

**TOWN OF WESTFIELD
GENERAL ORDINANCE NO. 2219**

**AN ORDINANCE ADOPTING THE HANDLER BUILDING
REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.A.C. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as being in need of redevelopment; and

WHEREAS, on October 13, 2020, the Westfield Town Council (the “**Governing Body**”) passed Resolution 225-2020, declaring that the entirety of the Town of Westfield (the “**Town**”) met the statutory criteria for designation as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (the “**Redevelopment Law**”), and designating all parcels within the Town as areas in need of rehabilitation (the “**Rehabilitation Area**”); and

WHEREAS, the Governing Body determined that the use of the redevelopment powers granted to municipalities under the Redevelopment Law would be the most effective approach to revitalize the parcels contained in the Rehabilitation Area; and

WHEREAS, included within the Redevelopment Area is Block 3305, Lot 4, as shown on the official tax maps of the Town, and known commonly as 608-612 North Avenue East (the “**Property**”); and

WHEREAS, the Town retained the professional planning services of Topology which has prepared a redevelopment plan for the Property dated June 24, 2021, entitled the “*Handler Redevelopment Plan*,” a copy of which is attached to this Ordinance as Exhibit A (the “**Redevelopment Plan**”); and

WHEREAS, the Redevelopment Plan is part of an effort by the Town to promote the rehabilitation of underutilized and vacant properties in and around the Town’s core and, to advance this objective, this Redevelopment Plan sets forth a vision and standards for the adaptive reuse of the Property; and

WHEREAS, the Governing Body has determined it to be in the best interests of the Town, the Property, and the Rehabilitation Area to adopt the Redevelopment Plan; and

WHEREAS, immediately following the introduction of this Ordinance, the Town Clerk was directed to refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations pursuant to the Redevelopment Law, which review shall take place within forty-five (45) days of the referral.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Westfield as follows:

1. The Handler Redevelopment Plan, dated June 24, 2021, a copy of which is attached to this Ordinance as Exhibit A, is hereby adopted in its entirety.

2. If any provision or portion of this Ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

3. This ordinance shall take effect immediately upon final publication as required by law.

4. All ordinances and parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

This Ordinance shall take effect upon adoption passage and publication as required by law.