

O-16-01  
01/20/16

**ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR A PORTION OF THE PENINSULA IDENTIFIED AS BLOCK 700 LOT 1; BLOCK 720, LOT 1; BLOCK 730 LOT 1; BLOCK 731, LOT 1; BLOCK 751, LOT 1; BLOCK 770, LOT 1; BLOCK 780, LOT 1; BLOCK 790, LOT 1; AND BLOCK 730, LOT 2 ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, AND REFERRED TO AS “HARBOR STATION SOUTH”**

**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**, on March 18, 1998, the Bayonne Municipal Council (the “**Municipal Council**”) adopted Resolution 98-03-18-065 requesting the Planning Board of the City (the “**Planning Board**”) to conduct a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the subject area (the “**Peninsula Study Area**”), qualified as ‘an area in need of redevelopment’ in accordance with the criteria set forth in *N.J.S.A. 40A: 12A-5*, and if so, to prepare a redevelopment plan; and

**WHEREAS**, on November 23, 1999, the Municipal Council adopted Resolution 99-11-23-078 designating the Peninsula Study Area, as an area in need of redevelopment (the “**Peninsula Redevelopment Area**”); and

**WHEREAS**, on August 24, 2001, the Municipal Council passed Ordinance O-01-45, which adopted the original Redevelopment Plan for the Peninsula Redevelopment Area in accordance with the Redevelopment Law; and

**WHEREAS**, on December 15, 2004, the Municipal Council passed Ordinance O-04-39, adopting a new Redevelopment Plan for the Peninsula Redevelopment Area, titled “The Peninsula at Bayonne Harbor” with an amendment dated February 14, 2006; and

**WHEREAS**, by Ordinance No. O-06-24, the Municipal Council adopted a revision of The Peninsula at Bayonne Harbor Redevelopment Plan dated July 19, 2006 (the “**Redevelopment Plan**”), which incorporated and superseded the prior redevelopment plans and amendments; and

**WHEREAS**, the Redevelopment Plan was adopted a number of years ago when market conditions were different from current market conditions; and

**WHEREAS**, portions of the Peninsula Redevelopment Area currently remain vacant and/or undeveloped; and

**WHEREAS**, the Municipal Council, pursuant to Resolution No. 15-09-16-069 referred the Redevelopment Plan to the Planning board, to prepare and review an update to the Redevelopment Plan for those portions of the Peninsula Redevelopment Area located within Harbor Station South District identified as Block 700 Lot 1; Block 720, Lot 1; Block 730 Lot 1; Block 731, Lot 1; Block 751, Lot 1; Block 770, Lot 1; Block 780, Lot 1; Block 790, Lot 1; and Block 730, Lot 2 on the official tax map of the City of Bayonne, referred to as “Harbor Station South.”

**WHEREAS**, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services has prepared a Redevelopment Plan for the Property titled “Redevelopment Plan for the Peninsula at Bayonne Harbor - Harbor Station South” dated December 2015 (the “**Redevelopment Plan**”); and

**WHEREAS**, on December 8, 2015, the Planning Board adopted a Resolution recommending the Redevelopment Plan to the Municipal Council and concluding that the Rehabilitation Plan is consistent with the Master Plan of the City of Bayonne (the “**Resolution**”); and

**WHEREAS**, upon review of the Planning Board’s Resolution and recommendations relating to the Redevelopment Plan, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interests 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* and *N.J.S.A. 40A:12A-15* of the Redevelopment Law for the Property identified as Block 700 Lot 1; Block 720, Lot 1; Block 730 Lot 1; Block 731, Lot 1; Block 751, Lot 1; Block 770, Lot 1; Block 780, Lot 1; Block 790, Lot 1; and Block 730, Lot 2 on the official tax map of the City of Bayonne, referred to as “Harbor Station South.”

**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 therein.

**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.

JFC/jc