

ORDINANCE NO. 2025-31-OAB

AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1409, LOT 4 WITHIN THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY

July 21, 2025

WHEREAS, in order to facilitate redevelopment the Mayor and Township Council of the Township of Berkeley (the "Township Council"), by way of Resolution No. 2025-238-R adopted on May 19, 2025, authorized the Planning Board to undertake an investigation into if Block 1409, Lot 4 satisfies the criteria to designate as a Non-Condensation Redevelopment Area (the "Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the Redevelopment Law"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Township Council may adopt, revise, or amend a redevelopment plan with respect to a designated area in need of redevelopment or rehabilitation; and

WHEREAS, the Township Council has determined that it is in the best interests of the Township to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the Township and specifically Block 1409, Lot 4; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, on July 21, 2025, the Township Council adopted a Resolution referring the attached Redevelopment Plan to the Planning Board of the Township of Berkeley (the "Planning Board") for review and approval following introduction and first reading; and

WHEREAS, the Township Council has reviewed and accepted the recommendations of the Planning Board and determined it to be in the best interest of the Township to adopt the Redevelopment Plan to effectuate the redevelopment of Block 1409, Lot 4; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Berkeley, County of Ocean, State of New Jersey as follows:

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

SECTION 2. The Township Council declares and determines that said Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunity for the development of the Township and specifically the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

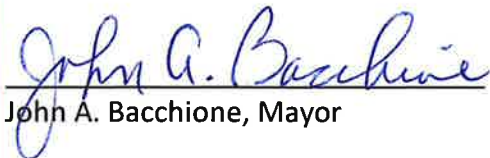
SECTION 3. The Township Council hereby accepts the recommendations of the Planning Board and adopts the attached Redevelopment Plan entitled "Block 1409, Lot 4 Redevelopment Plan" dated July 17, 2025.


SECTION 4. The Township Council of the Township of Berkeley shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

SECTION 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Council that the balance of this Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

SECTION 7. The Ordinance shall take effect immediately after final adoption and publication according to law.


John A. Bacchione, Mayor


Angelo Guadagno, Council President
Michael Signorile, Council Vice President

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Township Council of the Township of Berkeley, in the County of Ocean, State of New Jersey, held on **July 21, 2025** and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the **15th day of September, 2025** at 6:00 p.m., or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at 627 Pinewald-Keswick Road, Bayville, New Jersey, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.


KAREN STALLINGS, RMC
Township Clerk, Township of Berkeley