

ORDINANCE 26-06

ADOPTING AN AMENDMENT TO THE BOROUGH OF RUNNEMEDE CAMDEN COUNTY NEW JERSEY NINTH AVENUE REDEVELOPMENT PLAN TO INCLUDE INCLUSIONARY AFFORDABLE MULTIFAMILY HOUSING ON BLOCK 135, Lots 43.05 & 43.06 TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, on September 1, 2020 the Borough of Runnemede designated Block 126, Lots 1 & 1.01 and Block 135, Lots 43.03, 43.05& 43.06 as a non-condemnation area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. pursuant to Resolution No. 20-96 and were approved by the Department of Community Affairs in a letter dated October 8, 2020; and

WHEREAS, on May 2, 2023, the Township adopted the Ninth Avenue Redevelopment Plan for Block 126, Lots 1 & 1.01 and Block 135, Lots 43.03, 43.05& 43.06 which sets forth the plan for the Ninth Avenue Redevelopment Area within the Borough pursuant to Ordinance No. 23-02 (the "Redevelopment Plan"); and

WHEREAS, on June 26, 2025, the Borough Planning Board adopted the Housing Element and Fair Share Plan pursuant to Resolution No. 25-13; and

WHEREAS, pursuant to the June 2025 Housing Element and Fair Share Plan the Borough performed a Vacant Land Analysis (VLA) which resulted in the identification of two (2) parcels (Block 135, Lots 43.05& 43.06) contained areas that are projected to be suitable for development; and

WHEREAS, the Borough has agreed to amend the Redevelopment Plan to provide a realistic development potential for these parcels to provide overlay zoning to permit inclusionary housing opportunities; and

WHEREAS, the Mayor and Borough Council of the Borough of Runnemede has determined that in light of the foregoing it is in the best interest of the Borough to adopt and implement this Ordinance that is in keeping with goals of the Master Plan and is in best interest of the Borough and health, safety and welfare of its residents and visitors;

WHEREAS, the amendment to the Ninth Avenue Redevelopment Plan shall permit 8 du/acre inclusionary multifamily garden style apartments with a required 20% set-aside on Block 135, Lots 43.05& 43.06; and

WHEREAS, pursuant to Resolution No. ___-___, the Borough Council authorized to transmit the same to the Planning Board for its recommendation concerning any inconsistency with the Master Plan and concerning any other matters the Planning Board deems appropriate in accordance with N.J.S.A. 40A:12-7; and

WHEREAS, the Borough Council has reviewed and considered the recommendations of the Planning Board regarding the proposed Amended Ninth Avenue Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED, BY THE RUNNEMEDE BOROUGH COUNCIL, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

- Section 1. Amend the Borough Of Runnemede Camden County New Jersey Ninth Avenue Redevelopment Plan to create the Affordable Housing Inclusionary Family Apartment Zone within which shall include all properties located within Block 135, Lots 43.05& 43.06 of the Borough.
- Section 2. Affordable Housing Inclusionary Multi-Family Garden Apartment Zone for Block 135, Lots 43.05& 43.06 with a 8 unit/acre density and a required 20% affordable housing set-aside in accordance with the Borough's Affordable Housing Ordinance Chapter 396.
- Section 3. The Amended Ninth Avenue Redevelopment Plan is consistent with the Borough of Runnemede's Master Plan or is designed to effectuate the Master Plan.
- Section 4. The Amended Ninth Avenue Redevelopment Plan meets the criteria, guidelines, and conditions set forth at N.J.S.A. 40A:12A-7 and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- Section 5. The Ninth Avenue Amended Redevelopment Plan shall constitute an overlay of existing zoning and the Official Zoning Map is hereby amended to reflect the overlay zone set forth in the Amended Redevelopment Plan.
- Section 6. It is hereby found and determined that the Ordinance gives due consideration to the provision of appropriate allowable uses within the areas within the Borough with special consideration

for the health, safety and welfare of the residents of the areas and the Borough of Runnemede.

Section 7. In order to facilitate the implementation Ordinance, it is hereby found and determined that this action must be taken by Mayor and Borough Council to amend the Borough Of Runnemede Camden County New Jersey Ninth Avenue Redevelopment Plan and take appropriate action upon proposals and measures designed to effectuate the same.

Section 8. All Ordinances contrary to the provisions of this section of the Ordinance are hereby repealed to the extent that they are inconsistent herewith.

Section 9. This Ordinance shall take effect upon final passage and publication in accordance with law.

Section 10. Effective Date. This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Camden County Planning Board in accordance with N.J.S.A. 40:55D-16

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication as provided by law.

NOTICE

The above ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Runnemede held on the 24th day of February, 2026, and will be taken up for final consideration and passage at a meeting of the Borough Council of said Borough of Runnemede 24 N. Black Horse Pike, Runnemede, New Jersey on the 9th day of March, 2026, at which time and place all persons interested will be heard.

Beth Miller, Borough Clerk
Upon First Reading