

LAND DEVELOPMENT

330 Attachment 11

Township of Vernon

APPENDIX A

Redevelopment Plans; Redevelopment Ordinances and Special Zoning Districts.

- A. Reserved. Ord. No. 06-25, an ordinance establishing a redevelopment plan for the Mountain Creek Redevelopment Area, designating the following lots as the Mountain Creek Redevelopment Area, pursuant to LRHL: Block 183, Lots 12 and 13; Block 184, Lots 12, 13, 14, 16, 18, 25 and 25.01; and Block 190, Lots 9, 10, 10.01 and 11 was never finally adopted and was removed from Appendix A. in Supplement No. 6 (2/14).
- B. Ord. No. 06-35 adopted 10-23-2006. An ordinance establishing a redevelopment plan for the Mountain Creek Redevelopment Area. Ordinance No. 2006-35 may be found at length in Article XXII, Mountain Creek Redevelopment Area.
 - (1) Mountain Creek Redevelopment Area. Consistent with Resolution #06-151, adopted September 18, 2006, the following properties shall be subject to the Mountain Creek Area Redevelopment Plan: Block 183, Lots 12 and 13; Block 184, Lots 12-16, 18, 25, and 25.01; Block 190, Lots 9, 10, 10.01, and the easterly corner of Lot 11 being that portion above the tree line shown on the filed site plan map 225 (FSP) 85 in Sussex County.
 - (2) Ordinance No. 06-35 is included as Attachment 2 of this chapter.
- C. Reserved. **[Ord. No. 07-04 adopted 8-27-2007; repealed 3-25-2013 by Ord. No. 13-04]**

Repealed Ordinance No. 07-04 established a redevelopment agency and mixed use redevelopment project and Town Center zoning district and five subdistricts.

 - (1) General Description of this Redevelopment Plan. The Vernon Town Center Redevelopment Plan and project, encompassed within a portion of the State of New Jersey designated Town Center, is located along State Route 94, County Road 515 and certain local related streets, in the Township of Vernon, more specifically described as those properties (lots) previously referenced in this Redevelopment Plan Ordinance and as shown on the tax map of the Township of Vernon.
- D. Reserved. **[Ord. No. 07-43 adopted 10-11-2007; repealed 3-25-2013 by Ord. No. 13-04]**

Repealed Ordinance No. 07-43 established a redevelopment plan and mixed use redevelopment project and the Vernon Town Center zoning district and five subdistricts.

 - (1) General Description of this Redevelopment Plan. The Vernon Town Center Redevelopment Plan and project, encompassed within a portion of the State of New Jersey designated Town Center, is located along State Route 94, County Road 515 and certain local related streets, in the Township of Vernon, more specifically described as those properties (lots) previously referenced in this Redevelopment Plan

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Ordinance and as shown on the attached area map in Exhibit 2, and as further described and included on the tax map of the Township of Vernon.

E. Reserved. [**Ord. No. 08-02 adopted 5-8-2008; repealed 3-25-2013 by Ord. No. 13-04**]

Repealed Ordinance No. 08-02 established the Vernon Town Center zoning district and five subdistricts and amending Ord. No. 07-43.

- (1) The following table indicates the properties covered by the provisions of this Ordinance and located in the Vernon Town Center Zoning District. The respective Sub District(s) are also provided in the list. The table also lists (identifies) for purposes of clarity and consistency those properties heretofore included in the Town Center Redevelopment Area and TC Zone established in Ordinance number 07-43, adopted by the Township Council on October 11, 2007. Such properties in the Vernon Town Center Redevelopment Area are denoted as "®," to indicate said inclusion.

F. Ord. No. 08-03 adopted 5-8-2008. An ordinance establishing a redevelopment plan for a portion of the McAfee Village Redevelopment Area and establishing a McAfee Village Commercial Resort zoning district.

- (1) Designation of the McAfee Village Commercial Resort Redevelopment Area.

The McAfee Village Commercial Resort Redevelopment Area is located within the geographic center of Vernon Township and is accessible from McAfee Glenwood Road. The Redevelopment Area is Block 231.01, Lot 1. Exhibit 1, attached to this Ordinance, includes the property location map and description information. The total acreage of the area is approximately 42.76 acres. The property is commonly referred to as the Legends Hotel. The Legends Hotel is currently underutilized and the parking area, exterior and other aspects of the property are dilapidated and in need of repair. For example, the former "Playboy Bunny" housing is an unsafe structure. Reference should be made to the April, 2006 Planning Report Prepared by Mr. Suljic and Mr. Benecke identifying the conditions of each property.

- (2) Ordinance No. 08-03 is included as Attachment 12 of this chapter.

G. Ord. No. 08-04 adopted 5-8-2008. An ordinance establishing a redevelopment area for the McAfee Village mixed use redevelopment area and establishing the McAfee Village zoning district.

- (1) Designation of the McAfee Village Mixed Use Redevelopment Project.

The McAfee Village Redevelopment Area is located within the geographic center of Vernon Township and is accessible from McAfee Glenwood Road. The Area is generally located along State Route 94 in the Township of Vernon. The McAfee Village Redevelopment Area consists of a portion of five tax blocks: Block 231, Lots 1, 2, 8, 13, 14, 14.01, and 15; Block 232, Lots 1.01, 8.03, 9, 10, 11, 11.01, 12, 12.01 and 12.03; Block 233, Lot 9; and Block 260.27, Lot 13. Exhibit 1, attached to this Ordinance includes an area map and property description information. The total acreage of the area is approximately 590 acres.

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- (2) Ordinance No. 08-04 is included as Attachment 13 of this chapter.
- H. Ord. No. 09-07 adopted 4-23-2009. An ordinance establishing a redevelopment plan for a portion of the McAfee Village Redevelopment Area and establishing the McAfee Village Highway Hotel Zoning District for Block 233, Lot 9.
 - (1) Ordinance No. 09-07 is included as Attachment 14 of this chapter.
- I. Ord. No. 21-01 adopted 2-8-2021. An ordinance approving Redevelopment Plan – 525 Route 515, Block 413, Lot 10.
 - (1) Ordinance No. 21-01 is included as Attachment 17 of this chapter.
- J. Ord. No. 21-10 adopted 4-26-2021. An ordinance approving Town Center Redevelopment Plan.
 - (1) Ordinance No. 21-10 is included as Attachment 18 of this chapter.
- K. Ord. No. 21-18 adopted 8-9-2021. An ordinance approving the redevelopment plan for 8 Theta Drive, Block 404, Lot 4.
 - (1) Ordinance No. 21-18 is included as Attachment 19 of this chapter.
- L. Ord. No. 24-05 adopted 4-8-2024. An ordinance approving a redevelopment plan for Block 525, Lots 18 and 19.
 - (1) Ordinance No. 24-05 is included as Attachment 20 of this chapter.