

PUBLIC NOTICE is hereby given that the ordinance set forth below was introduced at a meeting of the Township Committee of the Township of Union in the County of Union, held on July 30, 2024 and that said ordinance will be further considered for final passage at a meeting of the Township Committee at the Municipal Building, 1976 Morris Avenue, Union, New Jersey on August 27, 2024 at 7:30 o'clock P.M., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning this ordinance. During the week prior to and up to the time for final passage, copies of said ordinance will be available in the Municipal Clerk's office, at no cost, in said Municipal Building, to the members of the general public who shall request a copy of same. This ordinance will also be posted outside the Municipal Clerk's office, as required by law.

EILEEN BIRCH
Township Clerk

**ORDINANCE OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF UNION, COUNTY OF UNION,
NEW JERSEY ADOPTING THE "LIBERTY
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, the Township Committee adopted a resolution authorizing and directing the Planning Board to conduct an investigation of the property commonly known on the Township tax maps as Block 3504, Lot 2 (650 Liberty Avenue), Block 3503, Lot 1.01 (700 Liberty Avenue), Block 3702, Lot 1 (685 Liberty Avenue), and Block 3401, Lot 10 (1200 Springfield Road) (hereinafter the "**Initial 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 May 25, 2023, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Initial Study Area qualified as an area in need of redevelopment and recommended that the Township Committee designate the Initial Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

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

WHEREAS, on December 5, 2023, the Township Committee adopted a resolution authorizing and directing the Planning Board to conduct an investigation of Block 3701, Lot 2.01 (surface parking lot located at 650 Liberty Avenue) (hereinafter the “**Second 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 January 25, 2024, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Second Study Area qualified as an area in need of redevelopment for the reasons set forth in the Study and further recommended such designation pursuant to N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, on February 24, 2024, the Township Committee accepted the recommendation of the Planning Board and adopted a resolution which designated the Second Study Area as an “area in need of redevelopment (non-condemnation)” (the Initial Study Area and the Second Study Area collectively shall now be referred to as 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 “Liberty Avenue Redevelopment Plan”, dated June 19, 2024 (“**Redevelopment Plan**,” attached hereto as Exhibit A); and

WHEREAS, through introduction of the within ordinance, the Township Committee refers the Redevelopment Plan to the Planning Board for its review and comment, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law; 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				
Terrell					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 August 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 August 2024.



Eileen Birch, Township Clerk

EXHIBIT A

Liberty Avenue Redevelopment Plan