

Introduction 05/27/2021  
Publication 06/02/2021  
Adoption 06/09/2021  
Publication 06/17/2021

## ORDINANCE 2021-031

### ORDINANCE OF THE COUNCIL OF THE BOROUGH OF HIGH BRIDGE, COUNTY OF HUNTERDON, NEW JERSEY, ADOPTING THE “GOLF COURSE REDEVELOPMENT PLAN BLOCK 20, LOTS 1 AND 1.01” 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.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-14*, the Council (the “**Borough Council**”) of the Borough of High Bridge, in the County of Hunterdon, New Jersey (the “**Borough**”) by Resolution #95-27, finally adopted July 13, 1995 designated the entire Borough as an area in need of rehabilitation (the “**Rehabilitation Area**”); and

**WHEREAS**, the Redevelopment Law requires that the planning board of the Borough (the “**Planning Board**”) review the proposed resolution designating the Rehabilitation Area; and

**WHEREAS**, on June 5, 1995, the Planning Board reviewed the proposed resolution and made recommendations to Borough Council; and

**WHEREAS**, in order to effectuate the redevelopment of a portion of the Rehabilitation Area identified on the Tax Maps of the Borough as Block 20, Lots 1 and 1.01 (the “**Golf Course Rehabilitation Area**”), and pursuant to the authority granted under the Redevelopment Law, the Borough caused Colliers Engineering & Design, Inc. (the “**Planner**”) to prepare a redevelopment plan for the Golf Course Rehabilitation Area entitled “Golf Course Redevelopment Plan Block 20, Lot 1 and 1.01”, dated May 5, 2021, attached hereto as **Exhibit A** (the “**Redevelopment Plan**”) providing the development standards for the Golf Course Rehabilitation Area; and

**WHEREAS**, the Borough Council has reviewed and considered the proposed Redevelopment Plan; and

**WHEREAS**, on May 13, 2021, the Borough Council adopted Resolution #161-2021 directing the Planning Board to review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of *N.J.S.A. 40A:12A-7(e)*; and

**WHEREAS**, on May 24, 2021, the Planning Board presented the Redevelopment Plan and allowed all those present who wished to comment to be heard; and

**WHEREAS**, upon receipt and review of the Planning Board's recommendations relating to the Redevelopment Plan, and consultation with the Planner and redevelopment counsel, the Borough Council believes that adoption of the Redevelopment Plan is in the best interests of the Borough and will best facilitate the appropriate development of the Golf Course Rehabilitation Area; and

**WHEREAS**, the Borough has determined to adopt the Redevelopment Plan to ensure the success of redevelopment within the Golf Course Rehabilitation Area in conformity with the Borough's redevelopment objectives.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of High Bridge, in the County of Hunterdon, New Jersey, as follows:

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

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

3. The zoning district map included in the zoning ordinance of the Borough is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Borough's municipal code, as and where indicated.

4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

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

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

[CERTIFICATION ON NEXT PAGE]

**CERTIFICATION**

I, Adam Young, Borough Clerk of the Borough of High Bridge, Hunterdon County, New Jersey, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Municipal Council at a meeting held on the 9<sup>th</sup> day of June, 2021.



Adam Young, Borough Clerk

**ATTEST:**



Adam Young  
Municipal Clerk



Michele Lee  
Mayor

**EXHIBIT A**  
**REDEVELOPMENT PLAN**