

**\*\*\*\*ADOPTED JULY 13, 2015\*\*\*\***

**DELANCO TOWNSHIP**

**ORDINANCE 2015-9**

**ADOPTING A REDEVELOPMENT PLAN FOR  
THE RHAWN PIPE FACTORY REDEVELOPMENT AREA  
200 RHAWN STREET (BLOCK 2100, LOT 1)**

WHEREAS, on June 29, 2015, the Township Committee of the Township of Delanco, in the County of Burlington, State of New Jersey (the "Township") adopted Resolution 2015-78 declaring the Rhawn Pipe Factory Area at 200 Rhawn Street, Block 2100, Lot 1 within the Township as an "Area In Need of Redevelopment" (the "Rhawn Pipe Factory Redevelopment Area" or "Redevelopment Area"); and

WHEREAS, the Redevelopment Area has been formally declared pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (the "Act"); and

WHEREAS, the Act provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, the Township Planner, Michelle Taylor, AICP, PP, of Taylor Design Group, Inc., (the "Planner") was directed to prepare a Redevelopment Plan for the Redevelopment Area in accordance with N.J.S.A. 40A:12-7; and

WHEREAS, on June 25, 2015, the Planner issued a Redevelopment Plan for the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, the Township has reviewed the Redevelopment Plan, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, following first reading, this Ordinance and the Redevelopment Plan shall be referred to the Delanco Township Planning Board for review and a consistency determination relative to the Township's Master Plan; and

WHEREAS, the Township desires to approve the Redevelopment Plan and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan.

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

Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto is hereby approved.

Section 2. The zoning map of the Township is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of same.

Section 3. The recitals of this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as the reasoning of the Township Committee for purposes of N.J.S.A. 40A:12A-7.