

Agenda No. O-25

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE 301 AND 300-302 CONSTITUTION AVENUE REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 803, LOT 1 AND BLOCK 815, LOT 1 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.

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 or amend a redevelopment plan; and

WHEREAS, on December 9, 2025, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Block 803, Lot 1 and Block 815, Lot 1, as shown on the official Tax Map of the City (the “**Redevelopment Area**”) qualified as an area in need of redevelopment and recommended that the City Council designate the Redevelopment Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, in order to effectuate the redevelopment of the Redevelopment Area, and pursuant to the authority granted under the Redevelopment Law, the City Council directed Beacon Planning and Consulting Services, LLC to prepare a redevelopment plan, entitled “301 & 300-302 Constitution Avenue Redevelopment Plan,” a copy of which is attached here to as Exhibit A, that the City wishes to adopt for the Redevelopment Area (“**Redevelopment Plan**”); 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 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 for property identified as Block 803, Lot 1 and Block 815, Lot 1 on the 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 Redevelopment Plan shall supersede the provisions of the City Land Development Ordinance, as set forth in the Redevelopment Plan.

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.