

**ORDINANCE 20-7**

**ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED ON THANET ROAD, DESIGNATED AS LOT 4 IN BLOCK 5502 ON THE TAX MAP OF PRINCETON, PURSUANT TO N.J.S.A. 40A:12A-7**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law, no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan for a designated redevelopment area adopted by ordinance of the municipal governing body; and

**WHEREAS**, the redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

**WHEREAS**, by the adoption of Resolution 2019-306, adopted October 14, 2019, the Mayor and Council of the Municipality of Princeton ("Princeton") authorized and directed the Princeton Planning Board (the "Board") to undertake an investigation of certain real property located at 100 and 101 Thanet Road, designated as Lot 4 in Block 5502 on the Tax Map of Princeton (the "Study Area") to determine if the Study Area met the criteria set forth at N.J.S.A. 40A:12A-5, and to make a recommendation to the governing body as to whether all or a portion of the Study Area should be designated as a non-condemnation redevelopment area; and

**WHEREAS**, the Board conducted an investigation of the Study Area and held a public hearing on December 12, 2019, and based upon the report of the Board's Planning Consultant and the testimony provided during the hearing, the Board recommended that the Study Area be designated by the governing body as a non-condemnation redevelopment area; and

**WHEREAS**, on December 18, 2019 by the adoption of Resolution 19-400, the Mayor and Council accepted the findings and recommendation of the Board and designated Lot 4 in Block 5502 as a Non-Condensation Redevelopment Area (the "Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), such that the municipality is authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of the power of eminent domain; and

**WHEREAS**, by Resolution 19-400, the Mayor and Council authorized and directed the firm of Burgis Associates, Inc. (Joseph H. Burgis, PP, AICP) to prepare a proposed redevelopment plan for the Redevelopment Area; and

**WHEREAS**, Burgis Associates worked with the municipal staff, professionals and officials and prepared a redevelopment plan entitled "Thanet Road (AKA Thanet Circle)

Redevelopment Plan” for the Redevelopment Area, dated January 29, 2020 (the “Redevelopment Plan”), a copy of which is attached hereto and made a part hereof; and

**WHEREAS**, the Redevelopment Plan is substantially consistent with the municipal master plan and/or is designed to effectuate the master plan; and

**WHEREAS**, the Redevelopment Plan meets the requirements of the Redevelopment Law, effectuates the goals and objectives of Princeton for the redevelopment of the Redevelopment Area and is in the best interests of Princeton.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Municipality of Princeton, as follows:

**Section 1. Preamble.** The preamble to this Ordinance is hereby incorporated as if full restated herein.

**Section 2. Redevelopment Plan.**

- a. The Redevelopment Plan, entitled “Thanet Road (AKA Thanet Circle) Redevelopment Plan” prepared by Burgis Associates, Inc., attached hereto, be and is hereby adopted as the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7 for the Redevelopment Area referenced herein as Lot 4 in Block 5502, designated by Resolution 19-400 as a Non-Condensation Redevelopment Area.
- b. The Zoning Map of the Municipality of Princeton shall be amended in accordance with the provisions of N.J.S.A. 40A:12A-7(c) to identify the Redevelopment Area as being the redevelopment area to which the “Thanet Road Redevelopment Plan” applies.
- c. The Mayor and Council of the Municipality of Princeton shall have, be entitled to and is hereby vested with all of the powers and authority to it under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., other than the use of the power of eminent domain, in furtherance of the goals and purposes of the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-4.

**Section 3. Fees.** As a municipally sponsored and supported affordable housing project, land use application fees and Uniform Construction Code Fees established and required by the provisions of the Code of the Municipality of Princeton are hereby waived for the 100% age-restricted affordable senior apartments project to be constructed within the Residential Senior Affordable (“RSA”) District set forth in the Redevelopment Plan.

**Section 4. Repealer.** All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

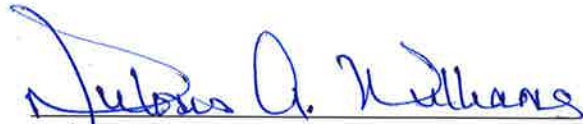
**Section 5. Severability.** If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the

section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

**Section 6. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40A:12A-7.

**Section 7. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of the within Ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40A:12A-7.c.

**Section 8. Effective Date.** This ordinance shall take effect upon approval of the redevelopment area designation by the Commissioner of Community Affairs pursuant to N.J.S.A. 40A:12A-6, and its final adoption, publication and the filing of a copy of said Ordinance with the Mercer County Planning Board, all in accordance with the law.

  
Delores A. Williams, RMC, Clerk

  
Hon. Liz Lempert, Mayor

Ordinance 1<sup>st</sup> Introduced: January 30, 2020  
Ordinance 2<sup>nd</sup> Introduced: February 10, 2020  
Ordinance Final Adopted: February 19, 2020

**NEWSPAPER PUBLICATIONS:**

First Insertion: January 31, 2020  
Second Insertion: February 14, 2020  
Final Insertion: February 28, 2020