

ORDINANCE OF THE TOWNSHIP OF SPARTA, COUNTY OF SUSSEX, NEW JERSEY ADOPTING THE 2021 SPARTA LANDFILL REDEVELOPMENT AREA REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment,” as such term is defined in the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, on June 22, 2021, the Township Council (“Township Council”) of the Township of Sparta, in the County of Sussex, New Jersey (the “Township”), duly adopted Resolution Number 9-16 designating the property identified on the tax maps of the Township as Block 12001, Lot 4 as a “non-condemnation area in need of redevelopment” (the “**Redevelopment Area**”) this Redevelopment Area being the former Sparta Landfill; and

WHEREAS, in order to effectuate the redevelopment of the Redevelopment Area, and pursuant to the authority granted under the Redevelopment Law, the Township caused Benecke Economics to prepare a redevelopment plan for the Redevelopment Area entitled, “The 2021 Sparta Landfill Redevelopment Plan” dated August 10, 2021 (the “**Redevelopment Plan**”); and

WHEREAS, the Township Council hereby refers the proposed Redevelopment Plan to the Township of Sparta Planning Board (the “Planning Board”) for its review, report and recommendation in accordance with *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, the Planning Board shall have 45 days to make a report containing its recommendation concerning the Redevelopment Plan. This report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the master plan, if any, and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate.

WHEREAS, after reviewing any Planning Board Recommendations and consulting with Township professionals, the Township Council may determine to revise the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY A MAJORITY OF THE FULL GOVERNING BODY OF THE TOWNSHIP OF SPARTA, IN THE COUNTY OF SUSSEX, AS FOLLOWS:

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

Section 2. The Redevelopment Plan, as filed in the office of the Township Clerk and attached hereto as Exhibit A, is hereby approved and adopted pursuant to the terms of the Redevelopment Law.

Section 3. The Township Zoning Ordinance (§ 18-4.32) is NOT amended by the Redevelopment Plan, therefore, the Redevelopment Plan consistent with the Township’s Comprehensive Land Management Code.

Section 4. Pursuant to Section 2 “Purpose/Vision” of the Redevelopment Plan the Township Manager is authorized to solicit sealed proposals for the repurposing and redevelopment of the Redevelopment Area (or a portion thereto) to effectuate the Redevelopment Plan and consistent with the Local Housing and Redevelopment Law, *N.J.S.A. 40A:12A-8 g.*

Section 5. The Redevelopment Plan, in addition to being modified based on Planning Board recommendations may be amended by the Township Governing Body pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

Section 6. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 7. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 8. This Ordinance shall take effect as provided by law.

NOTICE

NOTICE is hereby given that the above ordinance was introduced and passed at first reading at a meeting of the Township Council of the Township of Sparta held on Tuesday, August 10, 2021 at 7:30 p.m. at the Municipal Building, 65 Main Street, Sparta, NJ and will be considered for final passage at a meeting to be held on Tuesday, September 14, 2021 at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same.

BY ORDER OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SPARTA.

KATHLEEN CHAMBERS, RMC
MUNICIPAL CLERK

NOTICE

NOTICE is hereby given that the above entitled ordinance was introduced and passed at a meeting of the Township Council of the Township of Sparta, held at the Municipal Building, 65 Main Street, Sparta, NJ on August 10, 2021. The same came up for final passage and adoption at a regularly scheduled meeting of the Township Council of the Township of Sparta, held on September 14, 2021 at 7:30 p.m., at the Municipal Building, 65 Main Street, Sparta, NJ and after all persons present were given an opportunity to be heard concerning the same, it was finally passed and adopted and will be in full force in the Township according to law.

KATHLEEN CHAMBERS, RMC
MUNICIPAL CLERK