

*****ADOPTED APRIL 15, 2024*****

DELANCO TOWNSHIP

ORDINANCE 2024-5

**ADOPTING “INDUSTRIAL REHABILITATION
AREAS REDEVELOPMENT PLAN” FOR
BLOCK 2100, LOT 11 (401 CREEK ROAD),
BLOCK 2000, LOT 13.01 (450 CREEK ROAD),
BLOCK 2000, LOT 13.04 (500 CREEK ROAD), AND
BLOCK 1900, LOT 1.01 (740 COOPERTOWN ROAD)**

WHEREAS, the Township of Delanco (“Township”) is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A- 1 et seq. (the “Redevelopment Law”) to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, on December 18, 2023, the Delanco Township Committee adopted Resolution No. 2023-143 designating the identified Creek Road Parcels as an Area in Need of Rehabilitation, and Resolution No. 2023-144 designating the Coopertown Road Parcel (including two other parcels not addressed by this Redevelopment Plan), as Areas in Need of Rehabilitation; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Township directed the Township Planner, Scott D. Taylor, PP, AICP, Taylor Design Group, to prepare a Redevelopment Plan by way of and in accord with Resolutions 2024-41 and 2024-42 adopted on February 5, 2024; and

WHEREAS, Taylor Design Group issued the “Industrial Rehabilitation Areas Redevelopment Plan” with a date of February 29, 2024, (“the Redevelopment Plan”) a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, in accord with the Redevelopment and Housing Law, at N.J.S.A. 40A:12A-8(e), the Township will refer the Redevelopment Plan to the Delanco Township Joint Land Use Board for its review, report and recommendations as part of the adoption process of this Ordinance; and

WHEREAS, the Township finds that the adoption of the Redevelopment Plan is in the best interests of the Township for the redevelopment of the Property and in accord with the purposes and intent of the Rehabilitation Law and the Rehabilitation Area designation previously conferred upon this Property.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township of Delanco, in the County of Burlington and State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan titled “Industrial Rehabilitation Areas Redevelopment Plan” with an initial date of February 29, 2024, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law. Further, the Redevelopment Plan shall amend, replace and supersede any prior redevelopment plans with respect to the Property.

Section 3. The zoning district map in the zoning ordinance of the Township is hereby amended to include the boundaries described in the Redevelopment Plan and the provisions therein.

Section 4. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 6. This Ordinance shall take effect immediately upon final passage and publication according to law.