

Jim. Byfield

08-08

**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING
AN AMENDMENT TO THE REDEVELOPMENT PLAN AS
ADOPTED BY ORDINANCE #04-27 AND ANY SUBSEQUENT
ORDINANCES THERETO**

WHEREAS, the Borough council of the Borough of Merchantville, by Resolution adopted September 27, 2004, did determine that certain referenced properties were determined to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Mayor and Borough Council of the Borough of Merchantville considered, and did approve, by Ordinance # 04-27 on September 27, 2004, a Redevelopment Plan for the Area (the "Redevelopment Plan"); and

WHEREAS, the Planning Board of the Borough of Merchantville considered, and did approve, by Resolution on June 10, 2008, a certain proposed amendment to the Redevelopment Plan for the Area (the "Redevelopment Plan"); and

WHEREAS, the Planning Board of the Borough of Merchantville has submitted to the Mayor and Borough Council its resolution, certification and recommendation respecting the amendment to the Redevelopment Plan for the Area and the Mayor and Borough Council has duly considered the Planning Board's resolution, certification and recommendation.

WHEREAS, the Mayor and Borough Council of the Borough of Merchantville, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed the certain proposed amendment to the Redevelopment Plan from the Planning Board, and wish to adopt the amendment as referenced in Exhibit "A" to this Ordinance, attached hereto and made a part hereof this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Merchantville, County of Camden and State of New Jersey that:

Section 1. That the proposed amendment to the Redevelopment Plan, as referenced in Exhibit "A" to this Ordinance, attached hereto and made a part hereof this Ordinance, be and hereby are adopted as an amendment to Ordinance #04-27, and any and all subsequent revisions to this Ordinance; and

Section 2. The Redevelopment Plan for the Area and its amendment, having been duly

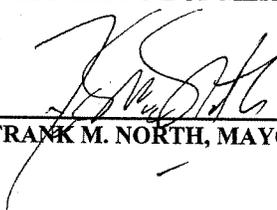
Linda Verson
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reviewed and considered, is hereby approved, and the Borough Clerk is hereby directed to file a copy of the Redevelopment Plan and its amendment with the minutes of this meeting.

Section 3. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

Section 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

THE BOROUGH OF MERCHANTVILLE

BY: 
FRANK M. NORTH, MAYOR

ATTEST:


DENISE BROUSE, BOROUGH CLERK

The foregoing Ordinance was introduced by Mayor and Council at the regular meeting held on August 11, 2008. This Ordinance will be considered for adoption on final reading and public hearing to be held on September 22, 2008 at 7:30 p.m. in the Council Meeting Room, Merchantville Borough Municipal Building, 1 West Maple Avenue, Merchantville, New Jersey.

The purpose of this Ordinance is to approve an amendment to the Redevelopment Plan as adopted by Ordinance #04-27. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Merchantville Borough Hall, 1 West Maple Avenue, Merchantville, New Jersey.

**In the matter of the
Application of
Town Centre East Redevelopment Plan
Recommendation to Borough Council
For Amendment to Plan**

**BOROUGH OF MERCHANTVILLE
PLANNING BOARD**

RESOLUTION OF MEMORIALIZATION

WHEREAS, the Borough Council of the Borough of Merchantville adopted, following recommendation from the Planning Board of the Borough of Merchantville, a Resolution and ordinance, determining that the delineated area related to the project known as "Town Centre East Project Area" be delineated and determined as a redevelopment area, this action occurring on September 27, 2004, and

WHEREAS, most recently, by Resolution dated April 28, 2008, the Borough Council of the Borough of Merchantville referred this matter once again to the Planning Board of the Borough of Merchantville, requesting that the Planning Board of the Borough of Merchantville undertake a preliminary investigation of the Redevelopment Plan related to the Town Centre East Project area, in order to determine whether or not the provision in the Redevelopment Plan providing that buildings in the redevelopment area may be "up to 60 feet" and "four stories" be modified to reflect that the buildings should be "up to 48 feet", and "no greater than 3 stories in height", and

WHEREAS, the Planning Board of the Borough of Merchantville undertook a review of this matter its regular meeting of May 13, 2008, the following members of the Planning Board being present: Frank North (Mayor), Nicholas DiMatteo, James Uricchio, Eric Schmidt, Stephen Selverian, Joseph Miraglia, Robert Disch, and Alf Muronda, and William Walker, Chairman, and

WHEREAS, the Planning Board following discussion, opened the matter to the public for questions and comments, at which time comments were made and questions were posed by Robert Paulson, Jean Collins, Monica Sohler, and Mark Brunton, and

WHEREAS, following discussion and deliberations, the Planning Board of the Borough of Merchantville determined that it was in the best interest of the community, and the municipality, to revise the Redevelopment Plan to reflect that buildings shall be no greater than 48 feet in height, and no greater than 3 stories, and, in reaching such a determination, the Planning Board reflected on the previous application for development which was approved with several conditions, one of which was related to limiting the number of stories and the height of the buildings.

NOW THEREFORE, upon motion duly made, seconded and adopted,

BE IT RESOLVED that it is recommended to the Borough Council of the Borough of Merchantville, that the Redevelopment Plan be amended to reflect that buildings shall be no greater than 48 feet in height, and no greater than 3 stories.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded forthwith to the Borough Council of the Borough of Merchantville, and counsel for the Borough of Merchantville, Timothy Higgins, Esquire, for further action by the Borough Council of the Borough of Merchantville.

BE IT FURTHER RESOLVED that notice of this recommendation be published in the Retrospect forthwith.

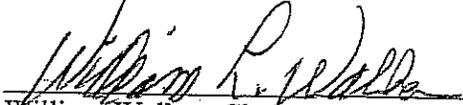
BE IT FURTHER RESOLVED that this Resolution shall act as a report to the Borough Council of the Borough of Merchantville.

Those voting for the Resolution recommending a revision to the Redevelopment Plan being as follows: Frank North (Mayor), Stephen Selverian, Nicholas DiMatteo, Joseph Miraglia, Eric Schmidt, James Uricchio, Alf Muronda, Robert Disch voting in the negative and William Walker abstaining.

The effective date of this Resolution shall be June 10, 2008.

MERCHANTVILLE PLANNING BOARD

Dated: June 10, 2008


William Walker, Chairman

BOROUGH OF MERCHANTVILLE
TOWNE CENTRE EAST (TCE) REDEVELOPMENT PLAN

PLANNING BOARD RECOMMENDED GUIDELINES TO BE UTILIZED BY
POTENTIAL DEVELOPERS (6-3-2008)

Height/Floors – In June 2008, an approved Planning Board Resolution to Borough Council recommended a revised permitted height of up to 48’ and three floors. However, the Board does not envision that this change would result in a structure or structures that achieve the maximum height and/or this number of floors throughout the redevelopment area. As provided for throughout Section 94-51 of the Borough Code (Historic Preservation Commission), successful redevelopment should contain a mix of styles and structures that blend with and compliment their surroundings according to a range of well-defined guidelines.

Density – While the 2004 TCE Redevelopment Plan provides for 100% lot coverage, based on prior submissions to develop the area, the Board recommends only considering plans that are less dense. The “Schedule of District Regulations” of the Merchantville Zoning Ordinance permits up to 90% improvement coverage in B1 zoning areas.

Emergency Services – if any services are to be relocated, no redevelopment application should be accepted until SPECIFIC details of the relocation are clearly identified, finalized, and approved as needed to include a transition plan for implementing the move without a reduction in Service levels.

Pedestrian Considerations (and as noted throughout the original 2004 TCE Plan):

- Retain current “walkability” to/from/within/thru the site in all directions via several routes,
- Include “surfaced” (i.e. pavers, macadam) connecting pathways for areas within and adjacent to the site,
- Complete the “Rails-to-Trails” pathway along Chestnut Ave between Centre St. and Park Avenue,
- Install additional lighting to enhance safety throughout the area,

Parking Considerations:

- Retain the current level of parking available on the site to include the open/reserved Municipal spaces (including spaces for Emergency personnel), the PNC spaces and other private spaces (i.e. those spaces available at the medical offices and the train station) while providing for all required additional spaces resulting from redevelopment,

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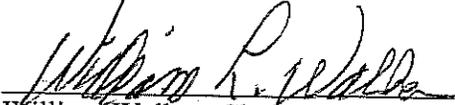
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MERCHANTVILLE PLANNING BOARD

Dated: June 10, 2008


William Walker, Chairman