

TOWNSHIP OF MANALAPAN

ORDINANCE NO. 2021-19

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF
MANALAPAN TO ADOPT THE REDEVELOPMENT PLAN FOR THE
PROPERTY KNOWN AS THE GAITWAY REDEVELOPMENT AREA,
BLOCK 73, LOTS 1-8; BLOCK 74, LOTS 6-10, 11.01 & 12 AND BLOCK
75, LOTS 1-8**

WHEREAS, on January 27, 2021, the Township Committee of the Township of Manalapan ("**Township**") adopted a Resolution authorizing the Planning Board to determine if the real property known as Block 73, Lots 1-8; Block 74, Lots 6-10, 11.01 and 12 and Block 75, Lots 1-8 qualify as an area in need of redevelopment (the "**Redevelopment Area**"); and

WHEREAS, on August 12, 2021, the Planning Board adopted a Resolution recommending that the Township Committee designate the aforesaid property as a non-condemnation area in need of redevelopment; and

WHEREAS, on September 22, 2021, the Township Committee adopted a Resolution determining that the aforesaid properties should be designated an area in need of redevelopment without the use of condemnation; and

WHEREAS, the Township Committee retained Jennifer Beahm, A.I.C.P./P.P., (the "**Planner**") to prepare a redevelopment plan for the Redevelopment Area; and

WHEREAS, the Planner prepared a redevelopment plan entitled "Gaitway Area Redevelopment Plan" (the "**Redevelopment Plan**"); and

WHEREAS, on November 10, 2021, the Township Committee adopted a Resolution referring the Redevelopment Plan to the Planning Board for review; and

WHEREAS, it is in the best interests of the Township that the Redevelopment Area should be developed in compliance with the Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Manalapan, County of Monmouth in the State of New Jersey as follows:

Section 1. The Code of the Township of Manalapan, Part II, "General Legislation", be and the same is hereby amended and supplemented by the addition thereto of the following new Chapter:

“CHAPTER 96. GAITWAY REDEVELOPMENT AREA.

§ 96-1. PURPOSE

Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, the Planning Board has previously determined that the Gaitway Redevelopment Area is an area in need of redevelopment and the Township Committee has previously determined the Gaitway Redevelopment Area to be a redevelopment area. The purpose of this chapter is to adopt the Gaitway Redevelopment Plan to provide for the planning, redevelopment and rehabilitation of that area of the Township.

§ 96-2. Adoption of Redevelopment Plan.

The Gaitway Redevelopment Plan, prepared by Jennifer Beahm, A.I.C.P/P.P. of Leon S. Avakian Inc. and dated November 2021, be and the same is hereby adopted as the redevelopment plan for the Gaitway Redevelopment Area, as that area is defined therein. The entire contents of the Gaitway Redevelopment Plan shall be incorporated as an appendix to the Code of the Township.

§ 96-3. Redevelopment Plan to Supersede Land Use.

The Gaitway Redevelopment Plan shall supersede any provision of Chapter 95, Land Use, of the Code of the Township of Manalapan inconsistent with the provisions of the redevelopment plan.

§ 96-4. Amendment to Zoning Map.

The Zoning Map of the Township of Manalapan be and the same is hereby amended to incorporate all of the lots and blocks set forth in the Gaitway Redevelopment Plan into a Zoning Map district entitled, “Gaitway Redevelopment Area,” and all such properties shall be removed from any prior Zoning Map designation.

§ 96-5. Amendments to Redevelopment Plan.

The Gaitway Redevelopment Plan may be amended from time to time by the Township Committee pursuant to the applicable provisions of the Local Redevelopment and Housing Law.

§ 96-6. Designation of Redevelopment Entity.

For all purposes under the Gaitway Redevelopment Plan and the Local Redevelopment and Housing Law, the redevelopment agency for the Gaitway redevelopment area shall be the Township Committee of the Township of Manalapan.”

Section 2. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance shall be and the same are hereby repealed to the extent of such inconsistency.

Section 3. Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

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 become effective upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

NOTICE OF PUBLIC HEARING

The Ordinance published herewith was introduced and approved at a meeting of the Township Committee of the Township of Manalapan held on [November 10, 2021](#) and will be further considered for final passage after a Public Hearing thereon before the Township Committee of the Township of Manalapan during a meeting to be held on [December 22, 2021](#) at the Municipal Complex, 120 Route 522 and Taylors Mill Road, Manalapan, New Jersey at [4:00 p.m.](#) or as soon thereafter as the matter may be reached, or at any meeting to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard.

The proposed Ordinance in its entirety is on file in the Municipal Clerk's Office and copies may be obtained without charge between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday. A complete copy may also be obtained from the Manalapan Township web-site www.mtnj.org by clicking on the Ordinance title listed on the Agenda posted for the Township Committee meeting of [December 22, 2021](#).

SHARI ROSE, RMC
Municipal Clerk