



**BOROUGH OF FLORHAM PARK  
COUNTY OF MORRIS, STATE OF NEW JERSEY  
ORDINANCE #24-03**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO ADOPT A REDEVELOPMENT PLAN FOR 165 PARK AVENUE, BLOCK 1401, LOT 5.01, AND TO AMEND THE ZONING ORDINANCE AND ZONING MAP TO INCORPORATE SUCH REDEVELOPMENT PLAN**

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

**WHEREAS**, the Borough Council adopted Resolution No. 22-130 on September 15, 2022, which directed the Borough of Florham Park Planning Board to undertake a preliminary analysis of 165 Park Avenue, known as Block 1401, Lot 5.01 (also referred to herein as the "subject property"), owned by the Borough, to determine if the subject property satisfied the criteria for non-condemnation redevelopment under the Local Housing and Redevelopment Law; and

**WHEREAS**, the Borough of Florham Park Planning Board issued a Preliminary Investigation Report, finding that the subject property satisfied the requisite statutory criteria as being in need of redevelopment, and the Borough Council adopted on April 6, 2023 Resolution No. 23-68 designating the subject property as a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Borough of Florham Park Planning Board, having conducted a public hearing on the issue of designating the subject property as an area in need of redevelopment, and having received a Redevelopment Plan for the subject property from the Board Planner, Katherine Sarmad, P.P., A.I.C.P., of Harbor Consultants, Inc., and

**WHEREAS**, the Borough of Florham Park Planning Board adopted on March 23, 2023 a Resolution entitled "Resolution recommending that the property identified as Block 1401, Lot 5.01 be designated as a non-condemnation area in need of redevelopment"; and

**WHEREAS**, the Mayor and Borough Council have reviewed the documents referenced herein, including in particular the Redevelopment Plan, and concur that the subject property should be redeveloped as described in the Redevelopment Plan, and that the Zoning Ordinance and Zoning Map should be revised to incorporate all of the elements of the Redevelopment Plan.

**IT IS HEREBY ORDAINED** by the Borough Council of the Borough of Florham Park, Morris County, State of New Jersey, as follows:

**SECTION 1.** The Borough Council hereby adopts the Redevelopment Plan prepared by Harbor Consultants for property known as 165 Park Avenue, Block 1401, Lot 5.01.



**SECTION 2.** As authorized by N.J.S.A. 40A:12-7(c), the Redevelopment Plan supersedes all applicable provisions of the Zoning Ordinances of the Borough of Florham Park. The Redevelopment Plan shall constitute an Amendment to the Borough Zoning Map, and block 1401, lot 5.01, which is deemed to have amended to effectuate this designation.

**SECTION 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

**SECTION 4.** If any article, section, subsection, paragraph, phrase, or sentence is for any reason held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed separable.


**SECTION 5.** This Ordinance shall take effect upon final publication as provided by law.

INTRODUCED: March 7, 2024

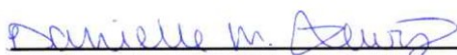
ADOPTED: April 4, 2024

  
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Mark Taylor, Mayor

Attest:

  
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Danielle M. Lewis, RMC, Municipal Clerk

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Florham Park, and adopted on April 4, 2024.

  
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Danielle M. Lewis, RMC, Municipal Clerk