

O-19-07
01/16/19

ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING AN AMENDMENT TO THE PENINSULA AT BAYONNE HARBOR REDEVELOPMENT PLAN TO ADJUST THE BOUNDARIES OF VARIOUS REDEVELOPMENT PLAN DISTRICTS PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Municipal Council of the City of Bayonne in its capacity as the redevelopment entity (the “**Municipal Council**”) for the City of Bayonne (the “**City**”) is responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City identified and designated the Bayonne Military Ocean Terminal (hereinafter referred to as the “**Peninsula**”) as an area in need of redevelopment, including certain property known as Block 830 Lot 1; Block 900, Lot 1; Block 1000 Lot 1; Block 1180, Lots 1 and 2; Block 1100, Lot 1; and Block 440, Lots 1.2 and 2.11, on the official tax map of the City of Bayonne, which is referred to as the Maritime District, the Landing District, the Loft District and the Pointe District (the “**Property**”); and

WHEREAS, on August 24, 2001, the Municipal Council adopted by Ordinance the Redevelopment Plan for the Peninsula at Bayonne Harbor which was superseded by a subsequent redevelopment Plan adopted on December 15, 2004 (“**Redevelopment Plan**”); and

WHEREAS, the City has adopted various District Specific Redevelopment Plans for the Property which reduced the geographical jurisdiction of the Redevelopment Plan; and

WHEREAS, the various owners of the Property have indicated a desire to transfer portions of various lots and have prepared a subdivision plan that would alter the boundaries of the Districts; 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 the Redevelopment Plan; and

WHEREAS, the Municipal Council authorized the preparation of an Amendment to the Redevelopment Plan; and

WHEREAS, the Municipal Council now believes that it is in the best interests of the City to amend the Redevelopment Plan for the Property in order to re-align the District boundaries to reflect Block and Lot line adjustments as a result of property transactions and to maintain the distinction between districts; and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Administration has prepared an Amendment to the Peninsula at Bayonne Harbor Redevelopment Plan, dated December 7, 2018 (the “**Amended Redevelopment Plan**”); and

WHEREAS, on December 11, 2018, the Planning Board reviewed the amendment to the Redevelopment Plan and recommended the adoption of the amendment to the Municipal Council and concluded that said 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 Amendment to the Redevelopment Plan, the Municipal Council desires to adopt the 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 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 Amendment to the Redevelopment Plan is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

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 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.

