

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 15-2022

**ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1400, LOTS 13, 14, AND 15,
BLOCK 900, LOTS 3, 7, 8, AND 9 IN THE TOWNSHIP OF MOORESTOWN, COUNTY
OF BURLINGTON, STATE OF NEW JERSEY**

WHEREAS, by way of Resolution No. 157-2022, on June 13, 2022, the Mayor and Council of the Township of Moorestown (the “Township Council”) designated certain properties identified as Block 1400, Lots 13, 14, and 15, and Block 900, Lots 3, 7, 8, and 9, on the Official Tax Map of the Township as a condemnation “Area in Need of Redevelopment” (the “Redevelopment Area”) in order to facilitate the development, redevelopment, and rehabilitation of the Township of Moorestown (the “Township”), pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the redevelopment and rehabilitation of the Township, the Township prepared a redevelopment plan entitled “New Albany Business Park Redevelopment Plan Block 1400, Lots 13, 14, and 15; and Block 900, Lots 3, 7, 8, and 9 Moorestown Township, New Jersey” dated July, 2022 (the “Redevelopment Plan”), for the Redevelopment Area; and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment, and rehabilitation of the Township for the purpose of improving conditions within the Township; and

WHEREAS, the Township Council has determined that it is in the best interest of the Township to adopt the Redevelopment Plan to effectuate the redevelopment and rehabilitation within the Township; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the governing body referred the attached Redevelopment Plan to the Planning Board of the Township of Moorestown (the “Planning Board”) for review following introduction and first reading; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan as directed by the Township Council and adopted a resolution regarding said review which shall be considered the report of the Planning Board to the Township Council as required by N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Township Council has reviewed and acknowledged the report of the Planning Board and has determined it to be in the best interest of the Township to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the Township and specifically the Redevelopment Area.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Council declares and determines that said Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7 and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.
3. The Township Council hereby acknowledges the report of the Planning Board and adopts the redevelopment plan entitled “New Albany Business Park Redevelopment Plan Block 1400, Lots 13, 14, and 15; and Block 900, Lots 3, 7, 8, and 9 Moorestown Township, New Jersey” dated July 2022, for the properties located at Block 900, Lots 3, 7, 8, and 9; Block 1400, Lots 13, 14, and 15 on the Official Tax Map of the Township.
4. The Township Council shall have, be entitled to, and is hereby vested with all powers and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.
5. The Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Redevelopment Plan and the Township Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan. The Redevelopment Plan shall only be available to an applicant, property owner, developer or redeveloper that has an executed a Redevelopment Agreement with the Township to the extent set forth therein.
6. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
7. In the event that any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of this Ordinance.
8. This ordinance shall take effect after final adoption and publication according to law.

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 11, 2022. This ordinance will be further considered for final passage by the Township Council, after a public hearing thereon, at a meeting to be held at 111 West Second Street, Moorestown, NJ on August 8, 2022 at 7:00 pm or at any date, time and place to which such meeting may be adjourned. For those attending virtually or telephonically, the agenda for said meeting will provide instructions for public participation; all persons interested will be given the opportunity to be heard concerning such ordinance. The ordinance may be viewed in full on the Township's website at www.moorestown.nj.us. In addition, during the week prior to and including the date of such further consideration, copies will be available from the Municipal Clerk's Office to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC
Township Clerk

TOWNSHIP COUNCIL AGENDA REPORT

Meeting Date: July 11, 2022

Subject: ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1400, LOTS 13, 14, AND 15, BLOCK 900, LOTS 3, 7, 8, AND 9 IN THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY

Submitted by: Kevin Aberant, Township Manager

RECOMMENDATION

Adopt.

PREVIOUS ACTION

Resolution 110-2022 which directed the Planning Board to do a preliminary investigation.
Resolution 157-2022 which declared the property an Area In Need of Redevelopment.

BACKGROUND

The next step in the Redevelopment process following the declaration that the property is an Area In Need of Redevelopment, is the adoption of a Redevelopment Plan. This ordinance adopts the attached Redevelopment Plan which satisfies the statutory criteria and largely adopts the underlying zoning with regard to permitted uses and bulk standards.

FISCAL IMPACT

No fiscal impact.

CONCURRENCES

James Maley, Esq. Redevelopment Special Counsel