

**BOROUGH OF PENNS GROVE
MAYOR AND COUNCIL**

ORDINANCE NO. 2017-8

AN ORDINANCE IMPLEMENTING THE “AMENDED AND RESTATED AMENDMENT AND SUPPLEMENT TO THE BROAD STREET/MAIN STREET/ROUTE 130 STUDY AREA REDEVELOPMENT PLAN: DEVELOPMENT REGULATIONS FOR THE “RIVER WALK” SUB-AREA AND “SCATTERED SITE” OVERLAY DISTRICT IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET. SEQ.

WHEREAS, by Resolution, the Borough of Penns Grove (the “**Borough**”) determined that the Broad Street, Main Street, Route 130 Study Area (the “**Redevelopment Area**”) is an “area in need of redevelopment” in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) and that certain Remedial Investigation Report approved by the Borough’s Planning Board (the “**Planning Board**”) on January 17, 2001; and

WHEREAS, by Ordinance, the Borough adopted the Broad Street/Main Street/Route 130 Study Area Redevelopment Plan; and

WHEREAS, the Borough Council of the Borough of Penns Grove (the “**Council**”) previously adopted, by Ordinance, the Amendment and Supplement to the Broad Street/Main Street/Route 130 Study Area Redevelopment Plan: Development Regulations for the “River Walk” Sub-Area; and

WHEREAS, the Council has decided to make changes and amendments to the previously adopted Amendment and Supplement to the Broad Street/Main Street/Route 130 Study Area Redevelopment Plan; Development Regulations for the “River Walk” Sub-Area; and

WHEREAS, the Council would like to adopt the Amended and Restated Amendment and Supplement to the Broad Street/Main Street/Route 130 Study Area Redevelopment Plan: Development Regulations for the “River Walk” Sub-Area and “Scattered Site” Overlay District (the “**Redevelopment Plan Amendment**”) attached as Exhibit A; and

WHEREAS, the Redevelopment Plan Amendment sets forth the use, bulk, intensity of use, and other development standards proposed to be applicable to the redevelopment of the “River Walk” Sub-Area and Scattered Site Overlay District that is located within the Redevelopment Area as detailed in the Redevelopment Plan Amendment; and

WHEREAS, by Resolution (the “**Referral Resolution**”), the Council referred the Redevelopment Plan Amendment to the Borough of Penns Grove Planning Board (the “**Planning Board**”) for the Planning Board’s recommendations consistent with N.J.S.A. 40A:12A-7.e, as of the same date that this Ordinance was introduced; and

WHEREAS, the Planning Board considered the Redevelopment Plan Amendment at a duly-noticed public meeting; and

WHEREAS, the Planning Board thereafter transmitted to the Council a report setting forth the Planning Board’s recommendations with respect to the Redevelopment Plan Amendment within 45 days of the Referral Resolution in accordance with 40A:12A-7.e; and

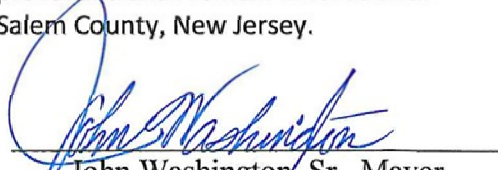
WHEREAS, the Council desires to enact this Ordinance to implement the Redevelopment Plan Amendment;

NOW, THEREFORE, BE IT ORDAINED by the Council as follows:

1. The Redevelopment Plan Amendment is hereby adopted and incorporated by reference herein.
2. The Redevelopment Plan Amendment and the zoning regulations and other standards contained therein are intended by the Council to supersede all other applicable zoning regulations for the River Walk Sub-Area and Scatter Site Overlay District. The language of the Redevelopment Plan Amendment set forth in Section 1.C. (Conflicts, Effect) is hereby specifically incorporated by reference as if fully set forth herein.
3. The Borough’s official zoning map is hereby amended to identify to incorporate the zoning standards and other regulations set forth in the Redevelopment Plan Amendment consistent with N.J.S.A. 40A:12A-7.
4. All Ordinances or parts thereof inconsistent with the provisions of this Ordinance and the Redevelopment Plan Amendment are hereby repealed as to such inconsistency.
5. If any section, subparagraph, sentence, clause or phrase of this Ordinance or the Redevelopment Plan Amendment adopted hereby shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, sentence, clause or provision so adjudged and the remainder of this Ordinance and/or the Redevelopment Plan Amendment shall be deemed valid and effective.
6. This Ordinance and the Redevelopment Plan Amendment adopted hereby shall take effect upon passage and publication according to law.

This Ordinance shall be effective on upon publication of its approval and shall remain in force until modified, amended or rescinded by Borough of Penns Grove, Salem County, New Jersey.

Attest: 
Sharon Williams, Municipal Clerk


John Washington, Sr., Mayor

Council	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
Burl			X			
Johnson						X
Oliver						X
Poindexter	X		X			
Scott			X			
Washington, Jr.		X	X			

Notice: The above ordinance was introduced and passed on the first reading at the meeting of the Mayor and Council of the Borough of Penns Grove in the County of Salem held on August 2, 2017 and will be considered for final passage at a meeting to be held by the Mayor and Council at Borough Hall, Broad Street and State Street, Penns Grove, New Jersey at 7:00 p.m. on September 19, 2017 at which time any interested person will be given an opportunity to be heard.

Sharon Williams
Sharon Williams, Municipal Clerk



Council	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
Burl						X
Johnson		X	X			
Oliver			X			
Poindexter	X		X			
Scott			X			
Washington, Jr.						X

Notice: The above ordinance was introduced and passed on the first reading at the meeting of the Mayor and Council of the Borough of Penns Grove in the County of Salem held on August 2, 2017 and was considered for final passage and adopted after a public hearing, by the governing body of the Borough of Penns Grove, at a meeting held on the 19th day of September, 2017

Sharon Williams
Sharon Williams, Municipal Clerk