

O-26-73
08/12/26

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, ADOPTING THE SECOND AMENDMENT TO THE HARBOR STATION NORTH REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 660.01, 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 August 24, 2001, the Municipal Council adopted by Ordinance the Redevelopment Plan for the Peninsula at Bayonne Harbor (the “**Property**”), which was superseded by a subsequent Redevelopment Plan adopted on December 15, 2004 with subsequent amendments through October 21, 2021; and

WHEREAS, the Municipal Council adopted Resolution 25-06-18-056, which authorized and directed the Planning Board (the “**Planning Board**”) to re-open and amend the Redevelopment Plan and sub-Redevelopment Plans to provide for enhanced flexibility in design, density, and uses within Block 660 to encourage and facilitate further redevelopment at the Property; 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 Clarke Caton Hintz to prepare a redevelopment plan entitled “Second Amendment to the Harbor Station North Redevelopment Plan,” a copy of which is on file with the City Clerk, that the City wishes to adopt for the Redevelopment Area (“**Redevelopment Plan**”); and~~

WHEREAS, Clarke Caton Hintz, on behalf of the City, prepared the document entitled “Second Amendment to the Harbor Station North Redevelopment Plan” (the “**Redevelopment Plan**”), a copy of which has been filed with the Office of the City Clerk and made available for

public inspection in accordance with the requirements of the Local Redevelopment and Housing Law; and

WHEREAS, on July 14, 2026, the Planning Board of the City of Bayonne conducted a duly noticed public hearing on the proposed Second Amendment to the Harbor Station North Redevelopment Plan, received the testimony of the City's planning consultant, considered the proposed amendment and all supporting materials, and thereafter adopted Resolution No. P-25-024 recommending that the Municipal Council adopt the Second Amendment to the Harbor Station North Redevelopment Plan, together with the revisions set forth therein; and

WHEREAS, the Municipal Council has received and reviewed the Planning Board's recommendation and Resolution No. P-25-024, has considered the Planning Board's findings in accordance with N.J.S.A. 40A:12A-7(e), and finds that adoption of the Second Amendment to the Harbor Station North Redevelopment Plan is in the best interests of the City and will further the purposes of the Local Redevelopment and Housing Law; 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; and

WHEREAS, the Municipal Council finds that the Second Amendment to the Harbor Station North Redevelopment Plan, as recommended by the Planning Board, advances the redevelopment objectives of the Harbor Station North Redevelopment Area, promotes appropriate land use planning, and is consistent with the public health, safety, and welfare and the purposes of the Local Redevelopment and Housing Law.

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. Pursuant to N.J.S.A. 40A:12A-7, the Second Amendment to the Harbor Station North Redevelopment Plan, as prepared by Clarke Caton Hintz and on file with the Office of the City Clerk, is hereby approved, adopted and incorporated herein by reference as though fully set forth at length. The Municipal Council has considered the recommendation of the Planning Board memorialized in Resolution No. P-25-024 prior to the adoption of this Ordinance. The Municipal Council further finds that the Second Amendment is substantially consistent with the Master Plan of the City of Bayonne and satisfies the requirements of the Local Redevelopment and Housing Law.

~~The Redevelopment Plan for property identified as Block 660.01, 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 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 Second Amendment to the Harbor Station North Redevelopment Plan, together with the Planning Board Resolution P-25-024 recommending its adoption, shall be maintained on file in the Office of the City Clerk and shall be available for public inspection during regular business hours.

~~A copy of this Ordinance and the Redevelopment Plan (upon completion) 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.