

O-16-41
07/20/16

ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING AN AMENDED AND EXPANDED REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 73 EAST 31ST STREET, 74-78 EAST 32ND STREET AND 258-270 PROSPECT AVENUE, WHICH PROPERTY IS IDENTIFIED AS BLOCK 411 LOTS 1, 6, 7, 8, 10.01, 11, 12, 13, 14, AND 15 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

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, by resolution on June 15, 2016, the Municipal Council of the City (the “**Municipal Council**”) designated the property located at 73 East 31st Street, 74-78 East 32nd Street and 258-270 Prospect Avenue, which property is identified as Block 411, Lots 1, 6, 7, 8, 10.01, 11, 12, 13, 14, and 15 on the Tax Map of the City of Bayonne as an 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 (the “**Redevelopment Area**”); and

WHEREAS, on February 19, 2014, the Municipal Council adopted a redevelopment plan for Block 411, Lots 2, 3, 4, and 5, titled “Redevelopment Plan Block 411, Lots 2, 3, 4, and 5, City of Bayonne, Hudson County, New Jersey” dated January 7, 2014 (the “Redevelopment Plan”); and

WHEREAS, on August 19, 2015, the Municipal Council, pursuant to Resolution No. 15-08-19-072, directed the Planning Board to review the Redevelopment Plan, and make recommendations to the Municipal Council regarding an update to the Redevelopment Plan in accordance with the Redevelopment Law; and

WHEREAS, on November 10, 2015, the Municipal Council adopted the “Amended and Restated Redevelopment Plan, 77 & 79-87 East 31st Street, 80 East 32nd Street, Block 411, Lots 2, 3, 4, & 5” dated October 13, 2015 (“Amended Redevelopment Plan”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services has prepared an amended and expanded redevelopment plan to the Amended Redevelopment Plan for the Redevelopment Area titled “Redevelopment Plan Block 411, Lots 1, 6, 7, 8, 10.01, 11, 12, 13, 14, and 15” dated June 3, 2016 (the “**Amended and Expanded Redevelopment Plan**”); and

WHEREAS, by resolution on May 18, 2016, the Planning Board of the City (the “**Planning Board**”) has been directed by the Municipal Council to prepare and review the Amended and Expanded Redevelopment Plan, and to transmit its recommendations relating to

the Amended and Expanded Redevelopment Plan to the Municipal Council in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

WHEREAS, at the City's direction the Planning Board's staff prepared an Amended and Expanded Redevelopment Plan and the Planning Board reviewed same at a public hearing on June 14, 2016 and recommended its adoption; and

WHEREAS, upon receipt and review of the Planning Board's recommendations relating to the Amended and Expanded Redevelopment Plan, the Municipal Council believes that the adoption of the Amended and Expanded Redevelopment Plan is in the best interests 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 Amended and Expanded Redevelopment Plan is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law. Further, the Amended and Expanded Redevelopment Plan shall amend, replace and supersede any prior redevelopment plans with respect to Redevelopment Area.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the "Redevelopment Area" per the boundaries described in the Amended and Expanded Redevelopment Plan and the provisions therein.

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 Amended and Expanded 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.