

**AN ORDINANCE OF THE BOROUGH OF WHARTON, IN THE
COUNTY OF MORRIS, NEW JERSEY ADOPTING THE MAIN STREET
REDEVELOPMENT PLAN FOR BLOCK 1317, LOTS 1 THROUGH 22
(INCLUDING FORMER LOT 23)**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, (the "Redevelopment Law"), by Resolution #R-100-18 dated July 16, 2018, the Borough Council of the Borough of Wharton (the "Borough Council") designated the properties known as Block 1317, Lots 1 through 22 (including former Lot 23), along with all streets and rights of way appurtenant thereto, as a non-condemnation redevelopment area (the "Redevelopment Area") pursuant to the Redevelopment Law; and

WHEREAS, J. Caldwell and Associates, LLC (the "Planning Consultant") prepared a redevelopment plan for the Redevelopment Area, entitled, "Main Street Redevelopment Plan, Block 1317, Lots 1-23", dated September 12, 2018 (the "Redevelopment Plan"); and

WHEREAS, pursuant to the Redevelopment Law, the Planning Board must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of N.J.S.A. 40A:12A-7(e) of the Redevelopment Law; and

WHEREAS, on September 18, 2018, the Planning Consultant presented the Redevelopment Plan to the Planning Board at a public meeting of the Planning Board and the Planning Board allowed all those present who wished to comment on the Redevelopment Plan to be heard; and

WHEREAS, after extensive discussions and testimony, the Borough Planning Board (i) found that the Redevelopment Plan is consistent with the Borough's Master Plan and (ii) made the following recommendations concerning the Redevelopment Plan (collectively, the "Planning Board Recommendations"):

1. Clarifying that at least 60 percent of the existing parking spaces must be available for day use during business days (and not calendar days) by the public for any building which incorporates the public parking lots existing within the Redevelopment Area;
2. Eliminating reference to a maximum impervious surface coverage within a parking lot of 70%; and
3. Permitting one automobile access point from East Main Street; and

WHEREAS, on September 18, 2018, the Planning Board adopted a resolution memorializing the Planning Board Recommendations and delivered same to the Mayor and Borough Council pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Borough Council desires to adopt the Redevelopment Plan, inclusive of the Planning Board Recommendations; and

WHEREAS, the Redevelopment Plan attached hereto as Exhibit A is revised as described above.

NOW THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Wharton, in the County of Morris, New Jersey, as follows:

- 1. The aforementioned recitals hereof are incorporated herein as though set forth at length.**
- 2. The Redevelopment Plan, revised in accordance herewith, is on file with the Borough Clerk, and is incorporated herein by reference and is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.**
- 3. The sections of the Zoning Map of the Borough that relate to the Redevelopment Area are hereby amended to incorporate the provisions of the Redevelopment Plan, revised in accordance herewith.**
- 4. If any part of this Ordinance shall be deemed invalid, such part shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.**
- 5. This Ordinance shall take effect in accordance with applicable law.**

**First Reading: September 24, 2018
Second Reading: October 15, 2018**

ATTEST:

BOROUGH OF WHARTON

**WILLIAM J. CHEGWIDDEN,
MAYOR**

**Gabrielle Evangelista,
Borough Clerk**

**Exhibit A
Redevelopment Plan**