

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 17-2024

**ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 3401, LOT 36
(428 SOUTH CHURCH STREET) IN THE TOWNSHIP OF MOORESTOWN,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY**

WHEREAS, by way of Resolution No. 168-2023, adopted August 21, 2023, the Township Council of the Township of Moorestown (the “Township Council”) designated certain property identified as Block 3401, Lot 36 on the Official Tax Map of the Township, commonly known as 428 South Church Street, as an “Area in Need of Rehabilitation” (the “Rehabilitation Area”) in order to facilitate the development, redevelopment, and rehabilitation of the Township of Moorestown (the “Township”), pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”); and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the redevelopment and rehabilitation of property in the Township, the Township prepared a redevelopment plan entitled “428 South Church Street Redevelopment Plan” dated June, 2024 (the “Redevelopment Plan”), for the Rehabilitation Area; and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment, and rehabilitation of the Rehabilitation Area for the purpose of improving conditions within the Township; and

WHEREAS, the Township Council has determined that it is in the best interest of the Township to adopt the Redevelopment Plan to effectuate the redevelopment and rehabilitation within the Township; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the governing body referred the attached Redevelopment Plan to the Planning Board of the Township of Moorestown (the “Planning Board”) for review following introduction and first reading; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan as directed by the Township Council and adopted a resolution regarding said review which shall be considered the report of the Planning Board to the Township Council as required by N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Township Council has reviewed and acknowledged the report of the Planning Board and has determined it to be in the best interest of the Township to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the Township and specifically the Rehabilitation Area.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, in the County of Burlington, State of New Jersey that:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Council declares and determines that said Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7 and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.
3. The Township Council hereby acknowledges the report of the Planning Board and adopts the Redevelopment Plan entitled “428 South Church Street Redevelopment Plan” dated June, 2024 for the property located at Block 3401, Lot 36 on the Official Tax Map of the Township.
4. The Township Council shall have, be entitled to, and is hereby vested with all powers and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.
5. The Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Redevelopment Plan and the Township Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.
6. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
7. In the event that any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of this Ordinance.
8. This ordinance shall take effect after final adoption and publication according to law.

CERTIFICATION

I, Patricia L. Hunt, Township Clerk, hereby certify that the attached is a true and correct copy of Ordinance No. 17-2024 which was introduced and adopted on first reading on July 22, 2024 and heard on second reading and was duly adopted by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey at a meeting of the Township Council held on August 12, 2024.

<u>VOTE:</u>	
GILLESPIE	YES
LAW	YES
KEATING	ABSENT
MAMMARELLA	YES
ZIPIN	ABSENT

Patricia L. Hunt, RMC
Township Clerk