

O-18-36
7/18/18

ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR THE MILITARY OCEAN TERMINAL/PENINSULA AT BAYONNE HARBOR 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)* of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, are permitted to amend a redevelopment plan; and

WHEREAS, the Municipal Council by Resolution Number 98-03-18-065, has previously authorized the City Planning Board to review the redevelopment plan for the Military Ocean Terminal/Peninsula at Bayonne Harbor (the “**Redevelopment Plan**”), which consists of the property formerly known as Block 404, Lot 1, which was acquired from the U.S. Army, was found to be an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-1* and confirmed by Resolution Number 99-11-23-078 adopted by the Municipal Council of the City on November 23, 1999, and has been subdivided into various blocks and lots, (hereinafter referred to as the “**Property**”); and

WHEREAS, the Redevelopment Plan was originally adopted by the Municipal Council of the City by Ordinance Number 0-01-45 on August 24th, 2001, and became effective on September 14, 2001; and

WHEREAS, said Redevelopment Plan has been amended several times, consistent with statutory mandates, since its original adoption; and

WHEREAS, the most recent amendment to the Redevelopment Plan was adopted on September 24, 2008 by Ordinance O-08-22 (the “**Amended Redevelopment Plan**”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Administration has prepared an amended and expanded redevelopment plan to the Amended Redevelopment Plan for the Property titled “Amendment to the Peninsula at Bayonne Harbor Redevelopment Plan”, dated April 18, 2018 (the “**Amended and Expanded Redevelopment Plan**”); and

WHEREAS, the Municipal Council desires to adopt the Amended and Expanded Redevelopment Plan in order to effectuate a plan that is consistent with the goals and objectives of the City for the redevelopment of the Property; and

WHEREAS, the Municipal Council believes that the adoption of the Amended and Expanded Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

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 the Property.

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 Amended and Expanded Redevelopment Plan and the provisions thereon.

Section 4. The City hereby transfers the Amended and Expanded Redevelopment Plan to the Planning Board for further consideration and to determine same is consistent with the City’s Master Plan and in accordance with the Redevelopment Law.

Section 5. 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 6. 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 7. This Ordinance shall take effect in accordance with all applicable laws.

