



TOWNSHIP OF JEFFERSON

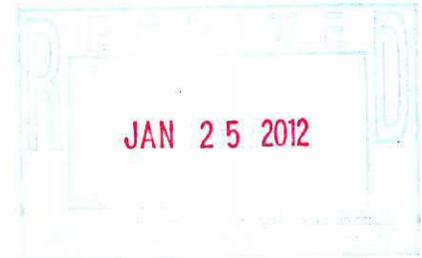
County of Morris

Municipal Building
1033 Weldon Road, Lake Hopatcong, New Jersey 07849
Telephone (973) 697-1500 Fax (973) 697-8090

OFFICE OF THE CLERK

REGULAR MAIL

January 23, 2012



RE: Redevelopment Ordinance 1-12
Township of Jefferson

Dear Property Owner:

A redevelopment ordinance affecting properties within 200' of your property was introduced by the Jefferson Township Council at their January 4, 2012 meeting. This ordinance has been referred to the Planning Board for discussion, which is scheduled to take place on February 14, 2012 at 7:30 p.m.

Additionally, this ordinance requires a public hearing by the Jefferson Township Governing Body which will take place on **Wednesday, February 22, 2012 at 7:00 p.m.**

As the owner of property within 200' of the lots affected by the proposed zoning change, this letter is to notify you that you will be given an opportunity to speak at the public hearing should you wish to do so. **Please note that you are not required to attend.** Please feel free to contact me with any questions.

Sincerely yours,

TOWNSHIP OF JEFFERSON

Lori Harvin, RMC
Township Clerk

Attachment

The Township of Jefferson

Ordinance #1-12

AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN FOR CERTAIN PROPERTIES LOCATED ALONG ROUTE 15 IN THE TOWNSHIP OF JEFFERSON, AND AMENDING ORDINANCE NUMBER 14-11, WHICH AMENDED ORDINANCE NUMBER 10-09, ESTABLISHING THE REDEVELOPMENT AREA-3 ZONING DISTRICT (RA-3), BY ADDING THE PROPERTIES INCLUDED IN THIS ORDINANCE TO THE RA-3 ZONE. CHAPTER 490 OF THE LAND DEVELOPMENT CODE OF THE TOWNSHIP OF JEFFERSON IS AMENDED TO INCLUDE THE PROPERTIES IN THIS ORDINANCE IN THE RA-3 ZONE; AND AMENDING CHAPTER 490-8, THE ZONING MAP

WHEREAS, on April 15, 2009 the Township Council of the Township of Jefferson adopted Ordinance #10-09 establishing a redevelopment area, located along Route 15 in the Township of Jefferson, pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1 et seq.); and

WHEREAS, on September 7, 2011 the Township Council of the Township of Jefferson adopted Ordinance Number 14-11, adding certain properties to the RA-3 Zoning District; and

WHEREAS, the Local Redevelopment and Housing Law (LRHL) allows for the substantial improvement to properties included in an area in need of redevelopment resulting in capital investment and the turnaround or rearrangement of properties that are either unused, underutilized, fragmented, or deteriorated and foster beneficial economic development; and

WHEREAS, on September 7, 2011 the Township Council of the Township of Jefferson adopted a motion authorizing and directing the Jefferson Planning Board to undertake a preliminary investigation to determine whether the properties in a proposed redevelopment area, which is located in the vicinity of State Highway Route 15 in the Township of Jefferson, is a redevelopment area in accordance with the criteria set forth in the New Jersey Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1 et seq.); and

WHEREAS, the primary objectives of the Township of Jefferson redevelopment effort as indicated in the aforesaid Council resolution is to: 1) improve property conditions in the Township; 2) improve the quality of life of Township residents; and 3) improve the economic

foundation of the Township so that long-term property tax stability is realized by all Jefferson taxpayers; and

WHEREAS, Jefferson Planning Board has thoroughly investigated and discussed the issue of redevelopment and the process of investigating an area in need of redevelopment. This investigation included a review of the criteria set forth in the LRHL (N.J.S.A. 40A:12A-5) to determine if this commercial area of Jefferson qualifies as an area in need of redevelopment; and

WHEREAS, on December 21, 2011 the Township Council adopted a resolution declaring the following properties in need of redevelopment, subject to the conditions set forth in said resolution:

Address: Parcel ID	Street Address
Block 233.03, Lot 4	778 Route 15 South
Block 233.03, Lot 5	774 Route 15 South
Block 233.03, Lot 29.02	770 Rt. 15 S
Block 272, Lots 10 and 10.01	722-728 Route 15 North

NOW, THEREFORE BE IT ORDAINED by the Township Council of the Township of Jefferson, in accordance with the provisions of the LRHL, that the 2009 Jefferson Redevelopment Plan for the Route 15 Redevelopment Area, dated January 26, 2009, prepared by Benecke Economics and implemented by Ordinance #10-09, is hereby amended to include the aforementioned five properties with the following additional provisions.

Section 1. Declaration of Redevelopment Area.

Based upon the recommendation of the Jefferson Planning Board and recognizing the diligent work of the Board, the properties at:

Block 233.03, Lot 4	778 Route 15 South
Block 233.03, Lot 5	774 Route 15 South
Block 233.03, Lot 29.02	770 Rt. 15 S
Block 272, Lots 10 and 10.01	722-728 Route 15 North

are hereby declared an area in need of redevelopment pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq.

Section 2. Implementation of the 2009 Jefferson Redevelopment Plan; RA-3 Amendments.

a. The 2009 Jefferson Redevelopment Plan provides for the implementation of the RA-3 Redevelopment zone along Route 15. The aforementioned five properties are hereby included

in the RA-3 zone. Any redevelopment project, and accompanying site plan approval, shall be carried out in full compliance with the LRHL and any other applicable Statutes and Ordinances.

b. Chapter 490-8- entitled “The Zoning Map of the Township of Jefferson” is hereby amended to include the properties specified in this Ordinance and to be included in the RA-3 zoning district.

Section 3. Designation of Redevelopment Entity.

Pursuant to the authority granted by N.J.S.A. 40A:12A-4(c) of the LRHL, the Jefferson Township Council has been designated as the redevelopment entity for Redevelopment Area-3 as heretofore described in Ordinance #10-09. The Redevelopment Entity will exercise its powers thereof in accordance with the LRHL.

Section 4. Powers of Redevelopment Entity.

Pursuant to LRHL, the Council may, pursuant to N.J.S.A. 40A:12A-8 of the LRHL, proceed with the clearance, replanning, development and redevelopment of Redevelopment Area 3, in cooperation with the property owner(s) and, so as to carry out and effectuate said purposes, the Council may do those things necessary and specified in Ordinance #10-09 to implement the Redevelopment Plan; including but not limited to the undertaking of redevelopment projects, and for this purpose issue bonds in accordance with the provisions of N.J.S.A. 40A:12A-29; prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects; and arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the

furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area. The Council may exercise all of the powers and duties as set forth in Ordinance #10-09.

Section 5. Eminent Domain Condemnation Not Authorized.

It is further determined by the Township Council that the use of eminent domain condemnation is NOT authorized in this Redevelopment Plan Amendment. As such, NO property is identified or authorized to be acquired through eminent domain condemnation as required by NJSA 40A:12A-7.a (4). No relocation efforts and expenses are therefore necessary, as required to be identified by NJSA 40:12A-7 a. (3).

Section 6. The Council shall study the future recommendations of the Planning Board or Township Administration regarding redevelopment initiatives or projects.

Section 7. No Use Variances Permitted. In furtherance of the aforesaid objectives of the Township Council, the Board of Adjustment and/or Planning Board may NOT consider, grant or approve deviations (variances) from the land use provisions (including permitted and conditional uses) of the RA-3 zone, as specified and included in Ordinance #10-09 and this Ordinance. However, when considering site plan applications the Planning Board grant deviations (variances) to bulk standards and other pertinent zone standards, conditions and factors as it deems appropriate—with the specific exception as to use. As stipulated in Ordinance #14-11, Ordinance #10-09 is hereby amended to permit these deviations. Consistent with the LRHL, only the Township Council may change the permitted land uses in the RA-3 zone.

Section 8. Financial Agreement.

The Township of Jefferson, may take advantage of financial incentives provided by the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., the Redevelopment Area Bond Financing Act, N.J.S.A. 40A:12A-64 et seq., and/or any other applicable incentive program.

BE IT FURTHER ORDAINED as follows:

Section 9. Execution of Documents.

The Mayor of the Township of Jefferson is hereby designated to execute, and the Township Clerk of the Township of Jefferson (“Township Clerk”) is hereby designated to attest to, any and all documents necessary to carry out any of the purposes set forth in this Ordinance.

Section 10. Notice.

The Township Clerk is hereby directed to give notice at least ten (10) days prior to the

adoption of this Ordinance to the Morris County Planning Board and to all other persons, including the property owners of record, entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63, if required.

Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board, as required by N.J.S.A. 40:55D-16.

The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor, as required by N.J.S.A. 40:49-2.1, and to the Highlands Council.

Section 11. Conflict.

All Ordinances or resolutions, or parts of Ordinances or resolutions, that are in conflict with the provisions of this Ordinance, are hereby repealed to the extent necessary.

Section 12. Illegal Provisions.

If any article, section, subsection, term or condition of this Ordinance is declared invalid or illegal for any reason, the balance of the Ordinance shall be deemed severable and shall remain full force and effect.

Section 13. Judgment

If any sentence, section, clause or other portion of this Ordinance, or the application thereof to any person or circumstance, shall for any reason be adjudged by a court of competent Jurisdiction to be invalid, such judgment shall not affect, impair, or repeal the remainder of this Ordinance.

Section 14. Effective Date.

This Ordinance shall take effect immediately upon final passage and publication as required by law and upon filing with the Morris County Planning Board.

Section 15. Duration of Redevelopment Plan.

The RA-3 zone and accompanying Redevelopment Plan (Ordinance #10-09), as established in Ordinance #10-09 and amended by Ordinance # 14-10 and this Ordinance, and as may be further amended, shall expire on December 31, 2039.

**COUNCIL OF THE
TOWNSHIP OF JEFFERSON**

ATTEST:

LORI HARVIN, CLERK

RICHARD W. YOCUM, President

INTRODUCED: January 4, 2012

ADOPTED:

RUSSELL W. FELTER, MAYOR

DATE AND TIME PRESENTED TO MAYOR FOR SIGNATURE:

I, LORI HARVIN, Clerk of the Township of Jefferson, do hereby certify that the foregoing Ordinance was introduced and adopted upon first reading at the Regular Council Meeting of January 4, 2012 with ___ affirmative votes. Second Hearing and Final Adoption was scheduled and held on February 22, 2012.

Lori Harvin, Clerk