

**ORDINANCE NO. 2023-18**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN,  
COUNTY OF OCEAN, STATE OF NEW JERSEY  
AMENDING THE ROUTE 9- PHASE 1  
REDEVELOPMENT PLAN**

**WHEREAS**, the Township of Ocean is authorized pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12a-1, et seq. (“Redevelopment Law”) to adopt a redevelopment plan and amendments thereto for areas in need of rehabilitation within the Township; and

**WHEREAS**, the Township previously adopted the Route 9 – Phase 1 Redevelopment Plan on July 9, 2004, and subsequent amendments thereafter adopted on July 14, 2005, November 30, 2006 and October 19, 2021, which established the TC-MXD Town Center Mixed-Use District and permitted uses therein (the “Redevelopment Area”); and

**WHEREAS**, the Township also adopted the appropriate ordinances to adopt the redevelopment plans and amendments thereto within the Route 9 – Phase 1 area; and

**WHEREAS**, there is a need to amend the plan affecting the Redevelopment Area to allow for cannabis retail uses under a Class 5 (Retailer) license on Block 41, Lot 36.01 and to permit zero-emission vehicle fueling and charging infrastructure; and

**WHEREAS**, the Township finds it necessary and appropriate to adopt an amendment to the Redevelopment Plan which is attached hereto and made a part hereof and known as the “Redevelopment Plan Amendments, Route 9 – Phase 1 Redevelopment Plan” dated August 1, 2023 prepared by T&M Associates, which is attached hereto and made a part hereof.

**NOW THEREFORE BE IT ORDAINED** by the Township of Ocean, County of Ocean and State of New Jersey as follows:

**SECTION 1:** The amendment to the Route 9 – Phase 1 Redevelopment Plan entitled “Redevelopment Plan Amendments, Route 9 – Phase 1 Redevelopment Plan” dated August 1, 2023 prepared by T&M Associates is found to be consistent with the Township’s Master Plan and the criteria for redevelopment plans set forth in N.J.S.A. 40A:12A-7.

**SECTION 2:** The Township Committee has reviewed the Redevelopment Plan and held a public hearing concerning Same to receive comments from the public.

**SECTION 3:** The Township hereby adopts the redevelopment plan prepared by T&M Associates dated August 1, 2023, which amends the plan to allow for cannabis retail uses under a Class 5 (Retailer) license on Block 41, Lot 36.01 and to permit zero-emission vehicle fueling and charging infrastructure, attached hereto and made a part hereof as an amendment to the Route 9 – Phase 1 Redevelopment Plan.

**SECTION 4:** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 5:** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

**SECTION 6:** This ordinance shall take effect after second reading and publication as required by law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Ocean on the 3<sup>rd</sup> day of August, 2023, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 15<sup>th</sup> day of August, 2023, at 6:00 PM. at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

---

**DIANE B. AMBROSIO, RMC**, Clerk  
Township of Ocean