

ORDINANCE NO. 2023-28

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 3401, LOTS 12.02, 43.01, 47.01; BLOCK 3402, LOT 13; BLOCK 3403, LOTS 1.01, 2.01, 5.01 AND 72.01; AND BLOCK 3404, LOTS 29.01, 45.01, 47.01, 56.01, 59.01, 62.01, 66.01 AND 71.01, AND ALSO INCLUDING PORTIONS OF THE CLAWSON STREET, BROOK AVENUE AND FIELD AVENUE RIGHTS-OF-WAY (CLAWSON STREET AND BAEKELAND AVENUE), AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY

WHEREAS, the Township of Piscataway (the "Township") is committed to redeveloping the area commonly known as Block 3401, Lots 12.02, 43.01, 47.01; Block 3402, Lot 13; Block 3403, Lots 1.01, 2.01, 5.01 And 72.01; And Block 3404, Lots 29.01, 45.01, 47.01, 56.01, 59.01, 62.01, 66.01 And 71.01, And Also Including Portions Of The Clawson Street, Brook Avenue And Field Avenue Rights-Of-Way (Clawson Street And Baekeland Avenue) (the "Property" or "Redevelopment Area"); and

WHEREAS, the Township previously authorized an In Need of Redevelopment Study to be completed for the Property by 4Site Planning, LLC and authorized the Township Planning Board to undertake a preliminary investigation to determine whether the Property should comprise a Non-Condensation Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on August 9, 2023 the Planning Board of the Township held a public hearing regarding the determination of the Property as an Area in Need of Redevelopment; and

WHEREAS, the preliminary investigation report, prepared by James F. Clarkin IV, PP, AICP of 4Site Planning, LLC, concluded that the Property included within the study, met the statutory criteria "A, B, C, D & H" to support the conclusion that these parcels may be determined to be an Area in Need of Redevelopment as set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, after reviewing the preliminary investigation report and conducting a public hearing, the Planning Board of the Township found that the aforementioned Property, met the statutory criteria for being designated a Non-Condensation Area in Need of Redevelopment and made a formal recommendation that this parcel be designated as an Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to Resolution #23-305, dated August 15, 2023, the Township Council declared the Property as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, the Township authorized 4Site Planning, LLC to prepare a redevelopment plan for the Redevelopment Area, which plan is entitled, "Clawson

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Street and Baekeland Avenue Redevelopment Plan, Block 3401, Lots 12.02, 43.01, 47.01; Block 3402, Lot 13; Block 3403, Lots 1.01, 2.01, 5.01 and 72.01; and Block 3404, Lots 29.01, 45.01, 47.01, 56.01, 59.01, 62.01, 66.01 and 71.01, and also including Portions of the Clawson Street, Brook Avenue and Field Avenue Rights-of-Way" dated September 24, 2023 ("Redevelopment Plan") and attached hereto as Exhibit A; and

WHEREAS, the Township Council reviewed the Redevelopment Plan and now desires to adopt the Redevelopment Plan, a copy of which is annexed hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, as follows:

Section 1. The Township hereby approves and establishes the aforementioned Redevelopment Plan, for the area commonly known as Clawson Street and Baekeland Avenue, Block 3401, Lots 12.02, 43.01, 47.01; Block 3402, Lot 13; Block 3403, Lots 1.01, 2.01, 5.01 and 72.01; and Block 3404, Lots 29.01, 45.01, 47.01, 56.01, 59.01, 62.01, 66.01 and 71.01, and also including Portions of the Clawson Street, Brook Avenue and Field Avenue Rights-of-Way, prepared by 4Site Planning, LLC ("Redevelopment Plan") and attached hereto as Exhibit A pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. A copy of this Ordinance shall be forwarded, after introduction, to the Piscataway Township Planning Board for its review and recommendation.

Section 3. The aforementioned Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Piscataway regulating development in the area addressed by said Redevelopment Plan, unless otherwise noted in said Redevelopment Plan.

Section 4. Final adoption of said Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Piscataway Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township is hereby amended to include the boundaries described in the aforementioned Redevelopment Plan and the provisions therein.

Section 5. All of the provisions of said Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where expressly indicated, for the Property. In the event of any inconsistencies between the provisions of said Redevelopment Plan and any prior ordinance of the Township of Piscataway, the provisions of said Redevelopment Plan shall govern.


Section 6. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

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This Ordinance shall take effect immediately upon second reading, final passage and publication as required by law.

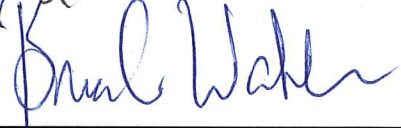

FRANK UHRIN, President of Township Council

Attest:


MELISSA A. SEADER, Township Clerk

Adopted, First Reading: October 3, 2023
Publication Date: October 8, 2023

Adopted, Second Reading: November 9, 2023
Publication Date: November 16, 2023


BRIAN C. WAHLER, Mayor

Date: 11/13/23
(11/23)

CERTIFIED AS TO FORM AND LEGALITY:


MICHAEL J. BAKER, ESQ., Director of Law

STATEMENT OF PURPOSE

The purpose of this ordinance is to authorize a Redevelopment Plan for Clawson Street and Baekeland Avenue, more specifically Block 3401, Lots 12.02, 43.01, 47.01; Block 3402, Lot 13; Block 3403, Lots 1.01, 2.01, 5.01 And 72.01; And Block 3404, Lots 29.01, 45.01, 47.01, 56.01, 59.01, 62.01, 66.01 And 71.01 on the Tax Map of the Township of Piscataway, and also including portions of the Clawson Street, Brook Avenue and Field Avenue Rights-Of-Way.