

Referred to the Planning Board of 12/16/21

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 21-25

1st Reading 12-14-21 Date to Mayor _____

2nd Reading & Public Hearing _____ Date Returned _____

Date Adopted: _____ Date Resubmitted to Council _____

_____ Approved as to Form of Legality

Effective Date: _____ Township Attorney _____

AN ORDINANCE AMENDING THE PARKWAY AVENUE REDEVELOPMENT PLAN

First Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Baxter	X					
Keyes-Maloney	X					
Steward	X					X
Wollert	X				X	
Schroth	X					

Second Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Baxter						
Keyes-Maloney						
Steward						
Wollert						
Schroth						

By _____ Date _____ Accepted _____ Rejected _____
Mayor

Reconsidered
By Council _____ Override Vote YEA _____ NAY _____

President of the Council

Municipal Clerk

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 21-25

AN ORDINANCE AMENDING THE PARKWAY AVENUE REDEVELOPMENT PLAN

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for an “Area in Need of Redevelopment” and/or an “Area in Need of Rehabilitation” as set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*; and

WHEREAS, the Township of Ewing (the “Township”), following referral to and upon recommendation of the Ewing Township Planning Board (the “Planning Board”), adopted via Ordinance No. 13-02, the “Parkway Avenue Redevelopment Plan,” dated January 8, 2013 (the “Redevelopment Plan”), for certain areas in need of redevelopment at the former General Motors and Naval Warfare sites, which plan was prepared by L&G Planning; and

WHEREAS, the Township has determined that it is in the best interests of the Township to amend the Redevelopment Plan to effectuate the development, redevelopment and rehabilitation of property within the Redevelopment Area and is desirous of amending said Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Township Council has referred this amendment to the Redevelopment Plan, as more fully set forth in the Exhibit attached hereto, to the Planning Board for review and approval; and

WHEREAS, following a public meeting, the Planning Board recommended adoption of the Redevelopment Plan, as amended, by the Township Council.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Township of Ewing, County of Mercer, as follows:

- Section 1.** The Parkway Avenue Redevelopment Plan, as amended, and as presented to the Ewing Township Planning Board and annexed hereto, is hereby adopted pursuant to N.J.S.A. 40A:12A-7.
- Section 2.** The Township Council declares and determines that said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development, redevelopment and rehabilitation of the Redevelopment Area and is otherwise in conformance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*; and
- Section 3.** The governing body of the Township of Ewing shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.
- Section 4.** Chapter 215, LAND DEVELOPMENT, Section 129, PARKWAY AVENUE REDEVELOPMENT PLAN, is hereby amended to read as follows:

§ 215-129 Parkway Avenue Redevelopment Plan.

A program for the redevelopment of the Parkway Avenue Area, as specifically defined and as more fully set forth in the Redevelopment

Program, Ewing Township, New Jersey, Redevelopment Plan, prepared by L&G Planning dated January 8, 2013, and amended [date of amendment], created by Ordinance prescribing criteria and standards for such redevelopment be and the same is hereby adopted by reference without inclusion of the full text herein; and, such plan shall supersede zoning within the specifically designated redevelopment area.

- Section 5.** The Redevelopment Plan is not intended to supersede any applicable provisions of the Township's Land Use Regulations or any specific Redevelopment Plans, which have been adopted by Township Council.
- Section 6.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
- Section 7.** In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.
- Section 8.** This ordinance shall take effect upon final passage and publication in accordance with law.

STATEMENT

An Ordinance amending the Parkway Avenue Redevelopment Plan.