

**COUNTY OF BURLINGTON
TOWNSHIP OF NORTH HANOVER
ORDINANCE 2018- 04**

AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING AND REVISING CHAPTER 16 OF THE TOWNSHIP CODE ENTITLED “ZONING” AND SPECIFICALLY §16-070.2 ENTITLED “ZONING DISTRICTS AND ZONING MAP” TO RE-ZONE CERTAIN PROPERTIES TO BE INCLUDED IN THE I – GENERAL INDUSTRIAL ZONING DISTRICT AND TO AMEND TOWNSHIP ZONING MAP ACCORDINGLY

WHEREAS, it is the intent and purpose of the Municipal Land Use Law (the “MLUL”) to encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, pursuant to MLUL N.J.S.A. 40:55D-62(a), reasonable consideration must be given to the character of each district and its suitability to particular uses, and appropriate uses must be encouraged; and

WHEREAS, N.J.S.A. 40:55D-89 further provides that the governing body shall at least every ten years provide for a general reexamination of its master plan and development regulations by the planning board; and

WHEREAS, the Township of North Hanover Joint Land Use Board (hereinafter the “Board”) previously adopted an updated master plan on November 8, 2000, which was based on the previous master plan that was adopted on December 27, 1995 and made no new land use recommendations; and

WHEREAS, a periodic review of the master plan took place in 2006, which revised and added several recommendations and objectives; and

WHEREAS, the Board undertook a reexamination of the master plan in 2016 which was adopted by the Joint Land Use Board on June 22, 2016 (the “2016 Rexam”); and

WHEREAS, as part of the 2016 Rexam, the Board made specific recommendations that included amending the Master Plan Goals and Objectives to include deleting reference to a proposed “Towns Center” in Goal 5 and to amend it as follows: “5. Our commercial area on Sykesville Road adjacent to Wrightstown will be revitalized as a mixed-use commercial and light industrial area”; and

WHEREAS, in furtherance of the aforementioned requirements of the MLUL, and in order to achieve the amended Goal 5 of the Statement of Master Plan Goals in the 2016 Reexam, the North Hanover Township Committee further finds that it will be necessary to re-zone certain properties from their current zoning to the I- General Industrial zoning district and to amend the Township’s Zoning Map accordingly.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of North Hanover, in the County of Burlington, State of New Jersey, that the Chapter 16, §16-070.2 entitled “Zoning Map” be and is hereby amended as follows:

SECTION 1. § 16-070.2 **Zoning Map** is hereby amended and supplemented as follows:

The following properties located in the Township of North Hanover shall be re-zoned from their current zoning classification to the I – General Industrial zoning district and the “Zoning Map of the Township of North Hanover” shall be hereby be amended accordingly:

Block	Lot	Address	Current Zone	New Zone
608	7.01	51 Georgetown	C-2	I
608	6	39 Georgetown	C-2	I
608	1	39 Georgetown	C-2	I
608	4.02	Wrightstown-Sykesville Rd	R-A	I
608	9.01	508 Wrightstown- Sykesville Rd	C-2	I
608	4.04	512 Wrightstown- Sykesville Rd	C-2	I
608	4.01	516 Wrightstown- Sykesville Rd	C-2	I
609	2	534 Wrightstown- Sykesville Rd	C-2	I
602	9.01	75 Defense Access Rd	C-1/I	I
602	17	551 Wrightstown- Sykesville Rd	C-1	I
602	1	545 Wrightstown- Sykesville Rd	C-1	I
602	2	543 Wrightstown- Sykesville Rd	C-1	I
602	3	527 Wrightstown- Sykesville Rd	C-1	I
602	5	528 Wrightstown- Sykesville Rd	C-1	I
602	6	529 Wrightstown- Sykesville Rd	C-1	I
602	7	499 Wrightstown- Sykesville Rd	C-1	I
602	11	Wrightstown-Sykesville Rd	C-1	I
602	10	Wrightstown-Sykesville Rd	C-1	I
602	14	Wrightstown-Sykesville Rd	C-1	I
602	8	481 Wrightstown- Sykesville Rd	C-1	I
602	12	483 Wrightstown- Sykesville Rd	C-1	I
602	15	475 Wrightstown- Sykesville Rd	C-1	I
602	16	471 Wrightstown- Sykesville Rd	C-1	I
602	13	467 Wrightstown- Sykesville Rd	C-1	I
606	1	Wrightstown-Sykesville Rd	C-1	I
608	5.02	598 Defense Access Rd	R-A	I
608	5.01	99 Georgetown Rd	R-A	I
608	5	448 Wrightstown- Sykesville Rd	R-A	I
609	3	Georgetown Rd	C-2	I
609	4	528 Wrightstown- Sykesville Rd	C-2	I
609	5	Wrightstown-Sykesville Rd	C-2	I
609	6	19 Georgetown Rd	C-2	I
609	7	23 Georgetown Rd	C-2	I
608	2	31 Georgetown Rd	C-2	I
608	3	2 Elizabeth St	C-2	I
608	8	520 Wrightstown- Sykesville Rd	C-2	I
608	17	476 Wrightstown- Sykesville Rd	C-2	I
608	18	472 Wrightstown- Sykesville Rd	C-2	I
610	27	62 Georgetown Rd	C-2	I
610	26	58 Georgetown Rd	C-2	I
610	25	54 Georgetown Rd	C-2	I
610	24	46 Georgetown Rd	C-2	I
610	23	47 Georgetown Rd	C-2	I
610	22	42 Georgetown Rd	C-2	I
610	6	Georgetown Rd	C-2	I
610	8	18 Georgetown Rd	C-2	I
607	1	Wrightstown-Sykesville Rd	C-2	I
605	1	Croshaw Rd	C-2	I
610	4.01	Wrightstown-Sykesville Rd	C-2	I
610	5	44 Fort Dix St	C-1	I
610	4.02	2 Georgetown Rd	C-1	I
610	3	542 Wrightstown- Sykesville Rd	C-1	I
610	2	542 Wrightstown- Sykesville Rd	C-1	I

610	1	546 Wrightstown- Sykesville Rd	C-1	I
610	7.01	22 Carlyle Drive	C-2	I

SECTION 2. At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 3. This ordinance shall take effect upon final passage and publication according to law.

SECTION 4. The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S. 40:55D-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S. 40:55D-16 and with the Township Tax Assessor.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

On Introduction:

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeLorenzo			X			
Committeeman Doyle						X
Committeeman Kocubinski			X			
Deputy Mayor O'Donnell	X		X			
Mayor DeBaecke			X			

NOTICE

This Ordinance published herewith was introduced and passed upon first reading at the regular meeting of the Township Committee of the Township of North Hanover held on December 6, 2018. It will be further considered for final passage after a public hearing to be held on December 20, 2018 at the Municipal Building, 41 Schoolhouse Road, Jacobstown, NJ at 7:00 p.m. or as soon thereafter as the matter may be heard, at which time and place any persons desire to be heard upon the same will be given an opportunity to be heard. Copies are available free of charge at the Municipal Clerk's Office prior to the public hearing.

Mary Picariello, RMC/CMR/CTC
Municipal Clerk

NOTICE

The ordinance read by title upon second reading herewith has been adopted at the meeting of the Mayor and Township Committee of North Hanover Township, held on December 20, 2018 and the 20 day period of limitation within which a suit, action or validity of such ordinance can be commenced, has begun to run from the date of the publication of this notice.

Mary Picariello, RMC/CMR/CTC
Township Clerk

Vote to Adopt Ordinance 2018-04:

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeLorenzo	X		X			
Committeeman Doyle		X	X			
Committeeman Kocubinski			X			
Deputy Mayor O'Donnell			X			
Mayor DeBaecke			X			