

SECOND READING

17-94

F.

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, NEW JERSEY ADOPTING THE "DOWNTOWN WOODBRIDGE, AREA 1 REDEVELOPMENT PLAN," PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 et seq.*

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), authorizes a municipality to determine whether certain parcels of land in the municipality constitute "areas in need of redevelopment"; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4*, the Municipal Council (the "Municipal Council") of the Township of Woodbridge (the "Township") has designated the Woodbridge Redevelopment Agency (the "Agency") to act as its "redevelopment entity" (as such term is defined at *N.J.S.A. 40A:12A-3*) and authorized the Agency to exercise the powers contained in the Redevelopment Law to facilitate the development of redevelopment projects throughout the Township; and

WHEREAS, on September 1, 2015, the Municipal Council adopted a resolution in accordance with *N.J.S.A. 40A:12A-6* authorizing and directing the Planning Board of the Township (the "Planning Board") to conduct an investigation to determine whether that certain area of the Township commonly known as Block 543.01, Lot 5 on the tax maps of the Township (the "Study Area") satisfies the criteria to be designated as an "area in need of redevelopment"; and

WHEREAS, on September 30, 2015, the Planning Board held a public hearing in accordance with *N.J.S.A. 40A:12A-6* at which it reviewed the findings of a report prepared by Marta E. Lefsky, AICP, PP; Eric Griffith, AICP, PP; and Chris Kesici, AICP, PP of the Township of Woodbridge Department of Planning and Development entitled "Preliminary Analysis and Investigation of Stern Towers Property" as 'An Area in Need of Redevelopment'" dated September 2015 (the "Redevelopment Study") which determined that the Study Area met the criteria for designation as an "area in need of redevelopment" under the Redevelopment Law, and adopted a resolution which endorsed the findings of the Redevelopment Study and recommended to the Municipal Council, pursuant to *N.J.S.A. 40A:12A-6*, that the Study Area be designated as an "area in need of redevelopment"; and

WHEREAS, on October 6, 2015, in accordance with the recommendation of the Planning Board, the Municipal Council designated the Study Area as an "area in need of redevelopment" pursuant to *N.J.S.A. 40A:12A-5* ("Redevelopment Area"); and

WHEREAS, the Township Planner has prepared a redevelopment plan for the Redevelopment Area entitled the "Downtown Woodbridge, Area 1 Redevelopment Plan" dated August 2017 ("Redevelopment Plan," attached hereto as Exhibit A); and

WHEREAS, on September 19, 2017 the Municipal Council adopted a resolution referring the Redevelopment Plan to the Planning Board for its review and recommendation, pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, on September 27, 2017, the Planning Board reviewed the Redevelopment Plan and adopted a resolution recommending its adoption; and

WHEREAS, upon review of the Planning Board's recommendation of the Redevelopment Plan, the Municipal Council has determined to adopt the Redevelopment Plan to ensure the success of redevelopment within the Redevelopment Area in conformity with the Township's redevelopment objectives.

NOW THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Woodbridge, County of Middlesex, New Jersey that:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Redevelopment Plan, attached hereto as Exhibit A, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.
3. The zoning district map included in the zoning ordinance of the Township is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Township's municipal code, as and where indicated.
4. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.
5. This Ordinance shall take effect in accordance with all applicable laws.

I, John M. Mitch, Township Clerk of the Township of Woodbridge, in the County of Middlesex and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the ordinance adopted by the Municipal Council of the Township of Woodbridge at a meeting held on October 10, _____, 2017 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the Township of Woodbridge, this 10th day of October, 2017.



JOHN M. MITCH, RMC, CMC, CMR
Township Clerk