

ORDINANCE OF THE TOWNSHIP OF DEPTFORD, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, ADOPTING THE MERRYWOLD SENIOR HOUSING REDEVELOPMENT PLAN FOR THE DONASON TRACT REDEVELOPMENT AREA

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 Resolution R.217.14 adopted on December 1, 2014, the Deptford Township Council authorized the Deptford Township Planning Board to undertake a preliminary investigation as to whether Block 4.01, Lot 1 met the criteria of an Area in Need of Non-Condensation Redevelopment;

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 March 4, 2015, 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 March 4, 2015, 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 Non-Condensation Redevelopment as defined under N.J.S.A. 40A:12A-1 et seq.;

WHEREAS, on April 8, 2015, 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. 2015-15 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-Condensation Redevelopment on April 20, 2015 memorialized in Resolution R.119.15; and

WHEREAS, the Planner has drafted a Redevelopment Plan for the redevelopment of a portion of the Donason Tract named the Merrywold Senior Housing Redevelopment Plan, dated October 25, 2022, 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 purposes of the Merrywold Senior Housing Redevelopment Plan; and

WHEREAS, the Planning Board at its November 2, 2022 meeting reviewed and recommended to the Township Council approval of the Merrywold Senior Housing Redevelopment Plan, which action was memorialized in Resolution 2022-26.

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

Section 1. Adoption. The Merrywold Senior Housing Redevelopment Plan, as filed in the Office of the Township Clerk, is 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 4.01, Lot 1 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 thereof 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.

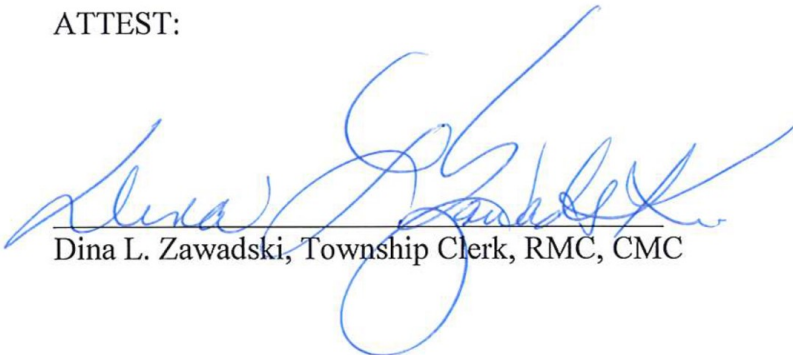
Section 5. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

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.

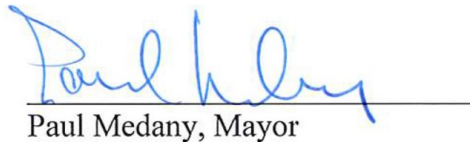
This Notice is published pursuant to N.J.S.A. 40A:2-17.

ATTEST:

Township of Deptford



Dina L. Zawadski, Township Clerk, RMC, CMC



Paul Medany, Mayor

CERTIFICATION

The foregoing Ordinance was introduced at a Work Session Meeting of the Township Council of the Township of Deptford held on the 17th day of October, 2022 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 21th day of November, 2022 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.

Dina L. Zawadski
 Dina L. Zawadski, Township Clerk, RMC, CMC

RECORD OF VOTE – Introduction O.16.22					RECORD OF VOTE – Adoption O.16.22				
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	✓			

