

TOWNSHIP OF MAURICE RIVER

ORDINANCE NO. 629

AN ORDINANCE OF THE TOWNSHIP OF MAURICE RIVER APPROVING THE REDEVELOPMENT PLAN FOR BLOCK 230, LOT 30 KNOWN AS THE SAPELLO FOUNDRY REDEVELOPMENT PLAN.

WHEREAS, the Township Committee, Township of Maurice River, New Jersey by Resolution, adopted September 19, 2013 did determine that referenced properties (the "Area") are determined to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Land Use Board, Township of Maurice River, New Jersey has considered and did approve by Resolution on March 5, 2014, a copy of which is annexed hereto, a Redevelopment Plan for the Sapello Foundry dated February 19, 2014 (the "Redevelopment Plan") in accordance with N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Land Use Board, Township of Maurice River, New Jersey, has submitted to the Township Committee its resolution, certification and recommendation respecting the Redevelopment Plan for the Area and the Township Committee has duly considered the Land Use Board's resolution, certification and recommendation; and

WHEREAS, the Redevelopment Plan complies with the requirements of all applicable State and Federal statutes and regulations promulgated thereunder.

NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MAURICE RIVER, NEW JERSEY THAT:

Section 1. It is hereby found and determined that the Redevelopment Plan conforms to the Master Plan of the Township of Maurice River.

Section 2. It is hereby found and determined that the Redevelopment Plan gives due consideration to the provision of appropriate allowable uses of the Areas as is desirable for improvement, with special consideration for the health, safety and welfare of the residents of the Areas and the Township of Maurice River.

Section 3. It is hereby found and determined that the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area.

Section 4. In order to facilitate the implementation of the Redevelopment Plan, it is hereby found and determined that certain official action must be taken by this Body and, accordingly, this body hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan, and (b) requests the various officials, departments, boards and agencies of the Township of Maurice River having administrative responsibility in the premises to cooperate in such end and to exercise their respective functions and powers in a manner consistent with the Development Plan and this Ordinance, and take appropriate action upon proposals and measures designed to effectuate the same.

Section 5. Development activity pursuant to the Redevelopment Plan shall only be related to the Area and any analysis of surrounding area contained in the Redevelopment Plan shall not be construed to mean that the Township of Maurice River intends to develop such surrounding areas.

Section 6. The Redevelopment Plan for the Area, having been duly reviewed and considered, is hereby approved, and the Township Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

Section 7. All ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 8. To the extent that any part or parts of this Ordinance are repealed or otherwise modified or voided by State statute or case law, the remaining portions or sections of this Ordinance shall remain in full force and effect.

Section 9. If any section, sentence or any part of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect, impair or invalidate the remainder of the Ordinance, but shall be confined in its effect to the section, sentence or other part of this Ordinance directly involved in the controversy in which judgment shall have been rendered.

Section 10. That this Ordinance shall take effect upon final passage and publication in accordance with law.

NOW THEREFORE, BE IT FURTHER ORDAINED by the Governing Body for the Township of Maurice River, County of Cumberland and State of New Jersey, that a certified copy of this ordinance is forwarded to the Pinelands Commission for certification.

INTRODUCED: February 20, 2014

ADOPTED: March 20, 2014