**ORDINANCE NO.**

**ORDINANCE OF THE TOWNSHIP OF VOORHEES, COUNTY OF CAMDEN AND STATE OF NEW JERSEY,** **ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 150.01, LOTS 1, 2, 5 and 5.01 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF VOORHEES 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 No. 229-17, the Mayor and Township Committee of the Township of Voorhees authorized and directed the Voorhees Township Planning Board (“Planning Board”) to undertake the preliminary investigation of property located at Block 150.01, Lots 1, 2, 3, 5 and 5.01 (“Study Area”) as a Condemnation Redevelopment Area; and

**WHEREAS**, in accordance with the Resolution adopted by the Mayor and Township Committee, the Planning Board 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 150.01, Lots 1, 2, 3, 5 and 5.01, dated December 27, 2017, prepared by CME Associates; and

**WHEREAS**, the Planning Board conducted a public hearing on March 28, 2018 concerning the designation of the Study Area as a 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 Planning Board; and

**WHEREAS**, the Planning Board 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 Planning Board heard sworn testimony from its professional planner, Malvika Apte, PP, AICP, who presented substantial credible evidence that Block 150.01 Lots 1, 2 and 5.01 qualified as an Area in Need of Redevelopment pursuant to LRHL and that Block 150.01 Lot 5 should be included as an Area in Need of Redevelopment for the effective redevelopment of the Voorhees Town Center (“ANR Area”); and

**WHEREAS**, at the conclusion of the public hearing as described above, the Planning Board adopted Resolution No. 18-014, recommending that the Mayor and Township Committee designate the ANR Area, Block 150.01 Lots 1, 2, 5 and 5.01 on the Official Tax Map of the Township of Voorhees as an Area in Need of Condemnation Redevelopment; and

**WHEREAS**, the Mayor and Township Committee agreed with the conclusions of the Planning Board that the ANR Area met the aforementioned criteria for Condemnation Redevelopment Area designation; and

**WHEREAS**, by virtue of Resolution No. 141-18, adopted on May 14, 2018, the Mayor and Township Committee determined that the ANR Area qualified as an Area in Need of Condemnation Redevelopment; and

**WHEREAS**, the Mayor and Township Committee have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit “A” attached hereto and made a part hereof for the ANR Area on the Official Tax Map of the Township of Voorhees.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Voorhees, County of Camden, State of New Jersey, as follows:

**Section 1: Adoption of Redevelopment Plan.**

The Mayor and Township Committee of the Township of Voorhees, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 150.01, Lots 1, 2, 5 and 5.01 on the Official Tax Map of the Township of Voorhees appended and attached hereto as Exhibit “A”.

**Section 2:** The Mayor and Township Committee of the Township of Voorhees hereby declare and determine that the said 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 Township 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 Township of Voorhees shall be and is hereby supplemented and amended so as to provide for the 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 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 Township 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.

ATTEST: TOWNSHIP OF VOORHEES

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Dee Ober, RMC, Township Clerk By: Michael R. Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, hereby certify the foregoing to be a true and correct copy of an Ordinance introduced by the Mayor and Township Committee at their meeting of January 7, 2019 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, New Jersey.

Dee Ober, RMC, Township Clerk

INTRODUCED: January 7, 2019

ADOPTED: