



# Township of Hillsborough

COUNTY OF SOMERSET  
MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NEW JERSEY 08844

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## ORDINANCE 2015-04

### AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTIES IDENTIFIED ON THE OFFICIAL TAX MAP OF HILLSBOROUGH TOWNSHIP AS BLOCK 163.05, LOTS 101, 102, 103, 104 AND 105

WHEREAS, the Hillsborough Township Committee undertook a preliminary investigation as to whether a study area comprised of the properties identified on the official tax map of Hillsborough Township as Block 163.05, Lots 101, 102, 103, 104 and 105 (the "Study Area") is an area in need of rehabilitation as such term is defined within the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the 'LRHL"); and

WHEREAS, as part of this preliminary investigation, the Township's affordable housing planning consultant, CME Associates, issued an area in need of rehabilitation study analyzing the Study Area and recommending that the Township Committee determine that the Study Area is an area in need of rehabilitation pursuant to the LRHL; and

WHEREAS, after referring the area in need of rehabilitation study and the proposed resolution to the Township Planning Board for its consideration and recommendations in accordance with N.J.S.A. 40A:12A-14(a), the Township Committee adopted a resolution determining that the Study Area is an area in need of rehabilitation under the LRHL; and

WHEREAS, the Township's affordable housing planning consultant, CME Associates, prepared a redevelopment plan entitled "New Amwell Redevelopment Plan, Block 163.05, Lots 101, 102, 103, 104 and 105" dated October 10, 2014 (the "Redevelopment Plan"); and

WHEREAS, the Township Committee also referred the Redevelopment Plan for the Study Area to the Township Planning Board for its consideration and recommendations in accordance with N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board adopted a Resolution on December 11, 2014, approving the findings and recommendations of the Redevelopment Plan; and

WHEREAS, the Township Committee Township Committee has reviewed the redevelopment plan and has considered the recommendations of the Township Planning Board and any public comment; and

WHEREAS, the Township Committee has determined that it is in the public interest to adopt the redevelopment plan for the Study Area.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

1. The Township Committee hereby adopts the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein. The Redevelopment Plan shall supersede all previous zoning standards and development regulations for the Study Area. The Redevelopment Plan authorizing redevelopers, once they are approved by and entered into a Redevelopment Agreement with the Township, to undertake rehabilitation projects within the Study Area.

2. The Township Committee hereby amends the zoning district map of the Township of Hillsborough to reflect the rezoning of the Study Area pursuant to the Redevelopment Plan. The amended zoning district map is within the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein.

3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH

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Pamela Borek, MBA, RMC, Twp. Clerk

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Douglas Tomson, Mayor

*Introduced:* April 14, 2015  
*Published:* April 23, 2015  
*Public Hearing:* May 12, 2015  
*Adoption:*  
*Published:*

For office use only:

		Second	Yes	No	Abstain	Absent
Committeeman DelCore						
Committeewoman McCauley						
Committeeman Suraci						
Deputy Mayor Burchette						
Mayor Tomson						
On Consent Agenda			___ Yes	___ No		

- Administration
- Building
- Engineering
- Finance
- Fire Safety
- Health
- Planning &  
Zoning
- Police
- Tax Assessor
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