

**ORDINANCE NO. 2023-3**

**TOWNSHIP OF CHESTERFIELD  
COUNTY OF BURLINGTON  
STATE OF NEW JERSEY**

**AN ORDINANCE ADOPTING THE REDEVELOPMENT  
PLAN, ENTITLED “REDEVELOPMENT PLAN,  
BLOCK 105 LOT 1, 404 WARD AVENUE” PURSUANT  
TO THE LOCAL REDEVELOPMENT AND HOUSING  
LAW N.J.S.A. 40A:12A-1 *ET SEQ.***

**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 in the municipality constitute “areas in need of redevelopment,” as such term is defined in the Redevelopment Law; and,

**WHEREAS**, pursuant to the Redevelopment Law, on June 25, 2020, the Township Committee of the Township of Chesterfield (“Township Committee”) adopted Resolution No. 2020-6-11 authorizing and directing the Township’s Planning Board “to undertake a preliminary investigation to determine whether the proposed Study Area, which includes Block 105, Lot 1, qualifies as an area in need of non-condemnation redevelopment, pursuant to N.J.S.A. 40A:12A-1, *et seq.*”; and,

**WHEREAS**, in addition, pursuant to Resolution No. 2020-6-12, the Township Committee also authorized Leah Bruder, P.P., A.I.C.P. (“Bruder”) to conduct a Redevelopment Study of Block 103 Lot 22; Block 104 Lots 2, 3, 4, 5; Block 105 Lots 1, 2.01; Block 600 Lots 15, 16.02 and p/o 14.03; Block 300 Lot 12; Block 301 Lot 10, pursuant to N.J.S.A. 40A:12A-5; and,

**WHEREAS**, at a properly noticed public hearing on September 20, 2022, where the public and other interested persons were given the opportunity to be heard, the Planning Board considered the testimony and evidence in support of a Preliminary Investigation Report entitled “Preliminary Redevelopment Need Investigation, Block 103 Lot 22; Block 104 Lots 2, 3, 4, 5; Block 105 Lots 1, 2.01; Block 600 Lots 15, 16.02 and p/o 14.03; Block

300 Lot 12; Block 301 Lot 10”, prepared by Bruder, dated September, 2022 (the “Preliminary Investigation Report”); and,

**WHEREAS**, after completing its hearing on the matter, the Planning Board has recommended to the Township Committee that the delineated area set forth in the Preliminary Investigation Report be determined by the Township Committee to be a non-condemnation redevelopment area; and,

**WHEREAS**, after receiving the recommendation of the Planning Board, on September 22, 2022, the Township Committee adopted Resolution No. 2022-9-13 determining that the delineated area set forth in the Preliminary Investigation Report is a non-condemnation redevelopment area (the “Redevelopment Area”); and,

**WHEREAS**, in order to effectuate the redevelopment of the Redevelopment Area, the Township has authorized Bruder to prepare a redevelopment plan for the Redevelopment Area, specifically as it relates to Block 105, Lot 1, which is entitled, “Redevelopment Plan, Block 105, Lot 1, 404 Ward Avenue” dated April, 2023 (the “Redevelopment Plan”); and,

**WHEREAS**, after reviewing the Redevelopment Plan, the Township Committee has determined that the Redevelopment Plan is substantially consistent with the Township’s Master Plan and/or is designed to effectuate the Township’s Master Plan; and,

**WHEREAS**, the Township Committee wishes to approve and adopt the Redevelopment Plan; and,

**WHEREAS**, a copy of the Redevelopment Plan shall be referred to the Township Planning Board for a report regarding its recommendations concerning same prior to final adoption of this Ordinance.

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

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Planning Board of the Township of Chesterfield has reviewed the Redevelopment Plan and provided its recommendations, pursuant to the provisions of N.J.S.A. 40A:12A-7(e).

**Section 3.** The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A, is hereby approved and adopted pursuant to the terms of the Redevelopment Law. The Redevelopment Plan includes the approved Planning Board recommendations.

**Section 4.** The zoning district map in the zoning ordinance of the Township is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan and all of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Township's Municipal Code, as and where indicated.

**Section 5.** If any part of this Ordinance shall be deemed invalid by a court of competent jurisdiction, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 6.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the Township of Chesterfield Municipal Building located at 295 Bordentown-Chesterfield Road, Chesterfield, New Jersey.

**Section 7.** This Ordinance shall take effect as provided by law.

Introduced: April 13, 2023  
Adopted: April 27, 2023  
Effective Date: May 3, 2023

### **CERTIFICATION**

I hereby certify that the foregoing is a true and correct copy of the Ordinance that was adopted after a public hearing at a meeting of the Chesterfield Township Committee held on April 27, 2023.

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Caryn Hoyer, RMC, Township Clerk

RECORD OF VOTE ORDINANCE 2023-3													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
Blazic				X			Blazic	X					
Liedtka	X				X		Liedtka	X				X	
Litt	X						Litt	X					X
Dhopte	X					X	Dhopte	X					
Koetas-Dale	X						Koetas-Dale				X		
X – Indicates Vote    NV – Not Voting    AB – Absent    ORD – Motion    SEC - Seconded													