

Borough of Matawan

Public Notice of Pending Ordinance 19-17

The ordinance published herewith 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 September 17, 2019. It will be further considered for final passage, after public hearing thereon, at a meeting of the Governing Body to be held at the Borough of Matawan, Matawan Municipal Community Center, 201 Broad Street, Matawan, New Jersey 07747 on October 15, 2019 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 19-17

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 (NJSA 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 (NJSA 40A:12A-1 et seq.); and

WHEREAS, the New Jersey local Redevelopment and Housing Law, NJSA 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, with subsequent amendments adopted on December 1, 2015 and May 15, 2018; 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 a third amendment to the redevelopment plan for the Designated Redevelopment Area in the Vicinity of the Matawan Train Station (the "Transit Station Redevelopment Plan Amendment"); 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 provisions of the section entitled "Affordable Housing Standards" of the Transit Station Redevelopment Plan, which begins on Page 7, is hereby repealed in its entirety and replaced with the following: "Affordable Housing Standards: Any multi-family residential component of the redevelopment project shall include a set-aside for very low-, low-, and moderate-income households in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1. For inclusionary projects in which the low- and moderate-income units are to be offered for sale, the appropriate set-aside percentage is 20 percent; for projects in which the low- and moderate-income units are to be offered for rent, the appropriate set-aside percentage is 15 percent. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the redevelopment entity of the Borough of Matawan, and in relevant provisions of the Borough's affordable housing ordinance, as the case may be."

BE IT FURTHER ORDAINED, by the Borough Council of the Borough of Matawan, in the County of Monmouth, that the Amendment to the Redevelopment Plan is hereby adopted, and the provisions of the Transit Station Redevelopment Plan shall be revised accordingly.

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."