BOROUGH OF KEANSBURG

AN ORDINANCE OF THE BOROUGH OF
KEANSBURG, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY AMENDING THE BEACHWAY AVENUE
WATERFRONT REDEVELOPMENT PLAN

ORDINANCE NO. 1600

WHEREAS, on July 27, 2005, the Borough Council adopted Resolution #171-A
determining that the entire Borough is an “area in need of rehabilitation” under the Local
Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”); and

WHEREAS, on February 22, 2006, the Borough Council adopted Ordinance
#1403 adopting a redevelopment plan known as the Beachway Avenue Waterfront
Redevelopment Plan to govern lots which were then identified as Block 184, Lots 1, 2
and 3 in the rehabilitation area; and

WHEREAS, on August 25, 2015, the Borough Council adopted Resolution #107
determining that Block 184, Lots 1 and 3 are an area in need of redevelopment under the
LRHL; and

WHEREAS, on March 29, 2016, the Borough Council adopted Ordinance #1579
amending the Beachway Avenue Waterfront Redevelopment Plan; and

WHEREAS, the Borough Council subsequently authorized a settlement requiring
repeal of Ordinance #1579; and

WHEREAS, the Borough now wishes to adopt an amendment to the Beachway
Avenue Waterfront Redevelopment Plan to create an overlay zone governing Block 184,
Lots 1, 3 and a portion of Lot 3.01 in the redevelopment/rehabilitation area, which
amendment will supersede and replace all previous versions of the Beachway Avenue
Waterfront Redevelopment Plan; and

WHEREAS, the Borough’s engineering and planning consultant, T&M
Associates, has prepared an Amendment to the Beachway Avenue Waterfront
Redevelopment Plan; and

WHEREAS, prior to final passage of this Ordinance, the Amendment to the
Beachway Avenue Waterfront Redevelopment Plan was provided to the Borough’s
Planning Board for review as to master plan consistency and for any other comments in
accordance with N.J.S.A. 40A:12A-7(e) of the LRHL; and

WHEREAS, the Borough Council now wishes to approve the Amendment to the
Beachway Avenue Waterfront Redevelopment Plan in the form attached hereto as
Exhibit A.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the
Borough of Keansburg, County of Monmouth, and State of New Jersey hereby approves
and adopts the Amendment to the Beachway Avenue Waterfront Redevelopment Plan in the form attached hereto as Exhibit A; and

**BE IT FURTHER ORDAINED**, that all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.