

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 24-17

1st Reading 7-23-24

Date to Mayor 8-14-24

2nd Reading &
Public Hearing 8-13-24

Date Returned 8-14-24

Date Adopted:
8-13-24

Date Resubmitted to Council _____

Approved as to Form of Legality

Effective Date:
9-8-24

Township Attorney

**ORDINANCE OF THE TOWNSHIP OF EWING, IN THE COUNTY OF MERCER,
ADOPTING A REDEVELOPMENT PLAN FOR THE LEXINGTON, PARKWAY &
OLDEN AVENUE CROSSROADS REDEVELOPMENT AREA**

First Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Keyes-Maloney	X				X	
Schroth	X					
Steward	X					
Wollert	X					X
Baxter	X					

Second Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Keyes-Maloney	X					X
Schroth	X					
Steward	X					
Wollert	X				X	
Baxter	X					

By _____ Date _____ Accepted _____ Rejected _____
Mayor

Reconsidered
By Council _____ Override Vote YEA _____ NAY _____

President of the Council

Municipal Clerk

**TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO 24-17

**ORDINANCE OF THE TOWNSHIP OF EWING, IN THE COUNTY OF
MERCER, ADOPTING A REDEVELOPMENT PLAN FOR THE
LEXINGTON, PARKWAY & OLDEN AVENUE CROSSROADS
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on May 14, 2024, under the Redevelopment Law, the Mayor and Council (the “Mayor and Council”) of the Township of Ewing (the “Township”), adopted resolutions designating the properties located at Block 488, Lots 1, 2, 3, and 5; and Block 320, Lots 15, 95 and 101 on the Township’s tax map (the “Lexington, Parkway & Olden Avenue Crossroads Redevelopment Area”) as an area in need of redevelopment in accordance with the Redevelopment Law; and (ii) designating the properties located at Block 488, Lots 1, 2, 3, 5, 7 and 20; and Block 320, Lots 15, 95 and 101 on the Township’s tax map as an area in need of rehabilitation in accordance with the Redevelopment Law (the “Rehabilitation Area” and together with the Lexington, Parkway & Olden Avenue Crossroads Redevelopment Area, the “Redevelopment Area”) and authorizing and directing the Township’s Planning Board (the “Planning Board”) to prepare a redevelopment plan for the Redevelopment Area pursuant to *N.J.S.A. 40A:12A-7f*; and

WHEREAS, the Planning Board caused CWL Planning, LLC (the “Planning Consultant”) to prepare a redevelopment plan for the Redevelopment Area; and

WHEREAS, the Planning Consultant prepared a redevelopment plan for the Redevelopment Area entitled “Lexington, Parkway & Olden Avenue Crossroads Redevelopment Plan”, dated April 3, 2024, as revised on July 10, 2024 (the “Redevelopment Plan”); and

WHEREAS, on April 9, 2024, the Mayor and Council adopted Resolution No. 24R-85 authorizing and directing the Planning Board to review the Redevelopment Plan in accordance with *N.J.S.A. 40A:12A-7e* and to report back to the Mayor and Council its findings, conclusions and recommendations within 45 days; and

WHEREAS, the Planning Consultant presented the Redevelopment Plan to the Planning Board during the August 1, 2024 meeting during which the Planning Board reviewed the Redevelopment Plan and considered the testimony of the Planning Consultant; and

WHEREAS, after conducting its review, the Planning Board adopted a resolution finding that the Redevelopment Plan is not inconsistent with the Township’s Master Plan and recommending that the Township adopt the Redevelopment Plan; and

WHEREAS, the Mayor and Council hereby find that the Redevelopment Plan is in the best interests of the Township and now desire to approve and adopt the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Ewing, County of Mercer, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length herein.
2. The Redevelopment Plan, a copy of which is on file with the Municipal Clerk and is incorporated herein by reference, is hereby approved and adopted pursuant to *N.J.S.A. 40A:12A-7*.

3. The sections of the Zoning Map of the Township that relate to the Redevelopment Area are hereby amended to incorporate the provisions of the Redevelopment Plan.
4. If any part of this Ordinance shall be deemed invalid, such part shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.
5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.
6. This ordinance shall take effect as provided by law.