

**DELANCO TOWNSHIP**

**ORDINANCE 2024-27**

**ADOPTING FIRST AMENDMENT TO  
“INDUSTRIAL REHABILITATION AREAS  
REDEVELOPMENT PLAN” SPECIFIC TO  
BLOCK 2000, LOT 13.04 (500 CREEK ROAD)**

**WHEREAS**, the Township of Delanco (“Township”), by Ordinance 2024-5 dated April 15, 2024, previously adopted the “Industrial Rehabilitation Areas Redevelopment Plan” (the “Redevelopment Plan”) for multiple properties, including 401 Creek Road, 450 Creek Road, 500 Creek Road and 740 Coopertown Road, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A- 1 et seq. (the “Redevelopment Law”); and

**WHEREAS**, the Township and the Redeveloper of 500 Creek Road, Criterion Group, LLC, under its sub-entity 500 Creek Industrial, LLC (“Redeveloper”) and the Township will be entering into a Letter of Intent (“LOI”), to be authorized by Resolution on an upcoming agenda, with regard to certain transactions between the Parties; and

**WHEREAS**, in accord with the LOI and pursuant to N.J.S.A. 40A:12A-7, the Township has directed the Township Planner, Scott D. Taylor, PP, AICP, Taylor Design Group, to prepare a First Amendment to the Redevelopment Plan relating specifically to the uses permitted on 500 Creek Road; and

**WHEREAS**, Taylor Design Group is preparing a formal copy of the “First Amendment to Industrial Rehabilitation Areas Redevelopment Plan” (“the First Amendment”) a copy of which will be on file and prepared for submission to the Delanco Township Joint Land Use Board under the referral process; and

**WHEREAS**, in accord with the Redevelopment and Housing Law, at N.J.S.A. 40A:12A-8(e), the Township will refer the First Amendment to the Delanco Township Joint Land Use Board for its review, report and recommendations as part of the adoption process of this Ordinance; and

**WHEREAS**, the Township finds that the adoption of the First Amendment is in the best interests of the Township for the redevelopment of the overall area and the impacted property in accord with the purposes and intent of the Rehabilitation Law and the Rehabilitation Area designation previously conferred upon this Property.

**NOW, THEREFORE, BE IT HEREBY ORDAINED** by the Township of Delanco, in the County of Burlington and State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The First Amendment titled “First Amendment to Industrial Rehabilitation Areas Redevelopment Plan”, is hereby introduced and adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law. Further, the remainder of the Redevelopment Plan shall remain in place except as specifically modified by this First Amendment. The operative language of the amendment is solely with regard to the permitted uses for 500 Creek, which states: “A.3. When owned and operated jointly with 450 Creek Road, this tract includes all permitted uses authorized for 450 Creek Road.” The intent is to include the previously approved Vroom use authorized on 450 Creek Road to be extended to the 500 Creek Road site subject to the conditions noted in the above language.

Section 3. The zoning district map in the zoning ordinance of the Township was previously amended by the initial adoption of the Redevelopment Plan, and the First Amendment does not amend the boundaries described in the Redevelopment Plan. As such, no further update to the zoning district map is occasioned by this First Amendment or required herein.

Section 4. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

Section 5. A copy of this Ordinance and the First Amendment and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours in accord with the above.

Section 6. This Ordinance shall take effect immediately upon final passage and publication according to law.

I, Janice M. Lohr, RMC, Township Clerk of the Township of Delanco, County of Burlington, State of New Jersey, do hereby certify that this ordinance was passed on first reading at a meeting of the Township Committee held on November 18, 2024, and will be further considered for adoption following a public hearing to be held on December 16, 2024, at 7:00 p.m. at the Delanco Municipal Building, 770 Coopertown Road, Delanco, New Jersey.

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Janice M. Lohr, RMC  
Municipal Clerk