

TOWNSHIP OF READINGTON

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

***TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY***

AN ORDINANCE PURSUANT TO N.J.S.A. 40A:12-7, ADOPTING THE NELSON STREET REDEVELOPMENT PLAN FOR PROPERTY DESIGNATED AS BLOCK 32, LOT 12 AND BLOCK 34, LOTS 8, 10 AND 11 ON THE TAX MAP OF READINGTON TOWNSHIP AND THE NELSON STREET AND CLEVAND PLACE RIGHTS OF WAY IN THE VILLAGE OF WHITEHOUSE STATION, READINGTON TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY AND AMENDING THE ZONING MAP IN CHAPTER 148 OF THE READINGTON TOWNSHIP LAND USE ORDINANCE TO INCORPORATE THE NELSON STREET REDEVELOPMENT AREA (NSRA) DISTRICT

Ordinance # 03-2017

BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey as follows:

SECTION 1. Findings. The Mayor and Township Committee of the Township of Readington make the following findings.

a. By Resolution # R-2016-40 adopted on February 16, 2016, the Township Committee directed the Readington Township Planning Board (the "Planning Board") to conduct an investigation into whether a 7 +/- acre vacant tract designated on the official tax map of Readington Township as Block 32, Lot 12; Block 34, Lots 8, 10 and 11; Nelson Street right of way and Cleveland Place right of way and situated in the Village of Whitehouse Station, referred to as the "Nelson Street Tract" (the "Study Area") qualified as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A: 12A-1 and 5 et seq.

b. The Planning Board completed its investigation of the Study Area, received and reviewed the comprehensive preliminary investigation draft report dated July 14, 2016 (revised to July 25, 2016 following its adoption by the Planning Board) prepared by Clarke Caton Hintz, the Township's Planners, entitled "2016 Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation), Nelson Street Tract, Readington Township, Hunterdon County" ("Area in Need Study") and, following a public hearing held on July 25, 2016, adopted a resolution on the same date recommending that the Study Area be designated by the Township Committee as a Non-Condensation Redevelopment Area as

provided for under the LRHL, specifically N.J.S.A.40A:12A-5.c.

c. On August 1, 2016, the Mayor and Township Committee accepted the Planning Board's findings and the Area in Need Study and adopted Resolution #R-2016-88 , designated Block 32, Lot 12; Block 34, Lots 8, 10 and 11; Nelson Street right-of-way and Cleveland Place right-of-way and situated in the Village of Whitehouse Station, referred to as the "Nelson Street Tract" as an area in need of redevelopment (non-condemnation) ,and in accordance with N.J.S.A. 40A:12A-1, et seq., directed the Planning Board to undertake and prepare a redevelopment plan for the Study Area.

d. Working with its expert Michael F. Sullivan,ASLA/AICP, the Planning Board prepared a redevelopment plan for the Study Area entitled " Nelson Street Redevelopment Plan " (the "Redevelopment Plan").

e. Resolution #R-2016-88 was forwarded to the Commissioner of the State of New Jersey, Department of Community Affairs. As the Study Area is within Planning Area 2 (Suburban) of the New Jersey State Development and Redevelopment Plan, it is an area in which development or redevelopment is to be encouraged, per N.J.S.A.40A:12A-6(c).

f. The Mayor and Township Committee have reviewed the Redevelopment Plan and hereby determine that it has been designed to effectuate the Township's Master Plan and Housing Element and Fair Share Plan and that it should be adopted.

SECTION 2. Zoning Map. As part of this ordinance, the Zoning District Map contained within the Readington Township Land Use Ordinance, in accordance with N.J.S.A. 40A:12A-7.c, is hereby amended to reflect the new classification of the Nelson Street Redevelopment Area ("NSRA").A copy of the Zoning District Map depicting the NSRA is attached hereto as Exhibit A and is also contained within the Redevelopment Plan on file with the Township Clerk.

SECTION 3. *Adoption of Redevelopment Plan and its Relation to the Readington Township Land Use Ordinance.* The plan entitled "Nelson Street Development Plan" for Block 32, Lot 12; Block 34, Lots 8, 10 and 11; Cleveland Place right of way and Nelson Street right of way, situated in the Village of Whitehouse Station, Readington Township, Hunterdon County, New Jersey and dated February 17, 2017 is hereby adopted as the redevelopment plan for the Study Area pursuant to N.J.S.A. 40A:12A-7. Further the use, bulk, design and performance standards of the Redevelopment Plan shall amend, replace supersede the zoning provisions of the Readington Township Land Use Development Ordinance for Block 32, Lot 12; Block 34, Lots 8, 10 and 11; Nelson Street right-of-way and Cleveland Place right of way. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7.a (2).

SECTION 4. *Consistency Review.* A copy of this Ordinance and the Redevelopment Plan shall be forwarded, after introduction, to the Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.

SECTION 5. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. Severability. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 7. Public Inspection. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the Township Clerk's Office at the municipal building, 509 Route 523, Whitehouse Station, N.J. during regular office hours.

SECTION 8. Effective Date. This ordinance shall take effect immediately upon final passage and publication in accordance with 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 **FEBRUARY 21, 2017** 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 **MARCH 20, 2017** 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.

VITA MEKOVETZ, *RMC/MMC/QPA*
MUNICIPAL CLERK/ADMINISTRATOR