

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE
ADOPTING WILLIAMSTOWN SQUARE REDEVELOPMENT PLAN AMENDMENT
#2 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.
40A:12A-1 ET. SEQ**

WHEREAS, Township of Monroe (the “Township”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment and to prepare and adopt redevelopment plans for said area; and

WHEREAS, pursuant to the Redevelopment Law, on March 23, 2006 the Monroe Township Planning Board recommended to the Township of Monroe pursuant to Resolution No. PB-23-06 the designation of the Redevelopment Area and adoption of the Redevelopment Plan for the Acme Shopping Center; and

WHEREAS, the Township Council of the Township of Monroe by O:15-2006 on May 9, 2006 established a Redevelopment Area and adopted the Redevelopment Plan; and

WHEREAS, pursuant to the provisions of *N.J.S.A. 40A:12A-7(e)* of the Redevelopment Law, on October 26, 2006 the Monroe Township Planning Board recommended certain amendments to the initial redevelopment plan; and

WHEREAS, on February 13, 2007 pursuant to O:2-2007, the Monroe Township Council adopted said first amendments to the Acme Shopping Center Redevelopment Plan; and

WHEREAS, the Monroe Township Planning Board on March 27, 2008 pursuant to Resolution No. PB-51-2008 recommended additional amendments to the Acme Shopping Center Redevelopment Plan to include the new Block 11301, Lots 56, inclusive, Block 11301.02, Lots 20-23, inclusive and Block 11201, Lot 1; and

WHEREAS, on June 10, 2008 pursuant to O:17-2008, the Monroe Township Council adopted said second amendment to the Acme Shopping Center Redevelopment Plan; and

WHEREAS, the Monroe Township Planning Board on September 23, 2010 pursuant to Resolution No. PB-74-10 recommended a split of the redevelopment area into two distinct areas: a) The North side of the Black Horse Pike to be known as Williamstown Square Redevelopment Area; and b) The South side of the Black Horse Pike to be known as Acme Shopping Center Redevelopment Area; distinct bulk area requirements; and to create the Williamstown Square Redevelopment Area; and

WHEREAS, the Monroe Township Council on October 12, 2010 pursuant to O:20-2010 ordained that the Acme Shopping Center Redevelopment Plan be amended to designate a portion of said plan as “Williamstown Square Redevelopment Area” for Block 3601, Lots 11-18 inclusive and Lots 43-46; and

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WHEREAS, the Monroe Township Planning Board on October 8, 2015 pursuant to Resolution No. PB-29-15 recommended additional modifications of the Williamstown Square Redevelopment Plan; and

WHEREAS, the Monroe Township Council on October 26, 2015 pursuant to Resolution No. R:166-2015 authorized the Planning Board to modify and prepare an Amendment to the Williamstown Square Redevelopment Plan; and

WHEREAS, the Monroe Township Planning Board on December 10, 2015 pursuant to Resolution No. PB-33-15 authorized the modifications of the Williamstown Square Redevelopment Plan; and

WHEREAS, the Monroe Township Council desires to adopt Williamstown Square Redevelopment Plan Amendment #1A (“Amendment #1A”), dated April 2019 and prepared by Marcia R. Shiffman, PP, AICP, LLA of Maser Consulting, P.A. in order to effectuate a plan that is consistent with the goals and objectives of the Township for the redevelopment of the Property; and

WHEREAS, the Monroe Township Planning Board on May 9, 2019 pursuant to Resolution No. PB-20-19 recommended additional amendments to the Williamstown Square Redevelopment Plan under Amendment #1A; and

WHEREAS, the Monroe Township Planning Board on May 9, 2019 pursuant to Resolution No. PB-20-19 recommended additional amendments to the Williamstown Square Redevelopment Plan under Amendment #1A; and

WHEREAS, the Township Council on May 13, 2019 adopted the Williamstown Square Redevelopment Plan Amendment #1A by Ordinance O:17-2019; and

WHEREAS, the Monroe Township Council desires to adopt Williamstown Square Redevelopment Plan Amendment #2 (“Amendment #2”), dated October 2020 and prepared by Pamela J. Pellegrini, PE PP, CME of Maser Consulting, P.A. in order to effectuate a plan that is consistent with the goals and objectives of the Township for the redevelopment of the Property; and

WHEREAS, the Monroe Township Planning Board on XXX pursuant to Resolution No. XXX recommended additional amendments to the Williamstown Square Redevelopment Plan under Amendment #2; and

WHEREAS, the Township Council believes that the adoption of the Amendment #2 is in the best interest of the Township for the redevelopment of the Property.

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**NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF
THE TOWNSHIP OF MONROE, NEW JERSEY AS FOLLOWS:**

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Amendment #2 is hereby adopted pursuant to the terms of *N.J.S.A.* 40A:12A-7 of the Redevelopment Law. Further, the Amendment #2 shall amend, replace and supersede any prior redevelopment plans with respect to the Property.

Section 3. The zoning district map in the zoning ordinance of the Township is hereby reaffirmed to include the Property per the boundaries described in the Amendment #2 and the provisions thereon.

Section 4. 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.

Section 5. A copy of this Ordinance and the Amendment #2 shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

TOWNSHIP OF MONROE

CNCL. PRES., JOSEPH P. MARINO, III

ATTEST:

**TWP. CLERK, AILEEN CHISELKO, RMC
or DEPUTY CLERK, JENNIFER HARBISON**

CERTIFICATION OF CLERK

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the ____ day of _____ 2020, and will be considered for final passage and adoption at a meeting of the Township Council of the Township of Monroe to be held on the ____ day of _____ 2020 at the Municipal Building, 125 Virginia Avenue,

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Williamstown, New Jersey 08094, at which time any person interested therein will be given an opportunity to be heard.

**TWP. CLERK, AILEEN CHISELKO, RMC
or DEPUTY CLERK, JENNIFER HARBISON**

ROLL CALL VOTE

1st Reading

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Dilks				
Cncl. Falcone				
Cncl. Garbowski				
Cncl. Miller				
Cncl. O'Reilly				
Cncl. Wolfe				
Cncl. Pres. Marino				
Tally:				

2nd Reading

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Dilks				
Cncl. Falcone				
Cncl. Garbowski				
Cncl. Miller				
Cncl. O'Reilly				
Cncl. Wolfe				
Cncl. Pres. Marino				
Tally:				

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this _____ day of _____, 2020.

MAYOR RICHARD DiLUCIA