

ORDINANCE -#1709
ORDINANCE OF THE BOROUGH OF KEANSBURG,
COUNTY OF MONMOUTH, NEW JERSEY APPROVING
AMENDMENTS TO THE CARR AVENUE
REDEVELOPMENT PLAN FOR BLOCK 11, LOTS 4
THROUGH 9

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, to realize the development of the Redevelopment Area, the Borough has determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-4(c)*; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough (“**Borough Council**”), on July 17, 2019, directed the Borough planning board (“**Planning Board**”) to investigate whether that certain area of the Borough, specifically, all properties located at Blocks 7, 8, 10, 11, 12, 13, 14 and 52 (the “**Study Area**”) constitutes as an “area in need of redevelopment” as defined in the Redevelopment Law; and

WHEREAS, T&M Associates prepared a Redevelopment Study & Preliminary Investigation Report, dated January 22, 2020 (the “**Study Report**”), related to the Study Area, and on March 9, 2020, the Planning Board held a hearing on the findings of the Study Report and recommended the Borough Council designate the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on April 22, 2020, the Borough Council, by way of Resolution No. 20-038, accepted the recommendations of the Planning Board and designated the Study Area (hereinafter referred to as the “**Redevelopment Area**”) as an area in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan was prepared, entitled “Carr Avenue Redevelopment Plan,” to govern the redevelopment of Block 11, Lots 4, 5, 6 and 7 within the Redevelopment Area, and was adopted by the Borough Council via Ordinance on August 19, 2020 (the “**Redevelopment Plan**”); and

WHEREAS, Carr Enterprises, LLC (the “**Redeveloper**”), sought to be considered by the Borough as redeveloper of Block 11, Lots 4, 5, 6, and 7 within the Redevelopment Area (the “**Property**”), and in furtherance thereof, the Borough and the Redeveloper entered into a redevelopment agreement, dated September 22, 2021 (the “**Redevelopment Agreement**”) to effectuate the redevelopment of the aforementioned properties within the Redevelopment Area; and

WHEREAS, at the request of Redeveloper, the Borough Council has determined it to be in the Borough’s best interests to further amend the Redevelopment Plan in order to effectuate the redevelopment on Block 11, Lots 4, 5, 6, 7, 8 and 9 within the Redevelopment Area

("Proposed Amendments"), as more specifically described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, on February 15, 2023, by way of Resolution No. 23-020, the Borough Council referred the Proposed Amendments to the Planning Board in accordance with *N.J.S.A.* 40A:12A-7(e) for its review and recommendation concerning the Proposed Amendments; and,

WHEREAS, on April 10, 2023, the Planning Board conducted a review of the Proposed Amendments and recommended adoption by the Borough Council; and

WHEREAS, upon review of the Planning Board's recommendation of the Proposed Amendments, the Borough Council hereby adopts those Proposed Amendments, as more fully set forth and attached hereto as Exhibit A, to ensure the success of redevelopment within the Redevelopment Area in conformity with the Borough's redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:

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

Section 2. The Proposed Amendments to the Redevelopment Plan, attached hereto as Exhibit A, are hereby adopted pursuant to the terms of *N.J.S.A.* 40A:12A-7.

Section 3. A copy of this Ordinance and the Redevelopment Plan, as amended, shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 4. This Ordinance shall take effect in accordance with all applicable laws.

EXHIBIT A

Proposed Amendments to the Redevelopment Plan

A GANNETT COMPANY
ASBURY PARK PRESS | APP.com

Agency:
 BORO OF KEANSBURG
 29 CHURCH ST
 KEANSBURG, NJ 07734
 ATTN:
Acct:ASB-015504

Client: BORO OF KEANSBURG
 29 CHURCH ST,
 KEANSBURG, NJ 07734

Acct No: ASB-015504

This is not an invoice

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0005687358	Introduction 1709 ORDINANCE 1709 ORDINANCE OF THE BOROUGH OF KEANSBURG COUNTY OF MONMOUTH NEW JERSEY APPROVING AMENDMENT 1 OF THE CARRAVENUE DEVELOPMENT PLAN FOR BLOCK 11	2 col x 119 lines	\$0.44	\$104.72
	<i>Ord. # 1709</i>	Affidavit of Publication Charge	1	\$35.00
	<i>Introduction</i>	Tearsheet Charge	0	\$0.00
		Net Total Due:		\$139.72

Run Dates: 05/03/2023

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: *J. P. Lusik*
 TITLE: *Clerk* DATE: *5/8/23*

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE: _____
 TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 05/03/2023

Federal ID #: 061032273

Signature: *Much on* Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
 New Jersey Press Media Solutions
 P.O. Box 677599

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$104.72 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared *mariah verhagen* at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

05/03/2023 **A.D 2023**

Denise Roberts

Notary Public State of Wisconsin County of Brown

4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

ORDINANCE -#1709
ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF
MONMOUTH, NEW JERSEY APPROVING AMENDMENTS TO THE
CARR AVENUE REDEVELOPMENT PLAN FOR BLOCK 11, LOTS 4
THROUGH 9

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended from time to time (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, to realize the development of the Redevelopment Area, the Borough has determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-4(c); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(c), the municipal council of the Borough ("Borough Council"), on July 17, 2019, directed the Borough planning board ("Planning Board") to investigate whether that certain area of the Borough, specifically, all properties located at Blocks 7, 8, 10, 11, 12, 13, 14 and 52 (the "Study Area") constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law; and

WHEREAS, T&M Associates prepared a Redevelopment Study & Preliminary Investigation Report, dated January 22, 2020 (the "Study Report"), related to the Study Area, and on March 9, 2020, the Planning Board held a hearing on the findings of the Study Report and recommended the Borough Council designate the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on April 22, 2020, the Borough Council, by way of Resolution No. 20-038, accepted the recommendations of the Planning Board and designated the Study Area (hereinafter referred to as the "Redevelopment Area") as an area in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan was prepared, entitled "Carr Avenue Redevelopment Plan," to govern the redevelopment of Block 11, Lots 4, 5, 6 and 7 within the Redevelopment Area, and was adopted by the Borough Council via Ordinance on August 19, 2020 (the "Redevelopment Plan"); and

WHEREAS, Carr Enterprises, LLC (the "Redeveloper"), sought to be considered by the Borough as redeveloper of Block 11, Lots 4, 5, 6, and 7 within the Redevelopment Area (the "Property"), and in furtherance thereof, the Borough and the Redeveloper entered into a redevelopment agreement, dated September 22, 2021 (the "Redevelopment Agreement") to effectuate the redevelopment of the aforementioned properties within the Redevelopment Area; and

WHEREAS, at the request of Redeveloper, the Borough Council has determined it to be in the Borough's best interests to further amend the Redevelopment Plan in order to effectuate the redevelopment on Block 11, Lots 4, 5, 6, 7, 8 and 9 within the Redevelopment Area ("Proposed Amendments"), as more specifically described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, on February 15, 2023, by way of Resolution No. 23-020, the Borough Council referred the Proposed Amendments to the Planning Board in accordance with N.J.S.A. 40A:12A-7(e) for its review and recommendation concerning the Proposed Amendments; and,

WHEREAS, on April 10, 2023, the Planning Board conducted a review of the Proposed Amendments and recommended adoption by the Borough Council; and

WHEREAS, upon review of the Planning Board's recommendation of the Proposed Amendments, the Borough Council hereby adopts those Proposed Amendments, as more fully set forth and attached hereto as Exhibit A, to ensure the success of redevelopment within the Redevelopment Area in conformity with the Borough's redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:

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

Section 2. The Proposed Amendments to the Redevelopment Plan, attached hereto as Exhibit A, are hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7.

Section 3. A copy of this Ordinance and the Redevelopment Plan, as amended, shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 4. This Ordinance shall take effect in accordance with all applicable laws.

EXHIBIT A

On file in the Municipal Clerk's Office and on the Borough's website www.keansburgnj.gov

INTRODUCTION

Public Notice is hereby given that the above ordinance was duly adopted on first reading by the Borough Council of the Borough of Keansburg, County of Monmouth, State of New Jersey on April 19, 2023 and that said Ordinance will be considered for final adoption at the meeting of said Borough Council to be held at Keansburg Borough Hall, 29 Church Street, Keansburg, New Jersey on the 17th day of May 2023 at 7:00 p.m. or as soon thereafter as the matter can be heard at which time and place public hearing will be held prior to final passage of said ordinance and all persons will be given the opportunity to be heard concerning the same.

Thomas P. Cusick
Municipal Clerk
(\$104.72)

A GANNETT COMPANY
ASBURY PARK PRESS | APP.com

Agency:
 BORO OF KEANSBURG
 29 CHURCH ST
 KEANSBURG, NJ 07734
 ATTN:
Acct:ASB-015504

Client: BORO OF KEANSBURG
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 KEANSBURG, NJ 07734
 Acct No: ASB-015504

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Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0005717881	1709 THE FOLLOWING ORDINANCE WAS PASSED AND APPROVED UPON ITS SECOND AND FINAL READING AND UPON ITS PUBLIC HEARING BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF KEANSBURG	3 col x 12 lines	\$0.44	\$15.84
	<i>Ord. # 1709</i>	Affidavit of Publication Charge	1	\$35.00
	<i>FINAL</i>	Tearsheet Charge	0	\$0.00
		Net Total Due:		\$50.84

Run Dates: 05/27/2023

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
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SIGNATURE: *[Signature]*
 TITLE: *Clerk* DATE: _____

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Date: 05/27/2023

Signature: *[Signature]*

Federal ID #: 061032273
 Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
 New Jersey Press Media Solutions
 P.O. Box 677599

The following ordinance was passed and approved upon its second and final reading and upon its public hearing by the Municipal Council of the Borough of Keansburg, New Jersey on May 17, 2023 and was ordered adopted and approved after publication required by law.

/s/
Jo-Ann O'Brien
Deputy Municipal Clerk

**ORDINANCE -#1709
ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY
OF MONMOUTH, NEW JERSEY APPROVING AMENDMENTS
TO THE CARR AVENUE REDEVELOPMENT PLAN FOR BLOCK
11, LOTS 4 THROUGH 9**

(\$15.84)

0005717881-01