

CITY OF PASSAIC  
ORDINANCE # 2426-23

ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR  
MAIN AVENUE REDEVELOPMENT PLAN AREA

WHEREAS, The City of Passaic Planning Board held a hearing on July 8<sup>th</sup> 2020 recommending that Main Avenue and the surrounding areas be designated as an "Area in Need of Rehabilitation"; and

WHEREAS, the City Council for the City of Passaic adopted a Resolution No. 20-07-208 officially designating these parcels as "An Area in Need of Rehabilitation"; and

WHEREAS, this designation forms the statutory basis for the original plan and this amendment; and

WHEREAS, the City of Passaic wishes to include micro-breweries and craft distilleries as permitted uses within the Main Avenue Redevelopment Plan Area; and

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7(a) states, "No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance"; and

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7(e) requires a referral of the redevelopment plan to the Planning Board for a Master Plan consistency review; and

WHEREAS, the City of Passaic Planning Board reviewed the proposed amendment to the Main Avenue Redevelopment Plan and adopted a Resolution finding said Redevelopment Plan to be substantially consistent with the City of Passaic's Master Plan and referring same to the City Council for all appropriate action.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Passaic that the City Council of the City of Passaic hereby accepts the consistency review resolution from the City of Passaic Planning Board; and

BE IT FURTHERED ORDAINED, by the City Council of the City of Passaic that the Main Avenue Redevelopment Plan is hereby amended to include micro-breweries and craft distilleries as permitted uses; and

BE IT FURTHERED ORDAINED, by the City Council of the City of Passaic that brewpubs, micro-breweries and craft distilleries will be defined as follows:

**BREW PUB**- An establishment operating with a "Restricted Brewery" 1c license as regulated by the New Jersey Division of Alcoholic Beverage Control pursuant to N.J.S. § 33:1-10.

**MICRO-BREWERY**- An establishment operating with a "Limited Brewery" 1b license as regulated by the New Jersey Division of Alcoholic Beverage Control pursuant to N.J.S. § 33:1-10.

**CRAFT DISTILLERY**- An establishment operating with a "Craft Distillery" 3d license as regulated by the New Jersey Division of Alcoholic Beverage Control pursuant to N.J.S. § 33:1-10.

INTRODUCED BY COUNCILPERSON: Terrence Love

SECONDED BY COUNCILPERSON: Thania Melo

CITY CLERK'S OFFICE  
PASSAIC, N.J.

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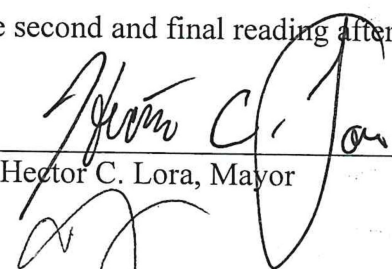
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Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
GARCIA, J.	x			
MELO, T.	x			
LOVE, T.	x			
MUNK, C.	x			
COLON-MONTANEZ, M.	x			
SCHAER, G.	x			
SCHWARTZ, D.	x			

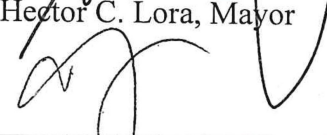
Adoption of first reading at a meeting of the Council of the City of Passaic, NJ on November 9, 2023

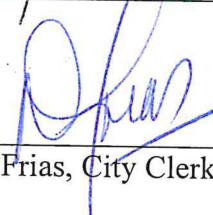
Adopted on the second and final reading after the hearing on December 19, 2023

APPROVED:

  
 Hector C. Lora, Mayor

12/19/2023  
 Date

  
 Gary S. Schaer, Council President

  
 Weatherly Frias, City Clerk