

O-17-17
04/19/17

ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING AN OVERLAY AS AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE PENINSULA AT BAYONNE-HARBOR STATION SOUTH AS IT RELATES TO THE PORTION OF THE PENINSULA IDENTIFIED AS BLOCK 700, LOT 1, AND BLOCK 720, LOT 1, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the Municipal Council of the City of Bayonne in its capacity as the redevelopment entity (the “**Municipal Council**”) for the City of Bayonne (the “**City**”) is responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City identified and designated the Bayonne Military Ocean Terminal (hereinafter referred to as the “**Peninsula**”) as an area in need of redevelopment, including certain property known as Block 700 Lot 1; Block 720, Lot 1; Block 730 Lot 1; Block 731, Lot 1; Block 751, Lot 1; Block 770, Lot 1; Block 780, Lot 1; Block 790, Lot 1; and Block 730, Lot 2, on the official tax map of the City of Bayonne, which is referred to as Harbor Station South (the “**Redevelopment Property**”); and

WHEREAS, the City has adopted an Amended Redevelopment Plan for the Redevelopment Property (hereinafter referred to as the “**Amended Redevelopment Plan**”) defined herein below which Amended Redevelopment Plan supersedes and replaces all prior redevelopment plans applicable to the Redevelopment Property; and

WHEREAS, the City is the owner of the Redevelopment Property; and

WHEREAS, Bayonne Redevelopers, LLC (the “**Redeveloper**”), through its affiliate JMF Acquisitions Group, L.L.C., is the designated Redeveloper of a portion of the Redevelopment Property identified as Block 720, Lot 1, Block 791, Lot 1 and Block 700, Lot 1; and

WHEREAS, pursuant to the provisions of *N.J.S.A.* 40A:12A-7(e) of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to amend the Redevelopment Plan; and

WHEREAS, the Municipal Council authorized the preparation of an amendment to Amended Redevelopment Plan for the creation of an overlay for Block 700, Lot 1 and Block 720, Lot 1; and

WHEREAS, the Municipal Council believes that the preparation of amendment to the Amended Redevelopment Plan for Block 700, Lot 1 and Block 720, Lot 1, is in the best interests of the City.

WHEREAS, an amendment to the Amended Redevelopment Plan has been prepared by the City, which provides an overlay relative to Block 700, Lot 1 and Block 720, Lot 1.

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. An amendment to the Amended Redevelopment Plan (the “Plan”) creating an overlay is hereby adopted for the property identified as Block 700, Lot 1 and Block 720, Lot 1, as shown on the official Tax Map of the City in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

Section 3. 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 4. A copy of this Ordinance and the Plan shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 5. This Ordinance shall take effect in accordance with all applicable laws.