

**CITY OF MILLVILLE
COUNTY OF CUMBERLAND
STATE OF NEW JERSEY**

ORDINANCE NO. _____

**ORDINANCE OF THE CITY COMMISSION
OF THE CITY OF MILLVILLE AMENDING
THE REDEVELOPMENT PLAN FOR THE
WHEATON GLASS FACTORY (BLOCK 260,
LOT 1) CITY OF MILLVILLE, CUMBERLAND
COUNTY, NEW JERSEY**

WHEREAS, pursuant to N.J.S.A. 40a:12-1 et seq. Resolution 43-2017 of the City Commission of the City of Millville ("Commission"), declared the entirety of the City of Millville as an "Area in Need of Rehabilitation"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7f and Resolution No. 110-2020 adopted on March 17, 2020, the Board of Commissioners directed the Planning Board of the City of Millville to adopt a Redevelopment Plan for the Wheaton Glass Factory site also known as Block 260, Lot 1; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7f and Resolution No. 07-2020 adopted on May 18, 2020, the Planning Board prepared a Redevelopment Plan for the Wheaton Glass Factory site and referred it to the Board of Commissioners and recommended that it be adopted; and

WHEREAS, by Ordinance No. 12-2020 adopted on June 2, 2020 the City Commission of the City of Millville adopted a Redevelopment Plan for the Wheaton Glass Factory (Block 260, Lot 1); and

WHEREAS, based upon further negotiations with the Conditional Redeveloper, Anthony DeSantis, the Board of Commissioners finds it to be in the best interest of the City to amend said Redevelopment Plan.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millville as follows:

SECTION 1

The "Redevelopment Plan for the Wheaton Glass Factory, City of Millville, Cumberland County, New Jersey," adopted as aforesaid is hereby amended as follows:

6.3 MUNICIPAL CONVEYANCE

6.3.1 Upon adoption of this Redevelopment Plan the City will be statutorily permitted to convey, via sale or lease, Block 260, Lot 1 to a Redeveloper in furtherance of an approved Redevelopment Project. The terms of such conveyance, including compensation to the City and Takedown (conveyance) Schedule, shall be negotiated as

part of the Redevelopment Agreement between the City and the Redeveloper Candidate.

6.3.2. The City shall not convey Lot 1 unless and until a Redeveloper has been designated and a Redevelopment Agreement therewith executed with the redeveloper assuming all risks of outstanding approvals including, but not limited to, site plan approval.

6.3.3. Upon acquisition of any lands within or outside of the Redevelopment Area, by whatever means, and subject to the provisions of a negotiated Redevelopment Agreement or such other agreement between the city and the redeveloper addressing same, the Redeveloper shall be responsible for all taxes which become due and owing on all property so owned or acquired; for all demolition, site work and remediation; and for all planning, engineering, permitting and other activities necessary for the development of a Redevelopment Project in accordance with this Redevelopment Plan. Other than as permitted via a negotiated Redevelopment Agreement, lands and improvements within the Wheaton Glass Factory shall be permanently and irrevocably restricted against being constructed, occupied or used in a manner than renders them exempt from payment of municipal property taxes.

SECTION 2

All other provisions in the aforesaid Ordinance not inconsistent with the above shall remain in full force and effect.

SECTION 3

The Commission declares and determines that said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and redevelopment of the City and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

SECTION 4

The Commission shall have, be entitled to and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

SECTION 5

The Redevelopment Plan shall be an overlay to other development regulations and the City Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.

SECTION 6

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7

In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Commission that the balance of the Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

SECTION 8

This ordinance shall take effect after adoption and publication according to law.

FIRST READING: _____

Moved By: _____

Seconded By: _____

VOTING	In Favor	Against	Abstain	Absent
Michael Santiago				
W. James Parent				
Ashleigh Udalovas				
Joseph Pepitone				
Bruce Cooper				

SECOND READING: _____

Moved By: _____

Seconded By: _____

VOTING	In Favor	Against	Abstain	Absent
Michael Santiago				
W. James Parent				
Ashleigh Udalovas				
Joseph Pepitone				
Bruce Cooper				

CERTIFICATION

I certify that the foregoing is a true copy of a Resolution adopted by the Board of Commissioners, of the City of Millville in the County of Cumberland, at a meeting thereof held on _____, 2020.

 Jeanne M. Hitchner, City Clerk