

TOWNSHIP OF HAINESPORT

ORDINANCE NO. 2023-11

**AN ORDINANCE OF THE TOWNSHIP OF HAINESPORT, COUNTY OF
BURLINGTON, STATE OF NEW JERSEY ADOPTING REDEVELOPMENT PLAN
FOR CERTAIN PROPERTY KNOWN AS BLOCK 72.01, LOT 1, AND A PORTION OF
GREENWOOD AVENUE PROXIMATE TO BLOCK 72.01, LOT 1
(Haines Mobile Home Park)**

WHEREAS, the Township Committee of the Township of Hainesport (“Township”) following referral to and upon recommendation of, the Hainesport Township Planning Board (“Planning Board”), desires to adopt the “**Haines Mobile Home Park Redevelopment Plan**” for a certain area in need of rehabilitation at Block 72.01, Lot 1 and a portion of Greenwood Avenue proximate to and abutting Block 72.01, Lot 1, within the Township of Hainesport, Burlington County, New Jersey, which Plan has been prepared by The Taylor Design Group, dated November 30, 2023, and is incorporated herein and made a part hereof by reference; and

WHEREAS, the Planning Board has examined and considered said proposed Redevelopment Plan regarding the subject designated Rehabilitation Area; and

WHEREAS, the Planning Board conducted a public meeting on December 6, 2023 concerning the Plan, which was opened to the public and where said Plan was explained and discussed and members of the public and the Board had an opportunity to pose questions and submit concerns; and

WHEREAS, the Planning Board has reported that the proposed Plan is consistent with the Township Master Plan and has recommended that the Plan be adopted by the Township Committee; and

WHEREAS, the Plan, upon adoption by this Ordinance, is expected to facilitate redevelopment/development of the Rehabilitation Area, and to provide new opportunities for

economic growth and improved housing and amenities for the community.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of Hainesport that, with the recommendation of the Planning Board to adopt the proposed “**Haines Mobile Home Park Redevelopment Plan**”, such recommendation is accepted and the Plan is hereby adopted, including any necessary zoning regulations contained therein.

BE IT FURTHER ORDAINED by the Township Committee of the Township of Hainesport that the Redevelopment Plan prepared by Taylor Design Group for the subject Rehabilitation Area, be and hereby is adopted to govern the Rehabilitation Area comprised of Block 72.01, Lot 1 and that portion of Greenwood Avenue proximate to Block 72.01, Lot 1, and specifically Greenwood Avenue in front of Block 72.01, Lot 1 beginning with its intersection with Lorraine Avenue to the east, then extending west the full length of Block 72.01, Lot 1 to the point where that portion of Greenwood Avenue was previously subject to a right-of-way vacation pursuant to Ordinance 2016-15-11.

BE IT FURTHER ORDAINED that any prior Ordinances or Plans which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistencies.

BE IT FURTHER ORDAINED that this Ordinance shall become effective following final passage and publication as required by law, as the Ordinance adopting the Redevelopment Plan for the designated area, and zoning and redevelopment maps for the area, as applicable.

NOTICE OF PUBLIC HEARING

**HAINESPORT TOWNSHIP
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(Haines Mobile Home Park)**

The Ordinance published herewith was introduced and passed upon first reading at the special meeting of the Township Committee of the Township of Hainesport held on November 30, 2023. It will be further considered for passage after a public hearing at the regular meeting to be held on December 12, 2023 at the Municipal Building, One Hainesport Centre, Hainesport, New Jersey at 6:30 PM at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard. During the week prior to and up to and including the date of such meeting or further consideration, copies of said Ordinance in its entirety may be obtained from the Township Clerk.

Dated: November 30, 2023



Paula L. Kosko, RMC, Township Clerk
Township Administrator

	Motion	Second	Yes	No	Abstain	Absent
Levinson			X			
Gilmore		X	X			
Montgomery	X		X			
Evans			X			
Clauss			X			

NOTICE OF FINAL PASSAGE

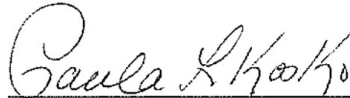
HAINESPORT TOWNSHIP

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Notice is hereby given that Ordinance No. 2023-11 as entitled above has been finally adopted on final reading by the governing body of Hainesport Township after a public hearing at a meeting held on December 12, 2023. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Dated: 12/12/23

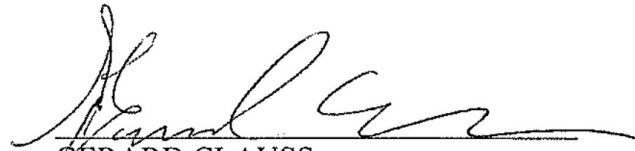


Paula L. Kosko, RMC, Township Clerk
Township Administrator

ACKNOWLEDGMENT OF

APPROVAL BY:

Dated: 12/12/23



GERARD CLAUSS
Mayor of Hainesport Township

	Motion	Second	Yes	No	Abstain	Absent
Levinson		X	X			
Gilmore	X		X			
Montgomery			X			
Evans			X			
Clauss			X			

Introduced: November 30, 2023
First Publication: December 6, 2023
Adoption: December 12, 2023
Final Publication: December 17, 2023