

TOWNSHIP OF LAWRENCE

Office of the Municipal Clerk
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MEMORANDUM

TO: Planning Board Chair and Members
FROM: Tonya D. Carter, Municipal Clerk 
DATE: November 13, 2023
RE: 3131 Princeton Pike Redevelopment Plan



Attached please find the following ordinance that was introduced on first reading by the Lawrence Township Council at its meeting of Thursday, November 9, 2023. Kindly forward your recommendations and/or comments to Council, if possible, prior to Tuesday, December 5, 2023 the date at which it is scheduled for final reading and adoption.

Ordinance No. 2460-23

ORDINANCE ADOPTING THE 3131 PRINCETON PIKE REDEVELOPMENT PLAN

Township of Lawrence
County of Mercer

Ordinance No. 2460-23

**ORDINANCE ADOPTING THE
3131 PRINCETON PIKE REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq, as amended and supplemented (the "Act"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, the Township Council, via Resolution 377-22, on December 6, 2022 authorized the Township Planning Board to conduct a Preliminary Investigation and to make a recommendation as to whether Block 3801, Lots 2, 3, 6, 18 & 19, commonly known as 3131 Princeton Pike, (the "Study Area") should be designated as a Non-condemnation Area in Need of Redevelopment; and

WHEREAS, the Planning Board conducted a public hearing on March 20, 2023 and recommended, via Resolution 10-23, approved on April 3, 2023, that the Study Area be designated as a Non-condemnation Area in Need of Redevelopment; and

WHEREAS, the Township Council on May 2, 2023, via Resolution 155-23, accepted the recommendation of the Planning Board and designated the Study Area as a Non-condemnation Area in Need of Redevelopment; and

WHEREAS, the Township Planning Board, acting pursuant to N.J.S.A. 40A:12A-7f, has prepared a redevelopment plan for the redevelopment of the Study Area, entitled 3131 Princeton Pike Redevelopment Plan, dated October 16, 2023 (the "Redevelopment Plan"), and has referred the Plan to Township Council for consideration for adoption; and

WHEREAS, the Township Council seeks to encourage redevelopment of the dilapidated conditions of the Study Area in a manner that is consistent with smart growth planning principles, compatible with the site and surrounding lots, and will increase the value of the Study Area as a taxable ratable for the benefit of all of the taxpayers in the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Lawrence, in the County of Mercer and the State of New Jersey, as follows:

Section 1. The Plan is hereby adopted.

Section 2. In the event that any section, part or provision of the Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

Section 3. This ordinance shall take effect upon final passage, publication, and filing with the Office of the Clerk of Mercer County, all as required by law.

Introduced: November 9, 2023

RECORD OF VOTE

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Bobbitt	X						X
Mr. Kowacki	X						
Ms. MacDuff					X		
Mr. Powers	X					X	
Mayor Ryan		X					