

**TOWNSHIP OF PEMBERTON**  
**ORDINANCE NO. 5-2018**

**AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON  
AUTHORIZING THE ACQUISITION OF THE PROPERTIES  
LOCATED AT BLOCK 775, LOTS 18 AND 19 (COMMONLY  
REFERRED TO AS THE BROWNS MILLS SHOPPING  
CENTER) BY NEGOTIATED PURCHASE OR EMINENT  
DOMAIN IN AN AMOUNT NOT TO EXCEED \$920,000.00**

**WHEREAS**, on January 27, 1994, the Township Council of the Township of Pemberton (the "Township Council") adopted Resolution 43-1994 determining that the area known as the "the Browns Mills Town Center Redevelopment Area" is an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL") and directing the Pemberton Township Planning Board (the "Planning Board") to prepare a redevelopment plan for this area; and

**WHEREAS**, on April 6, 1995, the Township Council adopted Ordinance 8-1995 adopting a redevelopment plan for the Browns Mills Town Center Redevelopment Area (the "1995 Browns Mills Town Center Redevelopment Plan"); and

**WHEREAS**, the Township Planner, Ragan Design Group, recommended that the Township Council authorize the Planning Board to study certain parcels of property located adjacent to the existing Browns Mills Town Center Redevelopment Area (the "Expanded Study Area") to determine whether the Expanded Study Area qualifies as an area in need of redevelopment under the LRHL; and

**WHEREAS**, on February 17, 2010, the Township Council adopted Resolution 70-2010 directing the Planning Board to investigate the Browns Mills Town Center Redevelopment Area in order to confirm that this area continues to meet the criteria of an area in need of redevelopment as defined by the LRHL, and directing the Planning Board to conduct a preliminary investigation of the Expanded Study Area to determine whether the Expanded Study Area meets the criteria of an area in need of redevelopment as defined by the LRHL; and

**WHEREAS**, on March 17, 2010, the Township Council adopted Resolution 86-2010, which incorporated the findings of the Planning Board, affirming that the Browns Mills Town Center Redevelopment Area continues to be an area in need of redevelopment pursuant to the LRHL, finding that the Expanded Study Area is also an area in need of redevelopment pursuant to the LRHL and was thereafter to be included within the Browns Mills Town Center Redevelopment Area (the Browns Mills Town Center Redevelopment Area and the Expanded Study Area are collectively referred to herein as the "Redevelopment Area"), and directing the Planning Board to prepare a new redevelopment plan for the Redevelopment Area in accordance with N.J.S.A. 40A:12A-7(f) (the "Redevelopment Plan"); and

**WHEREAS**, on May 5, 2011, the Planning Board adopted a resolution determining that the Redevelopment Plan is consistent with the Township's Master Plan and recommending that the Township Council adopt the Redevelopment Plan; and

**WHEREAS**, on June 1, 2011, the Township Council adopted Ordinance 12-2011 adopting the Redevelopment Plan for the Redevelopment Area, which supersedes and replaces all previous versions and amendments of the 1995 Browns Mills Town Center Redevelopment Plan; and

**WHEREAS**, the properties located at Block 775, Lots 18 and 19 (collectively, the "Properties") are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

**WHEREAS**, J. McHale & Associates, Inc. has issued an appraisal on behalf of the Township valuing the Properties at \$920,000.00 as of a date of value of March 5, 2018; and

**WHEREAS**, the Township Council now wishes to authorize the acquisition of the Properties by negotiated purchase or eminent domain in order to redevelop the Properties in accordance with the Redevelopment Plan for the Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Pemberton, in the County of Burlington and State of New Jersey that: The Township Council hereby authorizes the acquisition of the Properties by negotiated purchase or eminent domain in an amount not to exceed \$920,000.00; and

**BE IT FURTHER ORDAINED**, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

**PEMBERTON TOWNSHIP COUNCIL**

**TOWNSHIP OF PEMBERTON**  
**ORDINANCE NO. 5-2018**

**NOTICE OF PUBLIC HEARING**

**AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON  
AUTHORIZING THE ACQUISITION OF THE PROPERTIES  
LOCATED AT BLOCK 775, LOTS 18 AND 19 (COMMONLY  
REFERRED TO AS THE BROWNS MILLS SHOPPING  
CENTER) BY NEGOTIATED PURCHASE OR EMINENT  
DOMAIN IN AN AMOUNT NOT TO EXCEED \$920,000.00**

The foregoing Ordinance was introduced and passed on first reading by the governing body of Pemberton Township at a meeting held on March 22, 2018 and will be considered for final passage after a public hearing at a meeting of the said governing body to be held on April 4, 2018, at the Pemberton Township Municipal Building, 500 Pemberton-Browns Mills Road, Pemberton, New Jersey, at 6:30 p.m. prevailing time, at which time any interested member of the public may comment on said Ordinance. During the week prior to and up to and including the date of such meeting or further consideration, copies of said Ordinance in its entirety may be obtained from the Township Clerk.

ATTEST:

  
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AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

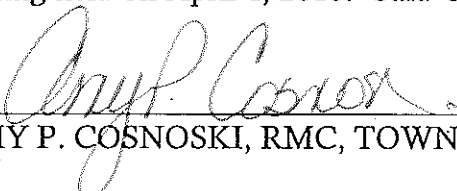
TOWNSHIP OF PEMBERTON  
ORDINANCE NO. 4-2018

NOTICE OF FINAL PASSAGE

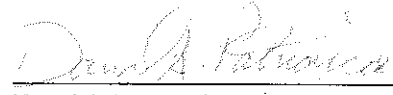
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DOMAIN IN AN AMOUNT NOT TO EXCEED \$920,000.00

Notice is hereby given that Ordinance No.5- 2018 as entitled above has been finally adopted on final reading by the governing body of Pemberton Township after a public hearing, at a meeting held on April 4, 2018. Said Ordinance shall take effect in accordance with law.

ATTEST:

  
AMY P. COSNOSKI, RMC, TOWNSHIP CLERK


ACKNOWLEDGEMENT OF APPROVAL BY MAYOR

  
David A. Patriarca

DATE

4/5/18

ATTEST:

  
AMY P. COSNOSKI, RMC, TOWNSHIP CLERK