

**CITY OF PASSAIC**  
**ORDINANCE # 2441-24**

**ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 4099  
LOTS 21, 24, & 26 (206, 212, 216 PRESIDENT STREET) IN THE CITY OF  
PASSAIC, NEW JERSEY**

**WHEREAS**, the real property identified on the Official Tax Map of the City of Passaic as Block 4099, Lots 21, 24, & 26 (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(c) 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(c); 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 4099 Lots 21, 24, and 26 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 4099 Lots 21, 24, and 26 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All ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.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

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

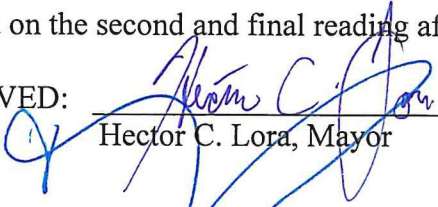
INTRODUCED BY COUNCILPERSON: Maritza Colon Montanez

SECONDED BY COUNCILPERSON: Thania Melo

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			

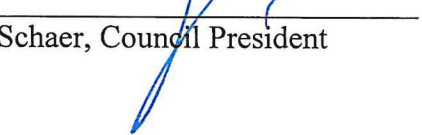
Adoption of first reading at a meeting of the Council of the City of Passaic, NJ on March 19, 2024

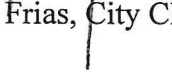
Adopted on the second and final reading after the hearing on April 18, 2024

APPROVED:   
Hector C. Lora, Mayor

Date

 5/9/2024

  
Gary S. Schaer, Council President

  
Weatherly Frias, City Clerk