

ORDINANCE NO. 32-2014

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING
ORDINANCE NO. 26-2014 AND ADOPTING AND APPROVING AN AMENDED
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**

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 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-Condensation Redevelopment Area; and

WHEREAS, the Joint Land Use Board held a public meeting on September 4, 2014 at 7:30 p.m., and thereafter recommended to the Mayor and Committee that they adopt the Redevelopment Plan for the Redevelopment Area entitled "Redevelopment Plan for 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; and

WHEREAS, on October 6, 2014 via Ordinance No. 26-2014, the Mayor and Committee adopted the Redevelopment Plan for the Redevelopment Area entitled "Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W."; and

WHEREAS, the governing body has proposed an Amended Redevelopment Plan entitled "Amended Redevelopment Plan Block for 34.03, Lot 43 and the former Walter Road R.O.W."; prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP; and

WHEREAS, a copy of the Amended Redevelopment Plan entitled "Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W."; prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP is attached hereto, and proposes amending Section 2.1 entitled "Development Program" as follows:

...

The development program shall include an office building at a minimum of ~~47,000~~ 11,000 square feet and a maximum of ~~23,000~~ 17,000 square feet. The building shall be one (1) or two (2) stories tall.

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

WHEREAS, this Ordinance, after introduction, shall be referred to the Joint Land Use Board for review, comments and consistency with the Harrison Township Master Plan which Board's recommendation will be reviewed and considered by the Mayor and Committee prior to adoption in accordance with NJSA 40A:12A-7; and

WHEREAS, the Mayor and Committee desire to approve and adopt the proposed Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W. , and direct that the Township's Zoning Map be amended and superseded to reflect the provisions of the Amended Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Harrison, County of Gloucester, and State of New Jersey 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 Amended 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 Amended 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), and said Map is hereby amended to conform to the provisions of the Amended Redevelopment Plan. The zoning district map, as amended, shall indicate the Non-Condensation Redevelopment Area to which the Amended 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.

1. The Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W. prepared by Robert F. Melvin, AICP/PP of Group Melvin Design, titled "Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W." report is hereby approved and adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

2. The Amended Redevelopment Plan is hereby determined to be in substantial compliance with the Harrison Township Master Plan and to the extent there are any inconsistencies between this Ordinance and the Master Plan, they are included as being designed to effectuate the overall goals and objectives of the Master Plan.

3. The Harrison Township zoning map is hereby amended to pursuant to N.J.S.A. 40A:12A-7(c) to include the "S" to be consistent with the boundaries described in the Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W. and the provisions therein.

4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

5. The recitals of this ordinance shall be reproduced in the Minutes of the meeting where this Ordinance is finally adopted and shall serve as the reasoning of the Township Committee as set forth in *N.J.S.A. 40A:12A-7(f)*.

6. This Ordinance shall take effect in accordance with all applicable laws.

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:

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 October 20, 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 November 17, 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.

DIANE L. MALLOY
Municipal Clerk