

**ORDINANCE #18-47**

**ORDINANCE AMENDING THE 2016 ROWAN BOULEVARD  
REDEVELOPMENT PLAN, BOROUGH OF GLASSBORO, COUNTY OF  
GLOUCESTER, STATE OF NEW JERSEY**

**WHEREAS**, the Borough of Glassboro (the "Borough"), in the County of Gloucester, State of New Jersey, has designated an area within the Borough, known as the Central Business District, as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 et seq.; and

**WHEREAS**, in order to stimulate redevelopment, the Borough, via Ordinance 7-00, adopted the Central Business District and Nearby Environs Redevelopment Plan; and

**WHEREAS**, the Central Business District and Nearby Environs Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Central Business District Redevelopment Area; and

**WHEREAS**, the Borough Council determined that more specific plans were necessary in order to effectuate the redevelopment of areas within the larger Central Business District; and

**WHEREAS**, the 2016 Rowan Boulevard Redevelopment Plan, adopted via Ordinance 16-23, codified the Sixth Amendment to the Glassboro Central Business District and Nearby Environs Redevelopment Plan, as Amended by Ordinance 16-51, (the "2016 Rowan Boulevard Redevelopment Plan") which encompasses an area within the Central Business District known as the Rowan Boulevard Area, hereinafter delineated; and

**WHEREAS**, the Rowan Boulevard Area consists of lands referred to as Blocks 18, 18.01, 18.02, 18.03, 18.04 and 18.05 (formerly known as Block 18, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15; Block 19, Lots 1, 2, 3, 4, 4.01, 5, 6, 6.01, and 7; Block 20, Lots 1 and 1.01; Block 22, Lots 1, 2, 3, 4, 4.01, 4.02, 5, 6, 6.01, 7, 7.01, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18; Block 23, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21; Block 24, Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 7.01, 7.02, 8, 9, 10, 11, and 12; and Block 25, Lots 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 13, 14, 16, 16.01, 17, 17.01, 17.02, 18, and 19); and

**WHEREAS**, based upon current demand for certain commercial uses within the Rowan Boulevard Area, a need for expansion of permitted uses within the Rowan Boulevard Area exists; and

**WHEREAS**, the Borough Council has determined that it is in the best interest of the Borough to expand permitted uses within Block 18.03, Lot 1 within the Rowan Boulevard Area to allow for micro-brewery use, to be sited at grade level only; and



INTRODUCTION: 09-11-2018  
PUBLIC HEARING: 10-09-2018

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the change/addition to the permitted uses within Block 18.03, Lot 1, as set forth herein pursuant to Planning Board Resolution 18- ; and

**WHEREAS**, the Borough Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Borough to adopt this amendment to the "2016 Rowan Boulevard Redevelopment Plan," to best effectuate the redevelopment of the Boulevard Area; and

**NOW THEREFORE BE IT ORDAINED** by the Borough Council of the Borough of Glassboro as follows:

**Section 1.** The following use shall be added to:  
Article V. Specific Amendments  
(a)(1)(civ) 312120 Micro-Brewery

**Section 2.** The Borough Council declares and determines that said amendment meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Borough in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

**Section 3.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 4.** This Ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF GLASSBORO

  
\_\_\_\_\_  
JOHN E. WALLACE, III, Mayor

Attest:

  
\_\_\_\_\_  
KAREN COSGROVE, Municipal Clerk



INTRODUCTION: 09-11-2018  
PUBLIC HEARING: 10-09-2018

ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
Mr. Cabezas	✓			
Mr. Cossabone	✓			
Mr. D'Alessandro	✓			
Mr. Halter	✓			
Mr. Malandro	✓			
Ms. Miller	✓			
<b>TALLY:</b>	(6)	0	0	0



**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF GLASSBORO  
RECOMMENDING AN AMENDMENT TO THE 2016 ROWAN BOULEVARD  
REDEVELOPMENT PLAN**

**WHEREAS**, the Borough of Glassboro (Borough) has previously designated an area within the Borough known as the Glassboro Central Business District and Nearby Environs Redevelopment Area (Redevelopment Area) as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 et seq.; and

**WHEREAS**, in order to stimulate redevelopment in the Borough, the Borough has heretofore adopted by Ordinance No. 7-00 the Glassboro Central Business District and Nearby Environs Redevelopment Plan along with subsequent amendments thereto in 2001, 2005, 2017 (via Ordinance 17-18) and 2018 (via Ordinance 18-33) (collectively the "CBD Plan"), which provides a broad overview for the planning, development, redevelopment, and rehabilitation of the Central Business District Redevelopment Area; and

**WHEREAS**, the Borough Council has determined that more specific plans are necessary to effectuate the redevelopment of areas within the larger CBD to foster economic development within the Redevelopment Area; and

**WHEREAS**, the 2016 Rowan Boulevard Redevelopment Plan, adopted via Ordinance 16-23, codified the Sixth Amendment to the Glassboro Central Business District and Nearby Environs Redevelopment Plan, as Amended by Ordinance 16-51, (the "2016 Rowan Boulevard Redevelopment Plan") which encompasses an area within the Central Business District known as the Rowan Boulevard Area, hereinafter delineated; and

**WHEREAS**, the Rowan Boulevard Area consists of lands referred to as Blocks 18, 18.01, 18.02, 18.03, 18.04 and 18.05 (formerly known as Block 18, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15; Block 19, Lots 1, 2, 3, 4, 4.01, 5, 6, 6.01, and 7; Block 20, Lots 1 and 1.01; Block 22, Lots 1, 2, 3, 4, 4.01, 4.02, 5, 6, 6.01, 7, 7.01, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18; Block 23, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21; Block 24, Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 7.01, 7.02, 8, 9, 10, 11, and 12; and Block 25, Lots 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 13, 14, 16, 16.01, 17, 17.01, 17.02, 18, and 19); and

**WHEREAS**, based upon current demand for certain commercial uses within the Rowan Boulevard Area, a need for expansion of permitted uses within the Rowan Boulevard Area exists; and

**WHEREAS**, on September 11, 2018 the Borough Council, pursuant to the requirements of N.J.S.A. 40A:12A-7, has adopted Resolution No. 292-18 that referred the Amendment of the 2016 Rowan Boulevard Redevelopment Plan to the Planning Board for its review and recommendation to Borough Council within 45 days; and

**WHEREAS**, Borough Council has proposed an Ordinance amendment, Ordinance 18-47, authorizing an amendment to the 2016 Rowan Boulevard Redevelopment Plan whereby Borough Council will determine whether it is in the best interest of the Borough to expand permitted uses within Block 18.02, Lot 1 within the Rowan Boulevard Area to allow for a micro-brewery use to be sited at grade level only. A copy of the proposed ordinance amendment was marked as Exhibit PB-1 and made a part of the record; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a development regulation, revision or amendment thereto; and

**WHEREAS**, pursuant to the foregoing, the Planning Board requested that Tamika Graham, P.P. of Remington & Vernick Engineers, the Planning Board Planner, present a report as to the proposed amendment to the 2016 Rowan Boulevard Redevelopment Plan as set forth in Ordinance 18-47 (Exhibit PB-1) including whether the following use shall be included in Article V, Specific Amendments (a)(1)(civ) 312120 Micro-Brewery as a permitted use; and

**WHEREAS**, Tamika Graham, P.P. appeared and testified and presented her report, which was marked as Exhibit PB-2 and which was made a part of the record herein with respect to the proposed amendment of the CBD Plan; and

**WHEREAS**, Tamika Graham, P.P., testified as to the need for such changes to the 2016 Rowan Boulevard Redevelopment Plan, the purposes served by said changes and the reasons why the Plan should be amended which included that micro-brewery use; and

**WHEREAS**, Tamika Graham, P.P., testified that the proposed changes to the 2016 Rowan Boulevard Redevelopment Plan will not change the Master Plan and that the changes are consistent with the Master Plan as well as the intentions of the CBD Plan; and

**WHEREAS**, the public had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input; and

**WHEREAS**, no members of the public appeared or testified at the public hearing with regard to the proposed Ordinance amendment; and

**WHEREAS**, from the submissions made to the Planning Board, the testimony and evidence presented including the testimony and evidence

of all interested parties and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the representations as set forth in the foregoing "WHEREAS" paragraphs are hereby incorporated by reference herein as findings of facts.

2. The Planning Board has determined that the proposed Ordinance Amendment to the 2016 Rowan Boulevard Redevelopment Plan is consistent with the Glassboro Master Plan, the concepts of Smart Growth and the overall plans of the redevelopment of the Redevelopment Area of the Borough.

3. The Planning Board has determined that it is in the best interests of the Borough to adopt this Resolution and clearly state that this Resolution, including Exhibits PB-1 and PB-2, shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7(e), and the Municipal Land Use Law, to the Borough Council containing the Planning Board's recommendation regarding the adoption of the Ordinance Amendment to the 2016 Rowan Boulevard Redevelopment Plan.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board; BE IT RESOLVED by the Planning Board of the Borough of Glassboro, New Jersey, that it is hereby recommended to Borough Council that it adopt the proposed Ordinance Amendment, #18-47, to the 2016 Rowan Boulevard Redevelopment Plan as set forth herein and that this Resolution shall be considered the report of the Planning Board to the Borough Council as required by N.J.S.A. 40A:12A-7(e).

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days of the date of the adoption of this resolution in the Gloucester County Times or the Sentinel of Gloucester County, which are designated as the official newspapers of publication of the Borough of Glassboro Planning Board.

ROLL CALL VOTE

THOSE IN FAVOR:

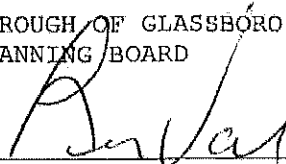
THOSE OPPOSED:

THOSE ABSTAINING:

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Adopted at a regular meeting of the Planning Board of the Borough of Glassboro held on October 2, 2018.

BOROUGH OF GLASSBORO  
PLANNING BOARD

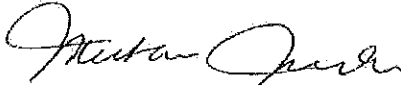
  
LES VAIL, CHAIRMAN

Attest:

  
MICHAEL MEDORA, SECRETARY

**CERTIFICATION**

I hereby certify that this foregoing resolution is a true memorializing resolution, as adopted by the Planning Board of the Borough of Glassboro in accordance with its decision at a regular meeting held on October 2, 2018.

  
Michael Medora, Secretary  
Borough of Glassboro Planning Board

DATED: