

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 81, LOTS 1, 2, 3 AND 4 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW AND AMENDING AND SUPPLEMENTING THE DISTRICT REGULATIONS CONTAINED IN ARTICLE IV OF CHAPTER 148 ENTITLED "LAND DEVELOPMENT OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY TO ADD A NEW SECTION ESTABLISHING THE THREE BRIDGES BLOCK 81, LOT 1 REDEVELOPMENT AREA, AND UPDATING THE ZONING MAP CONTAINED IN ARTICLE III, SECTION 148-11 TO INCLUDE THE NEW REDEVELOPMENT AREA

Ordinance #16 -2022

WHEREAS, the Township Committee of the Township of Readington, in the County of Hunterdon, New Jersey (the "Township Committee") in accordance with provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law") and based upon the report and recommendation of the Readington Township Planning Board (the "Planning Board"), by Resolution #R-2022-77 adopted on May 2, 2022, (i) designated Block 81, Lots 1, 2, 3 and 4 on the official Tax Maps of the Township as a non-condemnation area in need of redevelopment (the "Redevelopment Area" and ii) directed and authorized the Planning Board to prepare a single, comprehensive redevelopment plan for the Redevelopment Area, as permitted by N.J.S.A. 40A:12A-7, et seq.; and

WHEREAS, the Township Committee designated the Township as the redevelopment entity responsible for implementing and carrying out redevelopment plans pursuant to the Redevelopment Law; and

WHEREAS, Clarke Caton Hintz (Michael Sullivan, ASLA, AICP, with the assistance of Melissa McMullen, AICP) prepared a plan for the Redevelopment Area entitled "Block 81 Redevelopment Plan Within the Three Bridges Block 81 Redevelopment Area", dated May 11, 2022, (the "Redevelopment Plan"), which Redevelopment Plan encompasses Block 81, Lots 1, 2, 3, and 4, and is attached hereto as Exhibit A (On File in Clerk's Office) ; and

WHEREAS, the Township Committee has reviewed the Redevelopment Plan, approves of same, desires to adopt the Redevelopment Plan, and to provide for its codification in the Township's Land Use Ordinances.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Readington, in the County of Hunterdon, New Jersey, as follows:

SECTION 1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.

SECTION 2. The Redevelopment Plan is on file with the Township Clerk, is

incorporated herein by reference and is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7, et seq.

SECTION 3. The following amendments shall be made to Article IV entitled "District Regulations" contained in Chapter 148 of the Land Use Ordinance of the Township of Readington to add the Three Bridges Block 81 Redevelopment Area" as a new section.

New Sec. 148-27.[] Three Bridges Block 81 Redevelopment Area.

A. The redevelopment plan entitled: "Block 81 Redevelopment Plan within the Three Bridges Block 81 Redevelopment Area" is attached hereto as Exhibit A and incorporated herein by reference.

B. Designation of the Three Bridges Block 81 Redevelopment Area.

The Three Bridges Block 81 Redevelopment Area, which encompasses Block 81, Lots 1, 2, 3 and 4 in the Township, shall constitute a new zone for the area contained in the plan. The zoning map of the Township of Readington, Sec. 148-11 of the Code of the Township of Readington, is hereby amended to designate the areas set forth in this plan as the "Three Bridges Block 81 Redevelopment Area".

C. Relationship to other ordinances.

The requirements set forth in the Three Bridges Block 81 Redevelopment Area, which is an overlay zone, contain optional, conditional zoning provisions of Chapter 148, the Township's Land Use Ordinance. Where the regulations and standards of the Three Bridges Block 81 Redevelopment Plan are silent, the standards of Chapter 148, the Township's Land Use Ordinance, shall apply as permitted by N.J.S.A. 40A:12A-7.a(2), except where inconsistent with the standards set forth in the Redevelopment Plan.

D. Plan to remain on file.

The above-referenced Three Bridges Block 81 Redevelopment Plan, and any amendments thereto, shall remain on file in the office of the Township Clerk and shall be available for public inspection during normal business hours.

SECTION 4. Article III, Section 148-11 "Zoning Map is hereby amended to read as follows (language underlined thus is new; language with a strike out ~~thus~~ is deleted):

The boundaries of the zoning district are established on the map entitled "Zoning Map of the Township of Readington dated June 2009, last amended April 2022, which accompanies and is hereby made part of this chapter.

SECTION 5. Exhibits reflecting the proposed changes to the Zoning Map are attached hereto as "Zoning Map Amendment, dated April 2022" and shall be incorporated into the Zoning Map as appears in the "Attachment" section of the Land Use Ordinance, upon adoption of this

ordinance amendment.

SECTION 6. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

SECTION 8. If any part of this Ordinance shall be deemed invalid, such part shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

SECTION 9. Prior to adoption of this ordinance, the Township Clerk is directed to forward a copy of this Ordinance and Redevelopment Plan to the Readington Township Planning Board for review and a recommendation as to its consistency with the Township's Master Plan in accordance with N.J.S.A. 40A: 12A-7e.

SECTION 10. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **JUNE 6, 2022** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **JUNE 20, 2022** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK