

## **ORDINANCE NO. 1679**

### **AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE CARR AVENUE CORRIDOR**

**WHEREAS**, on July 27, 2005, the Mayor and Council of the Borough of Keansburg (“Borough”) designated the entirety of the Borough as an “Area in Need of Rehabilitation” pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.A.A. 40A:12A-1, et seq (“LRHL”); and

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

**WHEREAS**, on July 17, 2019, the Borough Council (“Council”) of the Borough of Keansburg (“Borough”) adopted Resolution 19-098, authorizing and directing the Planning Board of the Borough (“Board”) to undertake a preliminary investigation and redevelopment study to determine whether all properties, identified in Blocks 7, 8, 10, 11, 12, 13, 14 and 52, thereof (“Study Area”), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as that term is defined by the Redevelopment Law; and

**WHEREAS**, on April 22, 2020, the Borough Council (“Council”) of the Borough of Keansburg (“Borough”) adopted Resolution 20-038, accepting the recommendation from the Planning Board of the Borough of Keansburg and finding that all properties identified in Blocks 7, 8, 10, 11, 12, 13, 14 and 52 as shown on the official tax map of the Borough of Keansburg be and are hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40A-12A-4, the Borough, through the firm T&M Associates, prepared a redevelopment plan entitled “Carr Avenue Corridor Redevelopment Plan” substantially in the form attached hereto (“Redevelopment Plan”), which provides for the redevelopment of several areas of the Borough, specifically Block 10, Lots 1 and 3 through 9, Block 12, Lots 6 through 9, Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8, Block 14, Lots 1, 1.02 and 2 through 9 and Block 52, Lots 4 through 8; and

**WHEREAS**, prior to the final passage of this Ordinance, the Borough Council referred the Redevelopment Plan to the Planning Board of Adjustment (“Planning Board”) for its review at the July 11, 2021 meeting as to master plan consistency and for any other comments in accordance with N.J.S.A 40A:12A-7; and

**WHEREAS**, the Redevelopment Plan has been available for public review in the office of the Planning Board and in the office of the municipal Clerk; and

**WHEREAS**, the Borough Council now wishes to approve and adopt the Carr Avenue Corridor 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, that the Borough Council hereby approves and adopts the Carr Avenue Corridor Redevelopment Plan in the form attached hereto as **Exhibit A**.

**BE IT FURTHER ORDAINED**, that the Redevelopment Plan shall supersede the applicable provisions of the Borough's Zoning Ordinance.

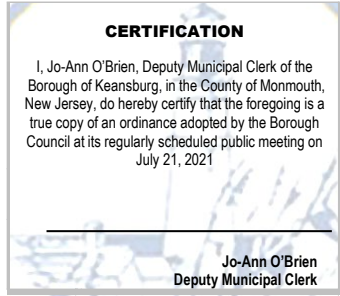
**BE IT FURTHER ORDAINED**, that the remainder of all other sections and subsections of the afore mentioned Ordinance not specifically amended by this Ordinance shall remain in full force and effect.

**BE IT FURTHER ORDAINED**, all Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such consistency.

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

INTRODUCTION: June 29, 2021

ADOPTION: July 21, 2021



**EXHIBIT A**

Carr Avenue Corridor Redevelopment Plan