

ORD. 24-24

**ORDINANCE OF THE BOROUGH OF BROOKLAWN,
COUNTY OF CAMDEN, STATE OF NEW JERSEY
ADOPTING THE REDEVELOPMENT PLAN FOR AREA
LOCATED WITHIN THE BOROUGH OF BROOKLAWN
KNOWN AS THE “ST. MAURICE REDEVELOPMENT
PLAN”**

WHEREAS, a redevelopment project must be undertaken pursuant to a “redevelopment plan” adopted by municipal ordinance pursuant to N.J.S.A. 40A:12A-7, and said redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Local Redevelopment and Housing Law”), set forth at N.J.S.A. 40A:12A-6(a), the Borough Council of the Borough of Brooklawn (“Council”), by Resolution No. 152-2020, dated December 21, 2020, directed the Planning Board of the Borough of Brooklawn, (“Planning Board”) to conduct a preliminary investigation to determine whether a certain area within the Borough of Brooklawn, to wit, Block 105. Lot 2 on the Official Tax Map of the Borough of Brooklawn, is an area in need of redevelopment in accordance with the criteria set forth in the Local Redevelopment and Housing Law, attached as Exhibit “A”; and

WHEREAS, the Planning Board reviewed a Preliminary Investigation and Determination of Need study dated January 25, 2023, prepared by Robert Scott Smith, New Jersey Professional Planner #4944, who is employed by Key Engineers, Inc. of Berlin, New Jersey, as a part of its preliminary investigation to determine whether a certain property and area

within the Borough of Brooklawn, as more particularly described as Block 105, Lot 2, meet the criteria of an “area in need of redevelopment”; and

WHEREAS, the Planning Board conducted a public hearing on February 8, 2023, during which expert testimony was taken from Robert Scott Smith, P.P. of Key Engineers, Inc. of Berlin, New Jersey, and all members of the public, including those who would or could be affected by the designation of the property as an area in need of redevelopment, being noticed and being given the opportunity to be heard; and,

WHEREAS, the Planning Board, by its Resolution No. 2023-06, dated March 8, 2023, recommended to the Borough Council that substantial evidence exists to support a finding that the property and area within the Borough of Brooklawn, as more particularly described as Block 105, Lot 2, are in need of redevelopment; and should be and are recommended to be designated as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-6; attached as Exhibit “B”; and

WHEREAS, the Borough Council of the Borough of Brooklawn (“Council”), adopted Resolution No. 83-2023, on March 20, 2023, declared that a certain area within the Borough of Brooklawn, to wit, Block 105. Lot 2 on the Official Tax Map of the Borough of Brooklawn, was an area in need of redevelopment in accordance with the criteria set forth in the Local Redevelopment and Housing Law, attached as Exhibit “C”; and

WHEREAS, the Planning Board, by its decision of October 9, 2024, memorialized by its Resolution No. 2024-8, dated November 13, 2024, attached as Exhibit “D,” endorsed and recommended the St. Maurice Redevelopment Project Redevelopment Plan prepared by Key Engineers and the findings contained therein, as well as Ordinances Nos. 20-24, 21-24, 22-24 and 23-24, which enacts the St. Maurice Redevelopment Project Redevelopment Plan, for the

property and area within the Borough of Brooklawn, as more particularly described as Block 105, Lot 2, attached as Exhibit “E”; and

WHEREAS, the Borough Council of the Borough of Brooklawn deem it in the best interests of the Borough of Brooklawn to adopt St. Maurice Redevelopment Plan, attached as Exhibit “E,” for the areas identified above and depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A. 40A:12A-7.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Brooklawn, County of Camden, and State of New Jersey that the St. Maurice Redevelopment Plan, attached as Exhibit “D” and recommended by the Planning Board of the Borough of Brooklawn, and approved by the Mayor and Borough Council of the Borough of Brooklawn, is hereby adopted as the Redevelopment Plan of the Borough of Brooklawn for the areas identified above and depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A. 40A:12A-7; and

BE IT FURTHER ORDAINED that this Ordinance amends and replaces Ordinance #20-2024, adopted by the Borough Council of the Borough of Brooklawn on October 21, 2024; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon passage and publication according to law.

THE BOROUGH OF BROOKLAWN

BY: _____
JERRY D. GRANSTROM, MAYOR

ATTEST:

RYAN GILES, BOROUGH CLERK

The foregoing ordinance was introduced by the Mayor and Council of the Borough of Brooklawn at its regular meeting held on November 18, 2024. This Ordinance will be considered for adoption on final reading and public hearing to be held on December 16, 2024 at 6:30 p.m. in the Council Meeting Room, Municipal Building, 301 Christiana Street, Brooklawn, New Jersey.

The purpose of this Ordinance is to adopt the St. Maurice Redevelopment Plan for certain property located at Block 105, Lot 2 in the Borough of Brooklawn, amending and replacing Ordinance #20-2024, adopted by the Borough Council of the Borough of Brooklawn on October 21, 2024. 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 Thursday (Legal Holidays excluded), at the Office of the Borough Clerk, Brooklawn Borough Hall, 301 Christiana Street, Brooklawn, New Jersey.