

Introduction date: August 16, 2021  
Adoption date: September 13, 2021

**ORDINANCE 2021-15**

**TOWNSHIP OF EASTAMPTON  
BURLINGTON COUNTY**

**AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON, COUNTY OF  
BURLINGTON, STATE OF NEW JERSEY, ADOPTING THE JULY 2021 REVISION  
TO THE 2011, 2012, AND 2016, REDEVELOPMENT PLANS FOR EASTAMPTON  
TOWN CENTER COMMERCIAL/OFFICE DISTRICT, WESTERN SECTION AT  
MONMOUTH ROAD (C.R. 537) AND WOODLANE ROAD (C.R. 630) BLOCK 503,  
LOTS 5 AND 6**

**WHEREAS**, on February 22, 1999, the Township Council adopted Resolution 1999-36 which included Block 503, Lots 5 and 6 as a portion of the municipality as an area in need or redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

**WHEREAS**, on March 8, 1999, the Township Council adopted Ordinance No. 1999-05, which adopted the initial redevelopment plan for the area designated in need of redevelopment; and

**WHEREAS**, the 1995 redevelopment plan was subsequently amended by the Township Council by Ordinances numbered 2001-12 in 2001, 2003-05 and 2003-10 in 2003, and 2005-14 in 2005; and

**WHEREAS**, the changes as set forth in the ordinances referenced herein have been adopted and made a part of sections 540-88-113 of Chapter 540, Zoning of the Eastampton Township Municipal Code; and

**WHEREAS**, on April 25, 2016, the Township Council approved Ordinance 2016-5 which adopted the March 2016 Revisions to the 2011 and 2012 Redevelopment Plan for Eastampton Town Center Phase Two prepared by the Burlington County Office of Economic Development; and

**WHEREAS**, Mark A. Remsa, P.P., L.L.A., A.I.C.P., A.S.L.A., on behalf of the Township of Eastampton prepared a revised redevelopment plan entitled "Eastampton Town Center: TCO Town Center Commercial/Office Zoning District" dated July 2021, which includes the western section at Monmouth Road (C.R. 537) and Woodlane Road (C.R. 630), Block 503, Lots 5 and 6 (the "Plan") detailing the planning, development of certain lots within the Redevelopment Area in accordance with provisions of N.J.S.A. 40A:12A-7; and

**WHEREAS**, Township Council has or is about to submit the Plan to the Township Land Use Planning Board for its review and comment and shall consider the Board's report prior to adoption of the Plan.

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Eastampton, County of Burlington, State of New Jersey that:

1. In accordance with N.J.S.A 40A:12A-7, the Township Council hereby adopts the redevelopment plan entitled "Eastampton Town Center: TCO Town Center Commercial/Office Zoning District" a copy of which is attached hereto and made a part hereof, which plan shall be incorporated in the Township Code at Chapter 540, Zoning as Article XXIII.
2. It is hereby found and determined that the Plan is consistent with the Township's master plan and the master plans of all contiguous municipalities, the Burlington County draft growth and preservation plan, and the State Development and Redevelopment Plan.
3. It is hereby found and determined that the Plan gives due consideration to the provision of appropriate allowable uses of the designated areas as is desirable for residential and commercial improvement, with special consideration for the health, safety, and welfare of the residents of the Township.
4. It is hereby found and determined that the Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area.
5. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Plan differ in content from provisions set forth in the zoning law, provisions of this Plan, unless otherwise specified, shall prevail.
6. The Eastampton Zoning Map is hereby amended in accordance with the boundaries described in the Plan and the provisions contained therein.
7. The Township Clerk shall file a copy of this ordinance, with a copy of the Plan, with the Burlington County Planning Board.

## **SECTION II**

Each clause, section, or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section, or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

**SECTION III**

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

**SECTION IV**

This ordinance shall take effect immediately upon adoption and publication according to law.

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ATTEST:



*Kim-Marie White*

Kim-Marie White  
Municipal Clerk



*Dominic F. Santillo*

Dominic F. Santillo  
Mayor

Introduction: August 16, 2021

<b>Council</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilman Apgar			✓			
Councilman Besko	✓		✓			
Councilman Springer			✓			
Councilman Zeno		✓	✓			
Mayor Santillo			✓			
		<b>VOTE</b>	<b>5</b>	<b>0</b>		

Adoption: September 13, 2021

<b>Council</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilman Apgar			✓			
Councilman Besko			✓			
Councilman Springer		✓	✓			
Councilman Zeno	✓		✓			
Mayor Santillo			✓			
		<b>VOTE</b>	<b>5</b>	<b>0</b>		