

**CRANBURY TOWNSHIP ORDINANCE 04-16-08**

**AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, NEW JERSEY ADOPTING, PURSUANT TO N.J.S.A. 40A:12A-7, A REDEVELOPMENT PLAN FOR PAUL'S AUTO SITE, BLOCK 33, LOT 13.04 ON THE CRANBURY TOWNSHIP TAX MAP**

**BE IT ORDAINED** by the Mayor and the Cranbury Township Committee, Cranbury, in Middlesex County, New Jersey as follows:

**Section 1. Findings.** The Mayor and Township Committee of the Township of Cranbury ("Committee") make the following findings:

a. By Resolution No. R 02-16-045, the Mayor and Committee directed the Cranbury Township Planning Board (the "Planning Board") to conduct an investigation into whether the property which is identified as Block 33, Lot 13.04 (the "Study Area") qualified as a Non-condemnation Area as that term is defined in the Local Housing and Redevelopment Law ("LRHL"), *N.J.S.A. 40A:12A-5 et seq.*

b. The Planning Board completed its investigation of the Study Area, received and reviewed the report of Phillips Preiss Grygiel LLC ("PPG"), and David Holder, P.E., of Holder Associates, the Board's engineering consultant, entitled "Area in Need of Redevelopment Investigation for the Paul's Auto Site, Township of Cranbury, New Jersey" ("Area in Need Study") and, following a public hearing, adopted a resolution on March 17, 2016 recommending that the Study Area be designated by the Township Committee as a Non-Condensation Redevelopment Area as provided for under the LRHL.

c. On March 28, 2016, the Mayor and Council accepted the Planning Board's findings and the Area in Need Study and adopted Resolution No. R 03-16-065, A Resolution of the Mayor & Township Committee of the Township of Cranbury Designating "Paul's Auto Body" site (Block 33 Lot 13.04) as a Non-Condensation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. and directing that the Planning Board prepare a redevelopment plan for the Study Area.

d. PPG prepared a proposed redevelopment plan for the Study Area entitled "Proposed Redevelopment Plan for the Paul's Auto Site in the Township of Cranbury, New Jersey" (the "Redevelopment Plan").

e. On referral from the Township Committee, the Planning Board reviewed the Redevelopment Plan and found that while the proposed residential use is not consistent with the existing land use element of the Master Plan or zoning for the Study Area, the proposed affordable housing is consistent with the Township's goal of meeting its fair share housing obligation on a site that is unlikely to be developed in such a way as to conform to the existing zoning standards and recommended adoption of the Redevelopment Plan by the Mayor and Township Committee.

f. The Mayor and Township Committee having reviewed the Redevelopment Plan, hereby determine that although the proposed residential use is not consistent with the existing land use element of the Master Plan or zoning for the Study Area, the proposed affordable housing is consistent with the Township's goal of meeting its fair share housing obligation on a site that is unlikely to be developed in such a way as to conform to the existing zoning standards and the Redevelopment Plan should be adopted.

**Section 2. Adoption of Redevelopment Plan.** The plan entitled "Proposed Redevelopment Plan for the Paul's Auto Site in the Township of Cranbury, New Jersey" for Block 33, Lot 13.04, Cranbury Township, Middlesex County, New Jersey, dated April 18, 2016, and prepared by Phillips Preiss Grygiel LLC is hereby adopted as the redevelopment plan for the Study Area pursuant to N.J.S.A. 40A:12A-7.

**Section 3. Repealer.** All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

**Section 4. Severability.** If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

**Section 5. Effective Date.** This ordinance shall take effect upon passage, publication and in accordance with N.J.S.A. 40:69A-181.

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on April 25, 2016. It will be further considered for final passage, after public herein thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23-A North Main Street, in the Township of Cranbury on May 9, 2016 at 7:00 p.m., and during the week prior and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

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Kathleen R. Cunningham, RMC  
Township Clerk