

ORDINANCE NO. 2025-09
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN
FOR 19 PROBASCO ROAD AND 430 WYCKOFF
MILLS ROAD (BLOCK 15, LOTS 1.02 AND 12)**

WHEREAS, by Resolution R2021-093, adopted on May 18, 2021, the Township Council directed the East Windsor Township Planning Board to study the area designated as 19 Probasco Road and 430 Wyckoff Mills Road (Block 15, Lots 1.02 and 12) to determine whether it met the criteria to be deemed an area in need of redevelopment as specified in the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-5; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), on March 8, 2022, the Township Council adopted Resolution R2022-041 designating 19 Probasco Road and 430 Wyckoff Mills Road, Block 15, Lots 1.02 and 12, (“Redevelopment Area”) as a non-condemnation area in need of redevelopment and also directing the Township Planner to prepare a Redevelopment Plan for the Redevelopment Area and to present it to the Township Council pursuant to N.J.S.A. 40A:12A-7F; and

WHEREAS, a redevelopment plan for the Redevelopment Area, entitled “Block 15, Lots 1.02 and 12 Redevelopment Plan 19 Probasco Road & 430 Wyckoff Mills Road,” dated August 20, 2025 (“Redevelopment Plan”), was prepared by the Township planning consultant, Burgis Associates, Inc.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF EAST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY AS FOLLOWS:

1. The Redevelopment Plan 19 Probasco Road and 430 Wyckoff Mills Road (Block 15, Lots 1.02 and 12), in the Township of East Windsor, New Jersey, prepared by Burgis Associates Inc., dated August 20, 2025, incorporated herein by reference, as if set forth at length, a copy of which is on file in the office of the Municipal Clerk, 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. (“Redevelopment Plan”).
2. The Redevelopment Plan is consistent with the East Windsor Township Master Plan or is designed to effectuate the Master Plan.
3. The Redevelopment Plan shall supersede all prior zoning for the Redevelopment Area.
4. The Redevelopment Plan is hereby adopted.

5. If any section or provision of the Redevelopment Plan or this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.
6. All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
7. This Ordinance shall take effect 20 days after final passage and publication according to law.

Allison Quigley
Municipal Clerk

Janice S. Mironov
Mayor

Introduced:
Adopted:
Effective Date: