

ORDINANCE NO. 39-2009

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY.**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 62, LOT 8
PURSUANT TO N.J.S.A. 40A:12A-7 FOR AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by a Township Ordinance and said Redevelopment Plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, the Governing Body of the Township of Harrison, via Resolution No. 126-2007, directed the Planning Board of Harrison Township ("Planning Board") to conduct a Preliminary Investigation to determine whether Block 62, Lot 8, (hereinafter "Redevelopment Area") is an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board held a public hearing on June 4, 2009 and December 3, 2009 at 7:30 p.m., and recommended that the Redevelopment Area be designated as an area in need of redevelopment via Resolution No. 31-2009 and 43-2009, respectively; and

WHEREAS, the Planning Board also recommended to the Mayor and Committee that they adopt the Redevelopment Plan for the Redevelopment Area entitled "North Main Street Redevelopment Plan" (revised December 2009) prepared by the Planning Board's Planner, Robert F. Melvin, PP, AICP, which is attached hereto ("Redevelopment Plan"); and

WHEREAS, the Redevelopment Area and Plan meets the requirements of N.J.S.A. 40:12A-1 *et seq.*, and is consistent with the Township's Master Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Harrison as follows:

Section 1.

The Mayor and Committee of the Township of Harrison hereby accepts and approves the recommendations of the Planning Board and Planning Board's Planner, Robert F. Melvin, PP, AICP.

That the North Main Street Redevelopment Plan recommended by the Planning Board be and is hereby adopted as the Redevelopment Plan of the Township of Harrison for the area referenced herein as the Redevelopment Area, and as more fully depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A. 40A:12A-7.

That the Zoning District Map be amended in accordance with the provisions of N.J.S.A. 40A:12A-7(c) of the Township of Harrison Zoning Map, last amended December 2007, and said Map is hereby amended to conform to the provisions of the North Main Street Redevelopment Plan. The zoning district map, as amended, shall indicate the Redevelopment Area to which Redevelopment Plan applies.

That the Mayor and Committee of the Township of Harrison shall have, be entitled to and is hereby vested with all of the powers and authority available to it under N.J.S.A. 40A:12A-1 et seq., in furtherance of the goals and purposes of the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-4(c).

Section 2.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

Section 3.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

**BY: _____
LOUIS F. MANZO, MAYOR**

ATTEST:

**_____
Carol L. Pusztay, Deputy Municipal Clerk**

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on December 7, 2009. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on December 21, 2009 at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

Carol L. Puszta, Deputy Municipal Clerk