

**ORDINANCE NO. 26-2014**

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT  
PLAN FOR BLOCK 34.03, LOT 43 AND THE FORMER WALTERS ROAD R.O.W.  
PURSUANT TO N.J.S.A. 40A:12A-7**

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**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by Township Ordinance, and said Redevelopment Plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

**WHEREAS**, the Governing Body of the Township of Harrison, on January 22, 2014, via Resolution No. 58-2014, directed the Joint Land Use Board of Harrison Township ("Planning Board") to conduct a Preliminary Investigation to determine whether Block 34.03, Lot 43 and the former Walter Road R.O.W. (hereinafter "Non-Condemnation Redevelopment Area") is an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Joint Land Use Board held a public hearing on February 20, 2014 at 7:30 p.m., and recommended that the Non-Condemnation Redevelopment Area be designated as an area in need of redevelopment via Resolution No. 9-2014; and

**WHEREAS**, the Mayor and Committee of the Township of Harrison on April 7, 2014, via Resolution No. 97-2014, accepted and adopted the findings and recommendations of the Harrison Township Joint Land Use Board to designate Block 34.03, Lot 43 and the former Walter Road R.O.W. as a Non-Condemnation Redevelopment Area; and

**WHEREAS**, the Joint Land Use Board held a public meeting on September 4, 2014 at 7:30 p.m., and recommended to the Mayor and Committee that they adopt the Redevelopment Plan for the Redevelopment Area entitled "Redevelopment Plan Block 34.03, Lot 43 and the former Walter Road R.O.W." dated August 21, 2014 as prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP, which is attached hereto ("Redevelopment Plan"); and

**WHEREAS**, the Non-Condemnation Redevelopment Area and Plan meet the requirements of N.J.S.A. 40:12A-1, et seq., and is substantially consistent with the Township's Master Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Committee of the Township of Harrison as follows:

**Section 1.**

That the Mayor and Committee of the Township of Harrison hereby accepts and approves the recommendations of the Joint Land Use Board and Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP.

That the Redevelopment Plan, attached hereto, for Block 34.03, Lot 43 and the former Walter Road R.O.W. as recommended by the Joint Land Use Board be and is hereby adopted as the Redevelopment Plan of the Township of Harrison for the area referenced herein as the Non-Condensation Redevelopment Area, and as more fully depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A. 40A:12A-7.

That the Zoning District Map be amended in accordance with the provisions of N.J.S.A. 40A:12A-7(c) of the Township of Harrison Zoning Map, attached, and said Map is hereby amended to conform to the provisions of the Redevelopment Plan. The zoning district map, as amended, shall indicate the Non-Condensation Redevelopment Area to which Redevelopment Plan applies.

That the Mayor and Committee of the Township of Harrison shall have, be entitled to and is hereby vested with all of the powers and authority available to it under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., in furtherance of the goals and purposes of the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-4.

**Section 2.**

**Repealer.**

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

**Section 3.**

**Severability.**

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

**Section 4.**

**When effective.**

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

**TOWNSHIP OF HARRISON**

**BY: \_\_\_\_\_  
LOUIS F. MANZO, MAYOR**

**ATTEST:**

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**DIANE L. MALLOY, Clerk**

## **NOTICE**

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on September 15, 2014. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on October 6, 2014 at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

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DIANE L. MALLOY  
Municipal Clerk