

**BOROUGH OF SPOTSWOOD  
SPOTSWOOD, NEW JERSEY  
ORDINANCE NO 2022-8**

**AN ORDINANCE OF THE BOROUGH OF SPOTSWOOD, COUNTY OF  
MIDDLESEX, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN  
FOR AN AREA IN NEED OF REDEVELOPMENT CONSISTING OF CERTAIN  
PROPERTIES LOCATED AT 85 MAIN STREET (BLOCK 98, LOT 2; BLOCK 99, LOT  
2; BLOCK 101, LOTS 2, 3, 4, 5 & 6) IN ACCORDANCE WITH THE LOCAL  
REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and,

**WHEREAS**, on September 8, 2021, in accordance with N.J.S.A. 40A:12A-6 of the **Redevelopment Law**, the Council of the Borough of Spotswood (the “**Borough Council**”) adopted Resolution No. 2021-127 to direct the Borough of Spotswood Planning Board (the “**Planning Board**”) to conduct a preliminary investigation to determine whether the properties designated on the Borough tax map as Block 98, Lot 2; Block 99, Lot 2 and Block 101, Lots 2, 3, 4, 5 & 6 (the “**Properties**”) qualify as a non-condemnation area in need of redevelopment according to the criteria set forth in Section 5 of the **Redevelopment Law**; and,

**WHEREAS**, the **Planning Board** directed Center State Engineering to undertake an investigation of the **Properties** and prepare a preliminary investigation report as required by the **Redevelopment Law**; and,

**WHEREAS**, Center State Engineering prepared the requested study in accordance with the **Redevelopment Law**, entitled a Preliminary Investigation Report, which is dated October 7, 2021; and,

**WHEREAS**, the **Planning Board** properly noticed a public hearing on the preliminary investigation of the Study Area in accordance with the **Redevelopment Law**; and,

**WHEREAS**, on October 19, 2021, the **Planning Board** conducted a public hearing in accordance with the **Redevelopment Law**, during which time it reviewed the Preliminary

Investigation Report prepared by Center State, heard testimony from Ernest W. Feist, PE, PP, who is a planning expert and author of the report; and,

**WHEREAS**, on October 19, 2021, the **Planning Board** adopted a Resolution to recommend that the **Properties** that were the subject of the aforementioned study shall be designated as a Non-Condensation Area in Need of Redevelopment (“**Redevelopment Area**”) pursuant to the **Redevelopment Law** based upon its review and consideration of the Preliminary Investigation Report and related exhibits that were entered into evidence and marked for identification for the record; the testimony of Mr. Feist; the testimony and comments from the public (including any written comments, which were made part of the public record); and,

**WHEREAS**, the Redevelopment Resolution was transmitted to the Commissioner of the Department of Community Affairs (“DCA”) in accordance with N.J.S.A. 40A: 12A-6, and on or about December 10, 2021, the Borough received correspondence from DCA (dated December 1, 2021) indicating that the **Redevelopment Area** is situated in an area in which development and redevelopment is encouraged by State law; and,

**WHEREAS**, Center State Engineering has prepared a Redevelopment Plan providing for development standards for the **Redevelopment Area**; and,

**WHEREAS**, pursuant to the **Redevelopment Law**, the Planning Board shall review the Redevelopment Plan and advise whether the Plan is not inconsistent with the Borough’s Master Plan in accordance with N.J.S.A. 40A:12A-7(e) of the **Redevelopment Law**; and,

**NOW, THEREFORE, BE IT RESOLVED THAT** the Redevelopment Plan shall be transmitted to the Planning Board for its review to advise whether the Redevelopment Plan is not inconsistent with the Master Plan in accordance with N.J.S.A. 40A:12A-7(e); it shall be further

**BE RESOLVED AND ORDAINED** by the Borough Council of the Borough of Spotswood, County of Middlesex and State of New Jersey as follows:

Section 1. That the aforementioned recitals are incorporated herein as if set forth fully, and 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 Borough of Spotswood included in the Land Development Ordinance of the Borough of Spotswood, New Jersey.

Section 3. The Borough Council of the Borough of Spotswood shall be designated as the redevelopment entity authorized to implement the Redevelopment Plan and project in the area designated by the Redevelopment Plan as the Redevelopment Area in accordance with N.J.S.A. 40:12A-4.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent.

Section 5. 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 6. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable laws.

Dated: March 21, 2022

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LARRY KRAEMER  
Council President

ATTEST:

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PATRICIA DESTEFANO, RMC  
Municipal Clerk