

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

ORDINANCE NO. 2017-14

AN ORDINANCE OF THE TOWNSHIP OF CRANFORD, COUNTY OF UNION, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR AN NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT CONSISTING OF CERTAIN PROPERTIES LOCATED AT 215 AND 235 BIRCHWOOD AVENUE (BLOCK 291, LOT 15.01 AND Block 292, LOT 2) IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, by Resolution No. 2016-393, dated December 14, 2016, and pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (the “Redevelopment Law”), the Township Committee of the Township of Cranford (“Township Committee”) directed the Planning Board of the Township of Cranford (“Planning Board”) to conduct a preliminary investigation and public hearing to determine whether all or part of the area known as 215 and 235 Birchwood Avenue and designated on the Tax Map of the Township of Cranford as Block 291, Lot 15.01, and Block 292, Lot 2 (collectively the “Property”) is an Area in Need of Redevelopment in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, the Township engaged the firm of Maser Consulting, which submitted a report dated February 6, 2017 to the Planning Board entitled “Redevelopment/Rehabilitation Study Area Determination of Need, Birchwood Avenue Study Area” (“Preliminary Investigation”); and

WHEREAS, the Planning Board received the Preliminary Investigation and provided the public notice as required by the Redevelopment Law and held a public hearing on April 20, 2017, to determine whether all of part of the Property is an area in need of redevelopment in accordance with the Redevelopment Law and thereupon, duly adopted a resolution recommending to the Township Committee of the Township of Cranford that the Property be designated as an area in need of redevelopment; and

WHEREAS, following the public hearing of April 20, 2017, the Planning Board issued a Resolution dated April 20, 2017 recommending that the Township Committee of the Township of Cranford adopt a resolution designating the Property a Non-Condemnation Area in Need of Redevelopment; and

WHEREAS, the Preliminary Investigation and the recommendations of the Planning Board recommended the designation of the Property based on Criterion (c) of N.J.S.A. 40A:12A-5; and

WHEREAS, by Resolution No. 2017-188A (“Redevelopment Resolution”), dated April 26, 2017, the Township Committee designated the Property as a Non-Condemnation Area in Need of Redevelopment, as provided in N.J.S.A.40A:12A-5; and

WHEREAS, the Redevelopment Resolution was transmitted to the Commissioner of the Department of Community Affairs (“DCA”) via overnight delivery on April 26, 2017, in accordance with N.J.S.A. 40A: 12A-6; and

WHEREAS, the Redevelopment Resolution was deemed approved on May 26, 2017, and DCA formally approved the Redevelopment Resolution by letter dated May 30, 2017; and

WHEREAS, a redevelopment project located in an Area in Need of Redevelopment must be undertaken in accordance with a Redevelopment Plan, in accordance with N.J.S.A. 40A:12A-7; and

WHEREAS, by Resolution No. 2017-239, dated June 14, 2017, the Township Committee directed the Planning Board to authorize preparation of a Redevelopment Plan; and

WHEREAS, by Resolution dated July 19, 2017, the Planning Board authorized Harbor Consultants, Inc. to prepare, in collaboration with the developer designated by the Township Committee, a Redevelopment Plan for the Property in accordance with the requirements of the Redevelopment Law; and

WHEREAS, the Planning Board, during its executive session held on November 1, 2017, reviewed the Redevelopment Plan prepared by Harbor Consultants, Inc., in collaboration with the developer designated by the Township Committee; and

WHEREAS, the Planning Board referred the Redevelopment Plan for the Property to the Township Committee for adoption of the Redevelopment Plan in accordance with the requirements of the Redevelopment Law;

WHEREAS, the Township Committee held its First Reading of this Ordinance during its regularly scheduled meeting on November 13, 2017.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranford, County of Union and State of New Jersey as follows:

Section 1. The Redevelopment Plan, a copy of which is annexed hereto and made part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. This Ordinance constitutes an amendment to the Zoning Map for the Township of Cranford included in the 2014 Land Development Ordinance of the Township of Cranford, New Jersey.

Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. If any section, paragraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

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

Section 5. This Ordinance shall take effect in accordance with all applicable laws.

Introduced: November 13, 2017
Adopted: November 28, 2017

APPROVED:

Thomas H. Hannen, Jr., Chairman
Township Committee

ATTEST:

Heather Capone, RMC
Deputy Township Clerk

RECORDED VOTE
Thomas H. Hannen, Jr.
Patrick F. Giblin
Ann Dooley
Andis Kalnins
Mary O'Connor

INTRODUCED
Aye
Aye
Aye
Aye
Aye

ADOPTED
Aye
Aye
Aye
Aye
Aye