AN ORDINANCE OF THE CITY OF BAYONNE, NEW JERSEY AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY, CHAPTER 35 ZONING REGULATIONS, BY AMENDING THE ZONING MAP.

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"), has completed its periodic general reexamination of the Master Plan of the City pursuant to N.J.S.A. 40:55D-89 of the Municipal Land Use Law, N.J.S.A. 40:55D-1 to -163 (the "MLUL"); and

WHEREAS, in January 2020, pursuant to the Master Plan reexamination, the Municipal Council adopted Ordinance 20-03, which updated the City's Zoning Map so that it is digital, in-color and more accessible to the public but did not make any boundary changes; and

WHEREAS, it has come to the City's attention that an area of land, fronting on John F. Kennedy Boulevard and bounded by Leo Slyvious Road and West 58th Street, on the City's Zoning Map has no zoning designation; and

WHEREAS, the City's Zoning Officer has reviewed the City's zoning records and found that parcels in the undesignated area have historically been designated as being in the R-2 zoning district; and

WHEREAS, pursuant to N.J.S.A. 40:55D-62 the City may adopt or amend a zoning Ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council desires to adopt zoning that is in the City's best interest to maintain and support stability, future growth, development and uniform zoning determinations on all parcels of land in the City; and

WHEREAS, the Municipal Council believes that amending the Zoning Regulations and Zoning Map to designate the currently undesignated area as part of the R-2 zoning district is in the best interest of the City; and

WHEREAS, the Municipal Council does not wish to change or amend the uses or requirements in the zoning schedule for the R-2 zoning district; and

WHEREAS, pursuant to N.J.S.A. 40:55D-64 the City hereby refers this Ordinance and proposed zoning amendments to the Planning Board for a hearing and seeks their recommendations as to the consistency with the Master Plan of the City.

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 Zoning Map is hereby amended and updated to include the change in boundaries for the R-2 Zoning District as described herein above pursuant to the terms of N.J.S.A. 40:55D-32 of the MLUL and such Zoning Map is attached hereto as Exhibit A to this Ordinance.

Section 3. Any and all prior Zoning Maps of the City are superseded by the Zoning Map adopted by this Ordinance.

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 Zoning Map 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.