

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF UNION BEACH APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DESIGNATED REDEVELOPMENT PLAN AREA NO. 3 OF THE COMMERCIAL CORRIDORS REDEVELOPMENT PLAN PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (NJSA 40A:12A-1, ET SEQ.)

WHEREAS, on November 21, 2016, the Borough Council of the Borough of Union Beach (the “Governing Body”) adopted Ordinance No. 2016-243, which designated certain lands along the Union Avenue and NJ State Highway No.36 corridor as a “Redevelopment Areas” pursuant to the Local Redevelopment and Housing Law (NJSA 40:A 12A-2 et seq.); and

WHEREAS, the New Jersey local Redevelopment and Housing Law, NJSA 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, the Governing Body previously adopted the Commercial Corridor Redevelopment Plan (the “Redevelopment Plan”) by Ordinance on November 21, 2016; and

WHEREAS, in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law, NJSA 40A:12A-1 et seq. (the “LRHL”), the Governing Body authorized the preparation of an amendment to the redevelopment plan for the Designated Redevelopment Area No.3 the tract defined as Block 210, Lots 25 and 26; and

WHEREAS, the Borough’s planning consultant, T&M Associates, has prepared an amendment to the redevelopment plan for the Designated Redevelopment Area No.3; and

WHEREAS, the Borough Council now wishes to approve and adopt the Amend the Bulk and Area Requirements for Redevelopment Plan Area No.3 in the form attached hereto as **Exhibit A**.

WHEREAS, pursuant to NJSA 40A:12-7, the Governing Body referred the Redevelopment Plan Amendment to the Planning Board for review; 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 Maximum Residential Density (dwelling units per acre) of the section entitled "Bulk and Area Requirements" of the Designated Redevelopment Area No. 3, Page 29 is hereby amended to 10 du/acre.

BE IT FURTHER ORDAINED, by the Borough Council of the Borough of Union Beach, in the County of Monmouth, that the Amendment to the Commercial Corridor Redevelopment Plan is hereby adopted, and the provisions of the Redevelopment Area No.3 shall be revised accordingly.

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.

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon final passage and publication as required by law, as the "Ordinance Approving an Amendment to the Commercial Corridor Redevelopment Plan."

Introduced: August 26, 2021
Passed: August 26, 2021
Adopted: September 16, 2021



Honorable Charles W. Cocuzza, Mayor

CERTIFICATION OF ORDINANCE

I, Anne Marie Friscia, Borough Clerk of the Borough of Union Beach, County of Monmouth, and State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an ordinance adopted by the Borough Council of the Borough of Union Beach on September 16, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Borough of Union Beach this 16th day of September, 2021.



Anne Marie Friscia, RMC
Municipal Clerk