

O-19-53  
9/25/19

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON,  
NEW JERSEY ADOPTING AN AMENDMENT TO THE AMENDED &  
RESTATED SCATTERED SITE REDEVELOPMENT PLAN FOR BLOCK  
37 LOT 1 PURSUANT TO THE LOCAL REDEVELOPMENT AND  
HOUSING LAW, *N.J.S.A. 40A:12A-1 ET SEQ.* (BAYER SITE)  
(WOODMONT PROPERTIES PHASE II)**

**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**, 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)* 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**, the Municipal Council previously adopted and from time to time amended the Scattered site Redevelopment Plan (“**Redevelopment Plan**”) dated December 7, 2005, and

**WHEREAS**, the Redevelopment Plan included Block 37 Lot 1; and

**WHEREAS**, on August 15, 2018 by Resolution the Municipal Council directed the Planning Board, to amend, prepare and review the redevelopment plan for properties located in the Scattered Site Redevelopment Area identified as Block 37 Lot 1 (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 has prepared an amended and restated redevelopment plan for the Property titled “Amended Scattered Site Redevelopment Plan, Bayer Property, Block 37 Lot 1, Woodmont Phase II”, dated March 17, 2019, and revised May 8, 2019 (the “**Amended Redevelopment Plan**”); and

**WHEREAS**, 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**, the Municipal Council believes that it is in the best interest of the City to amend the Redevelopment Plan for property identified as Block 37 Lot 1 as shown on the official tax map of the City of Bayonne on the City’s Tax Maps 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.

**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 Amendment to the Amended & Restated Scattered Site 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.



