

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY

ORDINANCE NO. 2018-5**

**AN ORDINANCE OF THE BOROUGH OF LEBANON, COUNTY OF
HUNTERDON TO CREATE A HOUSING AND REDEVELOPMENT
ADVISORY COMMITTEE**

WHEREAS, the Borough of Lebanon has periodically updated the Borough's Master Plan in accordance with the statutory authorization and direction of the N.J. Municipal Land Law; and

WHEREAS, the Borough of Lebanon has recognized its fair share responsibility for providing low and moderate income housing including the satisfaction of prior round goals established by the Council on Affordable Housing and which housing has since been constructed; and

WHEREAS, the Borough of Lebanon, pursuant to a Judgment of the New Jersey Supreme Court has instituted a Declaratory Judgment lawsuit before the Superior Court of New Jersey seeking a Judgment of Compliance and Repose determining that the Borough's compliance with its gap-period and affordable housing obligations for the period of 2015 through 2025 are being satisfied; and

WHEREAS, the Borough of Lebanon is located within the "Planning Area" as identified by the New Jersey Highlands Council (and implementation of the New Jersey Highlands Water Protection and Planning Act of 2004) and is actively participating in the redrafting of necessary Ordinances to meet both its housing obligations, while also satisfying all standards enunciated by the New Jersey Highland's Council, and including most recently as application for "Town Center" designation; and

WHEREAS, the Governing Body and Land Use Board of the Borough of Lebanon have reviewed existing commercial and residential development, and previously approved applications for development under current Ordinances; and

WHEREAS, the Governing Body is working in conjunction with the Lebanon Borough Sewerage Authority to analyze current public sewer usage and future capacity availability; and

WHEREAS, it has been determined that certain areas of the Municipality may be unproductive, in need of redevelopment and/or rehabilitation and analysis thereof should be made in conjunction with all of the responsibilities of the Governing Body and Land Use Board for future planning and development.

WHEREAS, several residents of the Lebanon Borough community have a long-term and unique working experience in the Municipality, having been long time residents and have served on Boards and/or Commissions of the Borough, have been elected or appointed members of public entities, including the Board of Education, the Sewer Authority and the Governing Body, and have special knowledge and expertise to assist the Borough in its future housing and redevelopment activities.,

NOW THEREFORE BE IT ORDAINED by the Council of the Borough of Lebanon, with the Approval of the Mayor, that there is hereby created a “Housing and Redevelopment Advisory Committee of the Borough of Lebanon”, as follows:

SECTION 1. HOUSING AND REDEVELOPMENT ADVISORY COMMITTEE.

1. **Name.** The Committee shall be designated as the “Lebanon Borough Housing and Redevelopment Advisory Committee”.
2. **Members and Terms.** The Advisory Committee shall be comprised of five (5) members who shall be residents of the Borough of Lebanon and shall be appointed by the Governing Body. The Advisory Committee members shall serve for a term of five (5) years, except that the first of these appointees shall be designated to serve the following terms: One for a term of one year, one for a term of two years, one for a term of three years, one for a term of four years and one for a term of five years.

A member of the Advisory Committee may also be an elected official, officer, employee, or member of another Board or Committee of the Municipality. Each member shall hold office for the term of his appointment and until his successor shall have been appointed and qualified. Any vacancy occurring for any cause, shall be filled in the same manner as the original appointment, but only for the unexpired term.

3. **Duties.** The Lebanon Borough Housing and Redevelopment Committee shall analyze, study, report and submit to the Governing Body and Land Use Board, its recommendations to satisfy the Municipality’s obligations with regard to housing within the community, including low and moderate income and affordable housing, as well as rehabilitation of existing residential and commercial properties and in appropriate situations, redevelopment of areas determined to be in need, as well as such other ongoing needs of the Municipality. The recommendations of the Committee shall be advisory only, and offered to assist the appropriate legal entity in fulfilling their responsibility to promote the advancement of the Community’s interest and the public health, safety and welfare.

SECTION 2. SEVERABILITY.

In event that any clause, section, paragraph, or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason; it shall be deemed severable, and the Borough Council hereby declares its intent that the balance of the Ordinance shall not be affected by the said invalidity, and the remainder shall remain in full force and effect.

SECTION 3. EFFECTIVE DATE.

This Ordinance shall take effect upon final adoption and publication in accordance with the law.

Vote after public hearing and upon final adoption:

Burton _____
Berger _____
Junge _____
Piagentini _____
Schneider _____
Baldinger _____

Ordinance approved by the Governing
Body and presented to the Mayor on
_____, 2018

Veto in Whole or Part:

Approved:

Michael Reino, Mayor
Date:

{or}

Michael Reino, Mayor
Date:

Returned to Borough Clerk with statement attached on _____, 2018

NOTICE

TAKE NOTICE that the above ordinance was introduced at a regular meeting of the Borough Council of the Borough of Lebanon on July 18, 2018 and will be considered for final passage after public hearing at a regular meeting of the Borough Council of the Borough of Lebanon to be held on _____ at 7:30 p.m. in the Municipal Building, located at 6 High Street, Lebanon, New Jersey

Karen M. Romano, Borough Clerk