

**\*\*\*\*ADOPTED JULY 19, 2010\*\*\*\***

**TOWNSHIP OF DELANCO**

**ORDINANCE 2010-12**

**AUTHORIZING AND ADOPTING 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 for the properties in 2008; and

**WHEREAS**, the designated Redeveloper, Zurbrugg Partnership, LLC, originally proposed twenty-four (24) age-restricted affordable housing units within the Zurbrugg Mansion located on Block 1202, Lot 6 for in accord with a Redevelopment Agreement dated April 14, 2008; and

**WHEREAS**, during the construction phase, the Redeveloper was able to construct and obtained approval from the New Jersey Department of Community Affairs (“DCA”) to construct three (3) additional age-restricted affordable housing units; and

**WHEREAS**, by prior amendments to the Redevelopment Agreement, the Township has recognized and authorized those units; and

**WHEREAS**, the Township Planners, Taylor Design Group, Inc., have provided a “Redevelopment Plan Amendment” for the Zurbrugg Mansion properties, dated June 17, 2010; and

**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 referenced above and incorporated herein by reference, as prepared by Taylor Design Group, Inc. and dated June 17, 2010. This Redevelopment Plan 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 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, 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 Five.** This Ordinance shall take effect immediately upon final passage and publication according to law.