TOWNSHIP OF MAPLE SHADE

Ordinance 2013-05

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 64, LOTS 1,2,3,4,5, and 8 (BARRON BUILDING) WITHIN THE DOWNTOWN BUSINES DISTRICT REDEVELOPMENT AREA

BE IT ORDAINED, by the Township Council of the Township of Maple Shade, County of Burlington as follows:

SECTION I. Introduction

Pursuant to Resolution 09-R-103 adopted by the Township Council on June 3, 2009, as amended by subsequent resolutions 09-R- 109 and 09-R-168, the Maple Shade Planning Board was directed to conduct a preliminary investigation to determine whether certain lots in the Downtown Business District Redevelopment Area, including Block 64, Lots 1, 2, 3, 4, 5 6.01, 7 and 8 constituted an area in need of redevelopment according to the criteria of N.J.SA. 40A:12-5.

The Planning Board, conducted its preliminary investigation after the appropriate notice and public hearing and adopted a resolution on October 23, 2009, recommending that the aforementioned properties be designated as an area in need of redevelopment,

On November 4, 2009, the Township Council adopted Resolution 09-R-187 establishing the area delineated in the 2009 PreliminaryInvestigation report, to be a redevelopment area and directing the planner to prepare a Redevelopment Plan for the delineated area.

In February 2013, the Township Council directed the Burlington County Bridge CommissionDepartment of Economic Development and Regional Planning (Edward E. Fox III, P.P., A.I.C.P. and Mark Remsa, P.P., A.I.C.P)to prepare a redevelopment plan for Block 64, Lots 1,2,3,4,5 and 8.

A redevelopment plan entitled "Redevelopment Plan for Block 64, Lots 1, 2, 3, 4, 5 and 8 (Barron Building) Within the Downtown Business District Redevelopment Area" (the "Plan") was prepared by Edward E. Fox III, AICP, PP and Mark Remsa, AICP, PP and referred to the Township Planning Board for review and recommendation. Upon completion of its review, the Planning Board adopted Resolution on March 27, 2013 recommending the adoption of the Plan by Township Council.

Township Council considered the comments of the Planning Board and has determined to adopt the Plan as recommended.

FIRST READING

MOTION: Saporito			
SECONDED: Volpe			
COUNCIL MEMBER:	YEA	NAY	ABS.
Manchello	x		
Saporito	x		
Volpe	x		
Wells	x		

March 14, 2013

SECOND READING

MOTION: Manchello			
SECONDED: Volpe			
COUNCIL MEMBER:	YEA	NAY	ABS.
Manchello	x		
Saporito	x		
Volpe	x		
Wiest	x		
Wells	x		

April 25, 2013

MUNICIPAL CLERK

MAYOR

TOWNSHIP OF MAPLE SHADE

Ordinance_____

SECTION II. ADOPTION OF REDEVELOPMENT PLAN

The Township Council hereby adopts by reference the plan prepared by Edward E. Fox III, P.P., A.I.C.P. and Mark Remsa, P.P., A.I.C.Pof the Burlington County Bridge CommissionDepartment of Economic Development and Regional Planning dated March 18, 2013 and entitled "Redevelopment Plan for Block 64, Lots 1, 2, 3, 4, 5 and 8 (Barron Building) Within the Downtown Business District Redevelopment Area" attached hereto as Exhibit A, finding that the Plan complies with the requirements of N.J.S.A. 40A:12A-7.

This redevelopment plan shall constitute an overlay zoning district within the redevelopment area.

SECTION III. AMENDMENT TO ZONING DISTRICT MAP

The Zoning District Map is hereby amended to indicate that Block 64, Lots 1, 2, 3, 4, 5 and 8, shall constitute the redevelopment area to which this plan applies.

SECTION IV.

This ordinance shall take effect upon final passage and publication according to law.

SECTION V.

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION VI.

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

FIRST READING

MOTION:			
SECONDED:			
COUNCIL MEMBER:	YEA	NAY	ABS.

SECOND READING

MOTION:			
SECONDED:			
COUNCIL MEMBER:	YEA	NAY	ABS.

MUNICIPAL CLERK

MAYOR