

TOWNSHIP OF LUMBERTON

ORDINANCE NO. 2017-006

AN ORDINANCE ADOPTING THE WELLINGTON REDEVELOPMENT PLAN WHICH AMENDS THE EXISTING ROUTE 38 CORRIDOR REDEVELOPMENT PLAN AND AUTHORIZING AND EMPOWERING THE TOWNSHIP COMMITTEE TO TAKE CERTAIN ACTIONS AND PROMOTE CERTAIN PROJECTS, ALL WITHIN THE MEANING AND INTENDMENT OF 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. (“Redevelopment Law”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, by Ordinance No. 1998-12, the Township Committee adopted a redevelopment plan which had previously been provided to the Lumberton Township Land Development Board for its review and hearings; and

WHEREAS, on April 6, 1998 the Lumberton Township Committee adopted a redevelopment plan that designated a series of properties along New Jersey Route 38 and County Highway 541 as areas and in need of redevelopment. The 1998 plan amended the Township’s existing redevelopment plan which covered a group of properties clustered around the intersection of Route 38 with County Route 541. It extended the redevelopment areas to include most of the property along the Lumberton segment of Route 38 and the parcels fronting Route 541 north of where that road crosses Rancocas Creek; and

WHEREAS, by 2008-006 in 2008, the Township adopted the Route 38 Corridor Redevelopment Plan; and

WHEREAS, by 2009-11-13 in 2009, the Township expanded the scope of its redevelopment plan area by extending it to include the entire Route 38 corridor; and

WHEREAS, the Township Committee determined that further investigation and inquiry should be made to see if said redevelopment area should be expanded pursuant to the aforementioned State Statute; and

WHEREAS, by Resolution 2016-129, the Township of Lumberton’s governing body directed the Land Development Board to undertake a preliminary investigation to determine whether the additional properties identified as and consisting of the entirety of Block 22, Lot 8.01 qualify as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township of Lumberton Land Development Board retained Remington & Vernick to prepare the preliminary investigation to include the entirety of Block 22, Lot 8.01, to be known as the "Wellington Redevelopment Plan", which determined that the entirety of Block 22, Lot 8.01 may be designated as an area in need of redevelopment; and

WHEREAS, by Resolution 2017-8, the Township of Lumberton Land Development Board accepted the findings in the "Preliminary Investigation for Determination of Eligibility for Declaration as an Area in Need of Redevelopment" dated April 19, 2017 and recommended that the Wellington Redevelopment Area be designated as an area in need of redevelopment; and

WHEREAS, by Resolution 2017-098, the Township Committee of the Township of Lumberton accepted the recommendations of the Planning Board and designated the Wellington Redevelopment Area as an area in need of redevelopment.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of Lumberton, County of Burlington, State of New Jersey as follows:

1. The entirety of Block 22, Lot 8.01 shall be known as the "Wellington Redevelopment Area" and that the Township Committee of the Township of Lumberton hereby adopts the Wellington Redevelopment Plan in accordance with the recommendations of the Lumberton Land Development Board and its professionals, as reviewed by the Lumberton Township Committee

BE IT FURTHER ORDAINED that this ordinance shall take effect upon proper passage in accordance with the law.

LUMBERTON TOWNSHIP COMMITTEE

ACTION ON INTRODUCTION

Motion made by: Committeewoman Januseski
Motion seconded by: Committeeman Jackson

VOTE:

Committeeman Jackson:	<u>Yes</u>	No	Abstain	Not Present
Committeewoman Januseski:	<u>Yes</u>	No	Abstain	Not Present
Committeeman Mansdoerfer:	<u>Yes</u>	No	Abstain	Not Present
Deputy Mayor Conway:	<u>Yes</u>	No	Abstain	Not Present
Mayor Earlen:	<u>Yes</u>	No	Abstain	Not Present

ACTION ON ADOPTION (after public hearing)

Motion made by: Committeeman Jackson
Motion seconded by: Deputy Mayor Conway

VOTE:

Committeeman Jackson:	<u>Yes</u>	No	Abstain	Not Present
Committeewoman Januseski:	<u>Yes</u>	No	Abstain	Not Present
Committeeman Mansdoerfer:	<u>Yes</u>	No	Abstain	Not Present
Deputy Mayor Conway:	<u>Yes</u>	No	Abstain	Not Present
Mayor Earlen:	<u>Yes</u>	No	Abstain	Not Present

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 April 25, 2017 and adopted after a public hearing at a meeting of the Lumberton Township Committee held on May 23, 2017.

Debra L. Shaw-Blemings

Debra L. Shaw-Blemings, RMC
Lumberton Township Clerk

Introduced: April 25, 2017
Published: May 10, 2017
Hearing: May 23, 2017
Adopted: **May 23, 2017**
Published: May 27, 2017