

**WRIGHTSTOWN BOROUGH**

**ORDINANCE 2010-01**

**AN ORDINANCE OF THE BOROUGH OF WRIGHTSTOWN  
AMENDING THE PATRIOTS WALK REDEVELOPMENT OVERLAY  
ZONING**

**BE IT ORDAINED AND ENACTED**, by the Borough Code of the Borough of Wrightstown, County of Burlington and State New Jersey as follows:

**Section 1.**

The Patriots Walk Overlay Zoning adopted by Borough Ordinance 2009-03 adopted June 10, 2009 shall be and is hereby amended in accordance with the recommendations provided by the Borough Planner as attached hereto.

**Section 2. Severability.**

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

**Section 3. Inconsistent Ordinances Repealed.**

All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

**Section 4. Effective Date.**

This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

**NOTICE**

The ordinance published herewith was introduced and passed upon first reading at the regular meeting of the Borough Council of the Borough of Wrightstown held on January 13, 2010. It will be further considered for final passage after a public hearing at the regular meeting to be held on February 10, 2010, 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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ELLEN A. THORNE, R.M.C.  
Municipal Clerk

**Introduction/First Reading**

**January 13, 2010**

Motion: Mr. Lownds

Second: Mrs. Heisler

**Roll Call Vote:**

Ayes: Mr. Severns, Ms. Levan, Mrs. Heisler,  
Mr. Sperling, Mr. Lownds, Mr. Borsavage

Nays: None

Absent: None

Abstain: None

**Second Reading/Public Hearing**

**February 24, 2010**

Motion: Mr. Lownds

Second: Mr. Sperling

**Roll Call Vote:**

Ayes: Ms. Levan, Mr. Sperling,  
Mr. Lownds, Mr. Borsavage

Nays: None

Absent: Mr. Severns, Mrs. Heisler

Abstain: None

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THOMAS E. HARPER  
Mayor

## CERTIFICATION

Due to a snow emergency, the Second Reading and Public Hearing for the foregoing ordinance was rescheduled and duly advertised for the February 24, 2010 Regular Meeting. It is hereby certified that the ordinance 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 the February 24, 2010 meeting.

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ELLEN A. THORNE, R.M.C.  
Municipal Clerk

Ord2010-01 Amending Patriots Walk Overlay Zoning

**PATRIOT'S WALK OVERLAY ZONING  
REDEVELOPEMNT PHASE ONE  
Mixed Use District Redevelopment Area ~ Phase One  
Adopted June 10, 2009**

Amendments Thereto:

**Sections I through IV**  
Are 'Required Standards'

**Section III A.2.** – Omit sentence.

“This is intended to allow for one way parking aisle with full pavement treatment in front of the buildings along Fort Dix Street.”

**Section III E.1.a.**

– Add

“Predominately means in excess of fifty percent in a pattern acceptable to the Board.”

**Section IV B.**

Each building is defined at each 60 feet of façade front area, whether united as one building or a group of buildings.

**Section IV G.5.** – Add

Add after “following”: “consistent with the rendering submitted by the Redeveloper”.

**Section IV G.12.**

Modify to read: Architectural elevations shall be substantially similar to the rendering provided

by the Redeveloper in Sketches 3 and 5.

**Section IV H.6.**

Cementations siding or trim with wood grain is limited to five (5%) percent of the front elevation, ten (10%) percent of the side elevations and twenty-five (25%) percent of the rear

elevations.

**Section IV F.4.**

The minimum height of a front façade on Fort Dix Street and Patriot's Walk shall be two stories.

**Section IV I. 3.a.**

Boxed out glass display areas on the first floor level shall occur every seventy-five (75') feet with a minimum width of sixteen (16') feet.