

CITY OF PASSAIC  
ORDINANCE # 2439-24

**ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 4062  
LOTS 36 AND 39 (282-288 HOPE AVENUE) IN THE CITY OF PASSAIC, NEW  
JERSEY**

WHEREAS, the real property identified on the Official Tax Map of the City of Passaic as Block 4062 Lots 36 & 39 (the "Properties") has been identified as a location in need of rehabilitation; and

WHEREAS, the City Council for the City of Passaic adopted a Resolution directing the City of Passaic Planning Board to conduct a preliminary investigation into whether the Properties met the statutory criteria for designation as an Area in Need of Rehabilitation under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, the City Council for the City of Passaic accepted the recommendation of the City of Passaic Planning Board; and

WHEREAS, the City Council for the City of Passaic adopted a Resolution designating this area as an area in need of rehabilitation; 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 Planning Board has transmitted its report of recommendations regarding the Redevelopment Plan to the Governing Body pursuant to N.J.S.A. 40A:12A-7(e); and

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Passaic that:

Section 1

The recitals set forth above are incorporated herein and made a part hereof as if set forth at length.

Section 2

The City Council of the City of Passaic hereby approves and adopts the attached Redevelopment Plan

Section 3

The zoning standards set forth in the Redevelopment Plan for Block 4062 Lots 36 and 39 shall supersede and replace all underlying zoning standards in accordance with N.J.S.A. 40A:12A-7c, rather than serving as overlay zoning for the said Area.

Section 4

The City of Passaic Zoning Map is hereby amended to include the new Redevelopment Plan for Block 4062 Lots 36 and 39 in accordance with N.J.S.A. 40A:12A-7c.

Section 5

All ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.

Section 6

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CITY OF PASSAIC

If any portion of this Ordinance is declared to be invalid by a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance which shall remain in full force and effect.

Section 7

This Ordinance shall take effect in the time and manner prescribed by law

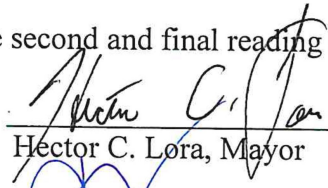
INTRODUCED BY COUNCILPERSON: Thania Melo


SECONDED BY COUNCILPERSON: Maritza Colon-Montanez

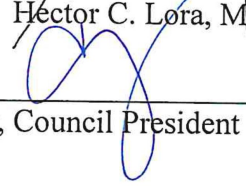
Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
GARCIA, J.	x			
LOVE, T.	x			
MELO, T.	x			
MUNK, C.	x			
COLON-MONTANEZ, M.	x			
SCHAER, G.	x			
SCHWARTZ, D.	x			


Adoption of first reading at a meeting of the Council of the City of Passaic, NJ on **March 5, 2024**

Adopted on the second and final reading after the hearing on **March 19, 2024.**

APPROVED:   
Hector C. Lora, Mayor

Date 3/21/2024  


  
Gary S. Schaer, Council President

  
Weatherly Erias, City Clerk