

**ORDINANCE 1240-2015**

**AN ORDINANCE ADOPTING THE  
REDEVELOPMENT PLAN - BARNES TRACT, BLOCK 14, LOT 14**

**WHEREAS**, on October 6, 2015, the Mayor and Council of the Borough of Mountainside adopted Resolution 97-2015 directing the Planning Board of the Borough of Mountainside, pursuant to N.J.S.A. 40A:12A-5 and 40A:12A-6 of the Local Redevelopment and Housing Law to undertake a preliminary investigation to determine whether the property, identified on the Borough's tax map as Block 14, Lot 14 (hereinafter referred to as the "Barnes Tract"), qualifies as an area in need of Non-Condemnation Redevelopment; and

**WHEREAS**, on November 5, 2015, the Planning Board adopted a Resolution concluding that substantial evidence existed under N.J.S.A. 40A:12A-5(a), (c) and (d) that the Barnes Tract is an "area in need of redevelopment" under the Redevelopment Law and recommending to the Borough Council that the Barnes Tract be determined to be an "area in need of redevelopment;" and

**WHEREAS**, the Mayor and the Borough Council adopted Resolution 109-2015 accepting the recommendations of the Planning Board and determining the Barnes Tract to be an "area in need of redevelopment;" and

**WHEREAS**, at the request of the Mayor and Borough Council, John T. Chadwick, IV, P.P. created a proposed redevelopment plan entitled "Redevelopment Plan - Barnes Tract, Block 14, Lot 14;" and

**WHEREAS**, the Borough Council referred the Redevelopment Plan - Barnes Tract, Block 14, Lot 14 to the Planning Board, pursuant to N.J.S.A. 40A:12A-7(e), for a report and recommendation from the Planning Board concerning the proposed plan, together with an identification of any provisions in the proposed plan that are inconsistent with the master plan and, if so, any recommendations concerning those inconsistencies, and any other matters as the Land Use Board may deem appropriate; and

**WHEREAS**, this Ordinance will not be effective until the Planning Board has recommended implementation of the Redevelopment Plan - Barnes Tract, Block 14, Lot 14 and reported that said plan is consistent with the Borough Master Plan; and

**WHEREAS**, this Ordinance will not be effective until the Borough Council has determined that the inclusion of the Redevelopment Plan - Barnes Tract, Block 14, Lot 14 does generally conform with the goals and objectives set forth in the Borough Master Plan and advances the objectives of the Borough Affordable Housing Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL FOR THE BOROUGH OF MOUNTAINSIDE, NEW JERSEY, THAT:**

Section 1

The Borough Council, after studying and deliberating the contents and substance of the "Redevelopment Plan - Barnes Tract, Block 14, Lot 14," desires to adopt Redevelopment Plan - Barnes Tract, Block 14, Lot 14, which is attached as a part of this ordinance.

- a. This Redevelopment Plan promotes development of a vacant and neglected municipal property and advances the Borough's Affordable Housing Plan.
- b. This Redevelopment Plan permits vacant, neglected and underutilized property to return to full productivity by creating new appropriate development regulations and opportunities.

Section 2

The attached "Redevelopment Plan - Barnes Tract, Block 14, Lot 14" shall regulate development within the affected area under Local Redevelopment and Housing Law.

Section 3

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4

This ordinance shall take effect immediately upon final adoption and publication and in the manner provided by law.