

BOROUGH OF NEPTUNE CITY

ORDINANCE 2017 - 01

**AN ORDINANCE APPROVING REDEVELOPMENT PLAN
IN THE BOROUGH OF NEPTUNE CITY**

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Neptune City as follows:

Section 1. The Redevelopment Plan entitled 142 Steiner Avenue Redevelopment Plan dated June, 2016 as attached hereto and made a part hereby by this reference be and the same is hereby adopted as an Ordinance.

Section 2. It is hereby found that the above referenced Redevelopment Plan meets the criteria for adoption of a Redevelopment Plan as set forth in *N.J.S.A. 40A:12A-7*, and as further specified in the Plan itself.

Section 3. It is hereby found and determined that the above referenced Redevelopment Plan is consistent with the Master Plan of the Borough of Neptune City.

Section 4. The above referenced Redevelopment Plan shall supersede applicable provisions of the development regulations of the Borough of Neptune City. The Zone Map of the Borough of Neptune City, Chapter 139-10 of the Code of the Borough of Neptune City is hereby amended to designate the area set forth in this Plan as the 142 Steiner Avenue Redevelopment Plan.

Section 5. Uses in the Redevelopment Area shall be limited to those permitted in the Redevelopment Plan. Further, the requirements set forth in the Redevelopment Plan shall supersede Chapter 111 Site Plan Review, Chapter 115 Subdivision Review and Approval, Chapter 139 Zoning and Chapter 15 Land Use Procedures of the Borough of Neptune City in the Redevelopment Area covered by the Plan, as provided in the paragraph entitled Development Review in the Redevelopment Plan and to the extent anything set forth in those chapters is inconsistent with the provisions of the Redevelopment Plan. In the case where the Redevelopment Plan does not provide standards for development, or specifically address standards for development, the provisions of Chapter 111 Site Plan Review, Chapter 115 Subdivision Review and Approval, Chapter 139 Zoning and Chapter 15 Land Use Procedures, shall apply.

Section 6. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance shall be and the same are hereby repealed.

Section 7. If any paragraph, clause, provision, sentence or application of this Ordinance is declared invalid for any reason whatsoever, the same shall not affect the validity or constitutionality of any other paragraph, clause, provision, sentence or application of this Ordinance.

Section 8. The above referenced Redevelopment Plan will be on file in the office of the Borough Clerk during normal business hours.

Section 9. This Ordinance shall take effect upon passage and publication as provided by law.

THE BOROUGH OF NEPTUNE CITY
TAMARA BROWN, BOROUGH CLERK

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a regular meeting of the Mayor and Council of the Borough of Neptune City held on Monday, January 23, 2017 and will be considered for passage and final adoption at the regular meeting of the Mayor and Council to be held at the Borough Hall, 106 West Sylvania Avenue, Neptune City, New Jersey, on Monday, February 27, 2017 at 7:00 p.m. or as soon thereafter as the matter may be reached, when objections, if any, to the passage of the Ordinance will be received. This Ordinance adopts the Redevelopment Plan in the Borough relating to 142 Steiner Avenue.

TAMARA BROWN
Borough Clerk

Dated: January 23, 2017