

O-16-06  
02/17/16

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 84, LOTS 6, 7, 8 AND 9 (140 AVENUE B, 138 AVENUE B, 103 WEST 44<sup>TH</sup> STREET AND 101 WEST 44<sup>TH</sup> STREET) ON THE TAX MAPS OF THE CITY OF BAYONNE**

**WHEREAS**, the City of Bayonne, in the County of Hudson, New Jersey (the “**City**”), a public body corporate and politic of the State of New Jersey (the “**State**”), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, on, the Municipal Council of the City (the “**Municipal Council**”) adopted 98-02-04-040, designated the entirety of the City of Bayonne as an area in need of rehabilitation in accordance with the provisions of *N.J.S.A. 40A:12A-14* of the Redevelopment Law; and

**WHEREAS**, the Municipal Council, pursuant to Resolution No. 15-10-21-064, directed the Planning board, to prepare and review a Redevelopment Plan for Block 84, Lots 6, 7, 8 and 9, which is also known as 140 Avenue B, 138 Avenue B, 103 West 44<sup>th</sup> Street and 101 West 44<sup>th</sup> Street on the Tax Maps of the City of Bayonne (the “**Rehabilitation Area**”) and make recommendations to the Municipal Council in accordance with the Redevelopment Law; and

**WHEREAS**, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services has prepared a redevelopment plan for the Rehabilitation Area titled “Redevelopment Plan, Block 84, Lots 6, 7, 8 and 9, 138-140 Avenue B and 101-103 West 44<sup>th</sup> Street” (the “**Redevelopment Plan**”); and

**WHEREAS**, the Planning Board adopted a Resolution recommending the Redevelopment Plan to the Municipal Council and concluding that the Redevelopment Plan is consistent with the Master Plan of the City of Bayonne (the “**Resolution**”); and

**WHEREAS**, upon review of the Planning Board’s Resolution and recommendations relating to the Redevelopment Plan, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interests of the City for the redevelopment of the Redevelopment Area.

**NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Redevelopment Plan is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* and *N.J.S.A. 40A:12A-15* of the Redevelopment Law.

**Section 3.** The zoning district map in the zoning ordinance of the City is hereby amended to include the “Rehabilitation Area” per the boundaries described in the Redevelopment Plan and the provisions therein.

**Section 4.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the City Clerk during regular business hours.

**Section 6.** This Ordinance shall take effect in accordance with all applicable laws.