(C)

10/18/16 CC: Planning Adm.

# Borough of Netcong

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

October 14, 2016

RECEIVED
OCT 18 2016
Mount Olive Township Clerk's Office

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

The following Ordinance #2016-16, "AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR BLOCK 16.01, LOTS 24 AND 25.01" DATED SEPTEMBER 2016" was introduced by the Mayor and Council of Netcong on October 13, 2016. A public hearing will be held on November 10, 2016 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. A copy of the redevelopment plan is on file and available for inspection at the Borough Clerk's office, 23 Maple Avenue, Netcong, N.J. 07857.

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.

Sincerely,

Cynthia Eckert
Borough Clerk

**Ordinance No. 2016-16**

# AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR BLOCK 16.01, LOTS 24 AND 25.01" DATED SEPTEMBER 2016

**WHEREAS,** in 2004, the Borough Council of the Borough of Netcong (hereinafter "Borough") directed the Planning Board to determine whether an area in the northwesterly portion of the Borough qualified as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS,** the area under consideration included Block 16.01, Lots 24 and 25.01 (hereinafter "Plan Area"); and

**WHEREAS,** the Planning Board directed Phillips, Preiss, Shapiro Associates, Inc., now known as Phillips, Preiss, Grygiel, LLC, to conduct a redevelopment area investigation; and

**WHEREAS,** the study entitled "Redevelopment Area Investigation for an Area Bounded by Flanders Road, Furnace Pond, Bank Street, Main Street and Route 46 in the Borough of Netcong, New Jersey" (hereinafter "Study Area") was submitted to the Planning Board in March of 2004; and

**WHEREAS,** the study concluded that the Plan Area, together with numerous other properties within the Study Area, met Criteria "d" and "e" of N.J.S.A. 40A:12A-5; and

**WHEREAS,** the Planning Board, on March 8, 2004, adopted Resolution No. 2004-3 recommending that the Study Area be designated for redevelopment area status; and

**WHEREAS,** on April 14, 2005, the Borough Council adopted Ordinance No. 2005-2 establishing a redevelopment plan entitled "Borough of Netcong Station Redevelopment Plan" for a portion of the Study Area that did not include the Plan Area; and

**WHEREAS,** the Borough Council has requested that Phillips, Preiss, Grygiel, LLC prepare a redevelopment plan for the Plan Area; and

**WHEREAS,** Paul Phillips, P.P. has prepared a redevelopment plan for the Plan Area entitled "Redevelopment Plan for Block 16.01, Lots 24 and 25.01 in the Borough of Netcong, New Jersey" (hereinafter "Redevelopment Plan") dated September 2016, a copy of which is on file with the Borough Clerk; and

**WHEREAS,** pursuant to N.J.S.A. 40A:12A-7, no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body; and

**WHEREAS**, the Borough Council wishes to adopt the Redevelopment Plan for the Plan Area.

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Netcong, in the County of Morris, and State of New Jersey, as follows:

**Section 1.** The Redevelopment Plan entitled "Redevelopment Plan for Block 16.01, Lots 24 and 25.01 in the Borough of Netcong, New Jersey " prepared by Phillips, Preiss, Grygiel, LLC and dated September 2016 is hereby adopted. A copy of the Redevelopment Plan shall be kept on file in the Clerk's Office and open for inspection by the public during regular business hours.

**Section 2.** This Ordinance may be renumbered for codification purposes.

**Section 3.** The Borough Clerk is hereby authorized and directed to provide a copy of this Ordinance to the Netcong Borough Planning Board in accordance with the requirements of N.J.S.A. 40A:12A-7 for a determination of consistency with the Borough's Master Plan. The Planning Board shall issue a report to the Governing Body containing its recommendations within forty-five (45) days after referral.

**Section 4.** The Borough Clerk is hereby authorized and directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning

Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing thereon, the Borough Clerk is further directed to provide public notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Borough Tax Assessor.

**Section 5.** All ordinances of the Borough of Netcong, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

**Section 6.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**Section 7.** This Ordinance shall take effect upon final passage and publication as required by law.

**NOTICE IS HEREBY GIVEN**, that the foregoing Ordinance was introduced in writing at a meeting of the Borough Council of the Borough of Netcong, County of Morris and State of New Jersey, held on the 6 day of October, 2016 introduced and read by title and passed on the first reading and that the said Governing Body will further consider the same for second reading and final passage thereon at a meeting to be held on the 10 day of November, 2016 at 7:30 p.m., prevailing time, at the Municipal Building in said Borough, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

BOROUGH OF NETCONG

ATTEST:

_____ By:_____

Cynthia Eckert, Clerk Joseph A. Nametko, Mayor

Introduced: 10/13/16
Adopted:
Published: