

ORDINANCE #2007-11

AN ORDINANCE AMENDING ORDINANCE #2006-18 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, On November 28, 2006, the Board of Commissioners adopted a redevelopment plan which was prepared by Gordon N. Gemma, AICP, of PMK Group, Farmingdale, NJ, entitled, "Main Street Redevelopment Plan, Borough of Allenhurst", dated October 23, 2006; and,

WHEREAS, Gordon Gemma, Redevelopment Planner, submitted his resignation and the Board of Commissioners subsequently hired Heyer and Gruel Associates as its new Redevelopment Planners; and,

WHEREAS, Heyer and Gruel Associates have made recommendations concerning amendments to the plan and the Board of Commissioners remanded the plan back to the Planning Board for further review; and,

WHEREAS, Further public hearings were held, recommendations were taken into consideration and the Redevelopment Plan was amended; and,

WHEREAS, An amended plan was submitted by Heyer & Gruel Associates, entitled, "Main Street Redevelopment Plan", (hereinafter "Redevelopment Plan"), dated November, 2007;

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 amended 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 amended 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 amended 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 amended Redevelopment Plan, submitted by Heyer & Gruel Associates, entitled, "Main Street Redevelopment Plan", dated November, 2007 having been duly reviewed and considered, is hereby approved, and the Borough Clerk is hereby directed to file a copy of the amended 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 13, 2007

ADOPTED: November 27, 2007