

O-10-22

**AN ORDINANCE OF THE BOROUGH OF WHARTON, IN THE
COUNTY OF MORRIS, NEW JERSEY ADOPTING THE L.E.
CARPENTER REDEVELOPMENT PLAN FOR BLOCK 301, LOT 1.01,
BLOCK 801, LOT 3, AND BLOCK 903, LOTS 2 & 2.03**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Redevelopment Law”), by Resolution 70-03, the Borough Council of the Borough of Wharton (the “Borough Council”) designated the properties known as Block 301, Lot 1.01, Block 801, Lot 3, and Block 903, Lots 2 & 2.03, 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, the Borough Council previously adopted the L.E. Carpenter Site Redevelopment Plan Amendment dated on or about July 9, 2015, the Phase II Redevelopment Plan approved October 11, 2005, and the Redevelopment Plan for Phase 1, Block 903, Lot 2 dated July 10, 2003 (collectively, the “Prior Redevelopment Plans”); and

WHEREAS, J Caldwell & Associates, LLC Community Planning Consultants (Jessica Caldwell, P.P., A.I.C.P, Borough Planner, P.P. #5944) (the “Planning Consultant”) prepared a redevelopment plan for the Redevelopment Area, entitled, “L.E. Carpenter Redevelopment Plan”, dated March 9, 2022, which is attached hereto as Exhibit A (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 Amendment 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 May 10, 2022, 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 Amendment to be heard; and

WHEREAS, after extensive discussions and testimony on May 10, 2022, the Borough Planning Board found that the Redevelopment Plan is consistent with the Borough’s Master Plan; and

WHEREAS, on May 13, 2022, the Planning Board delivered a letter to the Mayor and Council President finding the Redevelopment Plan was consistent with the Borough’s Master Plan, pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Borough Council desires to adopt the Redevelopment Plan.

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 is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7. The Redevelopment Plan supersedes all Prior Redevelopment Plans applicable to Block 301, Lot 1.01, Block 801, Lot 3 and Block 903, Lot 2.03 and the Redevelopment Plan is an overlay and supplemental to the underlying zoning and Prior Redevelopment Plans for Block 903, Lot 2.

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.

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: May 23, 2022

Second Reading: June 13, 2022

ATTEST:

**Gabrielle Evangelista,
Borough Clerk**

BOROUGH OF WHARTON

**WILLIAM J. CHEGWIDDEN,
MAYOR**

Exhibit A
Redevelopment Plan