

**ORDINANCE 2023-09**

**BOROUGH OF NEPTUNE CITY  
COUNTY OF MONMOUTH**

**ORDINANCE ADOPTING THE AMENDED EAST COAST ICE REDEVELOPMENT PLAN CONSISTING OF  
BLOCK 13, LOT 1 AND BLOCK 18, LOT 1 WITHIN THE EAST COAST ICE REDEVELOPMENT PLAN AREA**

**WHEREAS**, redevelopment plans must be adopted 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 September 28, 2020, pursuant to Resolutions No. 20-140 and 20-141, the governing body of the Borough of Neptune City (the "**Borough**") directed the Land Use Board to conduct a preliminary investigation to determine whether an area including Block 18, Lot 1 (96 Laird Avenue) and Block 13, Lot 1 (87 Rosewood Place) (the "**Properties**") is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

**WHEREAS**, on March 9, 2021, the Land Use Board held a properly noticed public hearing at which the Borough's professional redevelopment planner Jennifer Beahm, PP, AICP of Leon S. Avakian Inc. presented the findings of a preliminary investigation report (the "**Investigation Report**") resulting in a determination to recommend that the Properties be designated as an area in need of redevelopment; and

**WHEREAS**, on April 13, 2021, the Land Use Board accepted and adopted the recommendations and proposed findings of the Investigation Report and recommended to the Mayor and Council that the Properties be declared a Non-Condensation Area in Need of Redevelopment; and

**WHEREAS**, on April 26, 2021, the Borough adopted Resolution No. 21-81 accepting the Land Use Board's recommendation adopting the findings of the Investigation Report and declaring that the Properties constitute an area in need of redevelopment (the "**Redevelopment Area**") as defined pursuant to N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

**WHEREAS**, the Borough's professional redevelopment planner, Jennifer Beahm, PP, AICP, has prepared a Redevelopment Plan entitled the "East Coast Ice Redevelopment Plan" dated April 2022 including Block 13, Lot 1 and Block 18, Lot 1 (the "**East Coast Ice Redevelopment Plan**"); and

**WHEREAS**, following referral to the Land Use Board, on April 25, 2022 the Borough adopted Ordinance 2022-06 adopting the East Coast Ice Redevelopment Plan; and

**WHEREAS**, on July 25, 2022, the Borough adopted Resolution No. 22-95 designating Genesis Redevelopment, LLC (the "**Redeveloper**") as the redeveloper of the Properties; and

**WHEREAS**, following discussions with the Redeveloper, the Borough's professional redevelopment planner, Jennifer Beahm, PP, AICP, prepared revisions to the East Coast Ice Redevelopment Plan dated July 2023 (the "**Amended East Coast Ice Redevelopment Plan**"); and

**WHEREAS**, the Borough Council wishes to adopt the Amended East Coast Ice Redevelopment Plan to establish revised development standards for designated redeveloper(s) within the plan area.

**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 East Coast Ice Redevelopment Plan.** The Amended East Coast Ice Redevelopment Plan dated July 2023 prepared by Jennifer Beahm, PP, AICP, attached hereto and made part hereof as **Exhibit A** is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et seq., shall supersede the current zoning applied to Block 13, Lot 1 and Block 18, Lot 1, and 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.** The East Coast Ice Redevelopment Plan is hereby repealed in its entirety. All ordinances, resolutions and other redevelopment plans, and parts of ordinances, resolutions and other redevelopment plans, which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.


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

DATE INTRODUCED: July 31, 2023  
DATE ADOPTED: August 28, 2023

ATTEST



Corinne DiCorcia Williams, RMC  
Date: 08/28/2023



Andrew C. Wardell, Mayor  
Borough of Neptune City

