

NOTE FROM MAYOR JACKSON ABOUT POTENTIAL RE-ZONING

On March 8, the Council introduced Ordinance O-22-08 which proposed to rezone a site near the intersection of Mount Pleasant Avenue and Hoffman Lane. The pending Ordinance, which was recently approved by the Planning Board, would rezone the site from 2 Single-Family residential districts to a new Multi-family Residential District which would permit single-family attached dwellings, townhouses and multifamily dwellings. A number of our residents have expressed concern about a development that is proposed for this site. The zone change is because of the Township's constitutional obligation to meet its quota of affordable housing units and conforms to the recent settlement of the year's long litigation involving the Township and the Fair Share Housing Center as well as the Court's recommendations concerning this particular parcel. The affordable housing issue is a concern for every municipality in New Jersey.

Everyone should be aware that the recent approval of the proposed Ordinance by the Planning Board as well as the potential passage of the Ordinance by the Council does NOT approve of any proposed project or development.

In the event the pending Ordinance is passed by the Council, the developer, or any other developer, must file a formal application for site plan approval with the Planning Board. Any such application will require fully detailed plans as well as a request for any necessary variances. Also, it is likely that separate outside approvals will have to be obtained from the Department of Environmental Protection and the Department of Transportation. Most importantly, if the proposed Ordinance is passed by the Council and a developer applies to the Planning Board, any concerned residents may attend and participate in the Planning Board hearing process.

Again, residents should be aware that the passage of this Ordinance only changes the uses that are permitted under the Township's Land Use Ordinance. It does NOT automatically allow any development.