

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE #2018-12

Title: **AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE CAPE MAY COUNTY AIRPORT TECH VILLAGE AREA IN NEED OF REDEVELOPMENT IDENTIFIED AS BLOCK 410.01, PART OF LOT 36 IN THE TOWNSHIP OF LOWER, NEW JERSEY AND AMENDING THE ZONING MAP ACCORDINGLY**

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by Township Ordinance, and said Redevelopment Plan must provide a framework for the planning, development, redevelopment or rehabilitation of the area in question; and

WHEREAS, on February 22, 2017 the Township Council of the Township of Lower adopted Resolution

#2017-87 authorizing and directing the Lower Township Planning Board to conduct a preliminary investigation and to prepare a map of the area to determine whether the property located at Block 410.01, Lot 36, and known and identified as the Everlon Property bounded generally by Breakwater, Hornet, Ranger Roads and an unnamed road (hereinafter "the Property"), as depicted on **EXHIBIT A** which is attached hereto and made a part hereof, should be designated as an Area in Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.); and

WHEREAS, on June 15, 2017 the Lower Township Planning Board held a public hearing and adopted Resolution #17-22 recommending that the Property be designated as an Area in Need of Rehabilitation pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.); and

WHEREAS, on July 5, 2017, the Township Council of the Township of Lower adopted Resolution #2017- 199 accepting and adopting the findings and recommendations of the Lower Township Planning Board and designated the Property as an Area in Need of Redevelopment; and

WHEREAS, on June 18, 2018, the Township Council of the Township of Lower adopted Resolution #2018- 215 authorizing and directing the Lower Township Planning Board to Review and Report on the Cape May County Airport Tech Village Redevelopment Plan (Block 410.01, Lot 36) pursuant to the Local Redevelopment and Housing Law; and

WHEREAS, on June 21, 2018, the Lower Township Planning Board held a public hearing to review and consider the Cape May County Airport Tech Redevelopment Plan (hereinafter "Redevelopment Plan") prepared by Louis C. Joyce, PP, AICP, dated June 2018, which is attached hereto as **EXHIBIT B**, and the Board found the Redevelopment Plan to be consistent with the Township of Lower's Master Plan, and recommended to the Township Council of the Township of Lower, via Resolution #18-21, that the Township adopt the Redevelopment Plan for the Property; and

WHEREAS, the Township Council of the Township of Lower specifically finds that the Redevelopment Plan and the Property itself meet the requirements of N.J.S.A. 40:12A-1, et seq., and are consistent with the Township of Lower's Master Plan.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey as follows:

Section 1. The recitals set forth above are incorporated herein and made a part hereof as if set forth at length.

Section 2. The Township Council of the Township of Lower hereby approves and adopts the Redevelopment Plan, attached hereto as **Exhibit B**, for the property located at Block 410.01, part of Lot 36, and known and identified as the Cape May County Airport Tech Village Area in Need of Redevelopment.

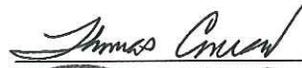
In accordance with the provisions of the Cape May County Airport Tech Village Redevelopment Plan the Atlantic County Improvement Authority is hereby designated as the Redevelopment Entity.

Section 3. The above-referenced Redevelopment Plan shall constitute an overlay zone for the area contained within the plan. The Zoning Map of the Township of Lower is hereby amended to designate the area set forth within the plan as the "Cape May County Airport Tech Village Redevelopment Area."

Section 4. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

Section 5. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provision of this Ordinance are hereby declared to be severable.

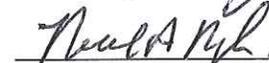
Section 6. This Ordinance shall become effective 20 days after final passage and publication according to law.



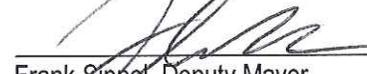
Thomas Conrad, Councilmember



David Perry, Councilmember



Roland Roy, Jr., Councilmember



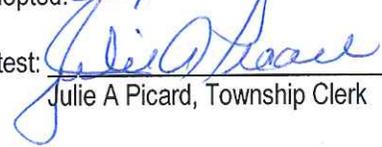
Frank Sippel, Deputy Mayor



Erik Simonsen, Mayor

First Reading: July 2, 2018

Adopted: July 16, 2018

Attest: 

Julie A Picard, Township Clerk