

Borough of Matawan

Notice of Pending Ordinance

The ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the Borough of Matawan, in the County of Monmouth, State of New Jersey, on November 5, 2015. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the regular meeting of the governing body in the Borough on December 1, 2015 at 7:00 o'clock pm. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Clerk's office for the members of the general public who shall request the same or on the Borough of Matawan website at www.matawanborough.com.

Karen Wynne, RMC
Municipal Clerk

ORDINANCE 15-18

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF MATAWAN APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DESIGNATED REDEVELOPMENT AREA IN THE VICINITY OF THE MATAWAN TRAIN STATION PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (NJSА 40A:12A-1, ET SEQ.)

WHEREAS, on July 5, 2000, the Borough Council of the Borough of Matawan (the "Governing Body") approved Resolution No. 00-07-08 which designated certain lands in the vicinity of the train station as a "Redevelopment Area" pursuant to the Local Redevelopment and Housing Law (NJSА 40A: 12A-2 et seq.); and

WHEREAS, the New Jersey local Redevelopment and Housing Law, NJSА 40A:12A-1 et seq., authorizes the Borough Council of the Borough of Matawan ("the Governing Body") to adopt by ordinance redevelopment plans for areas in need of redevelopment or rehabilitation; and

WHEREAS, the Governing Body previously adopted the Redevelopment Plan (the "Redevelopment Plan") for the Designated Redevelopment Area in the Vicinity of the Matawan Train Station by Ordinance on April 30, 2001; and

WHEREAS, the Unified Planning/Zoning Board of Adjustment of the Borough of Matawan (the "Planning Board") adopted a Master Plan Reexamination Report on November 3, 2014; and

WHEREAS, the Master Plan Reexamination Report (the "Reexamination Report") recommended that it has since become necessary to amend the Redevelopment Plan to respond to current market conditions and promote development and redevelopment that is in the best interest of the Borough; and

WHEREAS, the Unified Planning/Zoning Board of Adjustment of the Borough of Matawan (the “Planning Board”) adopted a new comprehensive Master Plan (the “Master Plan”), including an updated Land Use Plan Element on October 6, 2015; and

WHEREAS, the Master Plan reaffirms the recommendations set forth in the Reexamination Report regarding the need to update and amend the Redevelopment Plan and finds that the adoption of the revisions to the Train Station Redevelopment Area will jumpstart the redevelopment process around the train station and will complement the revitalization efforts in and around Matawan’s downtown; and

WHEREAS, in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law, NJSA 40A:12A-1 et seq. (the “LRHL”), the Governing Body authorized the preparation of an amendment to the redevelopment plan for the Designated Redevelopment Area in the Vicinity of the Matawan Train Station, in the tract defined as Blocks 1, 2, 3, 4, and 11.01, and a portion of Block 11, including Lots 23, 24, 25.01, 26, 27, 29, 30, 40, 41 and 42; and

WHEREAS, the Borough’s planning consultant, T&M Associates, has prepared an amendment to the redevelopment plan for the Designated Redevelopment Area in the Vicinity of the Matawan Train Station dated October 22, 2015 (the “Transit Station Redevelopment Plan Amendment”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, pursuant to NJSA 40A:12-7, the Governing Body referred the Redevelopment Plan Amendment to the Planning Board for review; and

WHEREAS, the Governing Body hereby determines that the Redevelopment Plan is necessary and appropriate and will effectuate redevelopment and rehabilitation within the Borough.

NOW THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Matawan, in the County of Monmouth, that the Redevelopment Plan attached hereto dated October 22, 2015, is hereby adopted.

BE IT FURTHER ORDAINED, that all prior Ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon final passage and publication as required by law, as the “Ordinance Approving An Amendment to the Transit Station Redevelopment Plan.”