

ORDINANCE NO. 2016-25

**AN ORDINANCE OF THE BOROUGH OF RED BANK,
COUNTY OF MONMOUTH, NEW JERSEY ADOPTING A
REDEVELOPMENT PLAN FOR THE PROPERTY
COMMONLY KNOWN AS THE WHITE STREET PARKING
LOT LOCATED AT 75-79 WHITE STREET AND
IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP
AS BLOCK 31, LOT 2.01**

Offered the following ordinance and moved its introduction:

WHEREAS, on January 27, 2016, the Borough Council adopted Resolution 16-32 directing the Planning Board to undertake a preliminary investigation to determine the real property commonly known as the White Street parking lot located at 75-79 White Street, Red Bank, New Jersey and identified on the Borough's tax map as Block 31, Lot 2.01 (the "White Street Property") meets the statutory criteria to be designated as a "Non-Condensation Area In Need Of Redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, the Planning Board held a public hearing regarding the preliminary investigation of the White Street Property on June 6, 2016 and the Planning Board subsequently adopted a resolution recommending that the Borough Council designate the Front Street Property as a "Non-Condensation Area In Need Of Redevelopment" under the LRHL; and

WHEREAS, the Borough Council reviewed the Planning Board's recommendations and adopted Resolution 16-189 determining that the White Street Property is a "Non-Condensation Area In Need of Redevelopment" under the LRHL; and

WHEREAS, the Borough has prepared a proposed redevelopment plan for the White Street Property; and

WHEREAS, the Borough Council has reviewed the redevelopment plan and has considered the recommendations of the Planning Board and any public comment; and

WHEREAS, the Borough Council has determined that it is in the public interest to adopt the redevelopment plan for the White Street Property.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Red Bank, County of Monmouth, State of New Jersey as follows:

1. The Borough Council hereby adopts the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein. The Redevelopment Plan shall supersede all previous zoning standards and development regulations for the White Street Property.

2. The Borough Council hereby amends the zoning district map of the Borough of Red Bank to reflect the rezoning of the White Street Property by the Redevelopment Plan.

3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

Seconded by and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: January 2, 2016

Dated: October 26, 2016

ADOPTED ON FIRST READING
DATED: October 26, 2016

PAMELA BORGHI
Borough Clerk

ADOPTED ON SECOND READING
DATED: November __, 2016

PAMELA BORGHI
Borough Clerk

APPROVAL BY THE MAYOR ON THIS ____ DAY OF NOVEMBER, 2016.

PASQUALE MENNA, Mayor
Borough of Red Bank