**TOWNSHIP OF UPPER DEERFIELD**

**ORDINANCE 853**

**AMENDING THE HIGHWAY 77 REDEVELOPMENT PLAN TO PROVIDE FOR THE SINGLE SITE REDEVELOPMENT OF BLOCK 1201, LOTS 1 & 3**

 **WHEREAS**, the Township Committee of the Township of Upper Deerfield has pursuant to Ordinance 566 adopted December 15, 2005, determined that the real property shown as Block 1201, Lots 1 & 3 is a Non-Condemnation Redevelopment Area and Ordinance 839 Amended the District Regulations for the Highway 77 Redevelopment Plan; and

**WHEREAS**, the Township Committee has by its Resolution 23-101 directed the Upper Deerfield Township Planning Board to prepare and recommend the adoption of a single site redevelopment plan for the Non-Condemnation Redevelopment Area comprised of Block 1201 Lots 1 & 3 as an amendment to the Highway 77 Redevelopment Plan; and

 **WHEREAS,** the Upper Deerfield Township Planning Board has reviewed the request for the amendment to the Highway 77 Redevelopment Plan, has determined that the proposed amendment is consistent with the Upper Deerfield Township Master Plan and has recommended that the Township Committee adopt an ordinance amending the Highway 77 Redevelopment Plan as memorialized in Upper Deerfield Township Planning Board Resolution 8-2023; 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 Amendment to the Highway 77 Redevelopment Plan; 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 Amendment 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 Highway 77 Redevelopment Plan be amended 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 an Amendment to the Highway 77 Redevelopment Plan; and

 **BE IT FURTHER ORDAINED** by the Township Committee of the Township of Upper Deerfield that the Highway 77 Redevelopment Map and area be amended 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 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.

**NOTICE**

Notice is hereby given that the foregoing proposed Ordinance was introduced and passed by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held on August 3, 2023, and will be further considered for final adoption at a public hearing to be held by said Township Committee on Thursday, August 17, 2023 at 7:00 P.M., then prevailing time, at the Municipal Building, Seabrook, New Jersey. Copies of the ordinance are available in the Clerk’s office.

 Township Clerk

 Roy Spoltore