

TOWNSHIP OF MAPLEWOOD



ORDINANCE

2725-13

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE MAPLEWOOD VILLAGE POST OFFICE REHABILITATION AREA

"Interpretive Statement"

This ordinance will adopt a Redevelopment Plan for the Township property known as the "Post Office Site."

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

WHEREAS, in accordance with the requirements of the LRHL the Maplewood Township Committee ("**Township Committee**") previously determined that the three properties identified as Block 13.09, Lots 180, 181 and 185 on the official tax maps of the Township of Maplewood satisfied the statutory criteria of the LRHL to be designated as an area in need of rehabilitation, and designated those properties as an area in need of rehabilitation (the "**Maplewood Village Post Office Rehabilitation Area**") in accordance with the requirements of N.J.S.A. 40A:12A-14; and

WHEREAS, the Township Committee, pursuant to N.J.S.A. 40A:12A-4(a)(3) and N.J.S.A. 40A:12A-7, is empowered to adopt a redevelopment plan pursuant to which redevelopment projects are to be undertaken and carried out within a designated area in need of rehabilitation; and

WHEREAS, pursuant to that authority the Township Committee caused to be prepared a redevelopment plan for the Maplewood Village Post Office Rehabilitation Area, entitled Maplewood Village Post Office Redevelopment Plan, prepared for the Township of Maplewood by Phillips Preiss Grygiel, LLC, dated June 2013 (the "**Redevelopment Plan**", a copy of which is annexed hereto as Exhibit A; and

WHEREAS, in accordance with the requirements of the LRHL, N.J.S.A. 40A:12A-7(e), the Redevelopment Plan has been duly referred to the Planning Board for report and recommendation; and

WHEREAS, the Planning Board, at a duly noticed and constituted public meeting, reviewed the Proposed Redevelopment Plan; and

WHEREAS, the Planning Board has determined that the adoption of the Redevelopment Plan in the form annexed hereto as Exhibit A is necessary and desirable in order to accomplish the effective redevelopment of the Maplewood Village Post Office Rehabilitation Area, and that the Redevelopment Plan in the form annexed hereto as Exhibit A is consistent with the Township=s Master Plan; and has recommended, pursuant to N.J.S.A. 40A:12A-7(f) , that the Township Committee adopt the proposed Redevelopment Plan in the form annexed hereto as Exhibit A; and

WHEREAS, the Township Committee desires to approve and adopt the Redevelopment Plan in the form set forth in Exhibit A hereto as recommended by the Planning Board, and to direct that the Township=s zoning map be amended and superseded to reflect the provisions of the adopted Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey, that the Maplewood Village Post Office Redevelopment Plan, in the form attached hereto as Exhibit A, is hereby approved and adopted;

BE IT FURTHER, BE IT ORDAINED, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey that:

FIRST:

1. The zoning map of the Township of Maplewood is hereby amended to incorporate the Redevelopment Plan.
2. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.
3. This Ordinance shall take effect at the time and in the manner as provided by law, following final adoption and publication thereof.
4. A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.

SECOND: Severability

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

THIRD: Repeal of Prior Ordinances

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

FOURTH: Effective Date

This Ordinance shall take effect after final passage and publication and as provided by law.

PUBLIC NOTICE is hereby given that the foregoing proposed Ordinance was introduced and read by title for the first time at a meeting of the Township Committee of the Township of Maplewood, held on July 2, 2013, and that Committee met again on July 16, 2013, at 7:30 p.m. at the Maplewood Police and Court Building, 1618 Springfield Avenue, Maplewood, New Jersey, at which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

ELIZABETH J. FRITZEN, R.M.C.
Township Clerk