

**\*\*\*ADOPTED MARCH 7, 2011\*\*\***

**TOWNSHIP OF DELANCO**

**ORDINANCE 2011-6**

**AUTHORIZING AND ADOPTING SECOND AMENDMENT  
TO REDEVELOPMENT PLAN  
FOR ZURBRUGG MANSION PROPERTIES**

**WHEREAS**, on or about June 20, 2006, the Township Committee of the Township of Delanco (the "Township") designated the Zurbrugg Mansion properties (formerly known as Block 1201, Lots 1.01 and 1.02 and Block 1202, Lots 1.01, 1.02 and 1.03, and currently known as Block 1202, Lots 1-11) as a Redevelopment Area under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

**WHEREAS**, the Township thereafter undertook a Request for Proposals ("RFP") process and ultimately adopted a Redevelopment Plan dated May 5, 2008, for the properties; and

**WHEREAS**, the Township Planners, Taylor Design Group, Inc., previously provided a "Redevelopment Plan Amendment" for the Zurbrugg Mansion properties, dated June 17, 2010 to address the addition of residential units to the Mansion; and

**WHEREAS**, the Redeveloper, Grapevine Development, pursued and obtained Federal Tax Credits for historic preservation; and

**WHEREAS**, the project was subject to review by the National Park Service and the New Jersey Historic Preservation Office; and

**WHEREAS**, the Federal and State reviews required revisions to the townhouse layout and design in order to preserve the historic character of the Zurbrugg Mansion; and

**WHEREAS**, Robert G. Hall, Jr., P.P. of Pennoni Associates, Township Joint Land Use Board Engineers, prepared "Zurbrugg Mansion Redevelopment Plan Amendment #2," dated February 2, 2011, to reflect and incorporate these revisions to the development plan.

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, at N.J.S.A. 40A:12A-7, the Redevelopment Plan and any amendments thereto require adoption by Ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of Delanco Township as follows:

**Section One.** The Township Committee hereby adopts the Redevelopment Plan Amendment #2 referenced above and incorporated herein by reference, as prepared by Pennoni Associates and dated January 28, 2011. This Second Amendment, to the extent of any

inconsistency, shall supersede all previous zoning standards and development regulations for the Zurbrugg Mansion Redevelopment Area.

**Section Two.** This Ordinance and the incorporated Redevelopment Plan Amendment #2 shall be referred to the Planning Board in accord with N.J.S.A. 40A:12A-7, prior to second reading and public hearing.

**Section Three.** All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**Section Four.** If any section, paragraph, subsection, 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 Five.** This Ordinance shall take effect immediately upon final passage and publication according to law.