

TOWNSHIP OF BURLINGTON

ORDINANCE

2023-OR-025

ORDINANCE ADOPTING THE SECOND AMENDMENT TO THE MRP/CLARION REDEVELOPMENT PLAN FOR BLOCK 125, LOTS 1, 2, 3, 3.02, 4, 4.01, 4.02, 5, 6 AND 7; BLOCK 130, LOT 2; AND BLOCK 132.02, LOTS 3, 3.01, 6 AND 8.01

WHEREAS, the Township Council authorized the Planning Board to conduct an investigation to determine whether Block 125, Lots 1, 2, 3, 3.02, 4, 4.01, 4.02, 5, 6, and 7; Block 130, Lot 2, and Block 132.02, Lots 3, 3.01, 6 & 8.01 ("Property"), should be declared a non-condemnation area in need of redevelopment pursuant to the "Local Redevelopment and Housing Law," N.J.S.A. 40A:12A-1 et seq., and upon the completion of its investigation the Planning Board recommended that the Property be declared a redevelopment area, which recommendation was accepted by the Township Council; and

WHEREAS, the Township Council adopted Ordinance 2021-OR-003 approving the MRP/Clarion Redevelopment Plan providing for a mix of retail and service businesses, warehouse distribution facilities, and other express uses; and

WHEREAS, the MRP/Clarion Redevelopment Plan recognized the "community's desire to have a retail presence along Bromley Boulevard and along County Route 541," and noted that the "mixture of industrial and retail uses, ..., will result in the positive redevelopment of the Property," and

WHEREAS, the redeveloper requested that the Township Council expand the permitted uses to include a retail tire use to revitalize the redevelopment area, which resulted in the Township Council adopting Ordinance 2022-OR-001 "ADOPTING THE FIRST AMENDMENT TO THE MRP/CLARION REDEVELOPMENT PLAN FOR BLOCK 125, LOTS 1, 2, 3, 3.02, 4, 4.02, 5, 6 AND 7; BLOCK 130, LOT 2; AND BLOCK 132.02, LOTS 3, 3.01, 6 and 8.01;" and

WHEREAS, the MRP/Clarion Redevelopment Plan permits “Branded Full Service Hotels” which are defined as “generally mid-price, upscale, or luxury hotel with a restaurant, lounge facilities, and meeting space as well as minimum service levels often including bell service and room service. These hotels report food and beverage revenue;” and

WHEREAS, the aforementioned definition was designed to assure that hotels within the redevelopment area would not create a potential for future blight and public nuisance issues; and

WHEREAS, the redeveloper has requested that the definition be modified to reflect changes in the leisure and business hotel model to reflect the evolving suite of amenities being offered, while addressing the Township’s concerns that hotels located on the Property be developed so as to reflect positively on the Property and the Township’s significant redevelopment efforts; and

WHEREAS, the redeveloper has informed the Township Council that the requested amendment may enable it to attract a hotel with one section serving overnight guests and a second section serving persons wishing to have an extended stay; and

WHEREAS, the Township Council wishes to amend the definition of permitted uses in section I.1.a. of the MRP/Clarion Redevelopment Plan to change “Branded Full Service Hotels” with footnote 1 to “Branded Upper/Mid-Scale Hotel” with footnote 1 providing “Branded Upper/Mid-Scale Hotel” is defined as “a mid-price or upscale hotel offering amenities consistent with other branded hotels in the market, which amenities include one or more of the following, or a similar service then prevalent in the industry: pool, fitness center, lobby/lounge facilities, and/or beverages. In no event shall a Branded Upper Mid-scale Hotel contain rooms for rent which are accessible by the exterior of the building, rent rooms on less than a daily basis or permit parking for commercial or oversized trucks.”

BE IT ORDAINED AND ENACTED by the Township Council of the Township of Burlington, that the definition of "Branded Full Service Hotels" in section I.1.a. of the MRP/CLARION Redevelopment Plan is hereby amended as follows: "Branded Upper/Mid-Scale Hotel" with footnote 1 providing "Branded Upper/Mid-Scale Hotel" is defined as "a mid-price or upscale hotel offering amenities consistent with other branded hotels in the market, which amenities include one or more of the following, or a similar service then prevalent in the industry: pool, fitness center, lobby/lounge facilities, and/or beverages. In no event shall a Branded Upper Mid-scale Hotel contain rooms for rent which are accessible by the exterior of the building, rent rooms on less than a daily basis or permit parking for commercial or oversized trucks."

Pursuant to N.J.S.A. 40A:12A-7e. the Township Clerk shall forward this amendment to the Burlington Township Planning Board for a report containing its recommendation concerning the redevelopment plan.

This Ordinance was introduced at a meeting of the Township Council in the Township of Burlington held on June 27, 2023, and will be considered for final passage after a public hearing held at a Regular Meeting of the Township Council to be held on July 25, 2023, at the Township Municipal Building, Burlington Township, New Jersey at 7:00 p.m.

This will certify that the foregoing Ordinance was passed by a majority of the Burlington Township Council on July 25, 2023.

Mary E. Field
Municipal Clerk

Robert W. Jung
President of Council