

ORDINANCE NO. 2022-10

AN ORDINANCE TO AMEND THE DOWNTOWN REDEVELOPMENT PLAN OF THE BOROUGH OF WASHINGTON

WHEREAS, the Borough Council of the Borough of Washington, County of Warren and State of New Jersey (the "Council") has designated certain areas within its borders as in need of redevelopment and/or rehabilitation pursuant to the Local Redevelopment and Housing Law ("LRHL") (N.J.S.A. 40A:12A-1 to -73); and

WHEREAS, pursuant to the LRHL, the Council adopted the Downtown Redevelopment Plan on April 7, 2009, by Ordinance No. 1-2009; and

WHEREAS, the Council is vested with the authority to amend the Downtown Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, and N.J.S.A. 40A:12A-8, and

NOW THEREFORE BE IN ORDAINED, by the Council of the Borough of Washington, County of Warren, and State of New Jersey, that the Borough's Downtown Redevelopment Plan be amended to now read as follows:

Section 1. The Borough's Downtown Redevelopment Plan is hereby amended and replaced the document attached hereto as **Exhibit A**, which is dated August 2022 (version 2) and prepared by the Borough Planner, Heyer, Gruel & Associates

Section 2. The Mayor, Clerk, Engineer, Planner, and such other Borough Officials are hereby authorized to take such ministerial actions as are necessary to effectuate the purposes of this Ordinance.

SECTION 3. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

SECTION 5. Pursuant to the Municipal Land Use Law, the Clerk is 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 pursuant to the provisions of N.J.S.A. 40:55D-15. The Borough Clerk is further directed to refer this Ordinance to the Borough Land Use Board, pursuant to N.J.S.A. 40:55D-64. Upon adoption of this Ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

SECTION 6. This Ordinance shall take effect upon final passage and publication as provided by law; however, subsequent to the first reading, this Ordinance must be referred to the Borough Land Use Board for review, which shall be based on whether the proposal is substantially consistent with the Master Plan or designed to effectuate same.

Introduced: August 16, 2022

Public Hearing/Adoption: September 20, 2022