

**O-21-03**  
**1/20/21**

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 21 W 46<sup>TH</sup> ST., 19 W 46<sup>TH</sup> ST., 17 W 46<sup>TH</sup> ST., 12 W 47<sup>TH</sup> ST., 14 W 47<sup>TH</sup> ST., 16 W 47<sup>TH</sup> ST. 20 W 47<sup>TH</sup> ST., 22 W 47<sup>TH</sup> ST. AND 24 W 47<sup>TH</sup> STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 77, LOTS 13, 14, 15, 27, 28, 29, 30, 31, AND 32, ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 30A:12A-1 ET. SEQ. (Resnicks II)**

**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**, pursuant to the Redevelopment Law, the Municipal Council of the City (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**, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare a redevelopment plan; and

**WHEREAS**, on May 12, 2020, the Planning Board adopted a resolution recommending that the Study Area be determined by the Municipal Council to be a non-condemnation “area in need of redevelopment” under the Redevelopment Law, *N.J.S.A. 40A:12A-1 et seq.*; and

**WHEREAS**, on June 17, 2020 the City Council designated the Property as a non-condemnation area in need of redevelopment (the Redevelopment Area”) and authorizing the Planning Board to create a Redevelopment 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, has prepared a redevelopment plan for the Redevelopment Area titled “Resnick Phase II Redevelopment Plan” dated October 27, 2020 (the “**Redevelopment Plan**”); and

**WHEREAS**, the Planning Board reviewed the Redevelopment Plan and, in accordance with the Redevelopment Law, on November 9, 2020, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan, 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 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 Redevelopment Plan titled “Resnick Phase II Redevelopment Plan” dated October 27, 2020 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.

## Summary

The plan allows for the development of the second part of the Resnick development

The plan permits up to 75 units with a minimum 90 parking spaces. 7 and a half stories (top floor is stepped back).

The development would allow for better traffic flow with the building being connected to the other one the driveway will have an entrance/ exit on 46<sup>th</sup> and 47<sup>th</sup> street.