

**TOWNSHIP OF ABERDEEN
COUNTY OF MONMOUTH
ORDINANCE NO. 12-2015**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
ABERDEN APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE COMMERCE AND TRANSPORTATION CENTER IN THE VICINITY OF THE
ABERDEEN /MATAWAN TRAIN STATION PURSUANT TO THE
REDEVELOPMENT AND HOUSING LAW (NJSA 40:12a-1, ET SEQ)**

WHEREAS, following their recommendation of the Planning Board of the Township of Aberdeen the Township Council adopted resolution No. 99-116 designating various tax lots totaling 59.47 acres in the vicinity of the Aberdeen/Matawan Train Station as a “Redevelopment Area”; and,

WHEREAS, on a subsequent date in 1999 the Township Council adopted the “Commerce & Transportation Center Redevelopment Plan”; and,

WHEREAS, on a subsequent date in 2002 the Township Council adopted an amendment to the “Commerce & Transportation Center Redevelopment Plan,” with an update requiring at least 50 affordable units to be constructed as part of the Silver Oak Properties project; and,

WHEREAS, on April 24, 2012 the Aberdeen Township Council adopted Resolution No. 2012-54 which approved the “Supplemental and Updated Preliminary Investigation Report,” reaffirming the designation of the subject lands as areas in need of redevelopment in accordance with the criteria set forth in NJSA 40A:12-5 and increasing the total land area of the redevelopment area to 62.81 acres; and,

WHEREAS, on July 17, 2012 the Aberdeen Township Council adopted Ordinance #16-2012, a “Redevelopment Plan” for a “Redevelopment Area” in the Vicinity of the Aberdeen/Matawan Train Station in accordance with NJSA 40A:12A-7 and amendments and supplements to the Land Development Ordinance of the Township of Aberdeen; and,

WHEREAS, the 2012 Aberdeen Township Train Station Redevelopment Area consists of the following parcels as indicated on the “2012 Updated Information Table” below:

Aberdeen Township Commerce & Transportation Center Redevelopment Area 2015 Updated Information Table			
Block	Lot	Owner	Approximate Acreage*
1	1	New Jersey Transit Corp	0.22
2	2	Second Class Railroad	14.31
3	2, 3	Township of Aberdeen	1.1
4	1	Santa Fe Junction Homeowners Inc.	0.28
4	2	Santa Fe Junction Homeowners Inc.	1.67
259	1	Township of Aberdeen	0.48
259	2	Ciaglia Custom Builders, LLC	0.32
259	3	SPC/Matawan LLC	0.16
259	5	SPC/Matawan LLC	0.97
259	6	SPC/Matawan LLC	0.11
259	7	SPC/Matawan LLC	0.59
259	8	New Jersey Transit	1.94
262	8.01	MFREVF-Aberdeen Urban Renewal LLC	16.81
263	2	Township of Aberdeen	3.78
Estimated Total Acreage:			42.74

Source: Based on 2015 tax map or tax records; ownership and acreage updated to the extent possible.

**Actual acreage may be more or less than indicated.*

WHEREAS, the Aberdeen Township Council has determined that it is necessary to amend the Train Station Redevelopment Plan to remove Township-owned parcels Block 263, Lot 1 (Section II of the Redevelopment Area) and Block 3, Lot 1 (Section III of the Redevelopment Area) which have recently been identified by the Township as listed on the Aberdeen Township Recreation and Open Space Inventory (ROSI) and which must remain available for recreation and open space purposes; and,

WHEREAS, the Aberdeen Township Council has determined to amend and supplement Ordinance No. 16-2012; and

WHEREAS, in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), the Township Council authorized the preparation of an amendment to the redevelopment plan for the Train Station Redevelopment Area; and

WHEREAS, on ____, 2015, the Township Council referred this ordinance to the Planning Board for review and recommendation in accordance with the provisions of N.J.S.A. 40A:12A-7; and

WHEREAS, the Township Council Governing Body hereby determines that this ordinance is necessary and appropriate and will result in the successful redevelopment of the Redevelopment Area, which has been declared to be an “area in need of redevelopment.”

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Aberdeen, in the County of Monmouth, that the Redevelopment Plan be amended to remove Block 263, Lot 1 (Aberdeen Township) and Block 3, Lot 1 (Aberdeen Township) from the Redevelopment Area due to the Recreation and Open Space restrictions; and

BE IT FURTHER ORDAINED, that section 25-3.2 Zoning Map shall be revised to reference this ordinance; and

BE IT FURTHER ORDAINED, that Section 25-6.13. I. Open Space Requirements of the Revised General Ordinances of the Township of Aberdeen shall be revised to read as follows:

“2. The open space may include areas and facilities restricted for use only by the residents of the development. This may include enclosed areas to meet the open space requirement.”

BE IT FURTHER ORDAINED, that the Township will, where required, acquire by purchase, eminent domain, or otherwise, any real property identified in the Redevelopment Area; and

BE IT FURTHER ORDAINED, that all prior Ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED, all whereas clauses and introductory language are binding within the body of this ordinance and in full force in effect of the law; and

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon final passage and publication as required by law, as the “Ordinance Approving an Amendment to the Redevelopment Plan for the Train Station Redevelopment Area.”

Date: First Reading:

Second Reading:

ALL OF WHICH IS ADOPTED THIS _____ DAY OF _____, 2015.

H:\ABPB\R0710\Calculations & Reports\Ordinance to Amend Redevelopment Area.docx