

**TOWNSHIP OF RARITAN
HUNTERDON COUNTY, NEW JERSEY**

ORDINANCE #20-23

AN ORDINANCE ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR AN “AREA IN NEED OF REDEVELOPMENT” KNOWN AS THE “SOUTH JUNCTION ROAD REDEVELOPMENT DISTRICT” CONSISTING OF BLOCK 27, LOTS 22 AND 23 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF RARITAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING TITLE 16 ENTITLED “LAND DEVELOPMENT” BY THE AMENDMENT OF CHAPTER 16.22 ENTITLED “ZONING DISTRICTS ESTABLISHED;” AND ADDING NEW CHAPTER 16.28D ENTITLED “SOUTH JUNCTION ROAD REDEVELOPMENT DISTRICT (SJRR)”

WHEREAS, the Township of Raritan is authorized, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the Township constitute "an area in need of redevelopment;" and

WHEREAS, the Township Committee of the Township of Raritan (“Committee”) adopted Ordinance #19-20 on July 16, 2019, which created the South Junction Road Redevelopment District, governing Block 27, Lot 22 as shown on the tax map of the Township of Raritan (“Original Redevelopment Plan”); and

WHEREAS, by Resolution No. 20-123, dated May 4, 2020, the Committee authorized and directed the Raritan Township Planning Board (the “Board”) to undertake an amended preliminary investigation and conduct a public hearing in order to determine whether or not Block 27, Lots 22 and 23 as shown on the tax map of the Township of Raritan (the “Amended Study Area”) is “an area in need of redevelopment” in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Board, pursuant to N.J.S.A. 40A:12A-6, undertook an amended preliminary investigation, conducted a public hearing on June 24, 2020, reviewed a report dated May 26, 2020 entitled “Area in Need of Redevelopment Study 66-70 Junction Road, Block 27, Lots 22 and 23,” as well as testimony provided by Jessica Caldwell PP/AICP, and in consideration of the Report and the testimony presented, recommended to the Committee, by Resolution #11-2020 adopted June 24, 2020, that the Amended Study Area be determined to be “a non-condemnation area in need of redevelopment;” and

WHEREAS, on June 30, 2020, the Committee adopted Resolution #20-159 authorizing the designation of the Amended Study Area as a “non-condemnation area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-1 et seq., and directed the Township Planner to cause to be prepared a redevelopment plan entitled “South Junction Road Redevelopment Plan (Block 27, Lots 22 and 23)” (the “Amended Redevelopment Plan”) for the Amended Study Area pursuant to N.J.S.A. 40A:12A-7f; and

WHEREAS, the Committee reviewed the Amended Redevelopment Plan and found the specifics of the Amended Redevelopment Plan to be satisfactory; and

WHEREAS, the Committee now desires to adopt the Amended Redevelopment Plan, a copy of which is annexed hereto and made a part hereof as **Exhibit A**; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7, the Planning Board is required to review the Amended Redevelopment Plan and transmit its recommendations to the Committee; and

WHEREAS, the Committee further desires to amend Title 16 “Land Development Code” as set forth below to include (for reference purposes) the specific land use, bulk requirements and design standards contained within the Amended Redevelopment Plan.

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

SECTION 1. The Township Committee hereby refers the Amended Redevelopment Plan to the Planning Board for review and recommendation. Contingent upon the receipt of the Planning Board's recommendations, the Redevelopment Plan attached hereto and made a part hereof as Exhibit A is hereby approved pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 2. Chapter 16.22 entitled “Zoning Districts Established” of Title 16 entitled “Land Development Code” of *The Revised General Ordinances of the Township of Raritan*, as heretofore supplemented and amended, is revised as follows:

§ 16.22.025 Zoning Map Amendments.

J. The Zoning Map shall be amended to designate the entirety of the designated “Amended Redevelopment Area” consisting of Block 27, Lots 22 and 23, containing approximately 8.7 acres, as a new “SJRR South Junction Road Redevelopment District.”

SECTION 3. The Redevelopment Plan is incorporated in its entirety and replaces any inconsistencies in the Original Redevelopment Plan or in Title 16, “Land Development Code” of *The Revised General Ordinances of the Township of Raritan*.

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

SECTION 5. All ordinances, or parts thereof, that are inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

SECTION 6. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be deemed to be invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 7. This Ordinance shall take effect upon (i) filing with the Hunterdon County Planning Board in accordance with the Municipal Land Use Law, and (ii) adoption and publication according to law.

Note to Codifier: deleted provisions indicated by brackets []. New provisions indicated by underline.

NOTICE OF PENDING ORDINANCE

PLEASE TAKE NOTICE that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey at a meeting held on June 30, 2020 and the same was then ordered to be published according to law with a public hearing and a vote scheduled for the meeting of July 21, 2020 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, N.J. at which time all interested persons will be heard. Copies of the ordinance can be obtained, without cost, by any member of the general public at the Municipal Clerk's office between the hours of 8:30 a.m. to 4:30 p.m.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor