

ORDINANCE NO. 19-03

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF  
THE TOWNSHIP OF MANNINGTON, IN THE COUNTY  
OF SALEM, NEW JERSEY ADOPTING A  
REDEVELOPMENT PLAN FOR THE PROPERTY  
IDENTIFIED ON THE TOWNSHIP'S OFFICIAL TAX MAP  
AS BLOCK 53, LOTS 4 AND 23 (MEMORIAL HOSPITAL  
REDEVELOPMENT PLAN)

**WHEREAS**, on April 23, 2018, the Township Committee of the Township of Mannington (the "**Township Committee**") adopted a resolution directing the Planning Board of the Township of Mannington (the "**Planning Board**") to undertake a preliminary investigation to determine whether those parcels identified on the Township's tax map as Block 53, Lots 4 and 23 (the "**Study Area**"), met the statutory criteria to be designated 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**, the Planning Board held a public hearing on August 23, 2018 regarding the preliminary investigation of the Study Area and found it meets the standard for an area in need of redevelopment designation and subsequently adopted a resolution recommending that the Township Committee designate the Study Area as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, on September 6, 2018 the Township Committee adopted a resolution designating the Study Area as a non-condemnation redevelopment area in accordance with the Planning Board's recommendation and the Redevelopment Law; and

**WHEREAS**, Clarke Caton Hintz prepared a redevelopment plan titled "Memorial Hospital Redevelopment Plan", dated December 28, 2018 providing the development standards for the Study Area (on file with the Township Clerk) (the "**Redevelopment Plan**"); and

**WHEREAS**, pursuant to the Redevelopment Law, the Planning Board must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Township Committee in accordance with the provisions of *N.J.S.A.* 40A:12A-7(e) of the Redevelopment Law; and

**WHEREAS**, on January 10, 2019 the Planning Board considered the Redevelopment Plan, allowed all those present who wished to comment on the Redevelopment Plan to be heard, and adopted a resolution finding that the Redevelopment Plan is consistent with the Township's Master Plan and recommending its adoption; and

**WHEREAS**, the Township Committee believes that the adoption of the Redevelopment Plan is in the best interests of the Township and the development of the Study Area and desires to adopt the Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Mannington, County of Salem, State of New Jersey as follows:


1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Committee hereby adopts the Redevelopment Plan in accordance with the Redevelopment Law.
3. The zoning ordinances of the Township are hereby amended to include the provisions of the Redevelopment Plan.
4. In case any one or more of the provisions of this Ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance or the Redevelopment Plan and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. This Ordinance shall take effect upon final adoption and publication thereof according to law.

Date: January 22, 2019



Donald C. Asay, Mayor

ATTEST:



Esther A. Mitchell, Clerk