

**ORDINANCE 26-07**

**ADOPTING AN AMENDMENT TO THE BOROUGH OF RUNNEMEDE CAMDEN COUNTY NEW JERSEY REDEVELOPMENT PLAN FOR THE ENTIRETY OF BLOCKS 40-52; 32-39; 21-23; 25; 27-29 TO INCLUDE INCLUSIONARY AFFORDABLE MULTIFAMILY HOUSING ON BLOCK 42, LOTS 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, BLOCKS 40-52; 32-39; 21-23; 25; 27-29 within the Borough of Runnemede were designated by Borough Council as a Non-Condemnation Area in Need of Redevelopment in accordance with Resolution 19-39 on March 5, 2019; and

**WHEREAS**, the Borough Of Runnemede Camden County New Jersey Redevelopment Plan for the Entirety Of Blocks 40-52; 32-39; 21-23; 25; 27-29 Recommended to Borough by the Joint Land Use Board after a public hearing on November 13, 2019 with Resolution 19-15 and adopted by Borough Council in accordance with Ordinance 19-14 on December 3, 2019; 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 amended per mediation with the Fair Share Housing Center in December 2025, the Borough has identified BLOCK 42, LOTS 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 which is projected to be suitable for redevelopment; and

**WHEREAS**, BLOCK 42, LOTS 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 contain 0.797 acres of property which is projected to be suitable for redevelopment; and

**WHEREAS**, BLOCK 42, LOTS 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 are located adjacent to and in close proximity to proposed higher density commercial and residential development; and

**WHEREAS**, the Borough has agreed to amend the Borough Of Runnemede Camden County New Jersey Redevelopment Plan for the Entirety of Blocks 40-52; 32-39; 21-23; 25; 27-29 to include specific standards for BLOCK 42, LOTS 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 to provide a realistic development potential for these parcels to provide inclusionary housing opportunities; and

**WHEREAS**, this Affordable Housing Inclusionary Family Apartment Zone supersede the underlying zoning of these properties and shall permit up to 40 du/acre inclusionary family four-story apartments with a required 20% set-aside; 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;

**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 Redevelopment Plan for the Entirety of Blocks 40-52; 32-39; 21-23; 25; 27-29 to create the Affordable Housing Inclusionary Family Apartment Zone within which shall include all properties located within Block 42, LOTS 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 of the Borough to include provisions addressing Runnemede's constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units.

Section 2. Affordable Housing Inclusionary Family Apartment Zone for Block 42, Lots 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01

**A. Permitted Uses Affordable Housing Inclusionary Family Apartment Zone for Block 42, Lots 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01**

(1) Permitted Residential Uses

- (a) Inclusionary Family Apartment Building up to 40 du / acre and up to four (4) stories with a required 20% set-aside Block 42, Lots 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 in accordance with Chapter 396.

(2) Permitted Non-Residential

- (a) Commercial uses consistent with C Commercial Zoning District on the first floor only.

(3) Permitted Accessory Uses

- (a) Civic uses and temporary uses to benefit the community (i.e. farmers market, outdoor movies)
- (b) Parking for all residential units shall be in accordance with N.J.S.A. 5:21 (Residential Site Improvement Standards).
- (c) Cluster Mailboxes.
- (d) Signs in accordance with Section 96-60 of the Borough Code.
- (e) Storm water management structures and facilities.
- (f) Trash enclosures as approved in conjunction with subdivision or site plan approval.
- (g) Gazebos, shelters, benches and other outdoor furniture as approved in conjunction with subdivision or site plan approval.
- (h) Necessary facilities for maintenance and administration of the development including streets, off-street parking facilities and utilities.
- (i) Parking structures as approved in conjunction with site plan approval

Section 3. The Amended Borough Of Runnemede Camden County New Jersey Redevelopment Plan For The Entirety Of Blocks 40-52; 32-39; 21-23; 25; 27-29 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 Amended Borough Of Runnemede Camden County New Jersey Redevelopment Plan For The Entirety Of Blocks 40-52; 32-39; 21-23; 25; 27-29 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 Redevelopment Plan For The Entirety Of Blocks 40-52; 32-39; 21-23; 25; 27-29 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 24<sup>th</sup> 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 9<sup>th</sup> day of March, 2026, at which time and place all persons interested will be heard.

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Beth Miller, Borough Clerk  
Upon First Reading