

RESOLUTION #2021-82A

RESOLUTION GRANTING REQUEST OF TEAM CAMPUS PHASE II, LLC TO REZONE BLOCK 58, LOT 36.01 TO PROVIDE FOR MIXED USED RESIDENTIAL DEVELOPMENT IN THE HIGHWAY COMMERCIAL ZONE

WHEREAS, on January 25, 2021, the Township Committee heard a presentation by Team Campus Phase II, LLC (“Team Campus II”) regarding its request to rezone its nine-acre parcel on Route 130, identified on the Township Tax Map as Block 58, Block 36.01 (the “Property”) to provide for a mixed-use development containing apartments and a retail pad site; and

WHEREAS, the Property is located in the Highway Commercial zone which does not include residential use as a permitted use; and

WHEREAS, Team Campus II had made application for a use variance for the proposed use but such request was denied by the Township Planning Board; and

WHEREAS, Team Campus II advised the Township Committee that the reason for its request was that while the Property was previously approved for the development of medical office buildings and a retail component, the owner could not attract tenants for this previously approved use; and

WHEREAS, upon considering the submissions of the property owner, reviewing the 2018 Master Plan re-examination report and recommendation made therein, the Township Committee is persuaded that residential use may be appropriate for this site and that the requested rezoning should be pursued.

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

Team Campus II, LLC’s request to rezone its property identified as Block 58, Lot 36.01 located on Route 130 in the Highway Commercial zone is hereby granted subject to the adoption of such ordinances as required to permit the requested mixed-use residential development and to establish standards for such use.

RESOLUTION #2021-82B

RESOLUTION DENYING REQUEST OF TEAM CAMPUS PHASE II, LC TO REZONE
BLOCK 58, LOT 36.01 TO PROVIDE FOR MIXED USED RESIDENTIAL DEVELOPMENT
IN THE HIGHWAY COMMERCIAL ZONE

WHEREAS, on January 25, 2021, the Township Committee heard a presentation by Team Campus Phase II, LLC (“Team Campus II”) regarding its request to rezone its nine-acre parcel on Route 130, identified on the Township Tax Map as Block 58, Block 36.01 (the “Property”) to provide for a mixed-use development containing apartments and a retail pad site; and

WHEREAS, the Property is located in the Highway Commercial zone which does not include residential use as a permitted use; and

WHEREAS, Team Campus II had made application for a use variance for the proposed development but such request was denied by the Township Planning Board; and

WHEREAS, Team Campus II advised the Township Committee that the reason for its request was that while the Property was previously approved for the development of medical office buildings and a retail component, the owner could not attract tenants for this previously approved use; and

WHEREAS, the Township Committee considered the submissions of the property owner in light of the Township Master Plan which was subject of a re-examination report adopted August 9, 2018 and revised land use plan element adopted in December 2019; and

WHEREAS the Master Plan re-examination did not result in any change in uses in the Highway Commercial zone or any recommendation that residential use be considered in that zone; and

WHEREAS, rezoning this one parcel within the large commercial zone encompassing two highway corridors could be found to be “spot zoning” – the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners; and

WHEREAS, the Township Committee, has determined that the economic issues raised by the property owner are shared by other businesses in the community and are better addressed through other means.

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

Team Campus II, LLC’s request to rezone its property identified as Block 58, Lot 36.01 located on Route 130 in the Highway Commercial zone is hereby denied.