

O-19-04  
01/16/19

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR 8<sup>TH</sup> STREET REHABILITATION PLAN RELATED TO THE PROPERTY LOCATED AT 282-284 BROADWAY, 286-288 BROADWAY, 9-13 HERRICK COURT AND 9-15 EAST 12<sup>TH</sup> ST, WHICH PROPERTIES ARE IDENTIFIED AS BLOCK 258, LOTS 1, 2, 12 AND 13 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. (Newark Glass)**

**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 amending

**WHEREAS**, pursuant to the Redevelopment Law, the Municipal Council adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

**WHEREAS**, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services in conjunction with Local and Planning Services of the Department of Community Affairs, has prepared a rehabilitation plan for the Rehabilitation Area titled “City of Bayonne 8th Street Station Rehabilitation Area Plan” dated February 3, 2015 (the “**Rehabilitation Plan**”); and

**WHEREAS**, on February 25, 2015, the Planning Board adopted a Resolution recommending the 8th Street Station Rehabilitation Area Plan to the Municipal Council and concluding that the Rehabilitation Plan is consistent with the Master Plan of the City of Bayonne (the “**Resolution**”); and

**WHEREAS**, on April 22, 2015, the Bayonne Municipal Council (the “**Municipal Council**”) adopted an Ordinance approving the 8th Street Station Rehabilitation Area Plan in order to effectuate a plan that is consistent with the goals and objectives of the City for the redevelopment of the Property; and

**WHEREAS**, the Municipal Council adopted a Resolution on February 14, 2018 authorizing the Planning Board of the City (the “**Planning Board**”) to reopen and amend the Rehabilitation Plan and to transmit its recommendations relating to the sites contained in the Rehabilitation Plan in order to expand the scope of the revitalization and redevelopment efforts in the City and make modifications to the Redevelopment Plan necessary to further the goals and objectives of the Master Plan; and

**WHEREAS**, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) of the Redevelopment Law, the Planning Board, through the City's staff and/or Planning Board professionals, is permitted to amend a Redevelopment Plan; and

**WHEREAS**, the Municipal Council believes that it is in the best interest of the City to amend the Redevelopment Plan for Rehabilitation Site #5 located at 282-284 Broadway & 286-288 Broadway; 9-13 Herrick Court and 9-15 E 12th Street identified as Block 258 Lots 1, 2, 12, and 13 on the City's Tax Maps(the "**Property**"); and

**WHEREAS**, an amended Redevelopment Plan, which includes the Property entitled "Amendment to the 8<sup>th</sup> St Rehabilitation Plan Rehabilitation Site #5: Newark Glass Site" for 282-284 Broadway, 286-288 Broadway; 9-13 Herrick Court and 9-15 E 12th Street identified as Block 258 Lots 1, 2, 12, and 13 on the City's Tax Maps, dated August 7, 2018 has been prepared by the City Planning Department (the "**Amended Redevelopment Plan**"); and

**WHEREAS**, on August 14, 2018, the Planning Board reviewed the Amended Redevelopment Plan and recommended the adoption of the Amended Redevelopment Plan to the Municipal Council and concluded that said Amended Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

**WHEREAS**, upon receipt and review of the Planning Board's recommendations relating to the Amended Redevelopment Plan, the Municipal Council desires to adopt the Amended Redevelopment Plan in order to effectuate a plan that is consistent with the goals and objectives of the City for the redevelopment of the Property; and

**WHEREAS**, the Municipal Council believes that the adoption of the Amended Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

**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 Amended Redevelopment Plan is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law. Further, the Amended Redevelopment Plan shall amend, replace and supersede any prior redevelopment plans with respect to the Property (282-284 Broadway, 286-288 Broadway, 9-13 Herrick Court and 9-15 E 12th Street Block 258 Lots 1, 2, 12, and 13).

**Section 3.** The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

**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 Amended 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.

## Summary

Plan allows:

Max 10 stories (120 feet with mechanicals) Min 5 stories (70 ft w/ mechanicals)

Zero setback front (Broadway) and rear (Herrick) three from Side

One to one parking ratio

Driveway only allowed on Herrick St.

Unit count not known depends on size of building if ten stories could be over 100 units depending on layout and parking.