

**O-19-12**  
**02/20/19**

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A SECOND AMENDED REDEVELOPMENT PLAN FOR THE PROPERTIES LOCATED AT 171-181 LEFANTE WAY; 77-97 LEFANTE WAY; 101-129 LEFANTE WAY; 131-139 LEFANTE WAY; AND 191 LEFANTE WAY, WHICH PROPERTIES ARE IDENTIFIED AS BLOCK 412, LOTS 1.01, 2.01, 2.021, 2.022 AND 2.03, AND COMMONLY KNOWN AS SOUTH COVE, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE (SOUTH COVE)**

**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 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, is permitted to prepare a Redevelopment Plan; and

**WHEREAS**, the City of Bayonne, Division of Planning & Zoning, Department of Administration, prepared a redevelopment plan for the property located at 171-181 LeFante Way, 77-97 LeFante Way, 101-129 LeFante Way, 131-139 LeFante Way, and 191 LeFante Way, which properties are identified as Block 412, Lots 1.01, 2.01, 2.021, 2.022 and 2.03 on the City’s Tax Maps (the “Redevelopment Area”) titled “South Cove Redevelopment Plan” dated February 14, 2017 (the “Redevelopment Plan”); and

**WHEREAS**, on May 17, 2017, the Municipal Council agreeing and concurring with the Planning Board’s recommendation, adopted Ordinance #O-17-20 adopting the Redevelopment Plan for the Redevelopment Area, and set forth their reasons on the record; and

**WHEREAS**, by Resolution No. 17-12-13-074 adopted on December 13, 2017, the Municipal Council authorized the Planning Board to prepare and review an amendment to the Redevelopment Plan, which includes the Redevelopment Area pursuant to *N.J.S.A. 40A:12A-7*; and

**WHEREAS**, an amended Redevelopment Plan titled “Le Fante Way Riverwalk at South Cove” (the “Amended Redevelopment Plan”) dated February 6, 2018, was prepared by the City Planning Department and adopted by the Municipal Council on March 14, 2018; and

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**WHEREAS**, the City of Bayonne, Division of Planning & Zoning, Department of Administration, prepared a second amendment to the redevelopment plan for the property located at 171-181 LeFante Way, 77-97 LeFante Way, 101-129 LeFante Way, 131-139 LeFante Way, and 191 LeFante Way, which properties are identified as Block 412, Lots 1.01, 2.01, 2.021, 2.022 and 2.03 on the City's Tax Maps (the "**Redevelopment Area**") titled "South Cove Redevelopment Plan" which was approved by the Planning Board on November 13, 2018 (the "**Redevelopment Plan**"); and

**WHEREAS**, 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 Redevelopment Area; 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 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 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 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 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.

