

**O-18-65**  
**11/7/18**

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR THE PROPERTY AT 554-556 BROADWAY AND 11 EAST 25<sup>TH</sup> STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 184, LOT 5 AND BLOCK 184 LOT 10 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 amending

**WHEREAS**, pursuant to the Redevelopment Law, 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**, on **December 13, 2017**, the Bayonne Municipal Council (the “Municipal Council”) adopted Resolution **17-12-13-073** requesting the Planning Board of the City (the “Planning Board”) to prepare a redevelopment plan for **554-556 Broadway and 11 East 25<sup>th</sup> Street**, which property is identified as **Block 184, Lot 5** and **Block 184 Lot 10** (the “Property”); and make recommendations to the Municipal Council in accordance with the Redevelopment Law; and

**WHEREAS**, the City of Bayonne, Division of Planning & Zoning, Department of Administration prepared a redevelopment plan for the Property entitled “**Redevelopment Plan for Block 184, lot 5 (554-556 Broadway) Block 184, lot 10 (11 East 25<sup>th</sup> Street) (Mandee’s)**”, dated **March 6, 2018** (the “Redevelopment Plan”); and

**WHEREAS**, on **March 13, 2018**, the Planning Board reviewed the Redevelopment Plan and recommended the adoption of the Redevelopment Plan to the Municipal Council and concluded that said Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

**WHEREAS**, upon receipt and review of the Planning Board’s recommendations relating to the Redevelopment Plan, the Municipal Council on **April 18, 2018** approved Ordinance **O-18-18** adopting the 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 thereafter requested and authorized the planning Board to reopen and amend the redevelopment plan in order to expand the scope of the revitalization and redevelopment efforts in the City and make modifications to the Redevelopment Plan necessary to further the goals and objectives of the Master Plan; 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 a Redevelopment Plan; and

**WHEREAS**, the Municipal Council believes that it is in the best interest of the City to amend the Redevelopment Plan for the property identified as **Block 184, Lot 5** and **Block 184 Lot 10** on the City's Tax Maps

**WHEREAS**, an amended Redevelopment Plan, which includes the Property entitled "**Redevelopment Plan for Block 184, lot 5 (554-556 Broadway) Block 184, lot 10 (11 East 25<sup>th</sup> Street) (Mandee's)**", has been prepared by the City Planning Department (the "**Amended Redevelopment Plan**"); and

**WHEREAS**, on **September 19, 2018**, the Planning Board reviewed the Amended Redevelopment Plan and recommended the adoption of the Amended Redevelopment Plan to the Municipal Council and concluded that said Amended Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

**WHEREAS**, upon receipt and review of the Planning Board's recommendations relating to the Amended Redevelopment Plan, the Municipal Council desires to adopt the Amended 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 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 Redevelopment Plan is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law. Further, the Amended 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 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 Amended 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.

JFC/jc/jmd