

TOWNSHIP OF WALL

ORDINANCE NO. 1-2020

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING WALL TOWNSHIP CODE CHAPTER 141-2, THE WEST BELMAR GATEWAY AREA REDEVELOPMENT PLAN TO INCLUDE BLOCK 8 LOT 407 AND BLOCK 19 LOT 20.

WHEREAS, Wall Township Municipal Code Chapter 141-2, “Adoption of Redevelopment Plan,” references the West Belmar Gateway Area Redevelopment Plan, prepared by Cheryl Bergailo, P.P., AICP, Schoor DePalma, Inc, dated December 2003 (Redevelopment Plan); and,

WHEREAS, on June 12, 2019: the West Belmar Gateway Area Redevelopment Subcommittee met and became aware of a possible discrepancy where the Redevelopment Plan included Block 8 Lot 407 on the plan map as being part the West Belmar Gateway Redevelopment Area, but did not include this lot as one of the listed properties on page 2 of the Plan. Subsequently, the Wall Township Planner, Nora Coyne, P.P., AICP researched the matter and discovered that this lot, as well as Block 19 Lot 20, were both included on the plan map, but were not listed on page 2 of the Plan. Additionally, neither lot was included in the 2003 West Belmar Gateway Redevelopment Area Determination Report prepared by Cheryl Bergailo, P.P., AICP, Schoor DePalma, which was used to designate the West Belmar Gateway Area as an Area in Need of Redevelopment.

WHEREAS, On August 28, 2019, The Township Committee of the Township of Wall Adopted Resolution No. 19-0828 authorizing the Planning Board to undertake a preliminary investigation to determine whether Block 8, Lot 407 and Block 19, Lot 20 (Study Area) qualify for designation as an Area in Need of Redevelopment without Condemnation or Rehabilitation pursuant to the Local Redevelopment Housing Law (LRHL) N.J.S.A. 40a:12a et.seq.

WHEREAS, as required by N.J.S.A. 40A:12-1 et seq. the Wall Township Planning Board conducted a public hearing on January 6, 2020 at the Wall Township Municipal Building to determine whether the Study Area should be designated as an area in need of redevelopment; and,

WHEREAS, on January 6, 2020 the Wall Township Planning Board determined by Resolution that the Study Area may be designated by the Township of Wall as an area in need of redevelopment without condemnation consistent with the West Belmar Gateway Redevelopment Amendment Preliminary Investigation Report for Non-Condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation, Block 8 Lot 407; Block 19 Lot 20, prepared by Nora Coyne, P.P., AICP; and,

WHEREAS, by Resolution No. 20-0143 adopted on January 22, 2020 the Township Committee of the Township of Wall in the County of Monmouth, New Jersey (the “Township”) designated the area comprised of Block 8 Lot 407 and Block 19 Lot 20 on the Official Tax Map of the Township of Wall as an Area in Need of Redevelopment-Non-Condemnation (the “Redevelopment Area”) according to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 et seq. (“Redevelopment Law”) for the reasons stated therein; and,

WHEREAS, notice of the determination will be served within 10 days after the determination upon all record owners of property located within the delineated area whose names are listed on the tax assessor’s records, and the Commissioner of the Department of Community Affairs; and,

WHEREAS, the Township believes that the inclusion of the Study Area would be a benefit to the entire West Belmar Gateway Redevelopment Area; and,

WHEREAS, the Township Committee has determined that it would be appropriate, proper and in the best interests of the residents of the Township of Wall to amend the West Belmar Gateway Area Redevelopment Plan to include the study area and,

WHEREAS, the Township Planner, Nora Coyne, P.P., AICP, has recommended via memo dated 1/21/2020 that the West Belmar Gateway Area Redevelopment Plan be amended to include the study area; and,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall as follows:

Section 1. The West Belmar Gateway Area Redevelopment Plan, page 2, "Description of Redevelopment Area" shall be amended to include Block 8 Lot 407 and Block 19 Lot 20; and,

Section 2. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

Section 3. The Mayor, Clerk, and such other Township officials, engineers and planners are hereby authorized to take such ministerial actions as are necessary to effectuate the purposes of this Ordinance. The Township Planner and Engineer are hereby authorized to amend the Official Tax Map of the Township of Wall in accordance with the provisions of this Ordinance.

Section 4. Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 5. Pursuant to the Municipal Land Use Law, the Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

Section 6. This Ordinance shall take effect upon final passage and publication as provided by law; however, subsequent to first reading, this Ordinance must be referred to the municipal Planning Board for review, which shall be based on whether the proposal is substantially consistent with the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance.

Introduced: January 22, 2020

Adopted: February 26, 20220

Attest:


Roberta M. Lang, RMC

Township Clerk

Approve:


George K. Newberry

Mayor

TOWNSHIP OF WALL

NOTICE AND SUMMARY OF ORDINANCE NO. 1-2020

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING WALL TOWNSHIP CODE CHAPTER 141-2, THE WEST BELMAR GATEWAY AREA REDEVELOPMENT PLAN TO INCLUDE BLOCK 8 LOT 407 AND BLOCK 19 LOT 20.

The purpose of this Ordinance is to amend the West Belmar Gateway Area Redevelopment Plan, page 2, "Description of Redevelopment Area" to include Block 8 Lot 407 and Block 19 Lot 20.

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **January 22, 2020**, and further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 26, 2020** at 7:30 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to members of the general public who shall request the same or on our website www.wallnj.com under Legal Notices.

Roberta M .Lang, RMC
Municipal Clerk