

TOWNSHIP OF CHESTERFIELD

RESOLUTION 2022-12-21

**RESOLUTION SETTING FORTH REASONS FOR ADOPTION OF
ORDINANCE 2022-20 SHOULD SAME BE DETERMINED TO BE EITHER NOT
SUBSTANTIALLY CONSISTENT WITH THE MASTER PLAN OR NOT
DESIGNED TO EFFECTUATE THE LAND USE AND HOUSING PLAN
ELEMENTS OF SAME**

WHEREAS, the Township Committee of the Township of Chesterfield has adopted Ordinance 2022-20, creating a new "Old York Rehabilitation Area Supplemental Access Overlay Zone", which Ordinance is needed to fully facilitate implementation of the Old York Redevelopment Plan; and

WHEREAS, the Chesterfield Township Planning Board has reviewed the Ordinance, and has reported back to the Township Committee that the Ordinance is not inconsistent with the Township's Master Plan; and

WHEREAS, the Planning Board's advice to the Township Committee is accompanied by a report dated December 14, 2022 by CME Associates, and authored by Christopher Dochney, PP, AICP, which report is incorporated herein and made a part of this Resolution; and

WHEREAS, the Township Committee believes for the reasons set forth below, that Ordinance 2022-20 is substantially consistent with the Land Use Element of the Master Plan and/or is designed to effectuate such Plan Element; but the Township Committee nevertheless, in an abundance of caution and pursuant to the provisions of N.J.S.A. 40:55D-62(a), by majority of its full authorized membership, adopts this Resolution setting forth the reasons the Township Committee has adopted said Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chesterfield, County of Burlington, State of New Jersey as follows:

Section 1. Consistency with Master Plan and effectuation same.

- A. As set forth in the Township’s 1997 Master Plan, the “overall goal of the Master Plan with respect to the road system is to retain the 2-lane, rural road network throughout the Township while planning selected road improvements to provide adequate capacity and the safe movement of traffic.” (p. 25) Ordinance 2022-20 is consistent with this goal inasmuch as the proposed Old York Rehabilitation Area Supplemental Access Overlay Zone ensures a separation of non-truck and truck/commercial vehicle traffic to ensure safe movement of traffic to and from the Rehabilitation Area.
- B. The 1997 Master Plan “goals of historic preservation are to safeguard the heritage of the Township by preserving those resources that reflect social, cultural, economic and architectural significance. The intent is to encourage their continued use and re-use while discouraging their demolition.” (p. 28) Ordinance 2022-20 advances this goal by facilitating access to the relocated 1740 Black House in accordance with Section 4.5 of the Old York Redevelopment Plan. The Old York Rehabilitation Area Supplemental Access Overlay Zone is necessary to provide access to this historic structure and thereby facilitate its adaptive reuse in accordance with the Master Plan’s Historic Preservation goals.
- C. The Planning Board reviewed Ordinance 2022-15 (ordinance to adopt Old York Redevelopment Plan) and did not identify any inconsistencies with the Master Plan. The Old York Rehabilitation Area Supplemental Access Overlay Zone (Ordinance 2022-20) facilitates and provides for access to the Old York Rehabilitation Area and implements the Old York Redevelopment Plan, which the Planning Board already found to be not inconsistent with the Master Plan.

Section 2. Reasons for adopting Ordinance even should same be determined to be inconsistent with the Township's Master Plan and/or is not designed to effectuate the Land Use Plan Element and Housing Plan Element.

- A. The Old York Rehabilitation Area Supplemental Access Overlay Zone (Ordinance 2022-20) facilitates providing access to the Old York Rehabilitation Area and implements the Old York Redevelopment Plan. In particular, the Overlay Zone addresses the access and circulation provisions set forth in Section 2.6.1 of the Redevelopment Plan. This includes the creation of a dedicated egress driveway for non-truck and non-commercial vehicles and a means to access the relocated 1740 Black House within Lot 1.02.
- B. The adoption of this ordinance will advance the general welfare by creating a safe and efficient access and circulation plan for the Rehabilitation Area that separates non-truck and truck/commercial vehicles.

C. The Township Committee also adopts by reference herein those reasons for adopting the Old York Redevelopment Plan as articulated in Ordinance 2022-15, since this Ordinance is intended to facilitate the implementation of that Plan, and the reasons for adopting same therefore apply to this Ordinance as well.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the Township Committee meeting of December 29, 2022.

CHESTERFIELD TOWNSHIP COMMITTEE

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I, Caryn M. Hoyer, Clerk of the Township of Chesterfield in the County of Burlington and State of New Jersey do hereby certify the foregoing Resolution to be a true and accurate copy of the Resolution approved by the Township Committee at a duly advertised meeting held on December 29, 2022 at which a quorum was present.

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Caryn M. Hoyer, RMC  
Township Clerk