

CITY OF PASSAIC
ORDINANCE # 2427-23

ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR
MARKET STREET REDEVELOPMENT PLAN AREA

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

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

WHEREAS, the City Council for the City of Passaic adopted Ordinance No. 2408-23 approving the Market Street Redevelopment Plan; 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 Market Street 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 Redevelopment Plan and adopted a Resolution finding said amended 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 Market Street Redevelopment Plan is hereby amended to include micro-breweries and craft distilleries as permitted uses.

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.

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PASSAIC, N.J.

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BE IT FURTHERED ORDAINED, by the City Council of the City of Passaic that nano-breweries will no longer be defined.

INTRODUCED BY COUNCILPERSON: Terrence Love

SECONDED BY COUNCILPERSON: Thania Melo


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			

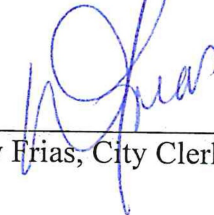
Adoption of first reading at a meeting of the Council of the City of Passaic, NJ on November 9, 2023

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