

ORDINANCE NO. 2015-11

TOWNSHIP OF EAST WINDSOR

COUNTY OF MERCER

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR 329 AND 359 WYCKOFF MILLS ROAD (BLOCK 13, LOTS 1.01 AND 1.02).

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), on July 7, 2015, the Township Council adopted Resolution R2015-118 designating 329 and 359 Wyckoff Mills Road, Block 13, Lots 1.01 and 1.02, (“Redevelopment Area”) as a non-condemnation area in need of redevelopment; and

WHEREAS, a redevelopment plan for the Redevelopment Area, entitled Redevelopment Plan for 329 and 359 Wyckoff Mills Road in the Township of East Windsor, New Jersey, dated September 18, 2015 (“Redevelopment Plan”), was prepared by the Township’s professional planning consultant, Phillips Preiss Grygiel, LLC; and

WHEREAS, by Resolution R2015-118 adopted on July 7, 2015, the Township Council directed the East Windsor Township Planning Board to cause a redevelopment plan to be prepared for the Redevelopment Area and to present same to the Township Council pursuant to N.J.S.A. 40A:12A-7F; and

WHEREAS, the Redevelopment Plan has been prepared by the East Windsor Township Planning Board and its planning consultant in accordance with that directive; and

WHEREAS, by Resolution 2015-13 adopted by the East Windsor Township Planning Board on September 28, 2015, the East Windsor Township Planning Board recommends the adoption of the Redevelopment Plan for the Redevelopment Area and finds that the Redevelopment Plan meets the criteria outlined in N.J.S.A. 40A:12A-5; and

WHEREAS, on September 29, 2015, the East Windsor Township Planning Board transmitted a report to the Township Council recommending that the Township Council adopt the Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF EAST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY AS FOLLOWS:

1. The Redevelopment Plan for 329-359 Wyckoff Mills Road, in the Township of East Windsor, New Jersey, prepared by Phillips Preiss Grygiel, LLC, dated September 18, 2015, incorporated herein by reference, as if set forth and length, a copy of which is on file in the office of the Municipal Clerk meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7, and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Plan”).

2. The Redevelopment Plan is consistent with the East Windsor Township Master Plan or is designed to effectuate the Master Plan.
3. The Redevelopment Plan shall supersede all prior zoning for the Redevelopment Area.
4. The zoning district map is hereby amended to identify the area in which the zoning has been superseded by the Redevelopment Plan. A copy of the amended zoning district map is attached hereto.
5. The Redevelopment Plan is hereby adopted.
6. If any section or provision of the Redevelopment Plan or this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.
7. All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
8. This Ordinance shall take effect 20 days after final passage and publication according to law.

Gretchen McCarthy
Municipal Clerk

Janice S. Mironov
Mayor

Introduced:
Adopted:
Effective date:



**REDEVELOPMENT PLAN FOR
329 & 359 WYCKOFF MILLS ROAD**

LAND USE

- R A RURAL AGRICULTURAL
- R E RURAL ESTATE
- R 1 RESIDENTIAL LOW DENSITY
- R 2 RESIDENTIAL LOW DENSITY
- R 3 RESIDENTIAL MEDIUM DENSITY
- R M RESIDENTIAL MULTIFAMILY
- SL RESIDENTIAL SMALL LOT
- PRC PLANNED RETIREMENT COMMUNITIES
- PUD PLANNED UNIT DEVELOPMENT
- NC NEIGHBORHOOD COMMERCIAL
- HC HIGHWAY COMMERCIAL
- TC TURNPIKE COMMERCIAL
- R O RESEARCH OFFICE
- I O INDUSTRIAL OFFICE
- M H MANUFACTURED HOUSING
- PAC PLANNED ADULT COMMUNITY
- ARH AGE RESTRICTED HOUSING
- CC COMMUNITY COMMERCIAL

