

TOWNSHIP OF MAPLEWOOD



ORDINANCE

# 2604-09

(2608-09)

AN ORDINANCE  
ADOPTING  
THE DUNNELL ROAD POLICE BUILDING  
REDEVELOPMENT PLAN

"Interpretive Statement"

*This ordinance will adopt a redevelopment plan for the Dunnell Road Police Building.*

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

WHEREAS, pursuant to and in accordance with the requirements of the LRHL the Township Committee of the Township of Maplewood (the "Township Committee"), by Resolution No. 81-09 dated April 21, 2009, designated as an "area in need of rehabilitation" the approximately .848 acre site of the old police station at 125 Dunnell Road (the "Site"), also known as Block 17-16, Lot 10 on the tax maps of the Township; and

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

WHEREAS, pursuant to that authority the Township Committee caused a redevelopment plan for the Site be prepared, entitled the *Dunnell Road Police Building Redevelopment Plan* (the "Redevelopment Plan"), attached hereto as **Exhibit A**; and

WHEREAS, the Township Committee, has referred the Redevelopment Plan to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40A:12A-7(e)*; and

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

WHEREAS, following such review the Planning Board has rendered its report and recommendations to the Township Committee and recommended the adoption of the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, the Township Committee hereby finds it appropriate for the Redevelopment Plan to be adopted for the Site, being, among other things, substantially consistent with the Master Plan for the Township.

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

**FIRST: GENERAL**

The aforementioned recitals are incorporated herein as though fully set forth at length.

**SECOND: ADOPTION OF PLAN**

The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A, is hereby adopted.

**THIRD: AMENDMENT OF ZONING ORDINANCE AND MAP**

The Maplewood Zoning and Development Regulations Ordinance, Chapter 271 of the Code of the Township of Maplewood, and the Zoning Map of the Township are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

**FOURTH: 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.

**FIFTH: 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.

**SIXTH: 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 October 6, 2009, and that Committee met again on October 20, 2009, at 7:30 p.m. at the Municipal Building, 574 Valley Street, Maplewood, New Jersey, at

which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

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