

ORDINANCE 2008-42

ORDINANCE APPROVING REDEVELOPMENT PLAN FOR BELLE MEAD GSA REDEVELOPMENT AREA AND AMENDING ZONING DISTRICT MAP

WHEREAS, the Township of Hillsborough Township Committee (the “Township Committee”) adopted a Resolution on April 22, 2008 determining that the properties identified on the Township’s official tax map as Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01, 23.03, and 23.04 (collectively, the “Belle Mead GSA Depot Redevelopment Area”) are an “area in need of redevelopment” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “LRHL”); and

WHEREAS, the Township Committee subsequently arranged for Bruce Rydel of CME Associates, a licensed professional planner of the State of New Jersey, to prepare a proposed redevelopment plan for the Belle Mead GSA Depot Redevelopment Area; and

WHEREAS, CME Associates prepared a proposed redevelopment plan for the Belle Mead GSA Depot Redevelopment Area, dated October 2008 (the “Redevelopment Plan”); and

WHEREAS, the Township Committee thereafter referred the Redevelopment Plan to the Township of Hillsborough Planning Board (the “Planning Board”) for the Planning Board’s review and recommendation in accordance with N.J.S.A. 40A:12A-7e; and

WHEREAS, on October 23, 2008, the Planning Board adopted a Resolution determining that the Redevelopment Plan is consistent with the Township’s Master Plan and recommending that the Township Committee adopt the Redevelopment Plan; and

WHEREAS, the Township Committee has reviewed the Redevelopment Plan for the Belle Mead GSA Depot Redevelopment Area and has considered the recommendations of the Planning Board (as set forth within the Planning Board’s October 23, 2008 Resolution) and any public comment to the Redevelopment Plan; and

WHEREAS, the Township Committee has determined that it is in the public interest to adopt the Redevelopment Plan for the Belle Mead GSA Depot Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of Hillsborough Township as follows:

- Section 1. The Township Committee hereby adopts the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein. This Redevelopment Plan shall supersede all previous zoning standards and development regulations for the Belle Mead GSA Depot Redevelopment Area.
- Section 2. The Township Committee hereby amends the zoning district map of the Township of Hillsborough to reflect the rezoning of the Belle Mead GSA Depot Redevelopment Area by the Redevelopment Plan. The amended zoning district map is within the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein.
- Section 3. This Ordinance shall take effect upon final adoption and publication as required by law.

ATTEST:

HILLSBOROUGH TOWNSHIP COMMITTEE

Kevin P. Davis, Clerk

By: _____
Anthony Ferrera, Mayor

Introduced: 11/10/08

Published: 11/20/08

Public Hearing: 12/9/08

Adopted: 12/9/08

Published: 12/18/08