

**TOWNSHIP OF SOUTHAMPTON**

**ORDINANCE 2022-05**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTHAMPTON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 3002, LOTS 5, 5.02, & 5.03; FAMILIARLY KNOWN AS THE RED LION DINER REDEVELOPMENT AREA.**

**WHEREAS**, the Township Committee of the Township of Southampton (“Township”) following referral to and upon recommendation of, the Southampton Township Planning Board (“Planning Board”), desires to adopt a Redevelopment Plan for certain areas in need of redevelopment at Block 3002, Lots 5, 5.02 & 5.03 within the Township of Southampton, Burlington County, New Jersey, (the “Red Lion Diner Redevelopment Area”) which Plan has been prepared by Environmental Resolutions, Inc. dated April 8, 2021 and revised March 21, 2022, which is incorporated herein and made a part hereof by reference; and

**WHEREAS**, the Planning Board has examined and considered the proposed Redevelopment Plan prepared by Environmental Resolutions, Inc. regarding the subject designated redevelopment areas; and

**WHEREAS**, the Planning Board conducted a public meeting on May 6, 2021, concerning the Plan, which was open to the public and where said Plan was explained and discussed and members of the public had an opportunity to pose questions and submit concerns; and

**WHEREAS**, the Planning Board has reported that the proposed Plan is consistent with the Township Master Plan and has recommended that the Plan be adopted by the Township; and

**WHEREAS**, thereafter, the Plan was referred to the Pinelands Commission which recommended changed consistent with the Pinelands Comprehensive Management Plan; and

**WHEREAS**, the Township Planner continued to work with Pinelands officials to amend the plan ultimately resulting in the March 23, 2022 revised plan referred back to the Planning Board; and

**WHEREAS**, the Plan, upon adoption by this Ordinance, is expected to facilitate redevelopment/development of the subject redevelopment areas, and to provide new opportunities for the community.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Township Committee of the Township of Southampton that, with the referral to and recommendation from the Southampton Township Planning Board to adopt the proposed Redevelopment Plan, such recommendation is accepted and the Plan is hereby adopted, including any necessary overlay zoning regulations contained therein.

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Southampton that the Redevelopment Plan prepared by Environmental Resolutions, Inc. for the subject redevelopment area, having been subjected to prior Notice and public hearing before the Committee, be and hereby is adopted to govern the Red Lion Diner Redevelopment Area.

**BE IT FURTHER ORDAINED**, that the Redevelopment Plan prepared by Environmental Resolutions is site specific to Block 3002, Lots 5, 5.02 & 5.03 and that the Township Committee will address specific regulations for other Block and Lots designated as redevelopment areas as development plans and concepts are proposed in the future.

**BE IT FURTHER ORDAINED** that any prior Ordinances or Plans which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistencies.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective twenty

(20) days following final passage and publication as required by law, as the Ordinance adopting the Redevelopment Plan for these designated areas, and zoning and redevelopment maps for the areas, as applicable.

**ACTION ON INTRODUCTION:**

Motion made by: Heston  
Motion seconded by: Rafferty

**VOTE:**

Committeeman Heston:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Committeeman Rafferty:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Deputy Mayor Rossell:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Committeeman Young, Sr.:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Mayor Mikulski:	<input checked="" type="radio"/> Yes	No	Abstain Not Present

**ACTION ON ADOPTION (after public hearing)**

Motion made by: Heston  
Motion seconded by: Rossell

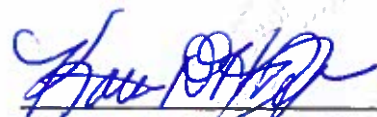
**VOTE:**

Committeeman Heston:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Committeeman Rafferty:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Deputy Mayor Rossell:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Committeeman Young, Sr.:	<input checked="" type="radio"/> Yes	No	Abstain Not Present
Mayor Mikulski:	<input checked="" type="radio"/> Yes	No	Abstain Not Present

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**CERTIFICATION**

I HEREBY CERTIFY that the foregoing is a true copy of the ordinance that was introduced after first reading at a meeting of the Southampton Township Committee held on April 19, 2021 and adopted after a public hearing at a meeting of the Southampton Township Committee held on May 17, 2021.

  
Kathleen D. Hoffman, RMC  
Township Clerk/Administrator

**SOUTHAMPTON TOWNSHIP PLANNING BOARD  
RESOLUTION 2022.08P**

**A RESOLUTION OF REFERRAL BY THE SOUTHAMPTON TOWNSHIP PLANNING BOARD  
RECOMMENDING THE REVISED RED LION DINER NON CONDEMNATION  
REDEVELOPMENT PLAN FOR BLOCK 3002, LOTS 5,5.02, & 5.03 AS SUBSTANTIALLY  
CONSISTENT WITH THE TOWNSHIP'S MASTER PLAN AND RECOMMENDING ADOPTION  
OF THE REDEVELOPMENT PLAN BY THE TOWNSHIP**

WHEREAS, the Township Committee of Southampton (the "Township") adopted Resolution No. 2019-97 on September 17, 2019 and Resolution No. 2019-101 on October 15, 2019 which authorized and directed the Southampton Township Planning Board (the "Board") to conduct a preliminary investigation to determine whether the property which is located at the southwest corner of the Red Lion Circle formed by US Route 206 and NJ Route 70 in the Red Lion neighborhood in the southwestern part of the Township (the "Property") qualified as a Non-Condemnation Area in Need of Redevelopment as that term is defined in the Local Housing and Redevelopment Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, Board planning expert Edward Fox, PP, AICP prepared a report entitled Preliminary Investigation for the Determination of an "area in need of non-condemnation redevelopment" dated July 3, 2020 and supplemented on July 6, 2020 (the "Area in Need Study") and submitted it to the Planning Board for its review and analysis; and

WHEREAS, on July 16, 2020, the Board adopted resolution 2020.08P recommending that the Property be designated by the Township as a Non-Condemnation Redevelopment Area as provided for under the LRHL; and

WHEREAS, after receiving the Board's resolution recommending the designation of the Property as a Non-Condemnation Redevelopment Area, the Township adopted Resolution #2020-76 on July 21, 2020, which designated the Property as a Non-Condemnation Redevelopment Area in Accordance with the LRHL, and directed that the Board prepare a redevelopment plan for the Property; and

WHEREAS, Board Planning expert Edward Fox, PP, AICP has prepared a proposed redevelopment plan entitled "Redevelopment Plan for Red Lion Diner Non-Condemnation Redevelopment Area" dated April 8 2021 and revised April 22 2021; and

WHEREAS, the Planning Board considered the Redevelopment Plan at its public meeting on May 6, 2021, heard evidence in connection with the Redevelopment Plan, and provided the general public with an opportunity to ask questions and comment on the Redevelopment Plan, and then found that the Redevelopment Plan will promote the redevelopment of the Property in a manner that will advance the public health, safety,

morals and general welfare and, further, that the Redevelopment Plan is substantially consistent with the Township Master Plan; and

WHEREAS, Board Planning expert Edward Fox, PP, AICP has prepared a proposed and further revised redevelopment plan entitled Redevelopment Plan for Red Lion Diner Non-Condensation Redevelopment Area dated April 8 2021 and revised April 22 2021 and further revised March 21, 2022 (the "Redevelopment Plan"); and


WHEREAS, the Planning Board considered the further revised Redevelopment Plan at its public meeting on May 5, 2022, heard evidence in connection with the Redevelopment Plan, and provided the general public with an opportunity to ask questions and comment on the Redevelopment Plan, and then found that the Redevelopment Plan will promote the redevelopment of the Property in a manner that will advance the public health, safety, morals and general welfare and, further, that the Redevelopment Plan is substantially consistent with the Township Master Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Southampton Township Planning Board hereby finds that the "Redevelopment Plan" for Red Lion Diner Non-Condensation Redevelopment Area for Block 3002, Lots 5, 5.02, & 5.03 will promote the redevelopment of the Property in a manner that will advance the public health, safety, morals and general welfare and, further, that the Redevelopment Plan is substantially consistent with the Township Master Plan; and

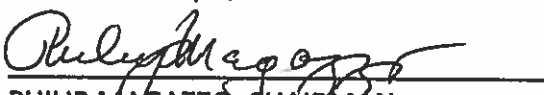
BE IT FURTHER RESOLVED, that the Planning Board hereby recommends that the Township adopt an ordinance adopting the "Redevelopment Plan" for Red Lion Diner Non-Condensation Redevelopment Area for Block 3002, Lots 5, 5.02, & 5.03; and

BE IT FURTHER RESOLVED, that the Secretary of the Board is directed to forward a copy of this resolution to the Mayor and Township Committee of the Township of Southampton, along with the "Redevelopment Plan" for Red Lion Diner Non-Condensation Redevelopment Area (which shall bear a date of April 8, 2021 revised on March 21, 2022) for further consideration and action.

I hereby certify that the above is a true copy of the resolution adopted by the Planning Board of the Township of Southampton at a meeting on May 5, 2022.

  
MICHELE GITTINGER, SECRETARY  
DATED: May 5, 2022

Southampton Planning Board

  
PHILIP MAGAZZO, CHAIRMAN  
DATED: May 5, 2022

Southampton Planning Board