

ORDINANCE #2006-18

AN ORDINANCE OF THE BOROUGH OF ALLENHURST, COUNTY OF MONMOUTH, APPROVING A REDEVELOPMENT PLAN FOR BLOCK 18, LOT 1; BLOCK 19, LOTS 1 AND 2; BLOCK 21, LOTS 4 THROUGH 13; BLOCK 31, LOT 3

WHEREAS, By Resolution adopted on November 15, 2004, the Board of Commissioners of the Borough of Allenhurst did determine that Block 18, lot 1; Block 19, Lots 1 and 2; Block 21 Lots 2 through 13; and Block 31, Lot 3, is an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and,

WHEREAS, The Board of Commissioners has caused to be prepared by Gordon N. Gemma, AICP, of PMK Group, Farmingdale, NJ, a Redevelopment Plan entitled, "Main Street Redevelopment Plan, Borough of Allenhurst", dated October 23, 2006, (hereinafter "Redevelopment Plan"); and,

WHEREAS, The Planning Board of the Borough of Allenhurst has reviewed the Redevelopment Plan and by Resolution adopted on September 20, 2006, has made certain recommendations regarding the Redevelopment Plan; and,

WHEREAS, Block 21, Lots 2 and 3 are necessary for the production of utility services and will remain within the utility rate base and will not be included as part of the Redevelopment Plan; and,

WHEREAS, The Board of Commissioners has duly considered the recommendation of the Planning Board;

NOW, THEREFORE, BE IT ORDAINED, By the Board of Commissioners of the Borough of Allenhurst, (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. The Redevelopment Plan conforms with the requirements of the Local Redevelopment and Housing Law and conforms with the goals, objectives and policy statements of the Master Plan of the Borough of Allenhurst dated March 17, 1999.

Section 2. The Redevelopment Plan identifies proposed uses for which the area is suitable and promotes a comprehensive, integrated approach to redevelopment of the area. It is designed to enhance the Redevelopment Area by providing for retail, office use, single family and multi-family residential improvement of the Redevelopment Area while maintaining the health, safety and welfare of the property owners and residents in the Redevelopment Area and in the Borough of Allenhurst.

Section 3. The Redevelopment Plan will effectively balance maximum opportunity for redevelopment of the area with the needs of the property owners and residents in the Redevelopment Area and in the Borough of Allenhurst.

Section 4. The Redevelopment Plan, having been duly reviewed and considered, is hereby approved, and the Borough Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

BE IT FURTHER ORDAINED, That all ordinances and provisions thereof which are inconsistent with this Ordinance shall be and are hereby repealed to the extent of such inconsistency; and,

BE IT FURTHER ORDAINED, That this Ordinance shall take effect immediately upon passage and publication in accordance with the laws of the State of New Jersey.

APPROVED: November 14, 2006

ADOPTED: November 28, 2006