

**CITY OF ABSECON**

**ORDINANCE 10-2017**

**AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF ABSECON,  
COUNTY OF ATLANTIC, NEW JERSEY, ADOPTING THE "REDEVELOPMENT  
PLAN BLOCK 203 REDEVELOPMENT AREA" PURSUANT TO THE LOCAL  
REDEVELOPMENT AND HOUSING LAW N.J.S.A. 40A:12A-1 ET SEQ**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

**WHEREAS**, on May 4, 2017, the City of Absecon (the "**City**") adopted Resolution 101-2017, designating Block 203 Lots 1.01 and 1.02 on the tax map of the City as an area in need of redevelopment (the "**Redevelopment Area**"); and

**WHEREAS**, in order to facilitate the development of the Redevelopment Area and effectuate the redevelopment of same, the City has determined to develop a redevelopment plan for the Redevelopment Area pursuant to the authority granted under the Redevelopment Law; and

**WHEREAS**, Remington Vernick & Walberg Engineers has prepared a redevelopment plan entitled: "Redevelopment Plan Block 203 Redevelopment Area" dated August 16, 2017 (the "**Redevelopment Plan**") providing the development standards for the Redevelopment Area; and

**WHEREAS**, pursuant to the Redevelopment Law, the planning board of the City (the "**Planning Board**") must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the City in accordance with the provisions of N.J.S.A. 40A:12A-7(e) of the Redevelopment Law; and

**WHEREAS**, on August 23, 2017, the Planning Board, presented the Redevelopment Plan and allowed all those present who wished to comment to be heard; and

**WHEREAS**, the Planning Board reviewed the Redevelopment Plan and hereby makes certain recommendations relating to the Redevelopment Plan to the City Council; and

**WHEREAS**, the Planning Board reviewed the Redevelopment Plan and transmitted its recommendations relating to the Redevelopment Plan to the City Council in accordance with the provisions of Section 7 of the Redevelopment Law; and

**WHEREAS**, the City believes that the adoption of the Redevelopment Plan is in the best interests of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Absecon, in the County of Atlantic, New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Redevelopment Plan is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.
3. The zoning district map included in the zoning ordinance of the City is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the City's municipal code, as and where indicated.
4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.
5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the City Clerk during regular business hours.
6. This Ordinance shall take effect in accordance with all applicable laws.

**DATED: October 5<sup>th</sup>, 2017**

**SIGNED: \_\_\_\_\_**  
**John R. Armstrong, Mayor**

**ATTEST: \_\_\_\_\_**  
**Carie A. Crone, RMC, Municipal Clerk**

**Passed on first reading at a regular meeting of the Municipal Council held on September 7<sup>th</sup>, 2017. Laid over and advertised for public hearing and final adoption on October 5<sup>th</sup>, 2017.**



**REDEVELOPMENT PLAN**  
**BLOCK 203 REDEVELOPMENT AREA**  
City of Absecon, Atlantic County, New Jersey

