

**BOROUGH OF WRIGHTSTOWN  
COUNTY OF BURLINGTON  
ORDINANCE 2018 – 06**

**AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF  
WRIGHTSTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY,  
ADOPTING AN AMENDMENT TO REDEVELOPMENT PLAN FOR THE  
PROPERTY IDENTIFIED AS BLOCK 302, LOTS 33 AND 33.01**

**WHEREAS**, by Ordinance 1999-05, adopted on September 8, 1999, the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey (“**Borough Council**”) designated certain property within the Borough an area in need of redevelopment (“**Redevelopment Area**”); and

**WHEREAS**, The Borough Council has adopted the Borough of Wrightstown Redevelopment Plan dated June 1, 1999 (“**1999 Redevelopment Plan**”) for the entire Redevelopment Area; and

**WHEREAS**, the owner of a portion of the Parcel Four in the Redevelopment Area identified as Block 302, Lots 33 and 33.01 on the Borough of Wrightstown Tax Maps (the “**Property**”) has proposed to redevelop the Property and has proposed an amendment to the 1999 Redevelopment Plan; and

**WHEREAS**, owner of the Property has submitted a proposed amendment to the Redevelopment Plan prepared by James T. Kyle, PP, AICP of Kyle Planning & Design, prepared a redevelopment plan for the Redevelopment Area, originally dated September 19, 2018 and revised October 29, 2018 (the “**Amendment to Redevelopment Plan**”), in consultation with Rick Ragan, the Borough Planner, that has been submitted to the Borough; and

**WHEREAS**, the Borough Council has referred the proposed Amendment to Redevelopment Plan to the Borough Joint Land Use Board for review and recommendation including, without limitation, whether or not the Amendment to Redevelopment Plan is consistent with the Master Plan of the Borough of Wrightstown; and

**WHEREAS**, the Borough Council has received the recommendation of the Borough Joint Land Use Board and the Borough Council intends to adopt the Amendment to Redevelopment Plan, a copy of which is attached hereto as **Exhibit “A”**;

**NOW THEREFORE BE IT ORDAINED** by the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey, that:

**SECTION 1.** Pursuant to *N.J.S.A. 40A:12A-7e*, the Borough of Wrightstown Joint Land Use Board has reviewed the Amendment to Redevelopment Plan, dated October 29, 2018, and has provided its recommendation to the Borough Council—

including, without limitation, that the Amendment to Redevelopment Plan, dated October 29, 2018, is consistent with the Master Plan of the Borough of Wrightstown—prior to the second reading of the herein ordinance.

**SECTION 2.** Pursuant to the Borough of Wrightstown Joint Land Use Board’s review of the Amendment to Redevelopment Plan and recommendations on same, the Borough Council, pursuant to the authority granted to it by *N.J.S.A. 40A:12A-7*, hereby adopts the Amendment to Redevelopment Plan, dated October 29, 2018 attached hereto as **Exhibit “A”**.

**SECTION 3.** Pursuant to the provisions of *N.J.S.A. 40A:12A-7c*, the Amendment to Redevelopment Plan hereby supersedes applicable provisions of the Borough of Wrightstown Land Use Ordinance. In so doing, the Amendment to Redevelopment Plan, dated October 29, 2018, shall constitute an explicit amendment to the Borough Zoning Map to identify Block 302, Lots 33 and 33.01 as the boundaries regulated by the Amendment to Redevelopment Plan, dated October 29, 2018.

**SECTION 4.** This Amendment to Redevelopment shall not affect, modify or change any provisions of the 1999 Redevelopment Plan related to any other property identified in the 1999 Redevelopment Plan and the 1999 Redevelopment Plan shall remain in full force and effect except to the extent amended by this Amendment to Redevelopment Plan.

**SECTION 5.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 6.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**SECTION 7.** This ordinance shall take effect after final approval and publication according to law.

**NOTICE**

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Wrightstown held on September 26, 2018. It will be further considered for final passage after a public hearing at the regular meeting to be held on November 28, 2018, at the Borough Hall, 21 Saylor’s Pond Road, Wrightstown, New Jersey at 6:30 P.M. at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard.

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FREDA H. GORMAN, RMC  
Municipal Clerk

**Introduction/First Reading September 26, 2018**

**MOTION:** Mr. Severns

**SECOND:** Mr. Grove

**ROLL CALL VOTE:**

**AYES:** Mr. Grove, Mr. Lownds, Mrs. Knapp, Mr. Severns, Mr. Timberman

**NAYS:** None

**ABSENT:** Mr. Bird

**ABSTAIN:** None

**Second Reading/Public Hearing November 14, 2018**

**MOTION:** Mr. Severns

**SECOND:** Mr. Lownds

**ROLL CALL VOTE:**

**AYES:** Mr. Bird, Mr. Lownds, Mrs. Knapp, Mr. Severns, Mr. Timberman

**NAYS:** None

**ABSENT:** Mr. Grove

**ABSTAIN:** None

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THOMAS E. HARPER  
Mayor

**CERTIFICATION**

TAKE NOTICE that the aforementioned Ordinance Number 2018-06 was finally adopted by the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey, after Second Reading and Public Hearing at their Regular Meeting held on November 14, 2018.

Dated: November 14, 2018

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FREDA H. GORMAN, RMC  
Municipal Clerk

**EXHIBIT A**

Amendment to Redevelopment Plan dated October 29, 2018