

**CRANBURY TOWNSHIP ORDINANCE # 11-17-17**

**ORDINANCE ADOPTING THE AMENDED  
HIGH POINT REDEVELOPMENT PLAN**

**WHEREAS**, the Township Council adopted the “Redevelopment Plan for the Cheney/Hagerty/Kushner Tract” on October 26, 2016; and

**WHEREAS**, the Township Council intends to approve amendments to the Redevelopment Plan to meet the needs of the Township and the developer; and

**WHEREAS**, the Amended Redevelopment Plan increases retail and office floor area from a maximum of 30,000 to 35,000 square feet; and

**WHEREAS**, the Amended Redevelopment Plan increases the number of apartments above the retail area from 12 apartments, including 7 affordable units, to a total of 16 apartments, including 7 affordable units; and

**WHEREAS**, the Amended Redevelopment Plan changes some of the permitted uses in the non-residential portion of the redevelopment area to permit a broader array of retail uses, and also to allow office space, including a medical office, in place of retail in the northwest corner of the tract ; and

**WHEREAS**, the Amended Redevelopment Plan authorizes various changes to the design and layout of the mixed use area; now, therefore,

**BE IT ORDAINED**, by the governing body of the Township of Cranbury that:

**SECTION 1.** The governing body of the Township of Cranbury hereby approves the Amendment to the Redevelopment Plan, attached hereto as though fully set forth herein.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 3.** This ordinance shall take effect after its final passage and publication as provided by law.

**SECTION 4.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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 November 27, 2017. 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 December 11, 2017 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