

ORDINANCE NO. 27-2016

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDED
REDEVELOPMENT PLAN FOR BLOCK 29.06, LOT 10 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, by Resolution No. 216-2014, adopted December 1, 2014, the Mayor and Committee of the Township of Harrison designated certain lands located within the Township, known as Block 29.06, Lot 10 as shown on the Harrison Township Tax Map, commonly known as 700 Barnsboro Road, as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6.b(5)(b) of the Land Redevelopment and Housing Law (the "Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, by Ordinance No. 02-2016, adopted February 1, 2016, the Mayor and Committee adopted a redevelopment plan for Block 29.06, Lot 10 (the "Redevelopment Plan") pursuant to the Redevelopment Law; and

WHEREAS, since the adoption of the Redevelopment Plan, the Township staff and professionals have been working with the property owner/redeveloper to facilitate the redevelopment of the site, and through those efforts, certain modifications to the redevelopment plan have been suggested and become warranted; and

WHEREAS, at the request of the Harrison Township Joint Land Use Board, the Board's Planning Consultant, Robert F. Melvin, AICP/PP of Group Melvin Design, prepared a proposed amendment to the Redevelopment Plan entitled "Harrison Township, New Jersey, Redevelopment Plan for Block 29.06, Lot 10" dated August 29, 2016 (the "Amended Plan"), a copy of which is attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, on September 1, 2016, the Joint Land Use Board, via Resolution No. 32-2016, after a public hearing, recommended the adoption of an amendment to the aforementioned Redevelopment Plan; and

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 N.J.S.A. 40A:12A-7; and

WHEREAS, the Mayor and Committee desire to approve and adopt the proposed restated and amended "Redevelopment Plan for Block 29.06, Lot 10" dated August 29, 2016, and direct that the Township's Zoning Map be amended and superseded to reflect the provisions of the amended Redevelopment Plan, if applicable.

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

Section 1.

1. The amended and restated Redevelopment Plan prepared by Robert F. Melvin, AICP/PP of Group Melvin Design for Block 29.06, Lot 10 titled "Redevelopment Plan for Block 29.06, Lot 10" dated August 29, 2016 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, if applicable, pursuant to N.J.S.A. 40A:12A-7(c) to include the "Redevelopment Plan for Block 29.06, Lot 10" dated August 29, 2016 to be consistent with the boundaries described in the amended Redevelopment Plan 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: _____
DONALD HEIM, DEPUTY 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 September 8, 2016. 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 3, 2016 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