

ORDINANCE OF THE TOWNSHIP OF DEPTFORD ADOPTING A REVISED REDEVELOPMENT PLAN FOR THE FIVE POINTS SOUTH REDEVELOPMENT AREA WITHIN THE TOWNSHIP OF DEPTFORD

WHEREAS, the Township Council of the Township of Deptford, in the County of Gloucester, State of New Jersey, designated the Five Points Redevelopment Area within the Township of Deptford as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for an “area in need of redevelopment”; and

WHEREAS, in order to facilitate the development and redevelopment of a blighted area of Township of Deptford, the Township Council has determined it is in the best interest of the Township to adopt the First Amendment to the Five Points South Redevelopment Plan within the Township of Deptford, which pertains to approximately 198 acres of the total Five Points Redevelopment Area, and consists of Block 387.01, Lot 70 and Block 417.01, Lots 3-9 and 11-13, dated April 8, 2020 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Township for purposes of improving conditions within the Five Points; and

WHEREAS, the Redevelopment Plan will assist with the Township of Deptford to meet its obligations for providing a realistic opportunity for affordable housing pursuant to N.J.S.A. 40A:12A-7.b; and

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

WHEREAS, the Township Council formally referred this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40A:12A-7.e.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Deptford as follows:

Section 1. The Township hereby adopts the Redevelopment Plan for the Township of Deptford, attached hereto.

Section 2. Mayor and Council declares and determines that said Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the Township and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.; and

Section 3. The governing body of the Township of Deptford shall have, be entitled to, and is hereby vested with all of the power and authority granted by the aforementioned statutory provisions as the Redevelopment Entity to effectuate the Redevelopment Plan.

Section 4. The Redevelopment Plan shall supersede any prior redevelopment plan for this property and other local development regulation to the extent set forth in the Redevelopment Plan.

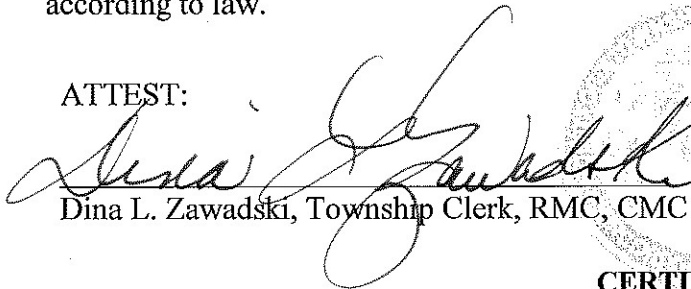
Section 5. The Township of Deptford Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7.c; and

Section 6. Repealer. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency, only.

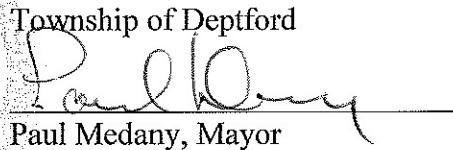
Section 7. Severability. In the event any clause section or paragraph of the ordinance is deemed invalid or unenforceable for any reason, it is the intent of Township Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 8. Enactment. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

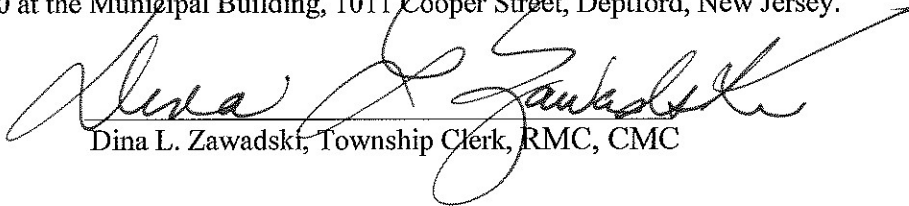

 Dina L. Zawadski, Township Clerk, RMC, CMC



Township of Deptford

 Paul Medany, Mayor

CERTIFICATION

The foregoing Ordinance was introduced at a Council Meeting of Township Council of the Township of Deptford held on the 4th day of May, 2020 and will be considered for final passage and adoption at a Work Session Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 18th day of May, 2020 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.


 Dina L. Zawadski, Township Clerk, RMC, CMC

RECORD OF VOTE – Introduction O.8.20					RECORD OF VOTE – Adoption O.8.20				
Council Member	Yes	No	Abstain	Absent	Council Member	Yes	No	Abstain	Absent
Medany	✓				Medany	✓			
Hufnell	✓				Hufnell	✓			
Barnshaw	✓				Barnshaw	✓			
Belling	✓				Belling	✓			
Lamb	✓				Lamb	✓			
Love	✓				Love	✓			
Schocklin	✓				Schocklin	✓			