

**BOROUGH OF UNION BEACH
NOTICE OF PENDING ORDINANCES
ORDINANCE NO.2016-242 AND ORDINANCE NO. 2016-243**

The following Ordinances were introduced and passed upon first reading at a meeting of the Governing Body of The Borough of Union Beach in the County of Monmouth, New Jersey held on Thursday, September 15, 2016. They will be further considered for final passage after public hearing at a meeting of said Governing Body to be held on Thursday, October 20, 2016 at Memorial School 221 Morningside Avenue, Union Beach, New Jersey at 6:00 p.m. or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested will be given an opportunity to be heard concerning same.

A copy of these Ordinances have been posted on the Bulletin Board at the Municipal Building, upon which Public Notices are customarily posted and on the Borough's Website at www.ubnj.net during the week prior to and up to and including the date of such meeting. Copies of these Ordinances are available to the General Public of the Borough, who shall request such copies at the Office of the Borough Clerk, 650 Poole Avenue, Union Beach, NJ 07735.

Ordinance 2016-242:

AN ORDINANCE REVISING AND AMENDING AN ORDINANCE ENTITLED "THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF UNION BEACH, 1980," CHAPTER X, BUILDING AND HOUSING

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF UNION BEACH THAT BY THE MAYOR AND COUNCIL OF THE BOROUGH OF UNION BEACH that Chapter X, Building and Housing Regulations of the Borough of Union Beach is hereby amended as follows:

SECTIONS TO BE AMENDED: ALL ADDITIONAL SECTIONS TO REMAIN UNCHANGED.

10-10.3 REGISTRATION:

a. Each and every rental unit shall hereafter be registered with the Enforcing Agency on forms which shall be provided for that purpose and which shall be obtained from the office of the Enforcing Agency. *The annual registration renewal for each calendar year shall be completed no later than February 15th of the subject year.*

Ordinance 2016-243:

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF UNION BEACH APPROVING THE COMMERCIAL CORRIDORS REDEVELOPMENT PLAN PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ.)

WHEREAS, the New Jersey local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., authorizes the Borough Council of the Borough of Union Beach ("the Governing Body") to adopt by ordinance redevelopment plans for areas in need of redevelopment or rehabilitation; and

WHEREAS, on July 18, 2013, the Governing Body approved Resolution #2013-106 declaring the entire Borough as an "Area in Need of Rehabilitation"; and

WHEREAS, the Governing Body authorized the preparation of a redevelopment plan for the areas defined as

1. Block 242 – Lots 5, 8, 9, 10, 11
2. Block 187 – Lots 1, 2, 15, 16
3. Block 210 – Lots 23, 24, 25, 26
4. Block 168 – Lot 9.01; and

WHEREAS, the Borough Planner, T&M Associates, has prepared the Commercial Corridors Redevelopment Plan dated September 2016 (the “Redevelopment Plan”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, pursuant to N.J.S.A. 40A:12-7, the Governing Body referred the Redevelopment Plan to the Planning Board for review and approval following introduction and first reading; and

WHEREAS, the Governing Body hereby determines that the Redevelopment Plan is necessary and appropriate and will effectuate redevelopment and rehabilitation within the Borough.

NOW THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Union Beach, in the County of Monmouth, that the Redevelopment Plan attached hereto dated September 2016, is hereby adopted; and

BE IT FURTHER ORDAINED, that all prior Ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon final passage and publication as required by law, as the “Commercial Corridors Redevelopment Plan.”