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cc: Adam.



# Borough of Netcong

23 MAPLE AVENUE  
NETCONG, NEW JERSEY 07857  
TEL 973-347-0252 FAX 973-347-3020

October 17, 2013



TO: Borough of Stanhope  
Township of Mt. Olive  
Township of Roxbury  
Borough of Hopatcong

The following Ordinance #2013-14, "AN ORDINANCE ADOPTING THE TOWN REDEVELOPMENT PLAN FOR BLOCK 19, LOT 14" was introduced by the Mayor and Council of Netcong on October 10, 2013. A public hearing will be held on November 14, 2013 when said Governing Body will further consider same for second reading and final adoption. The public hearing and final adoption will be held at 7:30 p.m. at the Municipal Building, 23 Maple Avenue, Netcong, N.J.

If you have any comments or questions regarding the above referenced ordinance, please contact me at 973-347-0252 Ext. 105 or email me at [ceckert@netcong.org](mailto:ceckert@netcong.org).

Sincerely,

Cynthia Eckert  
Borough Clerk

**ORDINANCE #2013-14**

**AN ORDINANCE ADOPTING THE TOWN REDEVELOPMENT PLAN FOR BLOCK  
19, LOT 14**

**WHEREAS**, on June 10, 2004, the Borough Council of the Borough of Netcong, by Resolution #2004-67, designated an area of the Borough including all of the following properties identified as Block 16.01 in part and Block 19 in its entirety, Lots 24, 25 and 25.01 in Block 16.01 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 21.01, 22, 23, 24, 25, 26, 27, 28, 28.01, 29, 30, 31, 32, 33, 34, 34.01, 34.02, 35, 36, 37, 38, and 39 in Block 19 on the Borough of Netcong Tax Map, including all streets or portions thereof that are within the boundaries of the area described above, as an area in need of redevelopment, pursuant to *N.J.S.A.* 40A:12A-5 (the above-described area and properties hereinafter referred to as the “Redevelopment Area”); and

**WHEREAS**, on April 14, 2005, the Borough Council, by Ordinance #2005-2, adopted Netcong Station Area Redevelopment Plan; and

**WHEREAS**, the Mayor and Council desire to encourage and facilitate the redevelopment of a specific portion of the Redevelopment Area located at 2 Flanders Road, commonly known as the “Old Pocketbook Factory” and identified as Block 19 Lot 14 on the Borough of Netcong Tax Map (the “Plan Area”); and

**WHEREAS**, the Mayor and Council authorized and directed Phillips Preiss Grygeil LLC (“PPG”), Planning and Real Estate Consultants, to prepare a draft redevelopment plan for the Plan Area; and

**WHEREAS**, PPG prepared a draft redevelopment plan, entitled Redevelopment Plan For Block 19, Lot 14, dated October 2013 (the “Pocketbook Factory Redevelopment Plan” or “Redevelopment Plan”); and

**WHEREAS**, pursuant to *N.J.S.A.* 40A:12A-7, prior to adoption of an ordinance adopting a redevelopment plan, the governing body must refer the redevelopment plan to the Planning Board for comments and recommendations; and

**WHEREAS**, upon introduction of this Ordinance, the Pocketbook Factory Redevelopment Plan shall be referred to the Planning Board for comments and recommendations; and

**WHEREAS**, the Planning Board shall, within forty-five (45) days of referral of the Pocketbook Factory Redevelopment Plan, provide its comments and recommendations concerning the Redevelopment Plan in the form of a resolution, including a determination as to the consistency of the Redevelopment Plan with the Borough Master Plan and identification of any provisions of the Redevelopment Plan that it deems to be inconsistent with the Master Plan; and

**WHEREAS**, the Borough Council shall not adopt this Ordinance until it has received the Planning Board resolution and comments and recommendations or until forty-five (45) days have lapsed since referring the Pocketbook Factory Redevelopment Plan to the Planning Board, whichever occurs first; and

**WHEREAS**, the Mayor and Council have reviewed and considered the Pocketbook Factory Redevelopment Plan and shall have considered the Planning Board comments and recommendations; and

WHEREAS, the Mayor and Council wish to adopt the Pocketbook Factory Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Netcong that the Pocketbook Factory Redevelopment Plan is hereby adopted; and

BE IT FURTHER ORDAINED that the Pocketbook Factory Redevelopment plan shall supersede existing zoning for the Plan Area that the Borough Zoning Ordinance District Map is hereby and shall be amended to specifically designate the Plan Area zoning as Pocketbook Factory Redevelopment.

INTRODUCED:  
ADOPTED:

**BOROUGH OF NETCONG  
COUNTY OF MORRIS  
STATE OF NEW JERSEY**

ATTEST:

By: \_\_\_\_\_  
Joseph A. Nametko, Mayor

\_\_\_\_\_  
Cynthia Eckert, Borough Clerk