

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE
BOROUGH OF WASHINGTON, COUNTY OF WARREN, STATE
OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN
RELATING TO THE DOWNTOWN REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, on April 4, 2006 the Borough of Washington (the “**Borough**”) Municipal Council adopted a resolution authorizing and directing the Planning Board to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether certain properties located within the Borough could be designated as an “area in need of redevelopment” (the “**Study Area**”); and

WHEREAS, after a public hearing on October 23, 2006 in accordance with *N.J.S.A. 40A:12A-6*, on December 11, 2006, the Planning Board adopted a resolution recommending to the Municipal Council that the Study Area be designated as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-6*; and

WHEREAS, after a review of the Study Area and recommendations of the Planning Board on February 6, 2006, the Borough Council adopted a resolution designating the Study Area as an area in need or redevelopment pursuant to of *N.J.S.A. 40A:12A-5* (the “**Downtown Redevelopment Area**”); and

WHEREAS, the Heyer, Gruel & Associates (the “**Consultant Planner**”) has prepared and submitted to the Borough Council a redevelopment plan entitled, “WASHINGTON BOROUGH DOWNTOWN REDEVELOPMENT PLAN”, (the “**Downtown Redevelopment Plan**”), outlining the planning, development and redevelopment of the Downtown Redevelopment Area in accordance with the provisions of *N.J.S.A. 40A:12A-7*; and

WHEREAS, in accordance with the provisions of *N.J.S.A. 40A:12A-7* the Municipal Council referred the proposed Downtown Redevelopment Plan to the Planning Board to determine, among other things, its consistency with the Borough’s land use and redevelopment goals and objectives for the Downtown Redevelopment Area; and

WHEREAS, on February 9, 2009, the Planning Board passed a resolution recommending the adoption of the proposed Downtown Redevelopment Plan; and

WHEREAS, the Borough Council has further reviewed the Downtown Redevelopment Plan and in the interest to further clarify the provisions set forth therein, made several non-substantive changes;

WHEREAS, attached hereto as *Exhibit A* is a memo describing the changes made to the Downtown Redevelopment Plan subsequent to the recommendations of the Planning Board; and

WHEREAS, after a review of the Downtown Redevelopment Plan and the public comments made at the Planning Board public hearing, the Municipal Council has determined that the adoption of the Downtown Redevelopment Plan is in the best interest of the Borough.

NOW THEREFORE, BE IT ORDAINED by the Municipal Council of the Borough of Washington:

1. The Downtown Redevelopment Plan, attached hereto as *Exhibit B* and made a part hereof, is hereby approved pursuant to the terms of *N.J.S.A. 40A:12A-7*.

2. The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Downtown Redevelopment Area per the boundaries described in the Downtown Redevelopment Plan and the provisions therein.

3. In case any one or more of the provisions of this Ordinance or the Downtown Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance or the Downtown Redevelopment Plan and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

4. This Ordinance shall take effect immediately upon final adoption and publication thereof according to law.