

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. FOR PROPERTY LOCATED AT BLOCK 15, LOTS 29, 30, 31, 32 and 33

WHEREAS, On May 11, 2023, the Council of the Borough of Netcong referred to the Planning Board a study prepared by Phillips Preiss Grygiel Leheny Hughes LLC entitled Area in Need of Rehabilitation Report for Block 15, Lots 29, 30, 31, 32 and 33 (the “Study Area”); and

WHEREAS, based on that study, the Planning Board adopted Resolution #14 at its June 26, 2023, meeting, recommending that the Mayor and Borough Council designate the Study Area as an “Area in Need of Rehabilitation;” and

WHEREAS, on July 13, 2023, the Mayor and Borough Council took official action to designate the Study Area as an “Area in Need of Rehabilitation” by adopting Resolution 2023-71; and

WHEREAS, the Area in Need of Rehabilitation designation was transmitted to the Commissioner of Community Affairs for review on October 26, 2023, and; the Commissioner of Community Affairs responded on November 21, 2023; and

WHEREAS, Phillip Preiss Grygiel Leheny Hughes LLC, under the signature of Paul Phillips, P.P., A.I.C.P. has prepared a Redevelopment Plan for the Study Area entitled “Redevelopment Plan for Block 15, Lots 29, 30, 31, 31 and 33 Netcong, New Jersey” (hereinafter “Redevelopment Plan”) dated December 2023; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, no redevelopment or rehabilitation project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body; and

WHEREAS, the Borough Council wishes to adopt the Redevelopment Plan for the Study Area.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, as follows:

Section 1. The recitals above are hereby incorporated herein as if fully set forth herein.

Section 2. The Zoning Map of the Borough of Netcong is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Area in Need of Rehabilitation as an overlay district.

Section 3. The Redevelopment Plan for the delineated area located at Block 15, Lots 29, 30, 31, 32 and 33, entitled “Redevelopment Plan for Block 15, Lots 29, 30, 31, 32 and 33 Netcong, New Jersey,” prepared by Phillip Preiss Grygiel Leheny Hughes LLC under the signature of Paul Phillips, P.P., A.I.C.P and dated December 2023, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7 and is incorporated herein by reference and is on file with the Borough Clerk. The Redevelopment Plan may be inspected by the public in the Borough Clerk’s office during normal business hours.

Section 4. The Borough Clerk is hereby authorized and directed to provide a copy of this Ordinance to the Netcong Borough Planning Board in accordance with the requirements of N.J.S.A. 40A:12A-7 for a determination of consistency with the Borough’s Master Plan. The Planning Board shall issue a report to the Governing Body containing its recommendations within forty-five (45) days after referral.

Section 5. All ordinances of the Borough of Netcong, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

Section 6. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 7. This Ordinance shall take effect upon final passage and publication as required by law.

NOTICE IS HEREBY GIVEN, that the foregoing Ordinance was introduced in writing at a meeting of the Borough Council of the Borough of Netcong, County of Morris and State of New Jersey, held on the 11th day of January 2024 introduced and read by title and passed on the first

reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 8th day of February, 2024 at 7:30 p.m., prevailing time, at the Municipal Building in said Borough, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

BOROUGH OF NETCONG

ATTEST:

Cynthia Eckert, Clerk

By: _____
Elmer Still, Mayor