

The below public notice appeared in the Asbury Park Press on September 2, 2016

Notice:

ORDINANCE 7-16 ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF SOUTH TOMS RIVER, COUNTY OF OCEAN, NEW JERSEY, ADOPTING THE 'MUNICIPAL LANDFILL REDEVELOPMENT PLAN (MLF-RPA)' PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

WHEREAS, the Borough of South Toms River (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended from time to time (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, in accordance with the Redevelopment Law, the municipal council (the "Council") of the Borough of South Toms River on April 27, 2015 adopted Resolution 2015-121 which designated the entire Borough as an "Area in Need of Rehabilitation" pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, on September 28, 2015, the Borough adopted Resolution 2015-212 designating Block 20, Lots 1.04 and 1.05 as an area in need of redevelopment (together with Block 20 Lots 1.01, 1.02 and 1.03, the "Property" and/or "Redevelopment Plan Area"); and

WHEREAS, Lots 1.02 and 1.03 are included in the Borough-wide Area in Need of Rehabilitation under Resolution 2015-12 and may be included in the Redevelopment Plan Area along with Block 20, Lots 1.04 and 1.05; and

WHEREAS, in order to facilitate the development of the Property and effectuate the rehabilitation of same, the Borough has determined to develop a redevelopment plan for the Property pursuant to the authority granted under the Redevelopment Law; and

WHEREAS, Maser Consulting, P.R. has prepared a redevelopment plan entitled: "Municipal Landfill Redevelopment Plan (MLF-RPA)" dated June 6, 2016 (the "Initial Redevelopment Plan") providing the development standards for the Property; and

WHEREAS, pursuant to the Redevelopment Law, the land use board of the Borough (the "Land Use Board") must review the Initial Redevelopment Plan and transmit its recommendations relating to the Initial Redevelopment Plan to the Borough in accordance with the provisions of N.J.S.A. 40A:12A-7(e) of the Redevelopment Law; and

WHEREAS, on August 15, 2016, the Land Use Board, presented the Redevelopment Plan and allowed all those present who wished to comment to be heard; and

WHEREAS, the Land Use Board reviewed the Redevelopment Plan and transmitted its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of Section 7 of the Redevelopment Law; and

WHEREAS, the Redevelopment Plan has been updated, as of August 15, 2016, and reflects the comments of the Land Use Board and the Citizens Advisory Committee and is attached here as revised as Exhibit A (the "Redevelopment Plan"); and

WHEREAS, upon receipt of the Land Use Board's recommendations relating to the Redevelopment Plan, the Borough believes that the adoption of the Redevelopment Plan is in the best interests of the Borough.

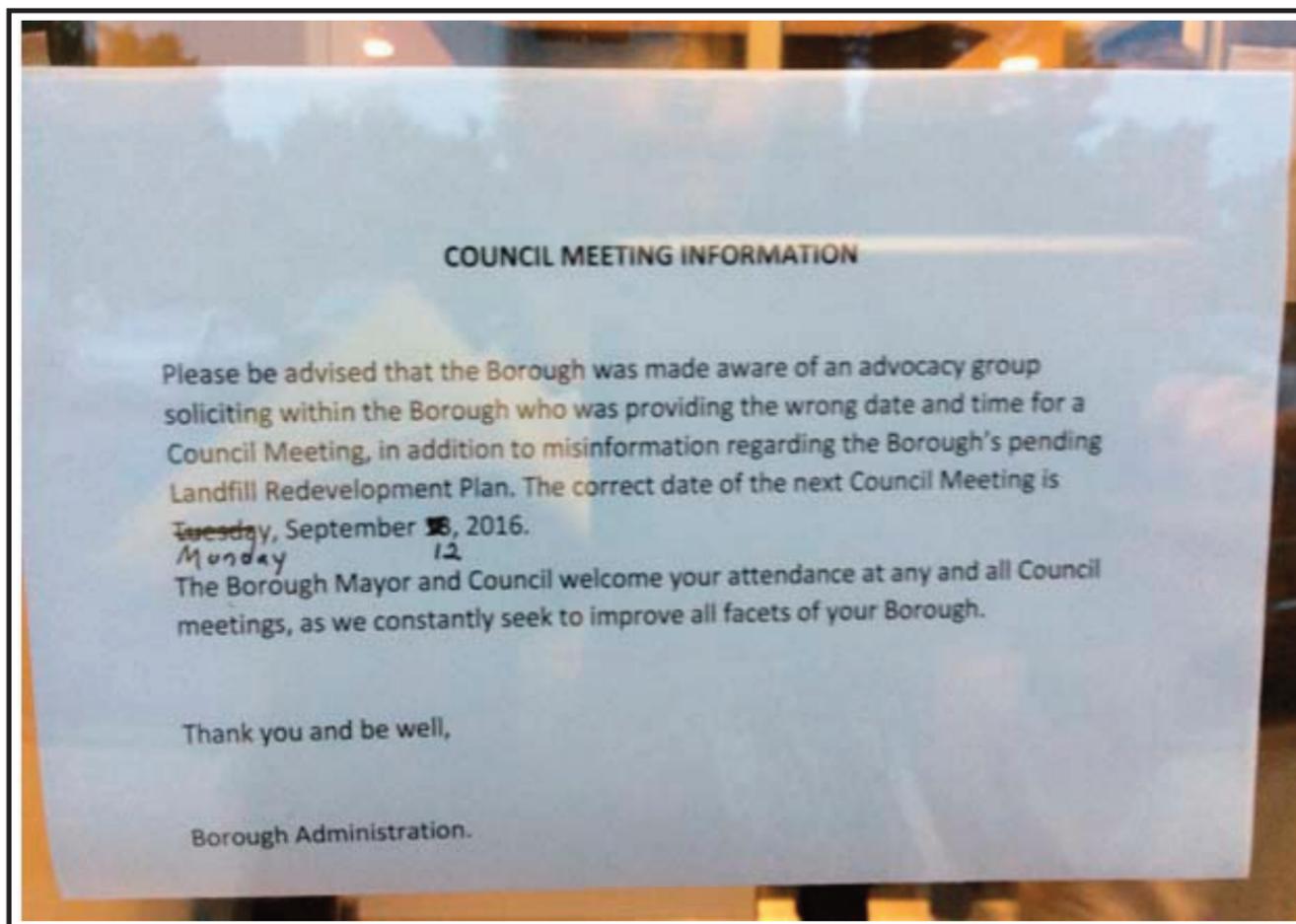
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Borough of South Toms River, in the County of Ocean, New Jersey, as follows: 1. The aforementioned recitals are incorporated herein as though fully set forth at length. 2. The Redevelopment Plan is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7. 3. The zoning district map included in the zoning ordinance of the Borough is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Borough's municipal code, as and where indicated. 4. 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. 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours. 6. This Ordinance shall take effect in accordance with all applicable laws.

PUBLIC NOTICE IS HEREBY GIVEN that the foregoing ordinance was duly introduced and passed upon first reading at a regular meeting of the Borough Council of the Borough of South Toms River, in the County of Ocean, New Jersey, held on August 22, 2016. Further notice is hereby given that said ordinance will be considered for final passage and adoption, after public hearing thereon, at a regular meeting of said Borough Council held in the Borough Hall, 19 Double Trouble Rd., South Toms River, New Jersey on September 12, 2016 at 7pm.

**PUBLIC HEARING
South Toms River Borough Council**

**on Redevelopment Plan Ordinance
Borough Hall - 19 Double Trouble Road,
South Toms River**

September 12, 2016 @ 7 p.m.



Dear Resident,

The Pinelands Preservation Alliance has learned that the Borough of South Toms River is planning to adopt the MUNICIPAL LANDFILL REDEVELOPMENT PLAN for Block 20, Lots 1.01, 1.01 and 1.03, 1.04 and 1.05. Some of these and lots are the current playground and recreation building behind the homes on Attison Avenue. If the Borough of South Toms River designates this as an area in need of redevelopment they plan on selecting a developer to build on the site.

The Pinelands Preservation Alliance has concerns because it would mean a diversion of the parkland that currently exists on the site. This public hearing is another step in the process and its important that you learn what the Borough has planned for the site.

The Pinelands Preservation Alliance gets the information about the hearings from the newspaper and it is put in this flyer exactly as it is printed in the published notice which is paid for by South Toms River Borough. There have been several notices and the date of the meeting has again changed. Sorry if you attended the meeting only to find that it was rescheduled. It takes several days for us to get out a new flyer!

The Pinelands Preservation Alliance has set up a web page where you can view a copy of the plan and other documents we obtained from various agencies.

You can find them by going to

<http://www.pinelandsalliance.org/protection/hotissues/development/stredevelop/>

A copy of the redevelopment plan is posted at the top of the web page!



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