

**BOROUGH OF PENNS GROVE  
COUNTY OF SALEM  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2018-11**

**AN ORDINANCE IMPLEMENTING THE “AMENDMENT AND SUPPLEMENT TO THE BROAD STREET/MAIN STREET/ROUTE 130 STUDY AREA REDEVELOPMENT PLAN: DEVELOPMENT REGULATIONS FOR THE ‘FLAMEWORKS AT PENNS GROVE REDEVELOPMENT 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 (the “Redevelopment Plan”); and

**WHEREAS**, the Borough Council of the Borough of Penns Grove (the “Council”) has reviewed the Amendment and Supplement to the Broad Street/Main Street/Route 130 Study Area Redevelopment Plan: Development Regulations for the “Flameworks at Penns Grove” Redevelopment 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 “Flameworks at Penns Grove” Redevelopment District a/k/a the Flameworks Redevelopment District that is located within the Redevelopment Area (the “Flameworks Redevelopment District”) 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; 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 (the "**Planning Board 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 considered the Redevelopment Plan Amendment and the Planning Board Report at its meeting of \_\_\_\_\_; 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 Frameworks Redevelopment District. The full text of the Redevelopment Plan Amendment is hereby specifically incorporated by reference as if fully set forth herein.

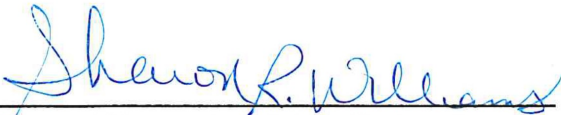
3. The Borough's official zoning map is hereby amended to identify to incorporate the zoning standards and other regulations set forth in the Redevelopment Plan Amendment consistent with N.J.S.A. 40A:12A-7.

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.

ATTEST:

  
Sharon Williams, Municipal Clerk

  
John A. Washington, Sr., Mayor

**LEGAL NOTICE**

The foregoing Ordinance was introduced and passed on the first reading at a meeting of the Borough Council of the Borough of Penns Grove held on July 17, 2018 and was approved for final passage and adoption at a meeting of said Borough Council held on August 21, 2018 at 7:00 PM at Borough Hall, 1 State Street, Penns Grove, NJ at which time and place all persons desiring to be heard thereon will be given full opportunity.

INTRO: July 17, 2018

Council	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
Johnson			x			
Oliver						x
Pasquale			x			
Poindexter	x		x			
Scott			x			
Washington, Jr.		x	x			

  
Sharon R. Williams, Municipal Clerk

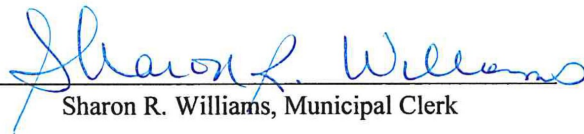
FINAL: August 21, 2018

Council	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
Johnson						x
Oliver						x
Pasquale			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 the 17<sup>th</sup> day of July, 2018 and was considered for final passage and adopted, after a public hearing was held by the Mayor and Council at Borough Hall, 1 State Street, Penns Grove, New Jersey at 7:00 p.m. on August 21, 2018.

**CERTIFICATION**

I, Sharon R. Williams, RMC, CMR, Borough Clerk of the Borough of Penns Grove, County of Salem, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Borough Council of said Borough on second reading at a meeting held on August 21, 2018.

  
Sharon R. Williams, Municipal Clerk

