

ORDINANCE NO. 2015-3153

**TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

**ORDINANCE ADOPTING REDEVELOPMENT PLAN FOR BLOCK 70, LOTS 1,
2, AND 3 ON THE TAX MAP OF THE TOWNSHIP OF MIDDLETOWN,
COUNTY OF MONMOUTH, NEW JERSEY**

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

WHEREAS, pursuant to Resolution No. 14-167, the Township Committee, operating as the Township's redevelopment entity, authorized and directed the Township's Planning Board to conduct an investigation to determine whether the properties identified as Block 70, Lots 1, 2 and 3 on the tax map of the Township (the "Redevelopment Area") meets the criteria set forth in N.J.S.A. 40A:12A-5 for designation as an area in need of redevelopment; and

WHEREAS, consistent with the requirements set forth in N.J.S.A. 40A:12A-6, the Planning Board specified and gave notice that on August 6, 2014, a hearing would be held for the purpose of hearing persons who are interested in or would be affected by a determination that the properties in the Redevelopment Area are an area in need of redevelopment; and

WHEREAS, on August 6, 2014, the Planning Board unanimously recommended that the governing body of the Township designate the Redevelopment Area as an area in need of redevelopment; and

WHEREAS, on August 18, 2014, the Township Committee pursuant to Resolution 14-222 concurred with the Planning Board's findings and designated the Redevelopment Area (Block 70, Lots 1, 2 and 3) as an area in need of redevelopment; and

WHEREAS, on February 4, 2015, the Planning Board reviewed the proposed Redevelopment Plan for the Redevelopment Area entitled "*North Middletown Redevelopment Plan, Township of Middletown, New Jersey*," prepared by Heyer, Gruel and Associates (the "Redevelopment Plan"), heard the comments from Fred Heyer of Heyer, Gruel and Associates, its own professionals, opened the meeting for public comment, and deliberated on the matter and determined it to be a great plan; and

WHEREAS, the Redevelopment Plan is consistent with the 2014 Master Plan Reexamination Report; and

WHEREAS, a copy of the Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as **Exhibit A**; and

WHEREAS, the Township desires to approve the Redevelopment Plan in the form set forth in **Exhibit A** hereto, and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey, as follows:

SECTION 1.


The "North Middletown Redevelopment Plan" prepared by Heyer, Gruel & Associates attached hereto as **Exhibit A** and by the reference made a part hereof is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 *et seq.*

SECTION 2.

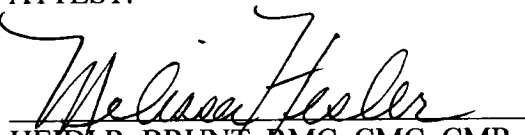
The Zoning Map of the Township of Middletown shall be amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Redevelopment Area.

PASSED FIRST READING: October 19, 2015

PASSED AND APPROVED: November 16, 2015


STEPHANIE C. MURRAY, MAYOR

ATTEST:


~~HEIDI R. BRUNT, RMC, CMC, CMR~~
~~TOWNSHIP CLERK~~
MELISSA HESLER, DEPUTY TOWNSHIP CLERK