

ORDINANCE NO. 2-2014

ORDINANCE OF THE TOWNSHIP OF ABERDEEN, COUNTY OF MONMOUTH, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN RELATING TO THE PROPERTY AT 1337, 1341-1343 AND 1355 ROUTE 34, COMMONLY KNOWN AS BLOCK 114, LOTS 6, 7.01, 13 AND 13 Q-FARM IN THE TOWNSHIP OF ABERDEEN.

WHEREAS, the Township of Aberdeen, in the County of Monmouth, New Jersey (the “**Township**”), a public body corporate and politic of the State of New Jersey (the “**State**”), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, on March 19, 2013, the Township Council (the “**Township Council**”) adopted Resolution 2013-54 requesting the Planning Board of the Township (the “**Planning Board**”) to perform an investigation to determine whether the property at 1337, 1341-1343 and 1355 ROUTE 34, commonly known as Tax Map Block 114, Lots 6, 7.01, 13 and 13 Q-FARM (the “**Study Area**”) constitute an “area in need of redevelopment” under the Redevelopment Law; and

WHEREAS, on July 17, 2013, the Planning Board held a public hearing, duly noticed under the Redevelopment Law, and reviewed a report prepared by T&M Associates, dated July 1, 2013 and entitled “Redevelopment Study & Preliminary Investigation Report Block 114, Lots 6, 7.01, 13 & 13 Q-FARM, 1337, 1341-1343 & 1355 Route 34” (the “**Redevelopment Study**”) a copy of which is attached hereto as Exhibit A, at which hearing the Planning Board discussed the Redevelopment Study as presented and then resolved to recommend to the Township Council that the Study Area be designated an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, on November 12, 2013, the Township Council adopted a resolution designating the Study Area as a Redevelopment Area and authorized the Township Professionals to prepare a Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the Planning Board must review the plan prepared by T&M Associates, dated January 30, 2014 and entitled “Redevelopment Plan Route 34 Redevelopment Area, Block 114, Lots 6, 7.01, 13 & 13 Q-FARM” (the “**Redevelopment Plan**”) a copy of which is attached hereto as Exhibit B, and transmit its recommendations relating to the Redevelopment Plan to the Township Council in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

WHEREAS, upon receipt of the Planning Board’s recommendations relating to the Redevelopment Plan, the Township Council believes that the adoption of the Redevelopment Plan is in the best interests of the Township.

NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF ABERDEEN, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Contingent upon the receipt of the Planning Board's recommendations, the Redevelopment Plan, attached hereto as Exhibit B and made a part hereof, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the Township is hereby amended to include the "Redevelopment Area" per the boundaries described in the Redevelopment Plan and the provisions therein.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. 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.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.