

ORDINANCE 2022:16

ORDINANCE OF THE BOROUGH OF STRATFORD, COUNTY OF CAMDEN AND STATE OF NEW JERSEY, ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 2, 4, 7 & 18 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF STRATFORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”)

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution Nos. 2016:67 and 2016:103, the Mayor and Borough Council of the Borough of Stratford authorized and directed the Stratford Joint Land Use Board (“JLUB”) to undertake the preliminary investigation of property located at Block 62, Lots 2, 4, 7 & 18 (“Study Area”) as a Non-Condemnation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Borough Council, the JLUB conducted an investigation to determine whether the Study Area should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 62, Lots 2, 4, 7 & 18, dated July 2016, prepared by Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP; and

WHEREAS, the JLUB conducted a public hearing on October 4, 2016 concerning the designation of the Study Area as a Non-Condemnation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the JLUB; and

WHEREAS, the JLUB prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein, including the Study Area appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the JLUB heard sworn testimony from its professional planner who presented substantial credible evidence that Block 62, Lots 2, 4, 7 & 18 qualified as an Area in Need of Redevelopment pursuant to LRHL ("ANR Area"); and

WHEREAS, at the conclusion of the public hearing as described above, the JLUB adopted Resolution No. 16-12, recommending that the Mayor and Borough Council designate the ANR Area on the Official Tax Map of the Borough of Stratford as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council agreed with the conclusions of the JLUB that the ANR Area met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution No. 2016:108, adopted on August 4, 2016, the Mayor and Borough Council determined that the ANR Area qualified as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Borough Council have deemed it in the best interest of the public health, safety and welfare to adopt an Amended Redevelopment Plan, dated

October 6, 2022 as set forth in Exhibit "A" attached hereto and made a part hereof for the ANR Area on the Official Tax Map of the Borough of Stratford.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Stratford, County of Camden, State of New Jersey, as follows:

SECTION 1. Adoption of an Amended Redevelopment Plan. The Mayor and Borough Council of the Borough of Stratford, County of Camden and State of New Jersey hereby adopt the Amended Redevelopment Plan for Block 62, Lots 2, 4, 7 & 18 on the Official Tax Map of the Borough of Stratford appended and attached hereto as Exhibit "A".

SECTION 2. The Mayor and Borough Council of the Borough of Stratford hereby declare and determine that the said Amended Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 *et seq.*

SECTION 3. Amendment of Zoning Map. The Zoning Map of the Borough of Stratford shall be and is hereby supplemented and amended so as to provide for the Amended Redevelopment Plan to encompass the ANR Area as an overlay zoning district. The Zoning Map shall include the ANR Area as a Redevelopment Area to which the Amended Redevelopment Plan is applicable.

SECTION 4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 6. Upon adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board, New Jersey Department of Community Affairs and other agencies as required by law.

SECTION 7. This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Department of Community Affairs.

Mayor Josh Keenan 11/09/2022 ATTEST:
Date

Bill Bray, RMC
Borough Clerk

NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at the Regular Meeting of the Governing Body of the Borough of Stratford, in the County of Camden, State of New Jersey, held on the 11th day of October, 2022. It will be further considered for final passage after public hearing thereon, at the meeting of the Governing Body to be held via electronic video conference provided by ZOOM or in the Borough Hall, in the Borough of Stratford on the 9th day of November, 2022 at 7:00 PM. To attend the meeting visit, <https://us06web.zoom.us/j/6553784906> or enter Meeting ID: 655 378 4906 in the Zoom application.

Copies of the ordinance will be made available during the week prior to and up to and including the date of such meeting at the Clerk's Office in the Borough Hall to the members of the general public who shall request the same.

Bill Bray, RMC
Borough Clerk

EXHIBIT "A"
AMENDED REDEVELOPMENT PLAN
BLOCK 62, LOTS 2, 4, 7 & 18

