

ORDINANCE 07, 2021

AN ORDINANCE OF THE TOWNSHIP OF WEST AMWELL, COUNTY OF HUNTERDON, STATE OF NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR BLOCK 21, LOTS 13, 14, 14.01, 15, 16, 17, 18, 19; AND BLOCK 23, LOTS 1, 3, 4, 5, 6, 9

WHEREAS, pursuant to Resolution #97-2020 adopted on December 2, 2020 (as amended by Resolution 39-2021 adopted on April 7, 2021 (the Mayor and Committee of the Township of West Amwell (the "Committee") authorized the West Amwell Township Planning Board (the "Planning Board") to undertake a preliminary investigation to determine whether an area known as the Routes 31 and 579 Redevelopment Area, which included property identified as Block 21, Lots 13, 14, 14.01, 15, 16, 17, 18, 19; and Block 23, Lots 1, 3, 4, 5, 6 and 9 on the Township of West Amwell Tax Maps (the "Redevelopment Area"), met the statutory criteria to be designated as an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-3 et seq. (the "LRHL"); and

WHEREAS, the Planning Board held a public hearing on May 11, 2021 regarding the preliminary investigation and the Redevelopment Area was found to meet the standard for an area in need of redevelopment; and

WHEREAS, the Planning Board subsequently adopted a resolution that same date recommending that the Township Committee designate the Redevelopment Area as an "Area in Need of Redevelopment" pursuant to the LRHL; and

WHEREAS, the Township Committee adopted Resolution 56-2021 on May 19, 2021 designating the Redevelopment Area as an "Area in Need of Redevelopment" in accordance with the Planning Board's recommendation and instructed the Planning Board to prepare a redevelopment plan; and

WHEREAS, in consultation with the Township's redevelopment planner, Charles Latini, P.P., of L&G Planning, the Planning Board prepared a redevelopment plan attached hereto as Exhibit A (the "Redevelopment Plan");

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), because the Planning Board prepared the Redevelopment Plan, the Township Committee does not have to refer the Redevelopment Plan to the Planning Board for review and comment; and

WHEREAS, after conducting a public hearing on the Redevelopment Plan, the Township Committee finds that it is in the best interests of the Town to adopt the Redevelopment Plan.

NOW THEREFORE BE IT ORDAINED, by the Committee of the Township of West Amwell, County of Hunterdon, and State of New Jersey, as follows:

Section 1. Pursuant to the authority granted to the Township Committee by N.J.S.A. 40A:12A-7, the Redevelopment Plan for the Routes 31 and 529 Redevelopment Area, prepared by L&G Planning and attached hereto is hereby adopted.

Section 2. Pursuant to the provisions of N.J.S.A. 40A:12-7(c), the Redevelopment Plan for the Routes 31 and 579 Redevelopment Area hereby supersedes applicable provisions of the Township of West Amwell Land Use Ordinances. In so doing the Redevelopment Plan for the Routes 31 and 579 Redevelopment Area shall constitute an explicit amendment to the Township Zoning Map to identify the Redevelopment Area as the boundaries of the area regulated by the Redevelopment Plan for the Routes 31 and 579 Redevelopment Area. The official Township Zoning map shall be amended to henceforth coincide with the Redevelopment Plan for the Routes 31 and 579 Redevelopment Plan.

Section 3. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. This ordinance shall take effect after final approval and publication according to law.

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

ATTEST

By Order of the Township Committee

James Cally, Deputy Mayor

Maria Andrews, Township Clerk, RMC

Introduced: 7/21/21

Adopted: 8/18/21