

**O-19-47  
8/21/19**

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN ENTITLED REDEVELOPMENT PLAN BLOCK 278, LOT 4 (22 EAST 10<sup>TH</sup> STREET), BLOCK 278, LOT 3 (13-15 AVENUE E), BLOCK 278, LOT 2 (9 AVENUE E) FOR THE PROPERTY LOCATED AT 22-30 EAST 10<sup>TH</sup> STREET, 13-15 AVE. E AND 9 AVE. E, WHICH PROPERTY IS IDENTIFIED AS BLOCK 278, LOTS 4, 3 AND 2 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.* (BAYONNE POOL)**

**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)* and *N.J.S.A. 40A:12A-15* 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**, on March 13, 2019, the City of Bayonne (the “City”) Municipal Council adopted a Resolution authorizing and directing the Planning Board to prepare a redevelopment plan pursuant to *N.J.S.A. 40A:12A-1 et seq.* for Block 278 Lots 4, 3 and 2 as described on the Tax Map of the City of Bayonne, State of New Jersey, and

**WHEREAS**, on July 9, 2019, the Planning Board at a public hearing 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 desires to adopt the Redevelopment Plan dated 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 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 Redevelopment Plan is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

**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 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.

### Summary

The plan permits residential building on old gas station, pool supply and motorcycle shop

Height 7 stories, Parking 1 per unit up to 75% mechanical.

Set back requires 15 foot sidewalk on ave E and 12 foot on 9<sup>th</sup> and linnet

Plan also has design standards regarding materials used and type



[577-065/00533467-]