

TOWNSHIP OF UPPER DEERFIELD

ORDINANCE 798

**ADOPTING REDEVELOPMENT PLAN AND REPORT
AND RECOMMENDATION OF THE PLANNING BOARD
OF THE TOWNSHIP OF UPPER DEERFIELD**

WHEREAS, the Township Committee of the Township of Upper Deerfield has pursuant to Resolution 19-52 adopted January 17, 2019, determined that the real property shown as Block 1901, Lot[s] 15, 15.02, 15.03, 16 and a portion Lot 8 is a Non-Condemnation Redevelopment Area; and

WHEREAS, the Township Committee has by its resolution 18-121 directed the Upper Deerfield Township Planning Board to prepare and recommend the adoption of a redevelopment plan for the Non-Condemnation Redevelopment Area comprised of Block 1901 Lot[s] 15, 15.02, 15.03, 16 and a portion Lot 8; and

WHEREAS, the Upper Deerfield Township Planning Board has prepared a Redevelopment Plan for the designated Non-Condemnation Redevelopment Area and has recommended that the Township Committee adopt the Redevelopment Plan following public hearing all as memorialized in Upper Deerfield Township Planning Board Resolution 20-2018; and

WHEREAS, the findings and recommendation with respect to the plan and the contents of the plan have been forwarded to the Township Committee, the contents of which are attached hereto and incorporated herein by reference; and

WHEREAS, the governing body of the Township of Upper Deerfield is desirous of adopting the redevelopment plan and redevelopment area; and

WHEREAS, the redevelopment and promulgation of a redevelopment plan and redevelopment area is allowed pursuant to the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, the governing body of the Township of Upper Deerfield is desirous of accepting the aforesaid plan and the recommendation of the Planning Board of the Township of Upper Deerfield;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Upper Deerfield that the redevelopment plan and redevelopment area as set forth in the attached plan entitled “Township of Upper Deerfield Redevelopment Plan” and “Upper Deerfield Township Redevelopment Area Design Guidelines” be and the same are hereby adopted as a redevelopment plan and design guidelines for and on behalf of the Township of Upper Deerfield; and

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that the redevelopment map and area as set forth in the attached redevelopment plan; and

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that the zoning map of the Township of Upper Deerfield Redevelopment Plan shall constitute an overlay zoning district of the Township of Upper Deerfield and do not supersede the zoning district map of the land use ordinances of the Township of Upper Deerfield, thereby allowing development projects to seek approval as either conventional development under existing zoning, or as a redevelopment project under the plan adopted pursuant hereto; and

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that the zoning map district shall be and is hereby amended to indicate and to set forth the redevelopment area to which the aforesaid redevelopment plan shall be applicable.

James Crilley, Chairman

Adopted: March 21, 2019

Attested:

Roy J. Spoltore, Township Clerk

First Reading: January 17, 2019

Publication: January 24, 2019

Publication of Final Adoption: March 26, 2019