

O-21-19
04/14/21

ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTIES LOCATED AT 7 NEW HOOK ROAD, WHICH PROPERTY IS IDENTIFIED AS BLOCK 479 LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE 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. (PDQ PLASTIC)

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, the City Council by Resolution authorized the Planning Board (“**Planning Board**”) of the City of Bayonne to conduct an investigation determine if certain property located at 7 and 9 New Hook Road, which property is identified as Block 479, Lot 1 and Block 481 Lot 5.02, as shown on the official Tax Map of the City (the “**Study Area**”) constituted a non-condemnation “area in need of redevelopment,” in accordance with the Redevelopment Law; and

WHEREAS, On December 16, 2020, the Municipal Council adopted Resolution 20-12-16-014 which designated Block 479, Lot 1 and Block 481 Lot 5.02, (the “**Redevelopment Area**”) as a non-condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law and authorized and directed the Bayonne Planning Board to prepare a redevelopment plan pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services has prepared a redevelopment plan for the Redevelopment Area titled “**Redevelopment Plan 7 Hook Road**” (the “**Redevelopment Plan**”); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan and, in accordance with the Redevelopment Law, on February 9, 2021, 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 review of the Redevelopment plan and after consultation with the City's professionals additional amendments were proposed to the Redevelopment plan related to green infrastructure and offsite parking; 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 with the additional corrections as set forth on Exhibit A attached hereto 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 as amended designated for the properties identified as Block 479 Lot 1 on the official tax map of the City of Bayonne 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.

Exhibit A

Amendments for Redevelopment Plan Block 479 Lot 1 7 Lower Hook Road City of Bayonne, Hudson County, dated February 9, 2021

Section 2.3 Bulk Regulations:

Maximum building coverage 75 Percent.*

Maximum lot coverage 90 Percent *

*bonus density permitted if 50% of the roof is dedicated to a green roof or solar panels Building Coverage up to to 90 percent and lot coverage up to 97 percent

Minimum Building Setback 5 feet from all other lot lines

Section 2.4

8 Parking may be provided offsite within 500 feet of the Redevelopment area subject to Board approval. Evidence of ownership of the lot on which the parking is proposed and or lease agreement for available of parking spaces for a minimum of 15 years shall be required.