

**ORDINANCE OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF UNION, COUNTY OF UNION,
NEW JERSEY ADOPTING THE “BURNET AVENUE
REDEVELOPMENT PLAN” PURSUANT TO THE
LOCAL REDEVELOPMENT AND HOUSING LAW,
*N.J.S.A. 40A:12A-1 et seq.***

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

WHEREAS, to determine whether certain parcels of land in the Township of Union (the “**Township**”) constitute areas in need of redevelopment under the Redevelopment Law, the Township Committee of the Township of Union (the “**Township Committee**”) must authorize the planning board of the Township (the “**Planning Board**”) to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, on February 14, 2023, the Township Committee adopted a resolution, later clarified by resolution adopted April 25, 2023, authorizing and directing the Planning Board to conduct an investigation of the property commonly known on the Township tax maps as Block 5711, Lot 1 (the “**Study Area**”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment, which designation would authorize the Township and Township Committee to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, on April 27, 2023, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Study Area qualified as an area in need of redevelopment and recommended that the Township Committee designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, on May 23, 2023, the Township Committee accepted the recommendation of the Planning Board and adopted a resolution which designated the Study Area as an “area in need of redevelopment (non-condemnation)” (hereinafter, the “**Redevelopment Area**”) in accordance with the Redevelopment Law; and

WHEREAS, the Township Committee has commissioned, and the Township Planning Consultant has prepared, a redevelopment plan for the Redevelopment Area entitled “Burnet Avenue Redevelopment Plan” (the “**Redevelopment Plan**”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, on January 25, 2024, the Planning Board reviewed the Redevelopment Plan for consistency with the Township’s Master Plan and adopted a resolution recommending its adoption; and

WHEREAS, the Township Committee has considered the recommendations of the Planning Board and accepts same.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Union, County of Union, New Jersey that:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Redevelopment Plan, attached hereto as Exhibit A, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.
3. The zoning district map included in the zoning ordinance of the Township is hereby amended to include the Redevelopment Area per the boundaries described in the

Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Township's municipal code, as and where indicated.

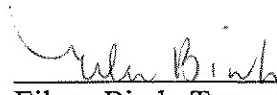
4. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

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

COMMITTEE	YES	NO	ABS	N.V.	AB	COMMITTEE	YES	NO	ABS	N.V.	AB
Bowser	X					Figueiredo	X				
Louis	X										
Frazier	X										
Florio	X										
X – Indicate Vote ABS – Abstain N.V. – Not Voting AB – Absent											

I EILEEN BIRCH, Township Clerk of the Township of Union, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the Township Committee of the Township of Union at a meeting held on February 27, 2024 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the Township of Union, this 28th day of February, 2024.



 Eileen Birch, Township Clerk

EXHIBIT A
Redevelopment Plan

