

**TOWNSHIP OF MONTGOMERY
ORDINANCE NO. 18- 1582**

AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY, IN SOMERSET COUNTY ADOPTING, PURSUANT TO N.J.S.A. 40A:12A-7, A REDEVELOPMENT PLAN FOR THE PROPERTY DESCRIBED AS BLOCK 28004, LOT 7 AND BLOCK 28005, LOT 66 (TAX ASSESSMENT MAPS REV. 2017) GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF STATE ROUTE 206 AND COUNTY ROUTE 518, KNOWN AS THE KEPNER-TREGOE STUDY AREA

BE IT ORDAINED by the Township Committee of the Township of Montgomery, in Somerset County, New Jersey as follows:

Section 1. Findings. The Township Committee of the Township of Montgomery makes the following findings:

a. By Resolution No. 18-4-88 adopted April 5, 2018, the Township Committee directed the Montgomery Township Planning Board (“Planning Board”) to conduct an investigation into whether the property described as Block 28004, Lot 7 and Block 28005, Lot 66 (Tax Assessment Maps rev. ed. 2017) generally located northwest of the intersection of State Route 206 and County Route 518 (hereinafter the “Property”) constitutes and shall be established by the Township as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law (“LRHL”), *N.J.S.A. 40A:-12A-1 et seq.*

b. The Planning Board completed its investigation of the Property, received and reviewed the report of its experts Michael F. Sullivan, ASLA, AICP and Emily Goldman, PP, AICP titled “Preliminary Investigation of an Area in Need of Redevelopment Study (Non- Condemnation): Kepner-Tregoe Study Area” (hereinafter the “Report”), and, following a public hearing on May 21, 2018, acted to recommend that the Property be declared a non-condemnation area in need of redevelopment as provided for under the LRHL, said action being memorialized by resolution of May 21, 2018.

c. By Resolution No. 18-6-131 adopted June 7, 2018, the Township Committee accepted the Planning Board’s findings and the Report, and determined the Property to be a non-condemnation area in need of redevelopment and, pursuant to *N.J.S.A. 40A:12A-7*, directed the Planning Board to prepare a redevelopment plan.

d. Working with its experts, Michael F. Sullivan, ASLA, AICP and Emily Goldman, PP, AICP, the Planning Board drafted a redevelopment plan for the Property “Kepner-Tregoe Redevelopment Plan,” dated June 8, 2018 (the “Redevelopment Plan”).

e. On June 18, 2018 the Planning Board approved the Redevelopment Plan and referred it to the Township Committee pursuant to *N.J.S.A. 40A:12A-7f*, said action being memorialized by resolution of June 18, 2018.

f. In its June 18, 2018 resolution, the Planning Board determined that the Redevelopment Plan is substantially consistent with the 2017 Master Plan Reexamination Report, the Somerset County Master Plan and Housing Element, the Somerset County Comprehensive Economic Development Strategy, and the State Development and Redevelopment Plan.

g. The Township Committee has reviewed the Redevelopment Plan, hereby determines that it has been designed to effectuate the Township's Master Plan, and should be adopted.

Section 2. Adoption of Redevelopment Plan & Amendment to Zoning Map. The plan entitled "Kepner-Tregoe Redevelopment Plan" for property described as Block 28004, Lot 7 and Block 28005, Lot 66 (Tax Assessment Maps rev. ed. 2017) generally located northwest of the intersection of State Route 206 and County Route 518, dated June 8, 2018, and prepared by Michael F. Sullivan, ASLA, AICP and Emily Goldman, PP, AICP is hereby adopted as the redevelopment plan for the Property pursuant to *N.J.S.A. 40A:12A-7*. The Zoning Map of the Township shall be amended to identify the Property as being the redevelopment area to which the "Kepner-Tregoe Redevelopment Plan" applies in accordance with the map appended hereto as Exhibit A.

Section 3. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

Section 4. Severability. If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

Section 5. Effective Date. This ordinance shall take effect upon final passage, publication and its filing with the Somerset County Planning Board, all in accordance with law.