

**TOWNSHIP OF LUMBERTON  
COUNTY OF BURINGTON  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2024 – 09**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE TOWNSHIP'S REDEVELOPMENT PLAN ENTITLED "2021 REDEVELOPMENT PLAN AMENDMENT TO THE 2018 REDEVELOPMENT PLAN AMENDMENT, WELLINGTON REDEVELOPMENT AREA" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 et seq.***

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), authorizes a municipality to determine whether certain parcels of land in the municipality constitute "areas in need of redevelopment" as such term is defined in the Redevelopment Law; and

**WHEREAS**, pursuant to the Redevelopment Law, in 2017 the Township Committee caused a redevelopment need investigation to be prepared, entitled the "Preliminary Investigation for Determination of Eligibility for Declaration as an Area in Need of Redevelopment, Block 22 Lot 8.01" (the "**Redevelopment Study**"); and

**WHEREAS**, at a properly noticed public hearing on April 19, 2017 the Land Use Board considered the input of interested persons and considered testimony and evidence in support of the redevelopment investigation and recommended to the Township Committee, by Resolution 2017-8, that the delineated area set forth in the Preliminary Investigation Report be determined by the Township Committee to be a non-condemnation redevelopment area; and

**WHEREAS**, after receiving the recommendation of the Planning Board, the Township Committee adopted resolution number 2017-098 determining that the delineated area set forth in the preliminary investigation report is a non-condemnation redevelopment area; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-7*, a Governing Body may adopt, revise or amend a redevelopment plan; and

**WHEREAS**, in order to effectuate the redevelopment of the Wellington Redevelopment Area, the Township authorized its planner to prepare a redevelopment plan for the Redevelopment Area, which was entitled "Redevelopment Plan- Wellington Redevelopment" and was adopted by Ordinance 2017-006 on May 23, 2017; and

**WHEREAS**, in order to comply with the conditions of the Judgement of Compliance and Repose related to the Township's Third Round Affordable Housing Settlement and to enable the intended redevelopment of the area, the Wellington Redevelopment Plan was amended by Ordinance 2018-29 on December 18, 2018; and

**WHEREAS**, since that time the Wellington Redevelopment has been approved, and parts of the redevelopment have been constructed. A further amendment to the Wellington Redevelopment Plan was drafted in 2021 in order to provide standards for accessory uses and structures for the single-family residential lots that have been created within the redevelopment area and to prohibit left turns from Dorchester Drive onto State Highway Route 38: and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-7*, the Land Use Board reviewed the proposed Redevelopment Plan Amendment on January 25, 2024, and has recommended that the Amendment be adopted; as it provides for the long-term planning, development, and operation of the Redevelopment Area and is consistent with the Township’s Master Plan; and

**WHEREAS**, the Redevelopment Plan shall supersede the zoning currently in place and the Township Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan; and

**WHEREAS**, the Township Committee has determined that it is in the best interest of the Township to adopt the 2021 Amendments to the Wellington Redevelopment Plan, to ensure that standards are in place that will enable the community to thrive and to function efficiently even after the initial construction is complete.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Lumberton, Burlington County, New Jersey that the 2021 Redevelopment Plan Amendment to the 2018 Redevelopment Plan Amendment for the Wellington Redevelopment Area prepared by Environmental Resolutions Inc be and hereby is adopted.

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

**ACTION UPON INTRODUCTION:**

COMMITTEE MEMBER	MOTION	2 <sup>ND</sup>	YES	ABSTAIN	NO	ABSENT
<b>I. Faye</b>		X	X			
<b>G. LaPlaca</b>	X		X			
<b>R. Rodriguez</b>			X			
<b>K. Hatfield</b>			X			
<b>T. Benson</b>						X

**ACTION UPON ADOPTION:**

COMMITTEE MEMBER	MOTION	2 <sup>ND</sup>	YES	ABSTAIN	NO	ABSENT
<b>I. Faye</b>	X		X			
<b>G. LaPlaca</b>		X	X			
<b>R. Rodriguez</b>			X			
<b>K. Hatfield</b>						X
<b>T. Benson</b>			X			

## CERTIFICATION

I hereby certify that the foregoing is a true copy of the Ordinance that was Introduced after First Reading at a meeting of the Lumberton Township Committee held on May 2, 2024, and adopted after a Public Hearing held at the Lumberton Township Committee Meeting of June 6, 2024.

*Bobbie Quinn*

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Bobbie Quinn, RMC  
Lumberton Township Clerk

Introduced:	May 2, 2024	Published:	May 10, 2024
Hearing:	June 6, 2024		
Adopted:	June 6, 2024	Published:	June 13, 2024