

ORDINANCE NO. 2022-09

**BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH**

ORDINANCE AMENDING 142 STEINER AVENUE REDEVELOPMENT PLAN

WHEREAS, redevelopment plans must be undertaken by ordinance pursuant to N.J.S.A. 40A:12A-7, and said plans must include an outline for the planning, development, redevelopment or rehabilitation of the identified project area; and

WHEREAS, on August 25, 2015, the governing body of the Borough of Neptune City (the "**Borough**") adopted Resolution No. 2015-96 authorizing the Neptune City Land Use Board to commence an investigation as to whether the property identified on the official Tax Map of the Borough of Neptune City as Block 1, Lot 1 (the "**Property**") qualifies as an "area in need of redevelopment;" and

WHEREAS, on December 8, 2015, the Neptune City Land Use Board voted to accept and adopt the recommendations and findings contained in the Redevelopment Study for the Property and found that it meets the statutory criteria to be declared an area in need of redevelopment, non-condemnation; and

WHEREAS, on February 8, 2016, the Borough adopted Resolution No. 2016-22 accepting the Land Use Board's recommendation adopting the findings of the Redevelopment Study and declaring that the Property constitutes an area in need of redevelopment as defined pursuant to N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5; and

WHEREAS, the Borough's professional redevelopment planner, Beacon Planning and Consulting Services, LLC ("**Beacon**"), prepared a Redevelopment Plan entitled the "142 Steiner Avenue Redevelopment Plan" dated June 2016 concerning the Property; and

WHEREAS, on January 23, 2017, the Borough Council adopted Ordinance No. 2017-01, which accepted and adopted the 142 Steiner Avenue Redevelopment Plan; and

WHEREAS, Beacon subsequently prepared amendments to the 142 Steiner Avenue Redevelopment Plan dated July 2021; and

WHEREAS, the City's governing body now wishes to adopt the amendments to the 142 Steiner Avenue Redevelopment Plan dated July 2021.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Neptune City in the County of Monmouth, State of New Jersey, as follows:

SECTION 1. Amended 142 Steiner Avenue Redevelopment Plan. The amended 142 Steiner Avenue Redevelopment Plan dated July 2021 prepared by Beacon and attached hereto and made part hereof as **Exhibit A** is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7, and shall supersede the current zoning applied to Block 1, Lot 1, and shall be enacted as an amendment to the Borough's Zoning Map.

SECTION 2. Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

SECTION 3. Repealer. All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency, including Ordinance No. 2017-01.

SECTION 4. Effective Date. This ordinance shall take effect immediately after final adoption and approval pursuant to law.

DATE INTRODUCED: May 23, 2022
DATE ADOPTED: June 6, 2022

ATTEST

Corinne DiCorcia Williams, RMC

Andrew Wardell, Mayor
Borough of Neptune City