

**BOROUGH OF HADDON HEIGHTS**

**ORDINANCE NUMBER 2023:1537**

**AN ORDINANCE OF THE BOROUGH OF HADDON HEIGHTS, COUNTY OF CAMDEN, ADOPTING A REDEVELOPMENT PLAN FOR CERTAIN PROPERTY WITHIN THE BOROUGH OF HADDON HEIGHTS THAT HAS BEEN DESIGNATED AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Borough Council of the Borough of Haddon Heights, County of Camden, New Jersey ("Borough Council") pursuant to Resolution 2022:74 has designated Block 25, Lots 7, 16, 17.01, 17 & 18 (the "Redevelopment Area"), among others, as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for a designated redevelopment area; and

**WHEREAS**, the Borough Council has referred the proposed Redevelopment Plan for the Redevelopment Area, entitled "Redevelopment Plan Block 25 Lots 7, 16, 17.01, 17 & 18 Station Avenue," dated OCT. 2023 ("Redevelopment Plan") to the Borough of Haddon Heights Planning Board for review and recommendation pursuant to the Redevelopment Law; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Board did recommend to the Borough Council that the Redevelopment Plan, which is on file with the Borough Clerk's office, be adopted, as it provides for the planning, development, and redevelopment of the Redevelopment Area and is consistent with the Borough's Master Plan; and

**WHEREAS**, the Redevelopment Plan shall be an overlay to other local development regulations and the Borough Zoning Map is not required to be amended to conform with the provisions of the Redevelopment Plan; and

**WHEREAS**, the Borough Council has determined that it is in the best interest of the Borough to adopt the Redevelopment Plan, as recommended by the Board, to effectuate the rehabilitation and redevelopment of the Borough.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Haddon Heights, County of Camden, State of New Jersey, that:

**SECTION 1.** Pursuant to the authority granted to the Borough Council by N.J.S.A. 40A:12A-7, the Redevelopment Plan for the Redevelopment Area, entitled "Redevelopment Plan Block 25 Lots 7, 16, 17.01, 17 & 18 Station Avenue," dated OCT. 2023, attached hereto is hereby adopted.

**SECTION 2.** The Borough Council declares and determines that said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for redevelopment of the Rehabilitation Area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

**SECTION 3.** The Borough shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

**SECTION 4.** Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Redevelopment Plan shall be an overlay to the applicable provisions of the Borough of Haddon Heights Zoning and Land Use Development Ordinances and therefore no Zoning Map amendment is required.

**SECTION 5.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 6.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**SECTION 7.** This ordinance shall take effect after final approval and publication according to law.

BOROUGH OF HADDON HEIGHTS

  
MAYOR ZACHARY HOUCK

ATTEST:

  
KELLY SANTOSSUSSO, RMC, BOROUGH CLERK

Introduction: October 17, 2023

Public Hearing: NOVEMBER 8, 2023

Final Adoption: NOVEMBER 8, 2023