

ORDINANCE O.2222-2024

EXPLANATION: An Ordinance adopting the “Redevelopment Plan – John Street and Thomas Place” (Block 692.E, Lots 8.B, 9.A, 12, 13 and 14), 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., as amended and supplemented (the “**Redevelopment Law**”), authorizes a municipality to determine whether certain property within the municipality constitutes an area in need of redevelopment; and

WHEREAS, to make such a determination under the Redevelopment Law, the municipal council (the “**Municipal Council**”) of the Township of Edison (the “**Township**”), by way of Resolution R.418-082020, adopted August 26, 2020, authorized and directed the planning board of the Township (the “**Planning Board**”) to conduct a preliminary investigation of the property identified as Block 692.E, Lots 8.B, 9.A, 10, 11, 12, 13 and 14 on the Township’s Official Tax Maps (with frontage along but no access to U.S. Route 1, between John Street and Thomas Place) (the “**Study Area**”), and to determine that the Study Area meets the criteria for a Condemnation Redevelopment Area, pursuant to Sections 5 and 6 of the Redevelopment Law; and; and

WHEREAS, on February 17, 2021, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Study Area qualified as an area in need of redevelopment and recommended that the Municipal Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, on April 14, 2021, by way of Resolution R. 193-042021, the Municipal Council accepted the recommendation of the Planning Board and adopted a resolution which designated the Study Area as an "area in need of redevelopment" in accordance with the Redevelopment Law; and

WHEREAS, on July 26, 2021, by way of Resolution R. 384-072021, the Municipal Council found that further study needed to be conducted of the Study Area, and rescinded Resolution R. 193-042021; and

WHEREAS, after a duly noticed hearing conducted on April 18, 2022, the Planning Board, by way of resolution, memorialized on May 16, 2022 and re-affirmed September 19, 2022, recommended that Block 692.E, Lots 8.B, 9.A, 12, 13 and 14 within the Study Area satisfied the criteria as an “area in need of redevelopment (condemnation) (the “**Redevelopment Area**”); and

WHEREAS, on January 25, 2023, by way of Resolution R. 034-012023, the Municipal Council accepted the recommendation of the Planning Board and adopted a resolution which designated the Redevelopment Area as an “area in need of redevelopment” in accordance with the Redevelopment Law, with such designation authorizing the Township to use all those powers provided by the Redevelopment Law, including the power of eminent domain; and

WHEREAS, in March 2024, a redevelopment plan entitled “Redevelopment Plan – John Street and Thomas Place” (the “**Redevelopment Plan**”), was prepared for the Redevelopment Area; and

WHEREAS, on April 10, 2024, by way of Resolution R. 177-042024, the Municipal Council referred the Redevelopment Plan to the Planning Board for its review and comment, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

WHEREAS, on April 29, 2024, the Planning Board reviewed the Redevelopment Plan and voted to recommend adoption; and

WHEREAS, the Municipal Council has considered the recommendations of the Planning Board and accepts same.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Edison as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

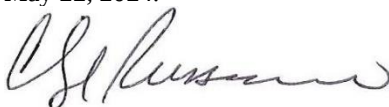
Section 2. The Redevelopment Plan, attached hereto as **Exhibit A**, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7.

Section 3. The zoning district map included in the zoning ordinance of the Township is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Township’s municipal code, as and where indicated.

Section 4. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 5. This Ordinance shall take effect in accordance with all applicable laws.

THIS IS TO CERTIFY that this is a true and compared copy of an Ordinance adopted by the Municipal Council of the Township of Edison at their Regular Meeting of May 22, 2024.



Cheryl Russomanno, RMC
Municipal Clerk