

**NOTICE OF PENDING ORDINANCE**  
**NOTICE IS HEREBY GIVEN**

that at a virtual meeting of the Council of the Borough of North Plainfield held on June 9, 2020 there was introduced and read for the first time, and passed on such first reading, an ordinance, a true copy whereof is printed below and that said Council did then and there fix the regular meeting of said Council to be held on July 21, 2020 at 4:00 p.m. or as soon thereafter as the matter may be heard, and the Borough Council Chambers, 263 Somerset Street, North Plainfield, New Jersey as the place when and where said ordinance will be further considered for final passage, at which time and place, or at any time and place to which such meeting shall from time to time be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance. At the present time it is anticipated that the regular meeting to be held on July 21, 2020, may also be a virtual meeting. In that event, a Notice of Virtual Meeting will be published and posted on the Borough's website providing the information necessary for all interested persons to be heard concerning such ordinance.

The said ordinance as introduced and passed on first reading as aforesaid is in the following words and figures:

**BOROUGH OF NORTH PLAINFIELD**  
**SOMERSET COUNTY, NEW JERSEY**

**ORDINANCE NO. 20-05**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN  
FOR AN AREA IN NEED OF REDEVELOPMENT  
CONSISTING OF BLOCK 110, LOTS 2.02 TO 2.14 IN  
ACCORDANCE WITH N.J.S.A. 40A:12A-1, et. seq.**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., the Borough Council authorized the Borough of North Plainfield Planning Board (the "Planning Board") to undertake a preliminary investigation for the redevelopment of approximately fourteen (14) acres of land known as Block 110, Lots 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13 and 2.14 as shown on the Borough of North Plainfield Tax Map (the "Study Area"); and,

**WHEREAS**, the Planning Board, pursuant to N.J.S.A. 40A:12A-6, undertook a preliminary investigation as presented by Phillips Preiss Grygiel LLC ("PPG"), and in conjunction therewith, adopted a map showing the boundaries of the Study Area, the location of the various parcels of property constituting the Study Area and a statement setting forth the basis for its Preliminary Investigation; and,

**WHEREAS**, the Planning Board conducted a public hearing, duly noticed under the Local Redevelopment and Housing Law, on December 9, 2015, at which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area constituted an “area in need of redevelopment,” were given an opportunity to be heard and all objections to such determination and evidence in support thereof, whether given orally or in writing, were received and considered by the Planning Board and made a part of the public record; and,

**WHEREAS**, the Planning Board, after concluding its study of the matter, forwarded a report to the Borough Council, entitled “Area in Need of Redevelopment Study, Villa Maria Site, Borough of North Plainfield, New Jersey” prepared by PPG, dated November 2015; and,

**WHEREAS**, at its hearing on December 9, 2015, the Planning Board formally adopted a Resolution which memorialized its conclusion that the Study Area met the criteria of an “area in need of redevelopment” in accordance with N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and,

**WHEREAS**, on January 25, 2016, the Borough Council adopted Resolution No. 01-25-16-07d designating the Study Area as an “area in need of redevelopment” and authorized the Borough of North Plainfield to use all of the powers provided by the Legislature for use in the Study Area; and,

**WHEREAS**, the Borough Council also directed the preparation of a Redevelopment Plan for the Study Area; and,

**WHEREAS**, Phillips Preiss Grygiel Leheny Hughes LLC (“Phillips Preiss”) was authorized to prepare a Redevelopment Plan, which Redevelopment Plan is entitled “Villa Maria Site Redevelopment Plan, Borough of North Plainfield, New Jersey,” last dated June 2020 (the “Redevelopment Plan”); and,

**WHEREAS**, Phillips Preiss will present the Redevelopment Plan to the Planning Board for a Master Plan consistency review, in accordance with N.J.S.A. 40A:12A-7e; and,

**WHEREAS**, the Borough Council has reviewed and carefully considered the Redevelopment Plan and has found it to be satisfactory and now desires to adopt this Ordinance formally adopting the aforesaid Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey as follows:

**Section 1.** The Redevelopment Plan, as referenced in this Ordinance, be and is hereby adopted in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

**Section 2. Repealer.** All ordinances or parts thereof inconsistent with this Ordinance are repealed as to such inconsistencies only.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**NOW, THEREFORE, BE IT FURTHER ORDAINED** that this Ordinance shall take effect, after final passage, twenty (20) days following action or inaction by the Mayor as provided by law or an override of a mayoral veto by the Borough Council, whichever is applicable and publication in accordance with law, unless a resolution is adopted, pursuant to *N.J.S.A. 40:69A-181(b)*, declaring an emergency and providing that this Ordinance shall take effect at an earlier date.

Copies of the full Ordinance are on file with the Borough Clerk of the Borough of North Plainfield in the Municipal Building, 263 Somerset Street, North Plainfield, New Jersey. Copies may be obtained upon request and a copy is posted on the Bulletin Board in the Municipal Building reserved for such purpose.

Richard K. Phoenix, RMC  
Borough Clerk