

**TOWNSHIP OF ABERDEEN
MONMOUTH COUNTY, NEW JERSEY
ORDINANCE NO. 12-2017**

**AN ORDINANCE ADOPTING THE FIRST AMENDMENT TO
THE “GLASSWORKS” REDEVELOPMENT PLAN**

WHEREAS, the Aberdeen Township Council has previously identified the property within the “Cliffwood” section of the Township previously used by the Anchor Glass manufacturing facility, located at the southerly end of the “Cliffwood” area of Aberdeen Township, south of Route 35, and more particularly identified as Lot 1 in Block 155 (the “Redevelopment Area”) as an “area in need of redevelopment” in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq. (“LRHL”); and

WHEREAS, by Ordinance No. 14-2010, the Township adopted a redevelopment plan (the “Redevelopment Plan”) for the Redevelopment Area in accordance with the LRHL; and

WHEREAS, the Township desires to amend the Redevelopment Plan to allow for two (2) freestanding identification signs along Cliffwood Avenue whereas only one (1) such sign was originally permitted under the Redevelopment Plan;

THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF ABERDEEN, in the County of Monmouth and the State of New Jersey, that the following amendment to the Redevelopment Plan be implemented and the Township’s Land Development Ordinance (“LDO”) shall be amended and supplemented, as necessary:

SECTION 1. REDEVELOPMENT PLAN AMENDMENT

Section 6.C.N.2 of the Redevelopment Plan, as codified in Section 6.11.N.2 of the LDO is amended to read as follows (~~strikethroughs~~ indicate deletions from existing Redevelopment Plan text and underlines indicate additions):

2. Permitted Free-Standing Sign Areas & Locations:
- a. ~~Two (2)~~ Three (3) free-standing signs shall be permitted if they are erected within a common area and advertise at least four (4) separate uses.
 - b. ~~One (1)~~ Two (2) free-standing signs may be located along the Cliffwood Avenue frontage of the property, with one at each entrance to the Glassworks redevelopment project, and one (1) free-standing sign may be located along the Garden State Parkway frontage of the property.
 - c. The free-standing signs along Cliffwood Avenue shall not exceed one hundred square feet (100 sf) in area, shall not exceed fifteen feet (15') in height, and shall be set back at least twenty feet (20') from the street right-of-way and all property lines.
 - d. The free-standing sign along the Garden State Parkway shall not exceed two hundred square feet (200 sf) in area, shall not exceed twenty-five feet (25') in height, and shall be set back at least twenty-five feet (25') from the parkway right-of-way line and all property lines.

SECTION 2. VALIDITY.

If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of this ordinance shall be deemed to be valid and effective.

SECTION 3. CONFLICT.

In the event of any conflict between this amendment and the Redevelopment Plan, this amendment will govern.

SECTION 4. EFFECTIVE DATE.

This ordinance and the Redevelopment Plan amendment adopted hereby shall take effect upon passage and publication according to law.

This Ordinance shall be effective on upon publication of its approval and shall remain in force until modified, amended or rescinded by the Township of Aberdeen, Monmouth County, NJ.

Attest:

Karen Ventura, Clerk

Fred Tagliarini, Mayor

ROLL CALL VOTE:

Ayes:

Nays:

Abstain:

Absent:

Approved: _____