

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 17001, LOTS 39 TO 45 AND BLOCK 17006, LOTS 1 TO 22 IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, previously adopted a resolution designating the Township an area in need of rehabilitation pursuant to P.L. 1977, c. 12 (N.J.S.A. 54:4-3.95 et seq.) and in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.; LRHL) the Township of Gloucester continues as an Area in Need of Rehabilitation as per the LRHL; and

WHEREAS, The Township of Gloucester has prepared a Redevelopment Plan for Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22 (attached as Exhibit A) in accordance with the requirements of the LRHL in order to promote the revitalization of and reinvestment in Block 17001, Lots 39 through 45 and Block 17006, Lots 1 to 22 and promote the provision of affordable housing in the Township; and

WHEREAS, the Planning Board of the Township of Gloucester has adopted a Master Plan, including a Housing Plan Element and Land Use Plan Element, providing for the appropriate use and development of lands in the Township in a manner that will promote the public health, safety, morals, and general welfare of the Township of Gloucester; and

WHEREAS, the Township Council does hereby make the following findings for adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, Adoption of a Redevelopment Plan:

- A. The Township was previously designated as an area in need of rehabilitation pursuant the requirements of the LRHL and the Redevelopment Plan Area is within the designated rehabilitation area; and
- B. The Planning Board of the Township of Gloucester is required to provide the Township Council with a report containing its recommendation concerning the Redevelopment Plan, including its consistency with the Township Master Plan; and
- C. The Township Council does hereby desire to move forward with its first reading of this Ordinance subject to the review and report by the Planning Board; and
- D. It is the intent of the Township Council to move forward with a second reading and final adoption of this Ordinance, in the appropriate manner, and in accordance with the Township Council's review of the recommendations of the Planning Board.

NOW, THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey as follows:

SECTION 1. The Township Council does hereby adopt the Redevelopment Plan for Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22 as prepared by the consulting firm of T&M Associates in accordance with N.J.S.A. 40A:12A-7, as the redevelopment plan for the area identified in the plan and superseding the existing zoning for the area as described in the Redevelopment Plan.

SECTION 2. In accordance with N.J.S.A 40A:12A-7(c), the Zoning Map as included in the Land Development Ordinance of the Township of Gloucester, is hereby amended to designate Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22 as the Brittany Woods Redevelopment Plan Area.

SECTION 3. The Township Council is hereby designated as the Redevelopment Entity for the Redevelopment Plan for Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22, and may proceed with the clearance, replanning, development, and redevelopment of the Redevelopment Plan Area to effectuate the purposes of the LRHL.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: June 13, 2022

Adopted: _____

Mayor
David R. Mayer

ATTEST:

Township Clerk
Nancy Power, RMC

President of Council
Orlando Mercado