

ORDINANCE # 1909-2015

**ORDINANCE AUTHORIZING ADOPTION BY THE TOWNSHIP OF GALLOWAY
OF A REDEVELOPMENT PLAN FOR BLOCK 526, LOTS 4-11 WITHIN TRACT 1 OF
THE WHITE HORSE PIKE CORRIDOR PHASE II – POMONA ROAD
REDEVELOPMENT AREA**

WHEREAS, the Township of Galloway, (the "Township"), in the County of Atlantic, State of New Jersey, has designated an area within the Township, known as the White Horse Pike Corridor Phase II – Pomona Road Redevelopment Area ("Redevelopment Area"), as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 *et seq.*; and

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

WHEREAS, in order to facilitate the development and rehabilitation of the Township, the Township has prepared the "White Horse Pike Corridor, Phase II - Pomona Road Heritage Village at Galloway, Portion of Tract 1, Block 526, Lots 4-11 Redevelopment Plan" for the Township of Galloway, dated April 21, 2015 (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Township for purposes of improving conditions within the Township; and

WHEREAS, the Township Council has determined that it is in the best interest of the Township to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the Township; and

WHEREAS, pursuant to N.J.S.A. 40A:12-7, the governing body referred the attached Redevelopment Plan to the Planning Board for review and approval following introduction and first reading; and

WHEREAS, the Planning Board recommended adoption of the Redevelopment Plan by the Township Council via Resolution 7A-2014, which shall be considered the report of the Planning Board to the Township Council as required by N.J.S.A. 40A:12A-7(e).

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Galloway as follows:

Section 1. The Township hereby adopts the Redevelopment Plan for the Township of Galloway.

Section 2. Mayor and Council declares and determines that said Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for

the development and rehabilitation of the Township and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.; and

Section 3. The governing body of the Township of Galloway 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. The Redevelopment Plan shall supersede any other local development regulation to the extent set forth in the Plan and the Township of Galloway Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan; and

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause section or paragraph of the ordinance is deemed invalid or unenforceable for any reason, it is the intent of Township Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 7. A certified copy of this ordinance is to be forwarded to the Pinelands Commission for certification.

Section 8. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF GALLOWAY

KELLI DANIELI, Acting Township Clerk

DON PURDY, Mayor

Recorded Vote:	MOTIONS	AYE	NAY	ABSTAIN	ABSENT
Coppola					
Gargione					
Gorman					
Maldonado					
Meadows					
Tyrrell					
Purdy					