

Egg Harbor Township

Ordinance No. 33

2025

An ordinance amending Chapter 225 of the Code of the Township of Egg Harbor, entitled “Zoning,” specifically Section 225-99, “Timber Ridge Redevelopment Area”

WHEREAS, Ordinance 10 of 2022, adopted by Township Committee on April 20, 2022, established §225-99 of the Township Code, entitled “Timber Ridge Redevelopment Area”; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., a duly adopted Redevelopment Plan may be amended from time to time; and

WHEREAS, the Redeveloper received preliminary and final major site plan approval and minor subdivision approval from the Egg Harbor Township Planning Board on July 17, 2023, for construction of a 215-unit garden apartment development, including eight (8) affordable housing units; and

WHEREAS, the Redeveloper has requested an amendment to the Redevelopment Plan to permit single-family attached dwellings, resulting in a revised development program of 215 market-rate units and ten (10) affordable housing units; and

WHEREAS, Polistina & Associates has prepared a revised document entitled Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8, and Block 1305, Lot 7, Egg Harbor Township, Atlantic County, New Jersey, dated November 19, 2025 (hereinafter the “Redevelopment Plan”); and

WHEREAS, N.J.S.A. 40A:12A-7(d) provides that “All provisions of a redevelopment plan shall either be substantially consistent with the master plan or designed to effectuate the master plan; provided that the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan”; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), after introduction of this Ordinance, the Township Committee shall transmit the Redevelopment Plan to the Planning Board for its review and recommendation as to whether the Redevelopment Plan is substantially consistent with the Township Master Plan or is designed to effectuate the Master Plan; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey as follows:

SECTION 1: Chapter 225 of the Code of the Township of Egg Harbor specifically **Section 225-99** entitled “Timber Ridge Redevelopment Area” is hereby amended by deleting it in its entirety and replacing it with the following:

§ 225-99. Timber Ridge Redevelopment Area

- A. Pursuant to N.J.S.A. 40A:12A-7(d), the document entitled *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7*, prepared by Polistina & Associates and dated November 19, 2025, is hereby found to be consistent with, and designed to effectuate, the Egg Harbor Township Master Plan, as amended through the 2017 Reexamination Report.

B. Pursuant to N.J.S.A. 40A:12A-7, the *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7* is hereby adopted as the Redevelopment Plan for the Timber Ridge Redevelopment Area.

C. The Official Zoning Map of the Township of Egg Harbor is hereby amended to reflect and incorporate the *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7*. The Township Engineer is directed to amend the Zoning Map accordingly.

D. The provisions of the *Timber Ridge Redevelopment Plan, Black Horse Pike, Block 1223, Lots 5, 6 and 8 & Block 1305, Lot 7* shall supersede the underlying zoning and supplement the development regulations of the Township to the extent expressly provided therein.

SECTION 2: All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3: Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 4: This Ordinance shall become effective immediately upon final adoption and publication according to law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF EGG HARBOR TOWNSHIP, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY, HELD NOVEMBER 25, 2025, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE TO BE HELD IN THE MUNICIPAL BUILDING, IN SAID TOWNSHIP, ON DECEMBER 17, 2025 at 5:00 P.M.

Dated: November 25, 2025

Eileen M. Tedesco, RMC
Township Clerk