

## ORDINANCE #3-17

### ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 20, LOTS 1, 2, 3, 5, 6, 6.01, 7 AND 9 ON THE TAX MAP OF THE BOROUGH OF KEYPORT

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

**WHEREAS**, in accordance with the Redevelopment Law, the municipal council (the “**Council**”) of the Borough of Keyport (the “**Borough**”) on July 23, 2015, adopted a Resolution determining the property commonly known as Block 20, Lots 5, 6, 6.01, 7 and 9 on the tax map of the Borough (the “**Initial Area**”) as an “Area in Need of Redevelopment” pursuant to *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, upon the recommendation of the planning board of the Borough (the “**Unified Planning Board**”), the Borough Council adopted a resolution on April 4, 2016 designating Block 20, Lots 1, 2, and 3 on the tax map of the Borough as an “Area in Need of Redevelopment” pursuant to *N.J.S.A. 40A:12A-5* (together with the Initial Area, the “**Redevelopment Area**”); and

**WHEREAS**, in order to facilitate and implement the development of the Redevelopment Area, the Borough had determined to develop a redevelopment plan for the Redevelopment Area pursuant to the authority granted under the Redevelopment Law; and

**WHEREAS**, CME Associates has prepared the redevelopment plan entitled: “Brown’s Point Marina Redevelopment Plan” dated January 20, 2017 and revised on March 14, 2017 (the “**Redevelopment Plan**”) providing the development standards for the Redevelopment Area; and

**WHEREAS**, on March 23, 2017, the Unified Planning Board reviewed the Redevelopment Plan and transmitted its recommendations relating to the Redevelopment Plan to the Borough in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

**WHEREAS**, based upon the Unified Planning Board’s recommendations relating to the Redevelopment Plan, the Borough believes that the adoption of the Redevelopment Plan, with the Unified Planning Board’s comments, is in the best interests of the Borough.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Keyport as follows:

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The recommendations of the Unified Planning Board are hereby accepted and the Redevelopment Plan on file with the Borough Clerk’s office, is hereby adopted with the recommendations of the Unified Planning Board pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

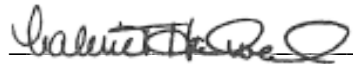
**Section 3.** The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan and all of the provisions therein and shall supersede the applicable development regulations of the Borough’s municipal code.

**Section 4.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

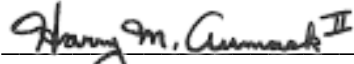
**Section 6.** This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Introduced: April 18, 2017  
Public Hearing: May 16, 2017  
Adopted: May 16, 2017



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Valerie T. Heilweil, RMC, CMR  
Borough Clerk  
Borough of Keyport



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Harry M. Aumack, II, Mayor  
Borough of Keyport