

**ORDINANCE #2022-015**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD APPROVING AN AMENDMENT TO THE CEDARBRIDGE REDEVELOPMENT PLAN TO INCLUDE BLOCK 855.01 LOTS 19 AND 26.01 IN THE NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT, PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *ET SEQ.*)**

**WHEREAS**, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., authorizes the Township Committee of the Township of Lakewood (“the Governing Body”) to adopt by ordinance redevelopment plans and amendments to redevelopment plans for areas in need of redevelopment or rehabilitation; and

**WHEREAS**, the Governing Body designated the Cedarbridge Redevelopment Area (DA-1 District on the Township Zoning Map and previously known as the Southwest Acquisition Area) as an area in need of redevelopment; and

**WHEREAS**, on January 25, 1990, the Governing Body adopted the Cedarbridge Redevelopment Plan (the “Redevelopment Plan”) pursuant to Ordinance No. 1990-143; and

**WHEREAS**, on June 1, 2000, the Lakewood Township Committee adopted an amendment to the Redevelopment Plan with Ordinance 2000-35; and

**WHEREAS**, on subsequent dates the Lakewood Township Committee adopted additional amendments to the Redevelopment Plan as land use conditions evolved all in an effort to fulfill the stated goals of redevelopment of the area in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and advance the municipal planning doctrine and

**WHEREAS**, the Governing Body has determined that due to evolving land use conditions it has since become necessary to amend the Redevelopment Plan to include Block 855.01 Lots 19 and 26.01 into the designated redevelopment area and recast these lots as a part of the Cedarbridge Redevelopment Area entitled to all benefits of said designation; and

**WHEREAS**, Christine A. Nazzaro-Cofone, AICP, PP, of Cofone Consulting Group, has prepared a report supporting an amendment to the Redevelopment Plan entitled Non-Condemnation Area In Need Of Redevelopment Investigation For Block 855.01, Lots 19 & 26.01, dated February 2022, a copy of which is attached hereto as Exhibit A; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Governing Body referred the Amendment to the Planning Board for its review and recommendations; and

**WHEREAS**, the Governing Body hereby determines that the Amendment is necessary and appropriate and will effectuate redevelopment objectives within the Township.

**NOW THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township

of Lakewood, in the County of Ocean, that a proposed Amendment to the Cedarbridge Redevelopment Plan pursuant to the aforementioned memorandum, is hereby adopted; and

**BE IT FURTHER ORDAINED**, that all prior Ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall become effective immediately upon final passage and publication as required by law, as the “Plan Amendment: Cedarbridge Redevelopment Plan.”

**CERTIFICATION**

Introduced:

Adoption:

I, Lauren Kirkman, Township Clerk of the Township of Lakewood do hereby certify that the above ordinance was introduced on \_\_\_\_\_ and adopted on \_\_\_\_\_ 2022 after a public hearing where all persons were given an opportunity to be heard.

\_\_\_\_\_  
Lauren Kirkman, Township Clerk  
Township of Lakewood