

ORDINANCE 1644
AN ORDINANCE OF THE BOROUGH OF GLEN RIDGE ADOPTING
A REDEVELOPMENT PLAN FOR THE HUMC/MOUNTAINSIDE HOSPITAL REDEVELOPMENT AREA

WHEREAS, on May 26, 2015, the Borough Council of the Borough of Glen Ridge, in the County of Essex, New Jersey (the "Borough") adopted Resolution 82-15 declaring designated blocks and lots in the HUMC/Mountainside Hospital Redevelopment Area as an Area in Need of Redevelopment-(the "HUMC/Mountainside Hospital Redevelopment Area"); and

WHEREAS, more than 45 days have passed since said Resolution was adopted and no actions have been filed challenging such action; and

WHEREAS, on September 3, 2015, the Borough received notice from the Department of Community Affairs that the parcels identified in said Resolution were effectively designated as a redevelopment area pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12-A-1, et seq., the "Act"); and

WHEREAS, the Act provides for a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, Block 91, Lot 1 and Block 106, Lot 15 in the Borough (the "Property") are located within the HUMC/Mountainside Hospital Redevelopment Area; and

WHEREAS, the Property has been underdeveloped for many years; and

WHEREAS, on September 28, 2015 the Borough Council adopted a Resolution commissioning H2M engineers and architects to draft a redevelopment plan for the Planning Board's review for the HUMC/Mountainside Hospital Redevelopment Area in accordance with N.J.S.A. 40A:12-7(f); and

WHEREAS, the Planning Board directed its planning consultant, H2M engineers and architects (the "Professional Planner") to prepare a draft redevelopment plan concerning the HUMC/Mountainside Hospital Redevelopment Area; and

WHEREAS, on February 29, 2016, the Planning Board held a special scheduled meeting with the Montclair Planning Board to review the draft plan entitled "The HUMC/Mountainside Hospital Redevelopment Area Redevelopment Plan for Block 91, Lot 1 and Block 106, Lot15 located in Glen Ridge Borough, Essex County, New Jersey", dated February 2016, prepared by H2M engineers and architects (the "Proposed Redevelopment Plan"); and

WHEREAS, on May 16, 2016, the Planning Board held a second special joint meeting to review the draft plan entitled "The HUMC/Mountainside Hospital Redevelopment Area Redevelopment Plan for Block 91, Lot 1 and Block 106, Lot15 located in Glen Ridge Borough, Essex County, New Jersey", dated May 2016, prepared by H2M engineers and architects (the "Proposed Redevelopment Plan"); and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments on May 26, 2016, the Planning Board adopted a resolution, a copy of which is attached hereto as Exhibit A, and resolved that the Proposed Redevelopment Plan was consistent with the Borough's Master Plan and recommending that the Proposed Redevelopment Plan be adopted by the Borough Council; and

WHEREAS, a copy of the Proposed Redevelopment Plan as reviewed and recommended by the Planning Board is attached hereto as Exhibit B (the "Redevelopment Plan"); and

WHEREAS, the Borough Council desires to approve the Redevelopment Plan in the form set forth in Exhibit B attached hereto, and direct the Borough's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Glen Ridge, County of Essex and State of New Jersey as follows:

Section 1. The Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as Exhibit B is hereby approved with the modifications referenced in the Planning Board resolution attached hereto as Exhibit A.

Section 2. The Zoning Map of the Borough of Glen Ridge is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the property.

Section 3. The recitals of this Ordinance shall be reproduced in the minutes of the meeting where this Ordinance is finally adopted and shall serve as the reasoning of the Borough Council for the purpose of N.J.S.A. 40A:12A-7(f).

Section 4. This ordinance shall take effect 20 days after final passage and publication according to law.

Stuart Patrick, Mayor

ATTEST:

Michael J. Rohal, Administrator/Clerk

NOTICE is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Council of the Borough of Glen Ridge, in the County of Essex, New Jersey, held on the 13th day of June, 2016. It will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the Municipal Building, 825 Bloomfield Avenue in the Borough of Glen Ridge, on July 11, 2016, at 7:30 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public.

Michael J. Rohal, Administrator/Clerk