

ORDINANCE 2017- 10

BOROUGH OF DUNELLEN

This ordinance amends the Amended and Restated Dunellen Downtown Redevelopment Plan, Phase 1, which was adopted May 6, 2016 pursuant to Ordinance 2016-05 (the “Redevelopment Plan”).

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-6, the governing body of the Borough authorized the Planning Board to undertake an investigation to determine whether Block 83, Lot 1 in the Borough of Dunellen, more commonly known as 105 South Washington Avenue, should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board, after public hearing and consideration of information gathered and reported in the Preliminary Investigation report prepared by CME Associates, dated July 13, 2017, said public hearing occurring on September 25, 2017, has by letter to the Dunellen Borough Council on September 25, 2017 recommended that Block 83, Lot 1 in the Borough of Dunellen, more commonly known as 105 South Washington Avenue, be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, by Resolution dated October 2, 2017, the Council declared Block 83, Lot 1 to be a non-condemnation Area in Need of Redevelopment; and

WHEREAS, the Council believes it to be in the best interest of the Borough of Dunellen to amend the Redevelopment Plan to include Block 83 Lot 1; and

WHEREAS, following first reading, pursuant to *N.J.S.A.* 40A:12A-7(e), and by Resolution dated October 2, 2017, the Council will direct the Planning Board to review the proposed amendment to the Redevelopment Plan, and to provide a report with regard to the amendment’s consistency with the Master Plan; and

WHEREAS, prior to the second reading, the Planning Board will review the proposed amendment to the Redevelopment Plan and provide the Council with its report thereon; and

WHEREAS, Section 4.1 Description of the Redevelopment Area is to be amended to include Block 83, Lot 1 in the Borough of Dunellen, more commonly known as 105 South Washington Avenue, by the following additions (underlined text):

4.1 Description of the Redevelopment Area

As a result of the Planning Board reexamining the original redevelopment plan, it was decided that a phased timing approach would better suit the needs of the Borough by focusing first on redevelopment of the Dunellen Downtown Center. One or more subsequent phases 'may be considered' to address the remaining areas identified in the determination of need study. This Redevelopment Plan is applicable to the following properties located in the Borough of Dunellen, County of Middlesex, State of New Jersey, identified as the Dunellen Downtown

Redevelopment Area, Phase I. consisting of Blocks and Lots as depicted on the Official Tax Map of the Borough of Dunellen, and as shown on the attached "Redevelopment Area Map" that has been determined by the Dunellen Planning Board and the Dunellen Borough Council as an area in need of redevelopment:

Phase 1-Redevelopment Area-See Map #1

Area	Block Number	Lot Number
Site#1 South side of North Avenue between Prospect Avenue South Washington Avenue, and NJ Transit property	69	1, 1.01, 2, 2.01, and 3
Site#2 South Washington Avenue, New Market Road, Prospect Avenue, and NJ Transit property	70	13 and 13.01
Site #3 South Washington Avenue between NJ Transit property and Columbia Street I(Art Color Property)	85; 83	1 and 2; 1

This Redevelopment Plan also considers the following properties located in the Borough of Dunellen, County of Middlesex, State of New Jersey as future areas to be redeveloped consistent with the initial Dunellen Redevelopment Area.

Remainder Parcels - Redevelopment Area - See Map #2

Area	Block Number	Lot Number
North Avenue between Jackson Avenue and Jefferson Avenue	1	14, 15.01, 15.02, 16, 17, 18, 19, 20, 21, 22, 23
Between North Avenue and Front Street between North Washington Avenue and Jackson Avenue	2	10, 11.01, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
Between North Avenue and Front Street between Lincoln Avenue NorthWashington Avenue	32	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.01, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 24.01, 25, 26, 27, 28
North Avenue between Madison Avenue and Lincoln Avenue	33	14, 14.01, 15, 16, 17, 18, 19, 20, 21, 22, 23
Bound Brook Road from Sanford Avenue to Madison Avenue	34	10.01, 22, 23, 24, 24.01, 25, 26, 27.01, 27.02, 28, 29,30, 31,32, 33, 34, 35,36, 37, 38, 38.01, 38.02
Bound Brook Road from Sanford Avenue to Middlesex border	48	16, 17,18,19, 20, 21, 22, 23, 24, 25, 26, 27,28

Bound Brook Road from Middlesex border to Pulaski Street	49	25, 26, 27.01, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39.01, 39.02, 40, 41, 43, 44
Bound Brook Road between Pulaski Street and Madison Avenue and bordered on NJ Transit	50	1,2,3, 4,5,6
Rail Right of Way	51	1,2 & 3 - NJ Transit property
Bordered by Bound Brook Road, Madison Avenue and North Avenue	65	1
North Avenue between Madison Avenue and Prospect Street	66	1, 2, 3, 4, 5, 6.01, 7, 8, 9,10.01, 10.02, 11, 12,13, 14,15.01, 15.02,16,17,17.01,18,19,20
South east corner of North Avenue and North Washington Avenue to NJ Transit property, and northeast to the Plainfield City border	86	1, 2, 3, 4, 4.02, 4.03, and 5

NOW THEREFORE, BE IT ORDAINED by the Council of the Borough of Dunellen, County of Middlesex, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein by reference as if fully set forth at length; and
2. The Redevelopment Plan is hereby amended to include Block 83 Lot 1; and
3. This Ordinance shall take effect in accordance with applicable law following final adoption and publication thereof.