

**ORDINANCE O:04-2023**

**AN ORDINANCE OF THE TOWNSHIP OF MONROE ADOPTING THE REDEVELOPMENT PLAN FOR A PORTION OF THE COMMERCIAL CORRIDOR REHABILITATION AREA PURSUANT TO N.J.S.A. 40A:12A-7**

**WHEREAS**, the Township Council adopted Resolution #221-19 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 No. 221-2019 on September 23, 2019 (which is 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” (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, attached hereto as Exhibit B, are included in the Commercial Corridor Rehabilitation Area; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e), the Land Use Board has reviewed the Hexa Builders Redevelopment Plan and provided its recommendations, which are attached as part of Exhibit B; and

**WHEREAS**, the Monroe Township Council now desires to adopt the Hexa Builders Redevelopment Plan dated August 4, 2022, attached hereto as Exhibit B 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 approval and publication according to law.

**TOWNSHIP OF MONROE**

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**CNCL. PRES., CAROLANN FOX**

**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 13<sup>th</sup> day of February, 2023, 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 27<sup>th</sup> day of February, 2023 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. Adams</b>				
<b>Cncl. Garbowski</b>				
<b>Cncl. Heverly</b>				
<b>Cncl. McKinney</b>				
<b>Cncl. O'Reilly</b>				
<b>Cncl. Valcourt</b>				
<b>Cncl. Pres. Fox</b>				
<b>Tally:</b>				

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

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

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**MAYOR GREGORY A. WOLFE**