

TOWNSHIP OF BORDENTOWN

TOWNSHIP COMMITTEE REGULAR MEETING AGENDA

DATE: NOVEMBER 10, 2014 TIME: 7:00 P.M. MEETING ROOM, MUNICIPAL BUILDING

ATTENDANCE: PRESENT ABSENT

_____	_____	Mayor Benowitz
_____	_____	Deputy Mayor Cann
_____	_____	Committeeman Carson
_____	_____	Committeeman Moynihan
_____	_____	Committeewoman Popko
_____	_____	Township Clerk Eckert
_____	_____	Attorney Kearns
_____	_____	Chief Financial Officer Kocian
_____	_____	Public Works Director Buhrer
_____	_____	Police Chief Nucera

1. Salute to the flag and moment of silence.
2. Roll Call.
3. Open Public Meeting Announcement:

In compliance with the Open Public Meetings Act, adequate notice of this meeting was provided in the following manner:

On January 6, 2014, advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building; was faxed to the REGISTER-NEWS, the BURLINGTON COUNTY TIMES and THE TIMES; was filed with the Clerk of Bordentown Township; and was mailed to all persons who requested and paid for such notice.

4. The proceedings of this meeting, which are open to the public, are being electronically recorded. Requisite minutes are kept for all meetings, whether open or closed to the public.

5. Resolution to meet in closed session:

BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby recess this Regular Meeting to meet in Closed Session for the purpose of discussing:

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

6. Presentation by Mr. Vincent Civale of Hamilton Financial Group, LLC, regarding Concept Site Plan for Southern Gateway Redevelopment Area.

7. Administrative Review
 - a. Review of agenda
 - b. Review of correspondence

CONSENT AGENDA ITEMS:

- a. Township Committee review and discussion of Consent Agenda Items.
 - b. Questions or comments from the audience on consent agenda items.
 - c. Motion, Second and Roll Call to adopt Resolutions #2014-314-8 through #2014-314-15.
8. Resolution #2014-314-8 entitled APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: PAYMENT OF BILLS.
9. Resolution #2014-314-9 entitled APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: MINUTES OF MEETINGS AND CORRESPONDENCE.
10. Resolution #2014-314-10 entitled AUTHORIZING NOVEMBER 10, 2014, BUDGET TRANSFERS.
11. Resolution #2014-314-11 entitled AUTHORIZING REFUND OF TAX SALE PREMIUM/CANCELATION OF TAX SALE CERTIFICATE #13-00036.
12. Resolution #2014-314-12 entitled RESOLUTION AUTHORIZING EXTENSION OF AGRICULTURAL LEASE AGREEMENTS BETWEEN THE TOWNSHIP OF BORDENTOWN AND STEPHEN TURGYAN.
13. Resolution #2014-314-13 entitled RESOLUTION AWARDED A CONTRACT TO ACCLAIM INVENTORY, LLC, FOR FIXED ASSET VALUATION.
14. Resolution #2014-314-14 entitled RESOLUTION TO ADOPT HAZARD MITIGATION PLAN.
15. Resolution #2014-314-15 entitled APPROVING RAFFLE LICENSE #RL:408.
16. Public Hearing on Ordinance #2014-28 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AMENDING THE WATERFRONT VILLAGE REDEVELOPMENT AREA REDEVELOPMENT PLAN FOR WATERFRONT VILLAGE TO ESTABLISH REVISED PERMITTED OR CONDITIONAL USES.
17. Consideration of Adoption of Ordinance #2014-28 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AMENDING THE WATERFRONT VILLAGE REDEVELOPMENT AREA REDEVELOPMENT PLAN FOR WATERFRONT VILLAGE TO ESTABLISH REVISED PERMITTED OR CONDITIONAL USES.
18. Public Hearing on Ordinance #2014-29 entitled AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN APPROVING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 120, LOTS 1-14; BLOCK 121, LOTS 1-5; BLOCK 122, LOTS 1-10; BLOCK 127, LOTS 2-3; AND BLOCK 128.01, LOTS 1-12, 14-16, 29-32.02 AND 35-38, ALSO KNOWN AS THE SOUTHERN GATEWAY REDEVELOPMENT AREA.

19. Consideration of Adoption of Ordinance #2014-29 entitled AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN APPROVING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 120, LOTS 1-14; BLOCK 121, LOTS 1-5; BLOCK 122, LOTS 1-10; BLOCK 127, LOTS 2-3; AND BLOCK 128.01, LOTS 1-12, 14-16, 29-32.02 AND 35-38, ALSO KNOWN AS THE SOUTHERN GATEWAY REDEVELOPMENT AREA.
20. Township Committee discussion with Engineer Turek regarding Jumble Gut Run Hydro Model.
21. Township Committee discussion with Engineer Turek regarding the CDBG application.
22. Township Committee discussion regarding Status of Charles Bossert Park Improvement Project.
23. Township Committee discussion regarding Status of Thorntown Lane Three-Way Intersection.
24. Township Committee discussion regarding Status of 2014 Road Improvement Program.
25. Township Committee discussion regarding Mayor's Charity Ball.
26. Township Committee discussion of the 2013 Retrospect Plan and 2014 JIF Dividend through the Burlington County Joint Insurance Fund.
27. Township Committee discussion of the Shared Services with the Bordentown Regional School District.
28. Township Committee and Staff Reports.
29. Public Participation.

Questions, comments or statements from members of the public in attendance.
30. Any additional matters or correspondence to be reviewed, discussed or acted upon at the discretion of the Township Committee.
31. Motion to Adjourn.

RESOLUTION #2014-314-8

APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: PAYMENT OF BILLS

BE IT RESOLVED by the Township Committee of the Township of Bordentown that all of the bills listed to be paid on the list dated November 10, 2014, as submitted by the Office of the Treasurer are hereby approved for payment and the Office of the Treasurer is directed to pay the same.

11/10/14

RESOLUTION #2014-314-9

APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: MINUTES OF MEETINGS AND CORRESPONDENCE

BE IT RESOLVED by the Township Committee of the Township of Bordentown that the minutes of the Township Committee Closed Session Meeting of October 27, 2014, and the Regular Meeting of October 27, 2014, as submitted by the Clerk and posted on the bulletin board, be and are hereby approved as (_____ submitted) (_____ corrected); and

BE IT FURTHER RESOLVED that the following items of correspondence are to be received and/or acted upon:

- a. Letter to Mayor Stephen Benowitz, from Board of Fire Commissioners, Fire District #1, dated October 27, 2014, regarding Bond Referendum Special Election scheduled for December 13, 2014.

11/10/14

RESOLUTION #2014-314-10

AUTHORIZING NOVEMBER 10, 2014 BUDGET TRANSFERS

BE IT RESOLVED by the Township Committee of the Township of Bordentown that it hereby approves and authorizes the Chief Financial Officer to make the following 2014 Budget Appropriation transfers pursuant to N.J.S.A. 40A:4-58:

Budget Transfers 11.10.14

		From	To
Administration	O/E		5,000.00
Assessor	O/E		1,500.00
Engineering	O/E		2,500.00
Employee Health	O/E		31,000.00
P/W Buildings / Grounds	O/E		3,000.00
Certificate Compliance	O/E		1,500.00
Street Lighting	O/E		16,500.00
Social Security	O/E	20,000.00	
PERS	O/E	15,500.00	
PFRS	O/E	<u>25,500.00</u>	
		61,000.00	61,000.00

It is hereby certified that the foregoing is a true and correct copy of a resolution adopted by the Township Committee of the Township of Bordentown at a meeting held on November 10, 2014.

COLLEEN M. ECKERT, RMC, TWP. CLERK

11/10/14

RESOLUTION #2014-314-11

**AUTHORIZING REFUND OF TAX SALE PREMIUM/CANCELATION OF
TAX SALE CERTIFICATE #13-00036**

WHEREAS, Tax Sale Certificate #13-00036 was sold on October 9, 2014, in the amount of \$359.00, on behalf of the Bordentown Sewerage Authority.

WHEREAS, on September 16, 2014, the Bordentown Sewerage Authority accepted a payment in error.

WHEREAS, the payment accepted by the Bordentown Sewerage Authority invalidated Tax Sale Certificate#13-00036.

WHEREAS, US Bank Cust for PC4 Firstrust, paid tax sale premium, in the amount of \$1,100.00 for said lien.

BE IT RESOLVED, by the Township Committee of the Township of Bordentown that, as requested by the Tax Collector, it hereby authorizes a refund of tax sale premium, in the amount of \$1,100.00 to US Bank Cust for PC4 Firstrust; for Lien 13-00036, Block 74 Lot 23, commonly known as 293 Cherry Lane.

BE IT RESOLVED FURTHER, by the Township Committee of the Township of Bordentown that, as requested by the Tax Collector it hereby authorizes the cancellation of Tax Sale Certificate #13-00036.

MAP
11/10/14

It is hereby certified that the foregoing is a true and correct copy of a resolution adopted by the Township Committee of the Township of Bordentown at a meeting held on November 10, 2014.

COLLEEN M. ECKERT, RMC, TWP. CLERK

RESOLUTION #2014-314-12

RESOLUTION AUTHORIZING EXTENSION OF AGRICULTURAL LEASE AGREEMENTS
BETWEEN THE TOWNSHIP OF BORDENTOWN AND STEPHEN TURGYAN

WHEREAS, the Township of Bordentown awarded a lease agreement to Stephen Turgyan on March 26, 2012, to lease certain open space parcels for agricultural purposes; and

WHEREAS, said agreement authorizes the lease to be renewed on a yearly basis not to exceed five years; and

WHEREAS, it is the desire of the Township Committee of the Township of Bordentown to renew said agreement for a term of January 1, 2015 and ending December 31, 2015; and

WHEREAS, it is understood by both parties that all other provisions of the original agreement shall remain in effect through December 31, 2015;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby authorize the extension of the agricultural lease agreements with Stephen Turgyan for the following parcels:

Block 90, Lots 4 & 6
Block 92, Lots 7.01 & 8.01
Block 93, Lot 9.01

BE IT FURTHER RESOLVED by the Township Committee of the Township of Bordentown that it does hereby authorize the Mayor and Township Clerk to execute all documents relating to said lease agreements.

It is hereby certified that the foregoing is a true and correct copy of a resolution adopted by the Township Committee of the Township of Bordentown at a meeting held on November 10, 2014.

COLLEEN M. ECKERT, RMC, TWP. CLERK

11/10/14

FARMLAND LEASE AGREEMENT EXTENSION

THIS AGREEMENT, entered into this 10th day of November, 2014, between the Township of Bordentown, a municipal corporation of the State of New Jersey, (hereinafter "the Township") and Stephen Turgyan, whose address is 292 Ward Avenue, Bordentown, New Jersey 08505 (hereinafter "the Tenant"), governs the Tenant's use of property identified as **Block 90, Lot 4 & Lot 6; Block 92, Lots 7.01 and 8.01; and Block 93, Lot 9.01**, (hereinafter "the subject properties") owned by the Township of Bordentown, in accordance with the regulations established by New Jersey Department of Environmental Protection, Green Acres Program, and Burlington County Open Space Program.

WHEREAS, the Township is the record owner and title holder to land identified on the municipal tax map as **Block 90, Lot 4 & Lot 6; Block 92, Lots 7.01 and 8.01; and Block 93, Lot 9.01** in the Township of Bordentown, County of Burlington, State of New Jersey; and

WHEREAS, the Township desires to lease the subject properties for the purpose of farming; and

WHEREAS, the Township advertised for price proposals from prospective tenants, and the Township received a proposal from Stephen Turgyan which the Township Committee of the Township of Bordentown deemed was most advantageous to the Township, price and other factors considered;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

Possession and Use

The Township shall give possession and use of the subject properties to the Tenant, who shall use the property solely for farming purposes, consistent with the terms of this Agreement.

Term of Agreement

The term of this Lease Agreement shall commence on January 1, 2015 and shall terminate on December 31, 2015. The parties agree that the Township may renew the Agreement on a monthly or on a yearly basis, for such price and other terms that the parties deem to be mutually agreeable. In addition, this Agreement is subject to termination by the Township prior to the renewal date upon the Township's issuance of thirty (30) days written notice to the Tenant.

Lease Payments

The Tenant shall pay the Township the sum of \$7,440.00 as consideration for the Township's agreement to permit the Tenant to utilize the subject property for farming purposes. The tenant shall make payment to the Township on an annual basis. The annual payment for year 2015 is due to the Township upon the execution of this lease agreement. Payment shall be by check payable to the Township of Bordentown, and shall be delivered to the Municipal Clerk of the Township of Bordentown. In the event that the Township agrees to renew the lease agreement, payments are due not later than February 15th of each renewal year.

Interest shall accrue on any unpaid lease payment at the annual rate of eighteen (18) per cent.

Assignment, Transfer, Convey, Sublet, or Disposal of Contract

The Tenant shall not assign, transfer, convey, sublet, or otherwise dispose of the lease or any part thereof without the written consent of the Township of Bordentown.

Tenant Responsibilities and Duties

- a. Tenant will maintain the farm throughout the term of this Lease in as good condition as at the beginning of then tenancy, with the exception of normal wear and damage from causes beyond the Tenant's control.
- b. Tenant will conduct agricultural activities in an efficient manner, and will do all the plowing, seeding, cultivating and harvesting in a manner that will conserve the Township's property consistent with good farming practices.
- c. Tenant will not plow permanent pasture and meadow land or cut live trees for sale or personal use or remove trees without the written consent of the Township.
- d. Tenant shall not expand farming beyond the current plow zone configuration established by the Township.
- e. Tenant will perform all maintenance on the properties to ensure that active farming will be maintained throughout the lease period (i.e., clearing and maintaining farm ditches, field drains, irrigation ponds, etc.).

- f. Tenant, will not, without consent of the Township, house automobiles, motor trucks, tractors or farm equipment on the subject property.
- g. Tenant will not erect or permit to be erected on the subject property any structures or buildings, or incur any expense to the Township for such purposes, without written consent of the Township.
- h. Tenant will control soil erosion on the subject property as completely as practicable, and will strictly adhere to all regulations of the State Agricultural Development Commission with respect to farmland usage and with County Soil Conservation District regulations. Furthermore, in the last year of this lease agreement, the Tenant shall plant a cover crop to minimize soil erosion after the expiration date of the lease.
- i. Tenant shall not plant crops that will have a growing season which extends past the expiration date of the lease, unless the lease has been extended by the Township.
- j. Tenant will not apply any sludge, leaves or other similar materials on the subject property without the written consent of the Township.
- k. Tenant, shall hold a current Certified Pesticide Applicator License issued by the State of New Jersey; a copy of such license shall be attached to this Lease Agreement. This requirement may be waived by the Township in the event that Tenant engages an individual or company possessing said license to apply pesticides to the property for farming purposes. Such waiver shall be set forth in writing by the Township.
- l. Tenant shall not cause the removal of any soil from the subject property for any purposes, including sod farming, the handling of nursery stock, and similar activities.
- m. Tenant shall install "Posted No Hunting" signs on the subject property.
- n. Tenant will not conduct agricultural activities nor plant crops within ten (10) feet of any Township bituminous bikeway/walkway, where existing, without the written consent of the Township.

- o. Tenant, will not operate or maneuver any vehicles or farming equipment over or upon the Township bituminous bikeway/walkway, where existing, without the written consent of the Township.

Township Rights

1. The Township reserves the right to enter the subject property at any reasonable time for purposes of consultation with the Tenant or for making inspections, repairs, or improvements.
2. The Township has the right to discontinue farming on said property prior to the expiration of the term of this lease. The Township will give the Tenant six months prior notice of the termination of the lease.
3. The Township shall not be responsible for paying the Tenant for the cost of any damage or destruction of crops related to the Township's entry onto the subject property. The Township will contact the tenant within a reasonable time prior to the Township's entry on the subject property for non-emergency purposes in order to arrange for the least intrusive and least damaging path of entry onto and movement over the property.
4. The Township shall have access to all parcels of land that are not being farmed by the Tenant. In addition, public access to farmed portions of the subject property shall be permitted once the Tenant's farming activities have been completed.

Laws and Jurisdiction

The Tenant shall comply with all laws, orders, rules, and regulations of the Township of Bordentown, the County of Burlington, the State of New Jersey, and all Federal governmental authorities. Any and all disputes over the terms of the lease shall be resolved in accordance with the laws of the State of New Jersey.

Fire and Other Casualty

The Tenant shall notify the Township at once of any fire or casualty. The Township's insurance only covers Township property; therefore it is the Tenant's responsibility to provide insurance for all personal property; i.e. tractors, farm

equipment, etc. The Tenant shall maintain comprehensive general liability insurance with an insurance company authorized to do business in the State of New Jersey in the amount of \$2,000,000.00 for bodily injury and naming Bordentown Township as an additional insured on the leased properties. A copy of certificates of such coverage shall be attached to the lease.

Damages

The Tenant is liable for all damages caused by violating the terms of the lease, including the payment of the Township's attorney fees and costs associated with action to enforce the requirements of the lease.

WHEREFORE, the parties to this Agreement accept the terms of this Agreement by their signatures below:

TOWNSHIP OF BORDENTOWN

By: _____
Stephen Benowitz, Mayor

Attest:

Colleen Eckert, RMC
Municipal Clerk

Witness: **TENANT**

RESOLUTION #2014-314-13

RESOLUTION AWARDED A CONTRACT TO ACCLAIM INVENTORY, LLC, FOR FIXED ASSET VALUATION

WHEREAS, Technical Accounting Directive 85-2 requires municipalities to establish an asset inventory system and the record of fixed assets be updated on an annual basis; and

WHEREAS, Acclaim Inventory, LLC, has submitted a proposal and is qualified to perform said inventory of fixed assets; and

WHEREAS, the proposal submitted by Acclaim Inventory, LLC, in the amount of \$2,300 is below the quote requirement;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby authorize a contract with Acclaim Inventory, LLC, 8 Hamilton Avenue, Edison, NJ 08820 in an amount not to exceed \$2,200 for the purpose of conducting a Fixed Asset Valuation.

It is hereby certified that the foregoing is a true and correct copy of a resolution adopted by the Township Committee of the Township of Bordentown at a meeting held on November 10, 2014.

COLLEEN M. ECKERT, RMC, TWP. CLERK

11/10/14

RESOLUTION #2014-314-14

RESOLUTION TO ADOPT HAZARD MITIGATION PLAN

WHEREAS, the Township of Bordentown has experienced natural hazards that result in public safety hazards and damage to private and public property; and

WHEREAS, the hazard mitigation planning process set forth by the State of New Jersey and the Federal Emergency Management Agency offers the opportunity to consider natural hazards and risks, and to identify mitigation actions to reduce future risk; and

WHEREAS, the New Jersey Office of Emergency Management is providing federal mitigation funds to support development of the mitigation plan; and

WHEREAS, a Hazard Mitigation Plan has been developed by the Mitigation Planning Committee; and

WHEREAS, the Hazard Mitigation Plan includes a prioritized list of mitigation actions including activities that, over time, will help minimize and reduce safety threats and damage to private and public property; and

WHEREAS, a public meeting was held on December 12, 2013, to introduce the planning concept and to solicit questions and comment; and to present the Plan and request comments, as required by law;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Bordentown as follows:

1. The Hazard Mitigation Plan is hereby adopted as an official plan of the Township of Bordentown; minor revisions recommended by the Federal Emergency Management Agency and/or the New Jersey Office of Emergency Management may be incorporated without further action;
2. The Township of Bordentown departments identified in the Plan are hereby directed to pursue implementation of the recommended high priority activities that are assigned to their departments;
3. Any action proposed by the Plan shall be subject to and contingent upon budget approval, if required, which shall be at the discretion of the Township Committee, and this resolution shall not be interpreted so as to mandate any such appropriations;
4. The Emergency Management Coordinator is designated to coordinate with other offices and shall periodically report on the activities, accomplishments, and progress, and shall prepare an annual progress report to be submitted to the New Jersey Office of Emergency Management. The status reports shall be submitted by October 1st of each year.

It is hereby certified that the foregoing is a true and correct copy of a resolution adopted by the Township Committee of the Township of Bordentown at a meeting held on November 10, 2014.

COLLEEN M. ECKERT, RMC, TWP. CLERK

11/10/14

RESOLUTION #2014-15

APPROVING RAFFLE LICENSE #RL:408

WHEREAS, the Bordentown Elks Lodge #2085 has filed an application with the Township of Bordentown to hold Instant Raffle Tickets at the Lodge located at 11 Amboy Road in the Township of Bordentown from January 1, 2015 through December 31, 2015, and payment of the required fees has been made;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Bordentown that Raffle License #RL:408 be issued to the Bordentown Elks Lodge #2085, with the stipulation that the proceeds be used towards charity and youth activities.

It is hereby certified that the foregoing is a true and correct copy of a resolution adopted by the Township Committee of the Township of Bordentown at a meeting held on November 10, 2014.

COLLEEN M. ECKERT, RMC, TWP. CLERK

11/10/14

TOWNSHIP OF BORDENTOWN
ORDINANCE NO. 2014-28

**AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AMENDING THE
WATERFRONT VILLAGE REDEVELOPMENT AREA REDEVELOPMENT PLAN FOR
WATERFRONT VILLAGE TO ESTABLISH REVISED PERMITTED OR CONDITIONAL
USES.**

WHEREAS, the Bordentown Township Committee (the “Township”) is the Redevelopment Authority for Bordentown Township; and

WHEREAS, pursuant to the Waterfront Village Redevelopment Plan, the Township Committee previously designated various permitted and conditional uses within the Waterfront Village Redevelopment Area; and

WHEREAS, pursuant to New Jersey’s Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) any use within a Redevelopment area must be consistent with the Redevelopment Plan approved by the Township Committee and under the MLUL; and

WHEREAS, as the Redevelopment entity for the Township, the Township Committee is the entity with the authority to amend the Waterfront Village Redevelopment Plan so that the Planning Board is not permitted to grant a use variance with respect to any application involving property within a Redevelopment zone; and

WHEREAS, by Bordentown Township Planning Board Resolution # PB-2014-20, the Bordentown Township Planning Board provided a report and recommendation to the Bordentown Township Committee relating to the amendment of certain conditional and permitted uses within the Waterfront Village Redevelopment Area; and

WHEREAS, the Township Committee has reviewed the report and recommendation of the Planning Board with respect to the recommended changes to the Waterfront Village Redevelopment area and seeks to incorporate the recommendations of the Planning Board as it relates to the amending the permitted or conditional uses for certain areas within the Waterfront Village Redevelopment Area; and

WHEREAS, the Township Committee has further determined that it is in the best interests of the Township to further the goals of the Waterfront Village Redevelopment Plan to amend the designation of permitted and conditional uses within the Waterfront Village Redevelopment Area and that doing so does not otherwise limit the Township's or its Planning Board's authority to have in place such other conditions, limitations or design requirements for the Area as are permitted under the law, and so as to be consistent with the specific provisions and goals of the Waterfront Village Redevelopment Plan.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Bordentown that:

Section 1. The portion of the Waterfront Village Redevelopment Area Redevelopment Plan entitled, "Section 1. Redevelopment Plan, Permitted Uses—Planned Waterfront Village Development" shall be amended as follows:

Permitted Uses – 5. Senior Affordable Housing is a permitted use with respect to Block 140, Lot 3.01 and/or 3.02, on Burlington-Bordentown Road, consistent with the Acknowledgement on page 16 of the Waterfront Village Redevelopment Plan of the Obligation to Provide Affordable Housing consistent with the rules promulgated by NJ COAH, and pursuant to Court Order or directive of the Court or Special Master appointed with respect to the Township's obligation for providing such housing.

Conditional Uses – 1. Gas stations or a Convenience Store. Limited to the portion of Block 140.01, Lot 1 fronting Route 130, with the limitation of a maximum of twelve (12) fueling positions for dispensing, storing and the sale of fuel for automobile and passenger trucks. Gas stations or Convenience Stores in this zone are not permitted to dispense, store or sell fuel for large commercial truck vehicles. Gas stations or Convenience Stores in this zone are permitted to operate their business 24 hours per day.

Section 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

Section 3. All ordinances or parts of ordinances of the Township of Bordentown heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect immediately upon adoption and publication of notice of adoption as provided by law.

TOWNSHIP OF BORDENTOWN

ORDINANCE NO. 2014-29

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN APPROVING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 120, LOTS 1-14; BLOCK 121, LOTS 1-5; BLOCK 122, LOTS 1-10; BLOCK 127, LOTS 2-3; AND BLOCK 128.01, LOTS 1-12, 14-16, 29-32.02 AND 35-38, ALSO KNOWN AS THE SOUTHERN GATEWAY REDEVELOPMENT AREA

WHEREAS, the Bordentown Township Planning Board has reviewed an amendment to the Southern Gateway Redevelopment Plan consisting of a revision to the proposed Zoning District and the provision of a buffering requirement for land adjacent to the Bordentown Sewerage Authority wastewater treatment plant; and

WHEREAS, the Bordentown Township Planning Board on October 9, 2014, adopted Resolution No. P-2014-21 recommending to the Township Committee that the proposed revisions be adopted; and

WHEREAS, the Township Committee of the Township of Bordentown in its capacity as the Redevelopment Authority desires to enact the changes;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Bordentown that Redevelopment Plan for the Southern Gateway Redevelopment Area, last revised October, 2014, prepared by Edward Fox of the Burlington County Bridge Commission on behalf of the Township of Bordentown, is hereby approved and adopted; and

BE IT FURTHER ORDAINED by the Township Committee that the Official Zoning Map of the Township shall be revised to delineate the Zone depicted within the said Redevelopment Plan and herein adopted by this Ordinance.

