

ORDINANCE NO. 2017-3197

**TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

ORDINANCE ADOPTING REDEVELOPMENT PLAN FOR BLOCK 137, LOTS 2.07, 3, 5, 6 AND 7; BLOCK 281, LOTS 3, 4, 5, 6, 7, 8, AND 15; BLOCK 306, LOTS 47, 48, 49, 50, 51, 52, 66, 110, 122, 123, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171 AND 172; BLOCK 319, LOT 1; BLOCK 320, LOT 1; BLOCK 321, LOT 1; BLOCK 322, LOT 1; BLOCK 323, LOT 1; BLOCK 324, LOT 1; AND BLOCK 325, LOT 1 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MIDDLETOWN

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, on July 20, 2015, pursuant to Resolution 2015-205, the Township Committee, acting as the Redevelopment Agency for the Township of Middletown ("the Township"), authorized and requested its Planning Board to undertake a Preliminary Investigation of the properties, identified as Block 137, Lots 2.05, 2.07, 3, 4, 5, 6, 7; Block 281, Lots 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, 20; Block 306, Lots 47, 48, 49, 50, 51, 52, 66, 108, 110, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171, 172; Block 319, Lot 1; Block 320, Lot 1; Block 321, Lot 1; Block 322, Lot 1; Block 323, Lot 1; Block 324, Lot 1; and Block 325 Lot 1, to determine whether the delineated area qualifies as an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3 for non-condemnation purposes; and

WHEREAS, on October 19, 2015, pursuant to Resolution 2015-272, amending Resolution 2015-205, the Township Committee expanded the delineated study area to include the properties identified as Block 306, Lots 122, 123, 124, 125, 128 and 129; and Block 306.01, Lots 14, 15 and 16 (collectively the "Area of Investigation"); 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 December 2, 2015, 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 Area of Investigation are an area in need of redevelopment for non-condemnation purposes; and

WHEREAS, on December 2, 2015, the Planning Board unanimously recommended that the Township Committee designate the Area of Investigation as a non-condemnation area in need of redevelopment; and

WHEREAS, on February 1, 2016, pursuant to Resolution 16-84 the Township Committee concurred with the Planning Board's findings and designated the Area of Investigation as an area in need of redevelopment for non-condemnation purposes; and

WHEREAS, on May 2, 2016, the Township Committee, pursuant to Resolution 16-132, awarded contract to T&M Associates ("Consultant") to prepare a Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7, utilizing the post Sandy Planning Assistance grant awarded to the Township; and

WHEREAS, the Consultant has prepared a Redevelopment Plan including Block 137, Lots 2.07, 3, 5, 6, 7; Block 281, Lots 3, 4, 5, 6, 7, 8, 15; Block 306, Lots 47, 48, 49, 50, 51, 52, 66, 110, 122, 123, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171, 172; Block 319, Lot 1; Block 320, Lot 1; Block 321, Lot 1; Block 322, Lot 1; Block 323, Lot 1; Block 324, Lot 1; and Block 325, Lot 1 (the "Belford Redevelopment Plan") dated May 2017 attached hereto and made part hereof as **Exhibit A**; and

WHEREAS, N.J.S.A. 40A:12A-7 requires the adoption of redevelopment plans by ordinance with the Planning Board reviewing the plan for consistency with the Master Plan of the Township prior to final adoption, which referral has taken place, and a report being returned from the Planning Board as to such consistency with the Master 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.

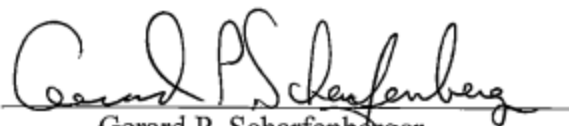
The Belford Redevelopment Plan prepared by the Consultant, attached hereto and made part hereof as **Exhibit A**, is hereby approved and adopted by the Township Committee pursuant to N.J.S.A. 40A:12A-1 et seq..

SECTION 2.


The Zoning Map of the Township of Middletown shall be amended to incorporate the provisions of the Belford Redevelopment Plan within the delineated boundaries of the designated area determined to be in need of redevelopment.

PASSED ON FIRST READING: May 1, 2017

PASSED AND APPROVED: May 15, 2017


Gerard P. Scharfenberger
Mayor

ATTEST:


Heidi Brunt
Township Clerk