

ORDINANCE #7 -2020
CITY OF EGG HARBOR

AMEND CERTAIN PROVISIONS OF THE TOWER SITE REDEVELOPMENT PLAN

WHEREAS, the City has previously been designated as An Area in Need of Rehabilitation in order to recognize the need to foster reinvestment into the community; and

WHEREAS, the Township previously adopted a redevelopment plan for an area known as the "Tower Site" which is generally bounded by Moss Mill Road, Hamburg Avenue, Washington Avenue and Duerer Street; and

WHEREAS, the City is working with a conditional redeveloper of the property who believes that certain amendments to the redevelopment plan and change to an Area in Need to Redevelopment could help promote development of the property; and

WHEREAS, the City has requested that the Planning Board undertake the necessary study to consider whether the Tower Site qualifies as an Area in Need of Redevelopment; and

WHEREAS, the City agrees that the amendments to the redevelopment plan will provide some additional flexibility to the conditional redeveloper will enhance the possibility of the property being developed; and

WHEREAS, the development of the property is the outcome the City is looking to achieve through the designation as a redevelopment area and adoption of amendments to the redevelopment plan.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Egg Harbor as follows:

1. The title for the Redevelopment Plan for the Tower Site Rehabilitation Area, dated January 12, 2017 shall be changed to the Redevelopment Plan for the Tower Site Redevelopment Area. Any references in the Redevelopment Plan to a Rehabilitation Area shall be changed to a Redevelopment Area.
2. The permitted uses indicated under Section 6.3.4B (4) of the Redevelopment Plan shall be amended as follows:

Institutional Use as defined by the Egg Harbor City Developmental Ordinance such as: hospital; urgent care; medical offices; college/university and related features such as dormitories and athletic facilities; outpatient rehabilitation therapy or medical day care center.

3. An additional permitted use shall be added as Section 6.3.4B (10) as follows:

Community residences for persons with head injuries as defined in New Jersey Administrative Code, Title 10, Human Services, Chapter 44C, Standards for Community Residences for Persons with Head Injuries. Such living arrangement shall include veterans.

4. The heading for Section 6.3.4E shall be amended to specify regulations related to community residences for person with head injuries and shall read as follows:

Building Limit Controls for assisted living and community residences for persons with head injuries.

5. The heading for Section 6.34F shall be amended to specify regulations for outpatient rehabilitation therapy or medical day care center and shall read as follows:

Building Limit Controls for Institutional Use as defined by the Egg Harbor City Developmental Ordinance such as: hospital; urgent care; medical offices; college/university and related features such as dormitories and athletic facilities; outpatient rehabilitation therapy or medical day care center.

BE IT FURTHER ORDAINED that all remaining sections of the Tower Site redevelopment plan shall continue in effect, and if a portion of a section of this amendment shall be held to be void or unconstitutional, it shall not affect the remaining provisions thereof as all parts shall be deemed severable.

BE IT FURTHER ORDAINED that the amendments to the Tower Site redevelopment plan shall be in effect immediately upon adoption by the Common Council for the City of Egg Harbor City and published as required by law.

Introduced: April 9, 2020
Publication: April 15, 2020
Public Hearing: April 23, 2020
Adopted:

Meg Steeb, City Clerk, RMC

Lisa Jampetti, Mayor