

**ORDINANCE O:02-2022**

**AN ORDINANCE TO ADOPT THE MINK LANE REDEVELOPMENT  
PLAN OF MONROE TOWNSHIP**

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Council of the Township of Monroe, in the County of Gloucester, and State of New Jersey, as follows:

**Section 1.** Findings. The Mayor and Council for Monroe Township hereby make the following findings:

- A. On September 23, 2019 by Resolution R:221-2019, in accordance with the Redevelopment Law, Township Council designated the Project Site, as defined in the Redevelopment Agreement approved under Resolution R:60-2022 (“Project Site”), along with hundreds of other properties, as being an area in need of rehabilitation.
- B. The Township notified the Commissioner of the Department of Community Affairs of that action.
- C. The Township needs to adopt a Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7 for the Project Site. The Redevelopment Plan shall constitute an overlay zoning district within the rehabilitation area as described in N.J.S.A. 40A:12A-7.
- D. The redevelopment of the Project Site with the types of development set forth in the Redevelopment Plan and associated site improvements is in the best interest of the Township and meets the current goals of the Township.
- E. Monroe Township Council finds that it is appropriate and consistent with the Monroe Township Master Plan and Resolution R:221-2019 to adopt the Redevelopment Plan attached as Exhibit “A” (the “Redevelopment Plan”) in order to permit the Project, as defined in the Redevelopment Agreement approved under Resolution R:60-2022.

**Section 2.** It is ordained by Mayor and Council of Monroe Township that:

- 1. The Redevelopment Plan is hereby adopted by Township Council and shall constitute an overlay zoning district for the Project Site; and
- 2. It is further ordered that Township Council is authorized to take further action consistent with the Redevelopment Plan and Redevelopment Agreement.

**Section 3.** All Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of the inconsistency.

**Section 4.** If any section, sentence, or other part of this Ordinance is adjudged unconstitutional or invalid, that judgment shall not effect, impair, or invalidate the remainder of this Ordinance, but shall be limited in its effect to the specific section, sentence or other part of this Ordinance directly involved in the controversy in which the judgment shall have been rendered.

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**Section 5.** This Ordinance shall take effect immediately upon final adoption and publication as required by law.

**TOWNSHIP OF MONROE**

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**CNCL. PRES., GREGORY A. WOLFE**

**ATTEST:**

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**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

**CERTIFICATION OF CLERK**

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the 2<sup>nd</sup> day of February 2022, 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 14<sup>th</sup> day of February 2022 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094, at which time any person interested therein will be given an opportunity to be heard.

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**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

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**ROLL CALL VOTE**

**1<sup>st</sup> Reading**

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Cncl. Falcone</b>				
<b>Cncl. Fox</b>				
<b>Cncl. Garbowski</b>				
<b>Cncl. McKinney</b>				
<b>Cncl. O'Reilly</b>				
<b>Cncl. Valcourt</b>				
<b>Cncl. Pres. Wolfe</b>				
<b>Tally:</b>				

**2<sup>nd</sup> Reading**

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Cncl. Falcone</b>				
<b>Cncl. Fox</b>				
<b>Cncl. Garbowski</b>				
<b>Cncl. McKinney</b>				
<b>Cncl. O'Reilly</b>				
<b>Cncl. Valcourt</b>				
<b>Cncl. Pres. Wolfe</b>				
<b>Tally:</b>				

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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**MAYOR RICHARD DiLUCIA**