

ORDINANCE NO. 21-2025

**BOROUGH OF KINNELON
COUNTY OF MORRIS
STATE OF NEW JERSEY**

**AN ORDINANCE ADOPTING THE REDEVELOPMENT
PLAN, ENTITLED “REDEVELOPMENT PLAN BLOCK 45301,
LOT 102, 1481 ROUTE 23, BOROUGH OF KINNELON,
MORRIS COUNTY” PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW N.J.S.A. 40A:12A-1
*ET SEQ.***

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, the Mayor and Council of the Borough of Kinnelon (“Mayor and Council”) adopted Resolution No. 6.17.24 authorizing and directing the Borough’s Planning Board to undertake a preliminary investigation to determine whether the proposed Study Area, which included Block 45301, Lot 102, qualifies as an area in need of non-condemnation redevelopment, pursuant to N.J.S.A. 40A:12A-1, *et seq.*; and,

WHEREAS, at a properly noticed public hearing on December 5, 2024, where the public and other interested persons were given the opportunity to be heard, the Planning Board considered the testimony and evidence in support of a Preliminary Investigation Report entitled “Preliminary Investigation Report Meadtown Theater (the “Preliminary Investigation Report”); and,

WHEREAS, after completing its hearing on the matter, the Planning Board recommended to the Mayor and Council that the delineated area set forth in the Preliminary Investigation Report be determined by the Mayor and Council to be a non-condemnation redevelopment area; and,

WHEREAS, after receiving the recommendation of the Planning Board, on December 19, 2024, the Mayor and Council adopted Resolution No. 12.18.2024 determining that the delineated area set forth in the Preliminary Investigation Report is a non-condemnation redevelopment area (the “Redevelopment Area”); and,

WHEREAS, in order to effectuate the redevelopment of the Redevelopment Area, the Borough authorized Kyle & McManus Associates to prepare a redevelopment plan for the Redevelopment Area, which is attached hereto and is titled, “Redevelopment Plan Block 45301, Lot 102, Borough of Kinnelon, Morris County” dated November 6, 2025 (the “Redevelopment Plan”); and,

WHEREAS, after reviewing the Redevelopment Plan, the Mayor and Council has determined that the Redevelopment Plan is substantially consistent with the Borough’s Master Plan and/or is designed to effectuate the Borough ’s Master Plan; and,

WHEREAS, the Mayor and Council desires to approve and adopt the Redevelopment Plan; and,

WHEREAS, a copy of the Redevelopment Plan shall be referred to the Borough Planning Board for a report regarding its recommendations concerning same prior to final adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

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

Section 2. The Planning Board of the Borough of Kinnelon has reviewed the Redevelopment Plan and provided its recommendations, pursuant to the provisions of N.J.S.A. 40A:12A-7(e).

Section 3. The Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as Exhibit A, is hereby approved and adopted pursuant to the terms of the Redevelopment Law. The Redevelopment Plan includes the approved Planning Board recommendations.

Section 4. The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan and all of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Borough 's Municipal Code, as and where indicated.

Section 5. If any part of this Ordinance shall be deemed invalid by a court of competent jurisdiction, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the Borough of Kinnelon Municipal Building located at 130 Kinnelon Road, Kinnelon, New Jersey.

Section 7. This Ordinance shall take effect as provided by law.

Introduced: _____, 2025

Adopted:

Effective Date:

Borough of Kinnelon

By: _____

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted at a meeting of the Mayor and Mayor and Council held on _____, 2025.
