

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE NO. 2020-04

**ADOPTING THE FIRST AMENDMENT TO THE DEPOT AND PINE
REDEVELOPMENT AREA REDEVELOPMENT PLAN**

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

WHEREAS, on February 11, 2019, the Township Council for the Township of Verona (the "**Township Council**") adopted Resolution No. 2019-55, designating as a non-condemnation redevelopment area, Block 2301, Lots 1 through 12 and 14 through 19 as shown on the Tax Map of the Township, commonly known as the "Depot and Pine Redevelopment Area," (the "**Redevelopment Area**"); and

WHEREAS, on June 17, 2019, by Ordinance No. 2019-16 the Township Council adopted a redevelopment plan for the Redevelopment Area entitled "Depot and Pine Redevelopment Area, Redevelopment Plan, Block 2301, Lots 1-12, 14-19, Township of Verona, New Jersey", dated April 22, 2019 (as may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Township Council now desires to adopt an amendment to the Redevelopment Plan to, among other items, help satisfy the affordable housing commitments and constitutional obligations of the Township; and

WHEREAS, Benecke Economics prepared a first amendment to the Redevelopment Plan entitled, "First Amendment to: The Depot and Pine Redevelopment Area Redevelopment Plan", dated January 21, 2020, which is attached hereto as Exhibit A (the "**Amended Redevelopment Plan**"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7e, prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan; and

WHEREAS, the Township Council desires to refer the Amended Redevelopment Plan to the Planning Board for consideration in accordance with N.J.S.A. 40A:12A-7e; and

WHEREAS, subject to receipt of the Planning Board's recommendations concerning the Amended Redevelopment Plan, the Township Council believes that the adoption of the Amended Redevelopment Plan is in the best interests of the Township and the redevelopment of the Redevelopment Area.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the aforementioned recitals are incorporated herein as though fully set forth at length.

BE IT FURTHER ORDAINED, pursuant to N.J.S.A. 40A:12A-7(e), the Township Council hereby refers the Amended Redevelopment Plan, attached hereto as Exhibit A, to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations and submit same to the Township Council within 45 days after referral, as required by the Redevelopment Law.

BE IT FURTHER ORDAINED, contingent upon the receipt of the Planning Board's recommendations, the Township Council hereby adopts the Amended Redevelopment Plan, pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law, which shall replace the Redevelopment Plan.

BE IT FURTHER ORDAINED, that the sections of the Zoning Map of the Township that relate to the Redevelopment Area are hereby amended to incorporate the provisions of the Amended Redevelopment Plan.

BE IT FURTHER ORDAINED, if any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

BE IT FURTHER ORDAINED, all ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED, this ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE XXX ISSUE AND XXX.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION: January 27, 2020

PUBLIC HEARING:

EFFECTIVE DATE:

EXHIBIT A
The Amended Redevelopment Plan