

Approved By: _____
Meeting Date: _____

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 20-2008

**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
FOR THE CREATION OF A LENOLA TOWNCENTER ZONE (LTC)**

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 Master Plan recommends a mix of retail and residential uses to be developed in the area of the Township known as Lenola (aka West Moorestown);

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 from the C Commercial Zone to the LTC-Lenola Town Center Zone:

Block 1100	Lots 1 through 8	227 West Camden Avenue
	Lots 9 and 10	219 West Camden Avenue
	Lot 11	215 West Camden Avenue
	Lots 12 through 16	201-213 West Camden Avenue
Block 1102	Lots 30 and 31	105 West Camden Avenue
	Lots 32 and 33	107 West Camden Avenue
	Lot 34	109 West Camden Avenue
	Lot 35	111 West Camden Avenue
	Lots 36 through 39	115 West Camden Avenue
	Lots 40 through 44	125 West Camden Avenue
Block 1103	Lots 1 and 2	13 West Camden Avenue
	Lot 3	8 New Albany Road
	Lot 3.01	7 West Camden Avenue
	Lot 4	10 New Albany Road
	Lots 5 and 6	3 West Camden Avenue

Block 1200	Lot 1	Franklin Avenue
	Lots 2 through 4	250 West Camden Avenue
	Lots 5 and 6	200 West Camden Avenue
	Lot 7	Franklin Avenue
Block 1201	Lot 1	162 West Camden Avenue
	Lot 2	156 West Camden Avenue
	Lot 3	154 West Camden Avenue
	Lot 4	Camden Avenue
	Lots 5 and 6	Camden Avenue
	Lot 7	140 west Camden Avenue
	Lots 8 through 10	138 west Camden Avenue
	Lot 11	West Camden Avenue
	Lots 12 through 16	110 West Camden Avenue
	Lots 17 and 18	180 West Camden Avenue
	Lot 19	106 West Camden Avenue
	Lot 20	100 West Camden Avenue
Block 1204	Lots 1 through 3	Camden and Garfield
	Lots 4 and 5	12 West Camden Avenue
	Lot 6	10 West Camden Avenue
	Lot 7	8 West Camden Avenue
	Lots 8 and 9	4 West Camden Avenue
Block 1301	Lot 42	1 East Camden Avenue
Block 1700	Lot 1	6 East Camden Avenue
	Lot 2	10 East Camden Avenue
	Lots 3 through 5	14 East Camden Avenue
	Lot 6	18-20 East Camden Avenue
	Lot 7	22 East Camden Avenue
	Lots 8 and 9	26 East Camden Avenue
	Lot 10	30 East Camden Avenue
	Lot 11	32 East Camden Avenue

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 LTC-Lenola Town Center Zone in their entirety:

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

Section 3. 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 4. The Zoning Map is hereby further amended to redesignate the following properties from the RLC Residence-Limited Commercial Zone to the LTC-Lenola Town Center 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 5. The Zoning Map is hereby further amended to redesignate the following properties from the RLC-2 Residence-Limited Commercial-2 Zone to the LTC-Lenola Town Center 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
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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 6. The Zoning Map is hereby further amended to redesignate the following property from the R-3 Residential Zone to the LTC-Lenola Town Center Zone:

Block 1700	Lot 38	South Lenola Road
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Section 7: In all other respects, Chapter 180 shall remain in full force and effect.

Section 8: 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 9: 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 10: Effective Date. This Ordinance shall take effect twenty (20) days after the first publication thereof, after final passage and in accordance with law.

Section 11: Short Title. This Ordinance shall be known as Ordinance 20-2008.

NOTICE

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 28, 2008. This ordinance will be further considered for final passage by the Township Council at a meeting to be held in the Auditorium of the William Allen Middle School, 801 North Stanwick Road, Moorestown, NJ on August 25, 2008 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 to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC
Township Clerk

