

ORDINANCE NO. 2018-13

ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN, STATE OF NEW JERSEY ADOPTING AMENDMENTS TO THE REDEVELOPMENT PLAN FOR BLOCK 65, LOTS 1, 3.03, 8, 9, 11, 12, 13, 14, 15, 16 AND PORTIONS OF LOTS 2 AND 4; BLOCK 65.01 LOTS 1, 1C0001 (CONDO UNIT 4) AND 1C0002 (CONDO UNIT 3); BLOCK 65.02, LOT 1, IN THE TOWNSHIP OF WASHINGTON

WHEREAS, in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, *et seq.*, the Township of Washington ("Township") in the County of Warren in the State of New Jersey previously designated property identified as Block 65, Lots 1, 3.03, 8, 9, 11, 12, 13, 14, 15, 16 and portions of Lots 2 and 4; Block 65.01 Lots 1, 1C0001 (Condo Unit 4) and 1C0002 (Condo Unit 3); Block 65.02, Lot 1 ("Property"), on the Tax Map of the Township as an area in need of redevelopment; and

WHEREAS, in accordance with the provisions of the LRHL, the Governing Body of the Township authorized the preparation of a redevelopment plan for the Property; and

WHEREAS, the planning consultant for the Township, Scarlett Doyle, PP, prepared the Redevelopment Plan for the Hawk Pointe Village Redevelopment Area dated December 16, 2016, ("Redevelopment Plan"), which was duly adopted in accordance with the requirements of the LRHL and general law; and

WHEREAS, via Resolution 2017-99, Asbury Farms, L.P., was designated the Redeveloper of the Property and a redeveloper's agreement ("Redeveloper's Agreement") was entered into by and between the Township and the Redeveloper; and

WHEREAS, the Redeveloper has requested that certain amendments be made to the Redevelopment Plan to best effectuate the purposes and intent of the Redevelopment Plan and the redevelopment of the Property by the Redeveloper; and

WHEREAS, a revised Redevelopment Plan (the "Revised Plan") has been prepared and presented to the Township Committee in the form attached hereto as Exhibit A; and

WHEREAS the Revised Plan incorporates the requested amendments to the Plan; and

WHEREAS, the Revised Plan shall be referred to the Planning Board for review and recommendation concerning same in accordance with the provisions of N.J.S.A. 40A:12A-7 prior to the final adoption of the within ordinance and Revised Plan; and

WHEREAS, the Governing Body hereby determines that the Revised Plan for the Property is necessary and appropriate; is in compliance with the dictates of the LRHL; and will result in the successful redevelopment of the subject Property, which has been declared to be an "area in need of redevelopment."

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Township of Washington, County of Warren and State of New Jersey, that the Revised Plan in the form attached hereto as Exhibit A, is hereby adopted for the Property.

BE IT FURTHER ORDAINED that any prior Ordinances, or parts thereof, that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon final passage and publication as required by Jaw, as the "Ordinance Adopting Amendments to the Redevelopment Plan for Block 65, Lots 1, 3.03, 8, 9, 11, 12, 13, 14, 15, 16 and portions of Lots 2 and 4; Block 65.01 Lots 1, 1C0001 (Condo Unit 4) and 1C0002 (Condo Unit 3); Block 65.02, Lot 1, Township of Washington."

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township Committee of the Township of Washington held on December 18, 2018 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting of the Township Committee to be held on January 15, 2019 at 7:30p.m., or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, Washington Township, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Ann Kilduff, RMC
Township Clerk