

**TOWNSHIP OF SPRINGFIELD**

**ORDINANCE 2023-10**

**ORDINANCE CREATING SITE SPECIFIC REDEVELOPMENT PLAN FOR THE PORTION OF THE CHAMBERS CORNER REDEVELOPMENT AREA SPECIFICALLY COVERING BLOCK 901.01, LOTS 10, 11, 12, 13 & 14**

**WHEREAS**, Springfield Township continues to support and promote policies which protect its predominantly agricultural community, having successfully preserved vast acreage of farmlands from future development and the Township encourages such agri-businesses as the dominant economic factor and characteristic of the community; and

**WHEREAS**, the Township has small pockets of land at crossroads which potentially serve as hubs of business activity which complement the Township's agri-business and rural community; and

**WHEREAS**, in 2018, the Springfield Township Council authorized the Planning Board to conduct a preliminary redevelopment investigation of the Chambers Corner area of the municipality (Route 206 and Monmouth Road) to determine if the properties in that area qualified as an area in need of non-condemnation redevelopment; and

**WHEREAS**, the redevelopment study concluded that the following Block and Lots should be included in a non-condemnation redevelopment area:

Block 901.01, Lots 2.01, 2.02, 2.03, 4, 5, 6, 8.01, 8.02, 9 through 16, 17.01, 17.02, 18, 19.02, 21.02 and 21.03; Block 902, Lots 1 through 5; Block 903, Lot 1.02; Block 1001 Lots 5, 6, 9, 10 & 11.02; Block 1101, Lots 1 & 2; and Block 1201, Lots 1.01, 1.02, 1.03, 2.01, 2.02, 2.03, 3.02, 33.01 and 33.02; and

**WHEREAS**, one property owner specifically requested that its property (Block 1201, Lots 1.01, 1.02, 1.03, 2.01, 2.02, 2.03, and 33.01) be removed from the redevelopment area thereby limiting the tools available to it to spur economic growth; and

**WHEREAS**, the Township adopted the Chambers Corner Redevelopment Area; and

**WHEREAS**, the Township then adopted a site-specific redevelopment plan for Block 902, Lot 1-5, so that the property owner and the Township could benefit from the redevelopment powers to encourage and promote the removal of abandoned structures and replace such blight with a successful convenience store and gas station, creating a viable ratable on the southwest corner of the Chambers Corner intersection; and

**WHEREAS**, the northwest corner includes a property that has remained vacant for several years and a developer approached the Township seeking to develop the property into a car wash, another productive use of land which compliments the rural characteristics of the community, including the nearby and adjacent preserved farmlands and simultaneously removes the existing blight; and

**WHEREAS**, the Township Council and Township Planner recognize that the development of this site could also assist neighboring properties by encouraging cross-access easements; and

**WHEREAS**, the Township now seeks to create a site-specific redevelopment plan which incorporates the car wash property as well as adjacent properties, specifically Block 901.01, Lots 10, 11, 12, 13 and 14; and

**WHEREAS**, the Township Planner prepared the attached “Springfield Township Redevelopment Plan - Chambers Corner - Block 901.01 Lots, 10, 11, 12, 13, 14 - Monmouth Road and Route 206” incorporating the Township Council’s goals and standards for this portion of the Chambers Corner Redevelopment Area;

**WHEREAS**, the Township refers the attached redevelopment plan to the Planning Board for its immediate consideration to meet the Township’s goals and initiatives; and

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Township Council of the Township of Springfield, County of Burlington and State of New Jersey that the Section 1. Subject to review by the Planning Board the “Springfield Township Redevelopment Plan - Chambers Corner - Block 901.01 Lots, 10, 11, 12, 13, 14 - Monmouth Road and Route 206” prepared by the Township Planner attached hereto and incorporated herein, is adopted by the Springfield Township Council;

SECTION 2. The Plan set forth in Section 1 above shall be deemed a part of, but shall take precedence over and supersede any provisions to the contrary contained in, the Redevelopment Plan. Except as specifically modified hereby, all of the provisions of the Redevelopment Plan which are not in conflict with the terms of the foregoing amendments shall remain in full force and effect.

SECTION 3. The Township Council declares and determines that the Redevelopment Plan, as adopted by this Ordinance, meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development, redevelopment and rehabilitation of the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

SECTION 4. The Township Council expressly incorporates within this Ordinance the findings of the **Township Planning Board as set forth in Resolution 2023-12-02, dated December 05, 2023.**

SECTION 5. The Township Council shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan, as amended by this Ordinance.

SECTION 6. The Redevelopment Plan, as amended by this Ordinance, shall supersede any and all other local development regulations to the extent set forth therein, and the Township Zoning Map is hereby amended, as may be necessary, to conform with the provisions of the Redevelopment Plan, as amended by this Ordinance.

SECTION 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 8. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Council that the balance of this Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of this Ordinance.

SECTION 9. This Ordinance shall take effect after final adoption and publication according to law.

**1st Reading: October 11, 2023**

Council	Motion	2 <sup>nd</sup>	Ayes	Nays	Abstain	Absent
Mr. Eaton			X			
Mr. Hermesmann			X			
Mr. McDaniel		X	X			
Mr. Sobotka	X		X			
Mayor Frank			X			

**Referred to Planning Board Hear at Meeting November 21**  
**Planning Board Resolution 2023-12-02 December 05, 2023**  
**Public Notice : December 08, 2023**  
**2 Reading: Public Hearing: December 20, 2023**

Council	Motion	2 <sup>nd</sup>	Ayes	Nays	Abstain	Absent
Mr. Eaton			X			
Mr. Hermesmann						X
Mr. McDaniel	X		X			
Mr. Sobotka		X		X		
Mayor Frank			X			

**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 Springfield Township Council held on October 11, 2023 and adopted after a public hearing at a meeting of the Springfield Township Council held on December 20, 2023.

---

Brandy Boyington,  
 Acting Township Clerk