

**BOROUGH OF MILLTOWN  
ORDINANCE 19 -1481  
AN ORDINANCE OF THE BOROUGH COUNCIL OF THE  
BOROUGH OF MILLTOWN AMENDING THE REDEVELOPMENT PLAN  
KNOWN AS THE "MILLTOWN FORD AVENUE REDEVELOPMENT PLAN."**

**WHEREAS**, on April 22, 2002, the Mayor and Borough Council of the Borough of Milltown adopted Ordinance No. 02-1120 approving the Redevelopment Plan entitled "Milltown Ford Avenue Redevelopment Plan for the Ford Avenue Redevelopment Area" dated March 15, 2002; and

**WHEREAS**, on August 23, 2004, the Mayor and Borough Council of the Borough of Milltown adopted Ordinance 04-1185 amending the Redevelopment Plan entitled "Milltown Ford Avenue Redevelopment Plan for the Ford Avenue Redevelopment Area"; and

**WHEREAS**, on June 8, 2009, the Mayor and Borough Council of the Borough of Milltown adopted Ordinance 09-1292 further amending the Redevelopment Plan; and

**WHEREAS**, on July 23, 2012, the Mayor and Council of the Borough of Milltown adopted an Amended Ford Avenue Redevelopment Plan by Ordinance 12-1354; and

**WHEREAS**, on February 25, 2019, the Mayor and Council of the Borough of Milltown adopted an Amended Ford Avenue Redevelopment Plan by Ordinance 19-1470 ; and

**WHEREAS**, the Mayor and Council for the Borough of Milltown ("Borough"), is considering the amendment to the Redevelopment Plan that are subject to this Ordinance ("Amendment") and in doing so recognizes that pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-4(b)(2) and N.J.S.A. 40A:12A-8.K-1., the Borough of Milltown Planning Board ("Planning Board") may study and make recommendations to the Mayor and the Council for the redevelopment of a redevelopment area and the Mayor and Council has referred the proposed amendment to the Planning Board for its review and recommendation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e), the Planning Board has reviewed the proposed amendment to the Redevelopment Plan to determine, among other things, whether the proposed amendment is consistent with the Borough's Master Plan; and

**WHEREAS**, the Planning Board of the Borough of Milltown found that the Amendment to Subsection 4.E " Other Provisions/Requirements Applicable to the Redevelopment Project", of the Milltown Redevelopment Plan is consistent with the Master Plan and the Planning Board recommends adoption of the Ordinance to the Mayor and Council, as its report to the Mayor and Council; and

**WHEREAS**, the Mayor and Council of the Borough of Milltown hereby determine that it is appropriate to adopt the proposed amendment to the Redevelopment Plan.

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

**SECTION 1.** The Milltown Ford Avenue Redevelopment Plan is amended and supplement so as to eliminate the current Subsection 4.E "Other provisions/requirements applicable to the Redevelopment Project" and substitute the following:

Section 4.E. Other Provisions/Requirements Applicable to Redevelopment Project

Section 1. Residential Units Count and Mix Caps

- a) The overall Ford Avenue Redevelopment Area residential unit count shall not exceed 350 units, including the required 70 affordable units. The residential units mix; unit types, bedroom counts and affordable unit requirements shall be as follows:
  - i. 70 affordable units, which shall include 17 affordable senior units if permitted by law.
  - ii. the 70 affordable units must comply with N.J.A.C. 5:80-26.3;
    - (a) at least 50% of the restricted units within each bedroom distribution shall be low income and the remainder may be moderate income units;
    - (b) non-age restricted affordable units shall be provided in accordance with the following schedule:
      - one bedroom – 20%
      - two bedroom – minimum of 30%
      - three bedroom – minimum of 20%

(c) affordable units, both low and moderate income shall be priced, affirmatively marketed, deed restricted, distributed as evenly as practical throughout the project and phased consistent with Milltown Borough's Affordable Housing Ordinance. At least 13%, but not to exceed 9 units, of the 70 affordable units shall be made available for occupancy by very low income households as that term is defined in N.J.S.A. 52:27D-304.

(d) The affordable senior units may all be one bedroom.

- iii. A minimum of 100 and a maximum of 165 townhouse units (fee simple or condominium):
  - a. Limited to one to three bedroom units
  - b. Individual units shall not exceed 2,500 square feet
- iv. The residual shall be non-age restricted or age-restricted midrise units, including the 70 affordable units.

Of these, the market-rate units shall be provided in accordance with the following schedule:


- A minimum of 25% one-bedroom, with a maximum unit square footage of 850 square feet
- A maximum of 75% two-bedroom, with a maximum unit square footage of 1,300 square feet

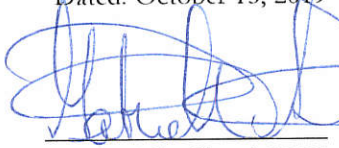
The Planning Board may vary these requirements within a range of 5%, plus or minus, for good cause shown and to advance the General Redevelopment Objectives.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.


**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be 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 hereof.

**SECTION 4.** This ordinance shall take effect after second reading and publication as required by law.

Motion/ Second	Roll Call	Aye	Nay	Abstain	Absent	Adopted on First Reading Dated: September 23, 2019
	Council President Dixon	X				 Gabriella Siboni, RMC Borough Clerk
	Councilman Parkas	X				
	Councilwoman Kerber				X	
Motion	Councilman Ligotti	X				
Second	Councilwoman Mehr	X				
	Councilman Revolinsky	X				

Motion/ Second	Roll Call	Aye	Nay	Abstain	Absent	Adopted on Second Reading Dated: October 15, 2019
	Council President Dixon	X				 Gabriella Siboni, RMC Borough Clerk
	Councilman Parkas	X				
Second	Councilwoman Kerber	X				
Motion	Councilman Ligotti	X				
	Councilwoman Mehr	X				
	Councilman Revolinsky	X				

Approval by the Mayor on this day of 15th day of October, 2019

  
 Eric A. Steeber, Mayor