

**TOWNSHIP OF WATERFORD
COUNTY OF CAMDEN STATE
OF NEW JERSEY**

ORDINANCE # 2016 - 25

**ORDINANCE OF THE TOWNSHIP OF WATERFORD ACCEPTING
THE RECOMMENDATION OF THE WATERFORD TOWNSHIP
PLANNING BOARD AND ADOPTING AN AMENDED
REDEVELOPMENT PLAN FOR THE C. WILLIAM HAINES
REDEVELOPMENT AREA AND AMENDING CHAPTER 176 OF THE
CODE OF THE TOWNSHIP OF WATERFORD CAPTIONED "LAND
USE DEVELOPMENT AND ZONING" AND AMENDING THE
TOWNSHIP'S ZONING MAP**

WHEREAS, on or about December 26, 2001, the Township of Waterford adopted Ordinance No. 2001-30 which adopted a Redevelopment Plan for the C. William Haines Redevelopment Area; and

WHEREAS, Resolution No. 2016-06 of the Waterford Township Planning Board found that the aforesaid Haines Boulevard Redevelopment Plan inadequately served the needs of the Township for the development of this area and that an Amended Redevelopment Plan should be prepared and adopted by referral to the Mayor and Township Committee; and

WHEREAS, an Amended Redevelopment Plan for the Haines Boulevard Redevelopment Area (a/k/a Haines Boulevard Amended Redevelopment Plan) was prepared by duly appointed Planning Consultants, Heyer, Gruel & Associates and was presented to the Waterford Township Planning Board at a Special Public Meeting of said Board on March 28, 2016 for review and comment; and

WHEREAS, a revised draft dated April 26, 2016, was presented for review and comment at a regularly scheduled meeting of the Waterford Township Planning Board on May 2, 2016, and a final revised draft dated October 2016, was presented for review and comment at the regularly scheduled meeting of the Waterford Township Planning Board on November 7, 2016; and

WHEREAS, the Waterford Township Planning Board having heard the above presentations and has determined to approve the Redevelopment Plan dated October, 2016 for referral to the Waterford Township Mayor and Township Committee for adoption; and

WHEREAS, the Waterford Township Mayor and Township Committee desire to adopt the Haines Boulevard Amended Redevelopment Plan together with necessary amendments to Chapter 176 of the Code of the Township of Waterford captioned “Land Use, Development and Zoning” and to also amend the Township Zoning Map as part of the adoption of the Haines Boulevard Amended Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Waterford, County of Camden, and State of New Jersey, as follows:

SECTION 1. ADOPTION OF REDEVELOPMENT PLAN

1. The aforementioned recitals are incorporated herein as if fully set forth at length.
2. The Haines Boulevard Amended Redevelopment Plan attached hereto as Exhibit “A” is hereby approved and adopted, which amended Redevelopment Plan was referred to the Township Committee for approval by the Waterford Township Planning Board in Resolution No. 16-17.

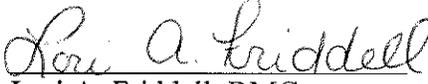
SECTION 2. Chapter 176 of the Township Code captioned “Land Use, Development and Zoning” is hereby amended to include the provisions of the Township Amended Redevelopment Plan and which provisions shall supersede the applicable development regulations in Chapter 176 as in where indicated for this Redevelopment Area.

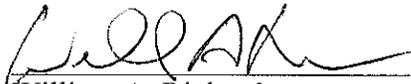
SECTION 3. The Township Zoning Map is hereby amended to include the Haines Boulevard Redevelopment Plan Area and Zoning District Classifications that are set forth therein.

SECTION 4. Should any section, subsection, part, clause or phrase of this Amended Ordinance shall 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 that end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 5. All Ordinances or parts of Ordinances, are inconsistent with this amending Ordinance, are hereby repealed to the extent of such inconsistency only.

SECTION 6. This Ordinance shall take effect after final adoption and publication as required by law conditioned upon final approval by the New Jersey Pinelands Commission.

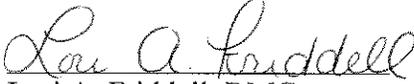

Lori A. Friddell, RMC
Township Clerk


William A. Richardson
Mayor

Introduced: November 9, 2016
Hearing: December 14, 2016
Adopted: December 14, 2016

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Waterford at a regular meeting held on December 14, 2016.

Date: December 14, 2016


Lori A. Friddell, RMC
Township Clerk