

AN ORDINANCE OF THE CITY OF BAYONNE TO REOPEN AND AMEND THE CITY'S MASTER PLAN TO ESTABLISH CLEARLY DEFINED ZONING DISTRICTS THAT REFLECT THE CHARACTER OF THE CITY AND PROTECT RESIDENTIAL NEIGHBORHOODS FROM INAPPROPRIATE DEVELOPMENT

WHEREAS, the City of Bayonne is fully built-out, diverse urban municipality comprised of distinct residential neighborhoods, commercial corridors, industrial areas, waterfront districts and historic communities; and

WHEREAS, the City's Master Plan serves as the foundational planning document guiding land use, zoning, development, redevelopment, and long-term growth in accordance with New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.); and

WHEREAS, changes in development pressures, population trends, housing needs, infrastructure demands, and environmental considerations necessitate periodic review and updating of the City's Master Plan to ensure it remains relevant and responsive; and

WHEREAS, residents across Bayonne have expressed concerns that existing zoning classifications and land use policies do not sufficiently distinguish between neighborhoods of differing character, scale, density, and historical context; and

WHEREAS, the lack of clearly defined and neighborhood-sensitive zoning districts may result in development that is incompatible with surrounding uses, negatively impacting quality of life, public safety, infrastructure capacity, and neighborhood stability; and

WHEREAS, it is in the public interest to ensure that future development and redevelopment *within the City of Bayonne is appropriate in scale, use, height, density, and intensity relative to* surrounding neighborhoods; and

WHEREAS, reopening the Master Plan will allow the City evaluate and establish more precise and defined zoning districts that better represent Bayonne's unique neighborhoods, commercial areas, industrial uses, and waterfront assets; and

WHEREAS, such a review will provide an opportunity to strengthen protections for residential neighborhoods, promote responsible economic development, preserve community character, and ensure consistency with smart growth principles; and

WHEREAS, the Municipal Council recognized that importance of community input, professional *planning expertise, and transparent public process in undertaking any Master Plan amendment:*

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Bayonne, County of Hudson, State of New Jersey, as follows:

1. The City of Bayonne hereby authorizes and directs the reopening and comprehensive review of the City's Master Plan for the purpose of evaluating existing land use and zoning policies.
2. Such review shall include in consideration and establishment of clearly defined zoning district that more accurately reflect the character, scale, and intended use of different areas of the City.
3. The amended Master Plan shall prioritize protection for residential neighborhoods against inappropriate or incompatible development, including but not limited to excessive height, density, intensity, or use.
4. The Planning Board of the City of Bayonne is hereby directed to undertake this review, with assistance from professional planning staff and consultants as necessary, and to conduct all required public hearings in accordance with State law.
5. The Planning Board shall provide recommendations to the Municipal Council for Master Plan amendments and any corresponding zoning ordinance changes deemed necessary to implement its findings.
6. This Ordinance shall take effect immediately upon adoption and publication as required by law.