

**THE CITY OF
EAST ORANGE, NEW JERSEY
ORDINANCE NO. 30 OF 2020**

**AN ORDINANCE ADOPTING THE EAST ORANGE SCATTERED SITES
REDEVELOPMENT PLAN 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 "**LRHL**") provides the statutory basis for municipalities for encouraging land redevelopment, and authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment and to create redevelopment plans; and

WHEREAS, by Resolution No. 1-294, adopted by the City Council on August 26, 2019, the Planning Board was directed to investigate whether nine different sites scattered throughout the City of East Orange, comprising of a total of 27 tax lots met the criteria for designation as "areas in need of redevelopment" pursuant to the LRHL; and

WHEREAS, John McDonough, a New Jersey licensed professional planner conducted the investigation of the nine study areas to assist the Planning Board in determining whether one or more of the Study Areas met one or more of the criteria for designation as an area in need of redevelopment as set forth in LRHL; and

WHEREAS, the Planning Board by Resolution PB 729-19 recommended that the City Council declare the nine Study Areas as nine separate "Non-condemnation Redevelopment Areas" pursuant to LRHL and the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to Resolution No. 1-82 adopted by the City Council on February 24, 2020, the City accepted the Planning Board's findings and the Scattered Sites Redevelopment Area was declared a non-condemnation redevelopment area in accordance with N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to Resolution No. 1-82 adopted by the City Council on February 24, 2020, the City Council also directed the Planning Board to prepare a redevelopment plan entitled "*East Orange Scattered Sites Redevelopment Plan*" (the "**Scattered Sites Redevelopment Plan**"); and

WHEREAS, on June 3, 2020, the Planning Board reviewed a draft redevelopment plan of the Scattered Sites Redevelopment Plan prepared by John McDonough, the Board's consulting planner; and

WHEREAS, at its June 3, 2020 meeting, the Planning Board voted unanimously to recommend adoption of the Scattered Sites Redevelopment Plan; and

WHEREAS, the City Council now desires to adopt the Scattered Sites Redevelopment Plan by ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST ORANGE AS FOLLOWS:

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

Section 2. The Scattered Sites Redevelopment Plan, a copy of which is on file with the Municipal Clerk, is hereby incorporated herein by reference and is hereby approved and adopted pursuant to N.J.S.A. 40A.:12A-7.

Section 3. If any part of this Ordinance shall be deemed invalid, such parts shall be severed, and the invalidity thereof shall not affect the remaining parts of this Ordinance.

Section 4. A copy of this Ordinance shall be available for public inspection at the offices of the Municipal Clerk.

Section 5. This Ordinance shall take effect upon final passage and upon expiration of twenty (20) days following publication unless otherwise provided by resolution of the City Council.