

**TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON
ORDINANCE NO. 2023-01**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER ADOPTING
REDEVELOPMENT PLAN FOR BLOCK 602, LOT 9.02, NORTH HANOVER
TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, the Township Committee of North Hanover adopted Resolution #2003-108 authorizing the Joint Land Use Board to undertake a preliminary investigation to determine whether Block 600, Lots 1, 2, 4, 5; Block 601, Lots 4.01, 8, 9; Block 602, Lots 1-3, 7-9, 12-16; Block 605, Lot 1; Block 606, Lot 1; Block 607, Lot 1; Block 608, Lots 1, 2, 5, 7, 8; Block 609, Lots 2-7; Block 900, Lots 1-5; Block 901, Lots 1, 1.01, 2 and 5; and Block 902, Lots 1-4, 2.01, 2.02, 24-25, situate in the Township of North Hanover (the “Property”) qualified as redevelopment areas according to the criteria set forth in N.J.S.A. 40A:12A-5 *et seq.* of the New Jersey Redevelopment and Housing Law; and

WHEREAS, in response to Resolution 2003-108, the Joint Land Use Board engaged in the preparation of a preliminary investigation and as a result of their investigation, the Joint Land Use Board recommended that in addition to the Property, that the following parcels be added to the Redevelopment Area study and be considered for investigation as to whether they qualify for redevelopment: Block 602, Lots 10, 11; Block 610, Lots 17-18, 23-27 (the “Additional Property”); and

WHEREAS, the Township Committee agreed with the Joint Land Use Board’s recommendation for expanding the Redevelopment Area study to include the Additional Property and authorized, by Resolution 2005-89, the Joint Land Use Board to further expand the study area to include the Additional Property and to conduct a preliminary investigation to determine if the Property and Additional Property constituted a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee of the Township of North Hanover received and reviewed a preliminary investigation study of the Property and the Additional Property (the “Study Area”), as well as the report and recommendations of the Joint Land Use Board, pursuant to Joint Land Use Board Resolutions 2005-10 and 2005-17, finding that certain areas within the Study Area qualified as a non-condemnation redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5 *et seq.*, as more fully detailed in the Wrightstown Sykesville Road Redevelopment Study conducted by Remington & Vernick Engineers, Inc. dated May 2005 (the “Study”), the contents of which are incorporated herein by reference as if more fully set forth herein at length; and

WHEREAS, the Township Committee agreed with the Joint Land Use Board’s findings and recommendation that Block 602, including Lots 10 and 11; Block 605; Block 606; Block 609; Block 610, Lots 17-18 and Lots 23-27; Block 608, Lot 8, which are all located within the Study Area (the “Redevelopment Area”), be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, on October 6, 2005, the Township Committee adopted Resolution 2005-105 designating the Redevelopment Area, including Block 602, Lot 9.02 (formerly designated as Lot 9) as a non-condemnation area in need of redevelopment; and

WHEREAS, representatives of the owner of Block 602, Lot 9.02 (hereinafter the “Redevelopment Property”) made various presentations and proposals to the Township Committee regarding the proposed redevelopment of the Redevelopment Property, and the Township Committee reviewed the proposals and determined that in accordance with the Redevelopment Law, it was necessary and appropriate to designate North Hanover Urban Renewal, LLC as Conditional Redeveloper for the Redevelopment Property; and

WHEREAS, by Resolution 2022-117 adopted July 21, 2022, the Township Committee appointed North Hanover Urban Renewal, LLC as Conditional Redeveloper for Block 602, Lot 9.02; and

WHEREAS, the Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey (hereinafter called the “Redevelopment Plan” or “Plan”) pertains solely to Block 602, Lot 9.02 within the Redevelopment Area, which is a 107-acre tract bounded on the North by a 66’ wide paper street with above-ground utilities in the right-of-way that extends Croshaw Road west of McGuire Access Highway and an approximately 1200’ segment of McGuire Access Highway, where the predominate use is agriculture; East by Block 602, Lot 9.01, which is an approximately 49-acre solar farm; South by Spartan Village Mobile Home Community; and West by a handful of business properties fronting Wrightstown-Sykesville Road, inclusive of any and all streets, “paper” streets, private drives, and rights-of-way; and

WHEREAS, the Township Committee of the Township of North Hanover desires to adopt the Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey and to amend the Township’s Zoning Map by adoption of this ordinance.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of North Hanover, County of Burlington and State of New Jersey as follows:

SECTION 1.

1. The aforementioned recitals are incorporated herein by reference and made a part hereof as though more fully set forth herein at length.
2. The “Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey” dated November 2, 2022, and prepared by Township Planner Edward Fox, AICP, PP be and is hereby adopted.
3. The Zoning Map of the Township of North Hanover relating to Block 602, Lot 9.02 on the official Township Tax Map, inclusive of any and all streets, “paper” streets, private drives and right of ways, is hereby amended to incorporate the provisions of the “Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey.”

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. 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 4. INCONSISTENT ORDINANCES All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. PARTIAL INVALIDITY If any section, paragraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder shall be deemed valid and effective.

SECTION 6. EFFECTIVE DATE This ordinance shall take effect upon final passage and publication according to law.

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 January 5, 2023. It will be further considered for final passage after a public hearing to be held on February 2, 2023, 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 person desired 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

Vote on Introduction of Ordinance 2023-01:

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

NOTICE

The ordinance read by title upon second reading herewith has been adopted at the meeting of the Township Committee of North Hanover Township, held on February 2, 2023, 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
Municipal Clerk

Vote on Adoption:

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