

ORDINANCE OF THE TOWNSHIP OF DEPTFORD ADOPTING THE CLEMENTS BRIDGE ROAD II REDEVELOPMENT PLAN FOR THE DEPTFORD CROSSING SHOPPING CENTER

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., confers power to the municipality to redevelop lands within the jurisdiction of Deptford Township; and

WHEREAS, by Resolutions R.245.15 and R.49.16 adopted on December 14, 2015 and January 25, 2016, respectively, the Deptford Township Council authorized the Deptford Township Planning Board to undertake a preliminary investigation as to whether Block 1.05, Lot 8, 1800 Clements Bridge Road and otherwise known as the Deptford Crossing Shopping Center met the criteria of an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Planning Board duly conducted after proper notice to all property owners affected by the proposed redevelopment designation and in accordance with N.J.S.A. 40A:12A-6(b), a public hearing on June 8, 2016, at which time all interested individuals and property owners were provided the opportunity to address all of their questions and concerns to the Planning Board; and

WHEREAS, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of Brian Slaugh, PP, AICP (“Planner”), the Planning Board and Township Planner, as well as the comprehensive preliminary investigation report dated June 8, 2016, and all evidence presented during the course of the public hearing, the Planning Board recommended to the Mayor and Council that the Study Area be declared an area in need of redevelopment without a recommendation that the use of eminent domain be either utilized or foresworn as defined under N.J.S.A. 40A:12A-1 et seq.

WHEREAS, on July 6, 2016, the Planning Board adopted a resolution memorializing its recommendations to the Mayor and Council, which was subsequently transmitted to the Mayor and Council by the Township Clerk; and

WHEREAS, the Deptford Township Council accepted the findings of fact and conclusions of law as memorialized in Resolution No. 2016-19 by the Planning Board, as well as the comprehensive preliminary investigation report and testimony prepared by the Planner, and declared it an area in need of non-condemnation redevelopment on June 27, 2016 memorialized in Resolution R.141.16; and

WHEREAS, the Township Planner has drafted a Redevelopment Plan for the redevelopment of the area in need of redevelopment named the Clements Bridge Road II Redevelopment Plan: Deptford Crossing, dated November 16, 2021 that indicates its relationship to definite municipal objectives for appropriate land use, public improvements and uses, building and site development requirements, relationship to other plans of other governmental jurisdictions, and the procedures necessary to effectuate the redevelopment of the Deptford Crossing section of the Clements Bridge Road II Area in Need of Redevelopment; and

WHEREAS, the Planning Board at its _____, 2022 meeting reviewed and recommended to the Township Council approval of the Clements Bridge Road II Redevelopment Plan: Deptford Crossing, which action was memorialized in Resolution 2022-___.

NOW, THEREFORE, BE IT RESOLVED by the Township of Deptford, County of Gloucester, State of New Jersey as follows:

Section 1. Adoption. The Clements Bridge Road II Redevelopment Plan: Deptford Crossing, as filed in the Office of the Township Clerk, attached hereto as Exhibit A and incorporated herein as if stated in full, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.

Section 2. Article III, Zoning Districts, of the Unified Development Ordinance shall be amended under §7.B.2 to identify Block 1.04, Lot 8 as a redevelopment district superseding the use and bulk standards of the zoning district in accordance with N.J.S.A. 40A:12A-7.c.

Section 3. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

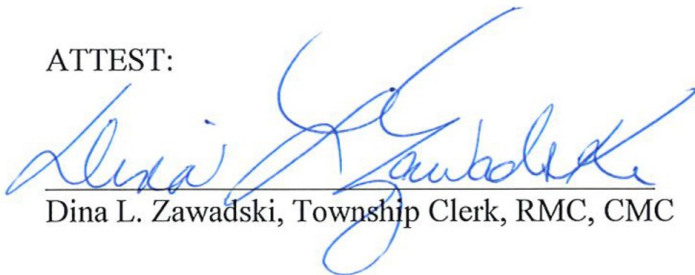
Section 4. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Township of Deptford, then the restriction which imposes the greater limitation shall be enforced.

Section 5. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

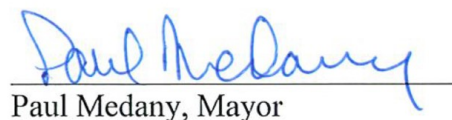
Section 6. Enactment. This Ordinance shall take effect upon the filing thereof with the Commissioner of the New Jersey Department of Community Affairs after final passage, adoption, and publication by the Township Council of the Township of Deptford in the manner prescribed by law.

This Notice is published pursuant to N.J.S.A. 40A:2-17.

ATTEST:

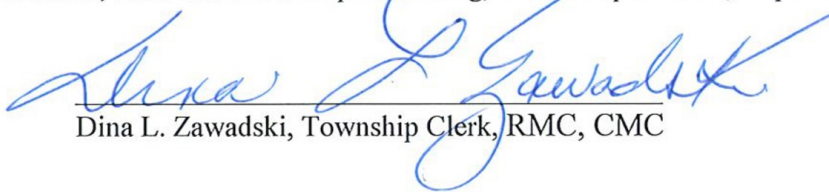

Dina L. Zawadski, Township Clerk, RMC, CMC

Township of Deptford


Paul Medany, Mayor

CERTIFICATION

The foregoing Ordinance was introduced at a Work Session Meeting of Township Council of the Township of Deptford held on the 22nd day of November, 2021 and will be considered for final passage and adoption at a Council Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 6th day of December, 2021 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.


 Dina L. Zawadski, Township Clerk, RMC, CMC

RECORD OF VOTE – Introduction O.21.21					RECORD OF VOTE – Adoption O.21.21				
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	✓			

