

BOROUGH OF ROSELLE



ORDINANCE NUMBER 2740-24

ORDINANCE OF THE MAYOR AND COUNCIL OF THE BOROUGH OF ROSELLE, COUNTY OF UNION, NEW JERSEY ADOPTING REDEVELOPMENT PLAN FOR LOCUST STREET REDEVELOPMENT AREA, CONSISTING OF BLOCK 3802, LOTS 25, 26, 27 & 28, BLOCK 4802, LOTS 2 & 3, AND LAUREL STREET, IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, on May 17, 2023, the Borough Council (the “**Borough Council**”) of the Borough of Roselle (the “**Borough**”) adopted Resolution 2023-178 designating the area including Block 3802, Lots 25, 26, 27 & 28, and Block 4802, Lots 2 & 3 on the Borough’s Tax Maps, and Laurel Street, a paper street (collectively, the “**Redevelopment Area**”, also known as the “**Locust Street Redevelopment Area**”) as an area in need of redevelopment pursuant to the New Jersey Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”); and

WHEREAS, on April 19, 2023, the Borough Council adopted Resolution 2023-149 authorizing Colliers Engineering & Design, Inc. (the “**Planning Consultant**”) to prepare a redevelopment plan for the Redevelopment Area; and

WHEREAS, the Planning Consultant prepared a redevelopment plan for the Redevelopment Area, entitled “Locust Street Redevelopment Plan”, dated as of December 2023 (the “**Redevelopment Plan**”); and

WHEREAS, pursuant to the Redevelopment Law, the Borough Planning Board (the “**Planning Board**”) must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of *N.J.S.A. 40A:12A-7(e)* of the Redevelopment Law; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan and transmitted its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of Section 7 of the Redevelopment Law; and

WHEREAS, upon receipt of the Planning Board’s recommendations relating to the Redevelopment Plan, the Borough Council believes the adoption of the Redevelopment Plan is in the best interests of the Borough and desires to approve same.

NOW THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ROSELLE, COUNTY OF UNION, STATE OF NEW JERSEY AS FOLLOWS:

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

Section 2. The Redevelopment Plan is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.

Section 3. The zoning district map included in the zoning ordinance of the Borough is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Borough’s municipal code, as and where indicated.

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

Recorded Vote on Introduction Ordinance No. 2740-24 – June 26, 2024

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa					X	
Councilman Bernier					X	
Councilwoman Johnson					X	
Councilman Fortuna						X
Councilwoman Wilkerson		X	X			
Council President Thomas	X		X			
X Adopted <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

Recorded Vote on Final Passage Ordinance No. 2740-24 – August 14, 2024

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa			X			
Councilman Bernier			X			
Councilwoman Johnson		X	X			
Councilman Fortuna			X			
Councilwoman Wilkerson	X		X			
Council President Thomas			X			
X Adopted <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

___Approved

___ Vetoed and returned to the Municipal Clerk with the following statement and objections:

Donald Shaw, Mayor DATE:

NOTICE is hereby given that Ordinance Number 2740-24 was passed and adopted on second and final reading at a Workshop meeting of the Mayor and Council on August 14, 2024 after 6:30 P.M., 210 Chestnut St., Roselle, NJ.

Lisette Sanchez, Municipal Clerk