

**CITY OF VENTNOR
ORDINANCE
NO. 2023-022**

**AN ORDINANCE OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF
NEW JERSEY ADOPTING THE WELLINGTON AVENUE REDEVELOPMENT PLAN**

WHEREAS, pursuant to N.J.S.A. 40A:12-1 *et seq.*, on December 13, 2018, the City of Ventnor declared the area, which includes the Dollar General a/k/a Block 303, Lot 2.01 & 2.02 on the tax map of the City of Ventnor, an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the redevelopment of the property located at Block 303, Lot 2.01 & 2.02 (“Property”), Rutala Associates, LLC, pursuant to N.J.S.A. 40A:12A-7(e), prepared the Wellington Avenue Redevelopment Plan (“Redevelopment Plan”), dated October 18, 2023, which will support and promote adaptive reuse and redevelopment of the Property; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the City of Ventnor Planning Board is hereby directed to review the Redevelopment Plan and forward its official report and recommendation to the Mayor and Governing Body regarding the Redevelopment Plan prior to the second reading of this Ordinance; and

WHEREAS, the Redevelopment Plan has been forwarded to the Mayor and Commissioners of the City of Ventnor for consideration; and

WHEREAS, the Mayor and Commissioners have reviewed the proposed Redevelopment Plan and have determined that the same would be in conformity with the local redevelopment and housing law; and

WHEREAS, the Mayor and City Commissioners have determined that it is in the best interest of the City to adopt the Redevelopment Plan as recommended by the Planning Board to effectuate the redevelopment of the Property; and

WHEREAS, the Mayor and Commissioners are desirous of adopting the Redevelopment Plan, a copy of which is attached hereto and specifically included herein by this reference.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Commissioners of the City of Ventnor, as follows:

SECTION ONE: The document entitled The Wellington Avenue Redevelopment Plan is hereby officially adopted pursuant to this Ordinance.

SECTION TWO: The above recitals are incorporated herein as if more fully set forth at length.

SECTION THREE: The governing body hereby refers this Redevelopment Plan to the Planning Board for a consistency determination.

SECTION FOUR: All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION FIVE: Should any section, clause, sentence, phrase, provision or application of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, the same shall be severed hereby and the remaining portions of this Ordinance shall remain in full force and effect.

SECTION SIX: This Ordinance shall take effect immediately upon its final passage and publication as provided by law.

Members of the Board of Commissioners
of the City of Ventnor City, New Jersey

Lance B. Landgraf, Jr., Mayor

Timothy H. Kriebel, Commissioner

Maria Mento, Commissioner

Lisa H. Hand, RMC, City Clerk

	Motion	Second	Yes	Nay	Abstain	Absent
Landgraf						
Kriebel						
Mento						

First Reading: November 9, 2023

Publication: November 16, 2023

Public Hearing and Adoption: December 21, 2023