

TOWNSHIP OF DENNIS

**COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

ORDINANCE NO. 2026-05

**ORDINANCE OF THE TOWNSHIP OF DENNIS ADOPTING A
REDEVELOPMENT PLAN FOR BLOCK 35, LOT 5 WITHIN THE TOWNSHIP OF
DENNIS, COUNTY OF CAPE MAY,
STATE OF NEW JERSEY**

WHEREAS, on April 7, 2026, the Township Committee of the Township of Dennis adopted Resolution No. 2026-70 authorizing the Dennis Township Consolidated Land Use Board (CLUB) to prepare a preliminary investigation to determine whether Block 35, Lot 5 (the Property) qualified as an area in need of redevelopment as described in NJSA 40:12A-6; and

WHEREAS, on April 23, 2026 the CLUB reviewed the Preliminary Investigation for Block 35, Lot 5, prepared by the Township Planner and concluded that the subject property satisfies the statutory criteria and recommended that Township Committee designate the Property as a Non-condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12a-5); and

WHEREAS on May 5, 2026, Township Committee of Dennis Township adopted Resolution No. 2026-84 declaring that Block 35, Lot 5 qualifies as a Non-condemnation Area in Need of Redevelopment under the Redevelopment Law ; and

WHEREAS, a redevelopment plan for the Property dated April 30, 2026 has been prepared by the Township Planner (the Redevelopment Plan); and,

WHEREAS, Township Committee desires to have the CLUB review and comment upon the Redevelopment Plan and advise as to whether the Redevelopment Plan is substantially consistent with the Dennis Township Master Plan, pursuant to the Redevelopment Law; and,

WHEREAS, subject to the receipt of the CLUB's recommendations concerning the Redevelopment Plan, Township Committee believes that the adoption of the Redevelopment Plan is in the best interests of the Township and the redevelopment of the Property.

WHEREAS on May 18, 2026, the CLUB adopted Resolution No. 26-34 confirming that the Belleplain Landfill Redevelopment Plan is consistent with the Master Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the redevelopment of the Property , the CLUB, pursuant to N.J.S.A. 40A:12A-7, reviewed a Redevelopment Plan for the Redevelopment Area which will support and promote the adaptive reuse and redevelopment of the Property ; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the CLUB did recommend to the Township Committee the Redevelopment Plan , entitled the Belleplaine Landfill Redevelopment Plan" (hereinafter the Redevelopment Plan)and on file with the Township Clerk's office, be adopted, as it provides for the planning, development, and redevelopment of the Property ; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to adopt the Redevelopment Plan, as recommended by the CLUB, to effectuate the redevelopment of the Property.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, as follows:

Section 1. Pursuant to *N.J.S.A.* 40A:12A-7(e), upon introduction of this ordinance on First Reading, Township Committee hereby refers the Redevelopment Plan to the CLUB for review and recommendation. The CLUB shall prepare a report regarding its recommendations and submit same to Township Committee within 45 days after referral, as required by the Redevelopment Law.

Section 2. The Redevelopment Plan, which is on file with the Township Clerk, is incorporated herein by reference and is contingent upon the receipt of the CLUB's recommendations, is approved and adopted pursuant to *N.J.S.A.* 40A:12A-7.

Section 3. The Dennis Township zoning ordinances and zoning map are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

Section 4. The Township hereby adopts the Redevelopment Plan to facilitate redevelopment of the Property .

Section 5. The Township Committee declares and determines that said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for redevelopment of the Property and is otherwise in conformance with *N.J.S.A.* 40A:12A-1, et seq.

Section 6. The Township shall be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 8. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 9. This Ordinance shall take effect after final adoption and publication according to law.

Zeth A. Matalucci, Mayor

Scott J. Turner, Deputy Mayor

Thomas VanArtsdalen, III, Committee Member

Matthew Cox, Committee Member

Frank L. Germanio, Jr., Committee Member

The foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Dennis on May 05, 2026. Publication will be held on May 06, 2026 and a Public Hearing will be held at a meeting of the said Township Committee to be held on May 19, 2026 at 5:30 p.m. in the Municipal Building located at 571 Petersburg Road in Dennisville.

ATTEST _____
Jacqueline B. Justice, RMC/Clerk