

O: 2015-15

ORDINANCE OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN, NEW JERSEY ADOPTING THE AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE FORMER INGERSOLL RAND PROPERTY COMMONLY KNOWN AS BLOCK 101, LOTS 1 AND 1.01 ON THE TAX MAP OF THE TOWNSHIP.

WHEREAS, the municipal council of the Township of Lopatcong, in the County of Warren, State of New Jersey (the "**Township**"), a public body corporate and politic of the State of New Jersey (the "**State**"), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, in 2006, in accordance with the criteria set forth in the Redevelopment Law, the Township identified and designated the former Ingersoll Rand property commonly known as Block 101, Lots 1 and 1.01 on the tax map of the Township as an "area in need of redevelopment" (the "**Redevelopment Area**"); and

WHEREAS, in 2006, the Township adopted a redevelopment plan for the Redevelopment Area (the "**Original Redevelopment Plan**") which was later amended on May 2, 2007 (the "**Redevelopment Plan Amendment**"); and

WHEREAS, the Town Council has determined that substantial changes to the Original Redevelopment Plan and the Redevelopment Plan Amendment, in the form attached hereto as Exhibit A (the "**Amended and Restated Redevelopment Plan**"), be considered to accommodate and facilitate development within the Redevelopment Area; and

WHEREAS, the Planning Board must review the Amended and Restated Redevelopment Plan and transmit its recommendations relating to the Amended and Restated Redevelopment Plan to the Town Council in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

WHEREAS, upon receipt of the Planning Board's recommendations relating to the Amended and Restated Redevelopment Plan, the Town Council believes that the adoption of the Amended and Restated Redevelopment Plan is in the best interests of the Township.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN, STATE OF NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Contingent upon the receipt of the Planning Board's recommendations, the Amended and Restated Redevelopment Plan, attached hereto as Exhibit A and made a part hereof, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the Town is hereby amended to include the "Redevelopment Area" per the boundaries described in the Original Redevelopment Plan and the Amended and Restated Redevelopment Plan.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

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

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Council of the Township of Lopatcong held on Monday, December 30, 2015 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Council to be held on Wednesday, December 30, 2015 at 7 p.m. or as soon thereafter as the Township Council may hear this Ordinance at the Municipal Building, 232 S. Third Street, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Margaret B. Dilts, CMC

Township Clerk