

ORDINANCE # 1749

AN ORDINANCE TO ADOPT A REDEVELOPMENT PLAN FOR THE GRANDVIEW APARTMENTS PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

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

WHEREAS, on September 21, 2022, the Borough Council (the “**Borough Council**”) of the Borough of Keansburg, in the County of Monmouth, New Jersey (the “**Borough**”), adopted Resolution No. 22-100, authorizing and directing the Borough Planning Board (the “**Planning Board**”) to examine whether all or a portion of certain properties located in the Borough within the Grandview Apartment Complex, which parcels consist of Block 15, Lot 2, and Block 53, Lot 1, as currently designated on the tax maps of the Borough (collectively, the “**Study Area**”), meet the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Study Area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board caused Caroline Reiter, P.P./A.I.C.P. of T&M Associates, (the “**Planning Consultant**”) to conduct a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report in accordance with the Redevelopment Law (together, the “**Report**”); and

WHEREAS, on February 6, 2023, and March 13, 2023, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Study Area qualified as an area in need of redevelopment and recommended that the Township Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, on March 15, 2023, by Resolution No. 23-031 and in accordance with the provisions of the Redevelopment Law, the Borough Council of the Borough designated the Study Area as a non-condemnation area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, a redevelopment plan for the Redevelopment Area, entitled “Redevelopment Plan, Block 15, Lot 2, and Block 53, Lot 1”, dated July 2025 (the “**Redevelopment Plan**”) has been prepared; and

WHEREAS, the Borough Council desires to have the Planning Board review and comment upon the Redevelopment Plan, pursuant to the Redevelopment Law; and

WHEREAS, subject to receipt of the Planning Board’s recommendations concerning the Redevelopment Plan, the Borough Council believes that the adoption of the Redevelopment Plan is in the best interests of the Borough and the redevelopment of the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, in the County of Monmouth, New Jersey, as follows (not less than a majority of all members thereof affirmatively concurring):

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

Section 2. Pursuant to N.J.S.A. 40A:12A-7(e), upon passage of this ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations and submit same to the Borough Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan, on file with the Borough Clerk, is incorporated herein by reference and, contingent upon the receipt of the Planning Board's recommendations, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.

Section 4. The zoning ordinances and maps of the Borough are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

Section 5. The Borough Council shall serve as "redevelopment entity" for purposes of implementing the Redevelopment Plan and exercising the powers granted to a redevelopment entity under the Redevelopment Law.

Section 6. In case any one or more of the provisions of this ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 7. Pursuant to N.J.A.C. 19:31C-3.25(b)(6), this ordinance shall take effect upon 20 days after final passage and publication as prescribed by applicable.


LocaliQ
 New York/New Jersey
GANNETT

Agency:

Jo-Ann O'Brien
 Borough of Keansburg
 29 Church ST
 Keansburg NJ 07734-1441
 Acct: 1102095

Client:

Jo-Ann O'Brien
 Borough of Keansburg
 29 Church ST
 Keansburg NJ 07734-1441
 Acct: 1102095

This is not an invoice

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate per Lines	Cost
11506427	ORDINANCE # 1749 AN ORDINANCE TO ADOPT A REDEVELOPMENT PLAN FOR THE GRANDVIE	2 x 119.00 x 1	\$0.44	\$139.72
	<i>Ord. # 1749 Introduction</i>	Net Total Due:		\$139.72

Costs above include daily ad cost and any associated affidavit charges, where applicable

of Copies : 1 PO #: Notice
 Check #: _____
 Date: _____

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: *M. P. Council*
 TITLE: *Clerk* DATE: *7/28/25*

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS ORDER CONFIRMATION IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O.# _____

SIGNATURE: _____
 TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS ORDER CONFIRMATION IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 07/22/2025 Federal ID #: **061032273**
 Signature: *W. King* Official Position: **Clerk**

Kindly return a copy of this order confirmation with your payment so that we can assure you proper credit.

Asbury Park Press
 Gannett New York-New Jersey LocaliQ
 PO Box 631202, Cincinnati, OH 45263-1202


AFFIDAVIT OF PUBLICATION

Order Number : 11506427

STATE OF WISCONSIN
Brown County

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

07/22/2025



Legal Clerk



Notary Public State of Wisconsin County of Brown



My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

ORDINANCE # 1749

AN ORDINANCE TO ADOPT A REDEVELOPMENT PLAN FOR THE GRANDVIEW APARTMENTS PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

WHEREAS, on September 21, 2022, the Borough Council (the "Borough Council") of the Borough of Keansburg, in the County of Monmouth, New Jersey (the "Borough"), adopted Resolution No. 22-100, authorizing and directing the Borough Planning Board (the "Planning Board") to examine whether all or a portion of certain properties located in the Borough within the Grandview Apartment Complex, which parcels consist of Block 15, Lot 2, and Block 53, Lot 1, as currently designated on the tax maps of the Borough (collectively, the "Study Area"), meet the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Study Area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board caused Caroline Reiter, P.P.A./I.C.P. of T&M Associates, (the "Planning Consultant") to conduct a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report in accordance with the Redevelopment Law (together, the "Report"); and

WHEREAS, on February 6, 2023, and March 13, 2023, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Study Area qualified as an area in need of redevelopment and recommended that the Township Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, on March 15, 2023, by Resolution No. 23-031 and in accordance with the provisions of the Redevelopment Law, the Borough Council of the Borough designated the Study Area as a non-condemnation area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, a redevelopment plan for the Redevelopment Area, entitled "Redevelopment Plan, Block 15, Lot 2, and Block 53, Lot 1", dated July 2025 (the "Redevelopment Plan") has been prepared; and

WHEREAS, the Borough Council desires to have the Planning Board review and comment upon the Redevelopment Plan, pursuant to the Redevelopment Law; and

WHEREAS, subject to receipt of the Planning Board's recommendations concerning the Redevelopment Plan, the Borough Council believes that the adoption of the Redevelopment Plan is in the best interests of the Borough and the redevelopment of the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, in the County of Monmouth, New Jersey, as follows (not less than a majority of all members thereof affirmatively concurring):

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

Section 2. Pursuant to N.J.S.A. 40A:12A-7(e), upon passage of this ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations and submit same to the Borough Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan, on file with the Borough Clerk, is incorporated herein by reference and, contingent upon the receipt of the Planning Board's recommendations, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.

Section 4. The zoning ordinances and maps of the Borough are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

Section 5. The Borough Council shall serve as "redevelopment entity" for purposes of implementing the Redevelopment Plan and exercising the powers granted to a redevelopment entity under the Redevelopment Law.

Section 6. In case any one or more of the provisions of this ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 7. Pursuant to N.J.A.C. 19:31C-3.25(b)(6), this ordinance shall take effect upon 20 days after final passage and publication as prescribed by applicable.

INTRODUCTION

Public Notice is hereby given that the above ordinance was duly adopted on first reading by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey on July 16, 2025 and that said Ordinance will be considered for final adoption at the meeting of said Borough Council to be held at Keansburg Borough Hall, 29 Church Street, Keansburg, New Jersey on the 20th day of August 2025 at 7:00 p.m. or as soon thereafter as the matter can be heard at which time and place public hearing will be held prior to final passage of said ordinance and all persons will be given the opportunity to be heard concerning the same.

Jo-Ann O'Brien
Deputy Municipal Clerk
(S10472)