ORDINANCE #10-2026

ORDINANCE OF THE BOROUGH OF BROOKLAWN, COUNTY OF CAMDEN, STATE OF NEW JERSEY READOPTING THE UPDATED 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 Borough Council of the Borough of Brooklawn recently received an updated "Redevelopment Plan for the St. Maurice Redevelopment Project" from the current Board Planner, Wayne L. Roorda, PP from the firm, Bryson & Yates, dated October __, 2026 attached as Exhibit "D", which meets the aforesaid requirements, and is consistent with the Borough's Master Plan 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 updated "St. Maurice Redevelopment Plan", attached as Exhibit "D", be approved and readopted by the Mayor and Borough Council of the Borough of Brooklawn pursuant to N.J.S.A. 40A:12A-7; and

BE IT FURTHER ORDAINED that this Ordinance be referred to the Borough of Brooklawn Planning Board, along with a copy of the updated "St. Maurice Redevelopment Plan" prepared by Bryson & Yates, pursuant to N.J.S.A. 40A:12A-7; 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 October 19, 2026. This Ordinance will be considered for adoption

on final reading and public hearing to be held on November 16, 2026 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 readopt the updated "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.