

ORDINANCE O:19-2022

AN ORDINANCE OF THE TOWNSHIP OF MONROE ADOPTING THE REDEVELOPMENT PLAN FOR THE COMMERCIAL REDEVELOPMENT AREA PURSUANT TO N.J.S.A. 40A:12A-14

WHEREAS, the Township Council adopted Resolution R:221-2019 on September 23, 2019 designating the Redevelopment Area as an “Area in Need of Redevelopment” in accordance with the Land Use Board’s recommendation and instructed the Land Use Board to prepare a redevelopment plan; and

WHEREAS, the Township Council of the Township of Monroe, County of Gloucester adopted Resolution R:221-2019 on September 23, 2019, attached hereto as Exhibit “A,” designating a certain area of the Township of Monroe, County of Gloucester, known as the “Commercial Corridor Rehabilitation Area,” an area in need of rehabilitation per the criteria of N.J.S.A. 40 A:12A–14; and

WHEREAS, the 3 parcels included in the “Hexa Builders Redevelopment Plan,” attached as Exhibit “B” (designated as Block 8401, Lots 8, 9, and 10 on the Tax Map of the Township of Monroe, County of Gloucester), dated August 4, 2022, are included in the Commercial Corridor Rehabilitation Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Planning Board has reviewed the Hexa Builders Redevelopment Plan and provided its recommendations; and

WHEREAS, the Monroe Township Council now desires to adopt the Hexa Builders Redevelopment Plan dated August 4, 2022, which was prepared by Richard W. Hunt, PP, AICPA, of Alaimo Group in order to effectuate a plan that is consistent with the goals and objectives of the Township for the rehabilitation of the property set forth above; and

WHEREAS, after conducting a public hearing on the Hexa Builders Redevelopment Plan, the Monroe Township Council believes that the adoption of the Hexa Builders Redevelopment Plan is in the best interest of the Township for rehabilitation of the properties set forth above.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, County of Gloucester as follows:

SECTION I. Pursuant to the authority granted to the Township Council by N.J.S.A. 40A:12A-7, the Hexa Builders Redevelopment Plan, dated August 4, 2022, prepared by Alaimo Group and attached hereto is hereby adopted.

SECTION II. Pursuant to the provisions of N.J.S.A. 40A:12-7(c), the Hexa Builders Redevelopment Plan hereby supersedes applicable provisions of the Township of Monroe Land Use Ordinances. In so doing the Hexa Builders Redevelopment Plan shall constitute an explicit amendment to the Township Zoning Map to identify Block 8401, Lots 8, 9, and 10 as the boundaries of the area regulated by the Hexa Builders Redevelopment Plan. The official Township Zoning map shall be amended to henceforth coincide with the Hexa Builders Redevelopment Plan.

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SECTION III. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

SECTION IV. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

SECTION V. This Ordinance shall take effect twenty (20) days after final passage and publication as required by law.

TOWNSHIP OF MONROE

CNCL. PRES., GREGORY A. WOLFE

ATTEST:

**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 12th day of September 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 26th day of September 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.

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

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ROLL CALL VOTE

1st Reading

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

2nd Reading

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

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

MAYOR RICHARD DiLUCIA