

ORDINANCE NO. 10-2020

**BOROUGH OF SEA BRIGHT**

**AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF SEA BRIGHT  
TO ADOPT THE REDEVELOPMENT PLAN FOR THE PROPERTY KNOWN AS  
SHREWSBURY RIVER PROPERTIES, BLOCK 13, LOTS 13, 14, 15, 18, 20, 21 and 22;  
BLOCK 14, LOTS 12 and 14; and BLOCK 15, LOTS 5, 8, 10, 11 and 12**

**WHEREAS**, on May 21, 2019, the Mayor and Council of the Borough of Sea Bright ("Borough") adopted a Resolution declaring the real property known as Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; and Block 15, Lots 5, 8, 10, 11 and 12 as shown on the tax map of the Borough of Sea Bright ("River Properties") as an area in need of redevelopment ("Redevelopment Area"); and

**WHEREAS**, on February 4, 2020, the Mayor and Council adopted a Resolution designating Brooks Real Estate Development, LLC ("Brooks") as the redeveloper of the Redevelopment Area; and

**WHEREAS**, the Mayor and Council retained Christine A. Nazzaro Cofone, AICP, PP (the "Planner") to prepare a redevelopment plan for the Redevelopment Area; and

**WHEREAS**, the Planner prepared a redevelopment plan entitled "Sea Bright River Properties Redevelopment Plan" ("Redevelopment Plan"); and

**WHEREAS**, on June 16, 2020, the Mayor and Council adopted a Resolution referring the Redevelopment Plan to the Planning Board and asking it to hold a public hearing as to whether the Redevelopment Plan is consistent with the Borough's Master Plan; and

**WHEREAS**, on August 25, 2020, the Planning Board adopted a Resolution declaring that the Redevelopment Plan was consistent with the Master Plan of the Borough; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Sea Bright, County of Monmouth in the State of New Jersey as follows:

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

**"CHAPTER 131. SHREWSBURY RIVER PROPERTIES REDEVELOPMENT AREA".**

### **§ 131-1. 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 Shrewsbury River Properties Redevelopment Area is an area in need of redevelopment and the Borough Council has previously determined the Shrewsbury River Properties Redevelopment Area to be a redevelopment area. The purpose of this chapter is to adopt the Sea Bright River Properties Redevelopment Plan to provide for the planning, redevelopment and rehabilitation of that area of the Borough.

### **§ 131-2. Adoption of redevelopment plan.**

The Sea Bright River Properties Redevelopment Plan, prepared by Cofone Consulting Group, LLC and dated April, 2020, be and the same is hereby adopted as the redevelopment plan for the Shrewsbury River Properties Redevelopment Area, as that area is defined therein. The entire contents of the Sea Bright River Properties Redevelopment Plan shall be incorporated as an appendix to the Code of the Borough.

### **§ 131-3. Use, bulk and design requirements.**

The use, bulk, and design requirements for development in the Shrewsbury River Properties Redevelopment Area shall be as set forth in "Shrewsbury River Properties Redevelopment Area, a/k/a "River Properties" Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; and Block 15, Lots 5, 8, 10, 11 and 12 "Use, Bulk, Design Requirements", which shall be incorporated as Schedule A to the aforesaid Redevelopment Plan.

### **§ 131-4. Redevelopment plan to supersede land use.**

The Sea Bright River Properties Redevelopment Plan shall supersede any provision of Chapter 130, Land Use, of the Code of the Borough of Sea Bright inconsistent with the provisions of the redevelopment plan.

### **§ 131-5. Amendment to Zoning Map.**

The Zoning Map of the Borough of Sea Bright dated as revised April 28, 2011, be and the same is hereby amended to incorporate all of the lots and blocks set forth in the Sea Bright River Properties Redevelopment Plan into a Zoning Map district entitled, "Shrewsbury River Properties Redevelopment Area," and all such properties shall be removed from any prior Zoning Map designation.

### **§ 131-6. Amendments to redevelopment plan.**

The Sea Bright River Properties Redevelopment Plan may be amended from time to time by the Borough Council pursuant to the applicable provisions of the Local Redevelopment and Housing Law.

**§ 131-7. Designation of redevelopment entity.**

For all purposes under the Sea Bright River Properties Redevelopment Plan and the Local Redevelopment and Housing Law, the redevelopment agency for the Shrewsbury River Properties Redevelopment Area shall be the Borough Council of the Borough of Sea Bright.”

**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; the Redevelopment Plan and Schedule A, Use, Bulk Design Requirements shall be available for public inspection at the office of the Borough 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.

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on October 6, 2020 and will be further considered after a Public Hearing at the virtual meeting of the Borough Council held on October 20, 2020 at 7:00 pm. Meeting access instructions will be published accordingly.

INTRODUCED: October 6, 2020

PUBLIC HEARING: October 20, 2020

ADOPTED:

Witness

BOROUGH OF SEA BRIGHT,

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CHRISTINE PFEIFFER, CLERK

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BRIAN KELLY, MAYOR