

ORDINANCE NO. 2023-29

**AN ORDINANCE AMENDING ORDINANCE ADOPTED JULY 21, 2020 APPROVING
AMENDED REDEVELOPMENT PLAN FOR 88 CENTENNIAL AVENUE,
BLOCK 6703, LOT 8, AS SHOWN ON THE TAX MAP OF 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 6703, Lot 8 (88 Centennial Avenue) (the "Property"); and

WHEREAS, the Township Council of the Township previously authorized, by Resolution #18-232, the Planning Board of the Township to undertake a preliminary investigation to determine whether the Property should qualify as a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, 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 CME Associates dated May 24, 2018 provided that the parcel included within the study, identified as Block 6703, Lot 8 (88 Centennial Avenue), met the statutory criteria 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 the public hearing, the Planning Board of the Township found that the aforementioned parcels, located at Block 6703, Lot 8 (88 Centennial Avenue) met the statutory criteria for being designated an Area in Need of Redevelopment and made a formal recommendation that these parcels 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 #18-288, dated June 26, 2018, the Township Council Block 6703, Lot 8 (88 Centennial Avenue) as an Area in Need of Redevelopment; and

WHEREAS, on July 21, 2020, the Township adopted an Ordinance approving a redevelopment plan entitled "Amended Redevelopment Plan 88 Centennial Avenue Block 6703, Lot 8, Piscataway, NJ", dated February 12, 2020 (the "Amended Redevelopment Plan"), which Ordinance contained a provision stating that the "hotel must be completely constructed and issued a Certificate of Occupancy prior to the issuance of a Certificate of Occupancy for the convenience retail store with limited fuel sales" ("Additional Provision"); and

WHEREAS, the Township Council wishes to remove the aforementioned Additional Provision as a condition to said Ordinance approving the Amended Redevelopment Plan; and

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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. That the aforementioned Ordinance, which was adopted on July 21, 2020 approving said Amended Redevelopment Plan, is hereby amended by removing the following condition:

The hotel must be completely constructed and issued a Certificate of Occupancy prior to the issuance of a Certificate of Occupancy for the convenience retail store with limited fuel sales.

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. Except for the aforementioned modification, the Ordinance adopted on July 21, 2020 and Amended Redevelopment Plan shall remain in full force and effect.

Section 4. 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.

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



FRANK UHRIN, Council President

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

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BRIAN C. WAHLER, Mayor

Date: 11/13/23

CERTIFIED AS TO FORM AND LEGALITY:



MICHAEL J. BAKER, ESQ., Director of Law

STATEMENT OF PURPOSE

The purpose of this ordinance is to authorize the Ordinance adopted on July 21, 2020, which approved the Amended Redevelopment Plan for 88 Centennial Avenue, identified as Block 6703, Lot 8 on the Tax Map of the Township of Piscataway.