

TOWNSHIP OF EVESHAM

ORDINANCE NO. 16-7-2018

AN ORDINANCE OF THE TOWNSHIP OF EVESHAM, COUNTY OF BURLINGTON, STATE OF NEW JERSEY ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR BLOCK 4.09, LOTS 11 & 12 (new lot 11.01), 13.01, 14, 15, 16, 17, 18 AND 19 (FAMILIARLY KNOWN AS 42 & 52 EAST MAIN STREET AND 7, 9, 15, 17, 19, and 25 COOPER AVENUE)

WHEREAS, the Township Council of the Township of Evesham (“Township”) following referral to and upon recommendation of the Evesham Township Planning Board (“Planning Board”), adopted a Redevelopment Plan for a designated rehabilitation area consisting of lots 11 & 12 (new lot 11.01), and lot 15 in block 4.09 known as the “42 and 52 East Main Street Project Area”, on September 30, 2014 and adopted an amendment to the Redevelopment Plan on March 17, 2015; and

WHEREAS, on May 9, 2017, lot 15 (known as 52 East Main Street/Harvest House Mansion/Stokes-Evans House); which was already a designated Rehabilitation Area, was designated as a non-condemnation Redevelopment Area in order to increase the potential for a redeveloper to overcome the obstacles to redeveloping the site consistent with the vision for the area, and an amendment to the Redevelopment Plan was thereafter adopted on July 17, 2017; and

WHEREAS, the Redevelopment Plan acknowledges that refinements to the Plan may be necessary from time to time in order to ensure that the Plan is responsive to current conditions and continues to reflect the Township’s evolving goals and objectives, and provides that alterations to the Redevelopment Plan will be made in accordance with the requirements of N.J.S.A. 40A:12-7; and

WHEREAS, the Township has determined that in the interest of enabling the development of a comprehensive site design for 52 East Main Street, coordination with

adjacent properties within the designated Rehabilitation Area may be needed; and

WHEREAS, it is the Township's ultimate goal to encourage and support revitalization throughout the downtown Marlton area with appropriate requirements and design guidelines; and

WHEREAS, the June 2018 amendments to the Redevelopment Plan attached hereto relate to the inclusion of 7, 9, 15, 17, 19, and 25 Cooper Avenue into the Project Area covered by the Redevelopment Plan (lots 13.01, 14, 16, 17, 18, and 19 in Block 4.09), which properties, along with the others mentioned herein and several others not mentioned herein, were previously designated as an area in need of rehabilitation as set forth in Township Resolution No. 339-2014 adopted on October 21, 2014; and

WHEREAS, the Township, following referral to and upon recommendation of the Planning Board, desires to adopt an amended Redevelopment Plan for the "42 and 52 East Main Street Project Area" (to be renamed and hereinafter known as the "East Main Street and Cooper Avenue Project Area"), which Plan has been prepared by the Township Planner, Leah Furey Bruder, PP, AICP, dated September 2014, amended March 2015, amended June 2017, and amended June 2018 and is incorporated herein and made a part hereof by reference; and

WHEREAS, the Planning Board has examined and considered the proposed amended Redevelopment Plan regarding the subject redevelopment area; and

WHEREAS, the Planning Board conducted a public meeting on **June 21, 2018**, at which meeting the Redevelopment Plan amendments were explained and discussed and members of the public had an opportunity to pose questions and submit concerns; and

WHEREAS, the Planning Board has reported that the proposed amended Redevelopment Plan is consistent with the Township Master Plan and will advance the Township's goals and objectives, and has recommended that the Plan be adopted by the Township; and

WHEREAS, the Plan, upon adoption by this Ordinance, is expected to enable

redevelopment of the subject rehabilitation and redevelopment areas through public/private partnerships, to facilitate the preservation and possible on-site relocation of the historic Stokes-Evans house, to enable coordinated development between adjacent properties, to increase the opportunity for low and moderate income housing as part of the overall redevelopment, and to support the viability of the downtown Marlton area as a vibrant part of the community.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Evesham that the Planning Board's recommendation is accepted and the amended Redevelopment Plan is hereby adopted.

BE IT FURTHER ORDAINED by the Township Council of the Township of Evesham that the amended Redevelopment Plan for the subject rehabilitation and redevelopment area, having been subjected to prior Notice and public hearing before the Council, be and hereby is adopted to govern the Rehabilitation and Redevelopment Area comprised of Block 4.09, Lots 11 & 12 (now lot 11.01), 13.01, 14, 15, 16, 17, 18, and 19, to be known and referred to as the East Main Street and Cooper Avenue Project Area.

BE IT FURTHER ORDAINED that any prior Ordinances or Plans which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistencies.

BE IT FURTHER ORDAINED that this Ordinance shall become effective twenty (20) days following final passage and publication as required by law, as the Ordinance adopting the Redevelopment Plan for the designated area.

Please take notice that the ordinance published herewith was introduced and passed on first reading at the Regular Meeting of the Township Council of the Township of Evesham in the County of Burlington, State of New Jersey, held on June 12, 2018, and said ordinance will be further considered for final passage after public hearing at a meeting of said Township Council to be held on July 17, 2018, at 6:30 P.M. in the Municipal Complex, 984 Tuckerton Road, Marlton, New Jersey, at which time and place all persons interested will be given an opportunity to be heard concerning such ordinance.

Mary Lou Bergh, Township Clerk