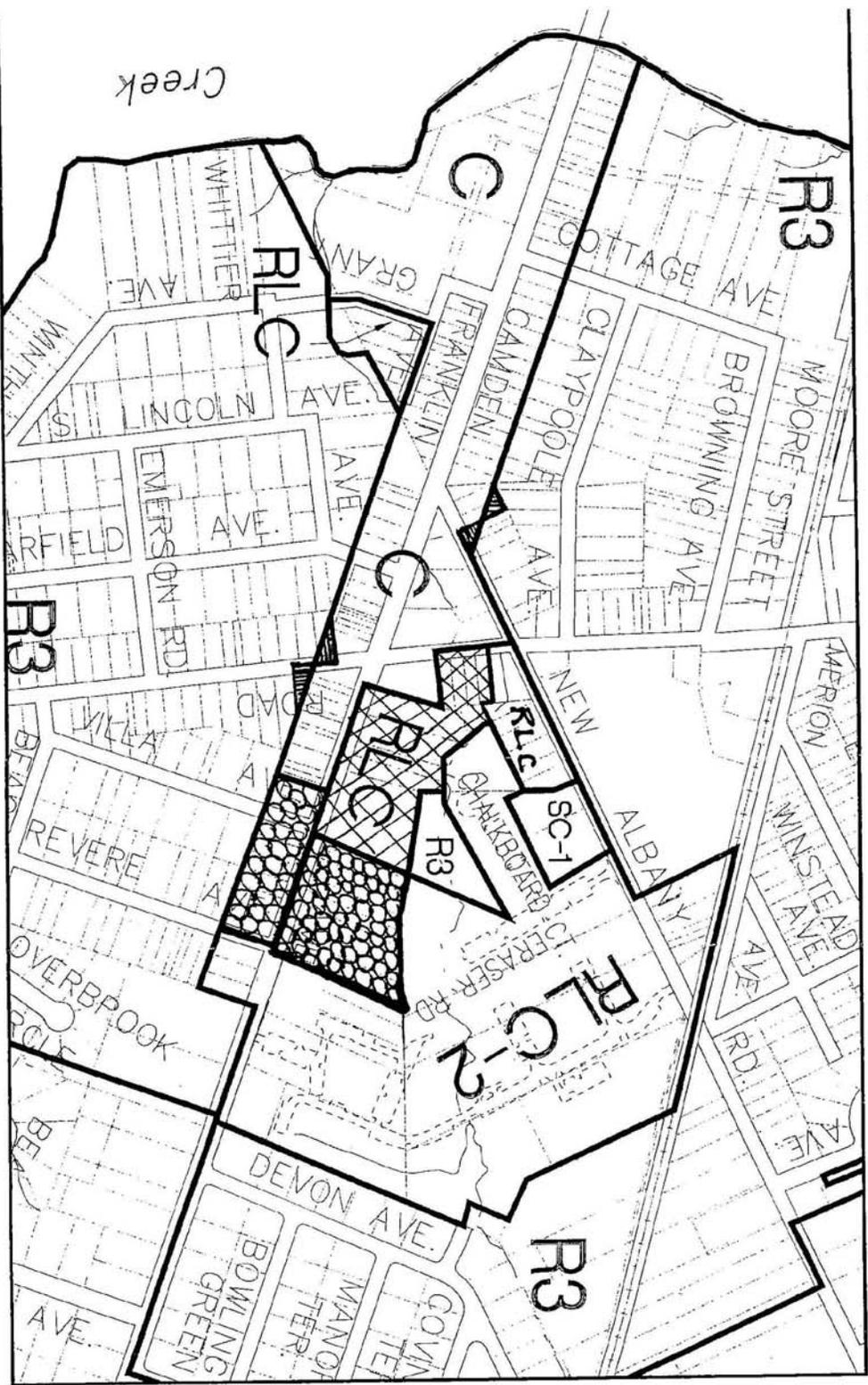
### NOTICE AND CERTIFICATION

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, held on July 30, 2007. This ordinance will be further considered for final passage by the Township Council at a meeting to be held in the Council Chambers of Moorestown Township, 111 West Second Street, Moorestown, NJ on August 27, 2007 at 7:30pm or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance. During the week prior to and including the date of such further consideration, copies will be made available at the Municipal Clerk's Office in said Municipal Building to any member of the general public who shall request such copies.

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Patricia L. Hunt, Township Clerk

# WEST MOORESTOWN TOWN CENTER AREA



ORDINANCE  
No. 23-2007

-  R3 to C
  -  C to R3
  -  R1C to C
  -  R1C2 to C
- 7/27/07