

**TOWNSHIP OF MAURICE RIVER**

**ORDINANCE 633**

**AN ORDINANCE OF THE TOWNSHIP OF MAURICE RIVER AMENDING  
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 2014-04 on March 5, 2014 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 Township Committee of Maurice River, New Jersey adopted Ordinance 629 implementing the Redevelopment Plan on March 20, 2014; and

**WHEREAS**, the Redevelopment Plan was sent to the Pinelands Commission for certification and recommendations relating to the permitted uses were requested for inclusion in the Redevelopment Plan by the Pinelands Commission before the plan would be certified; and

**WHEREAS**, the Land Use Board, Township of Maurice River, New Jersey has considered and did approve by Resolution on September 3, 2014 a copy of which is annexed hereto, an amended Redevelopment Plan for the Sapello Foundry dated February 19, 2014 and amended August 21, 2014 (the "Redevelopment Plan") in accordance with N.J.S.A. 40A:12A-7(e).

**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 amended Redevelopment Plan conforms to the Master Plan of the Township of Maurice River.

**Section 2.** It is hereby found and determined that the amended 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 amended 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.** The amended 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.

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed the first reading at a meeting of the Township Committee of the Township of Maurice River, County of Cumberland and State of New Jersey, held on August 21, 2014 at 7:30 pm, and said Ordinance will be further considered for final passage and adoption at a public hearing to be held at the Municipal Building located at 590 Main Street, Leesburg, NJ 08327, on September 18, 2014 at 7:30 p.m. or as soon thereafter as the matter may be reached.

INTRODUCED: 8/21/14

Linda L. Costello  
Acting Municipal Clerk