ORDINANCE NO. 2022-06

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH

ORDINANCE ADOPTING THE 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-Condemnation Area in Need of Redevelopment; and

WHEREAS, on April 26, 2021, the Borough adopted Resolution No. 21-81 declaring the Properties to be an area in need of redevelopment for non-condemnation purposes; 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, the Borough wishes to adopt the East Coast Ice Redevelopment Plan to establish development standards for designated redeveloper(s) of the Properties within the delineated redevelopment 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. East Coast Ice Redevelopment Plan. The East Coast Ice Redevelopment Plan dated April 2022 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. 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.

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