

CITY OF PASSAIC
ORDINANCE # 2459-24

ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF PASSAIC'S REDEVELOPMENT PLAN FOR PROPERTY DESIGNATED AS BLOCK 1003 LOTS 6 & 20 ON THE OFFICIAL TAX MAP OF THE CITY OF PASSAIC AND LOCATED AT 99-107 & 113 4TH STREET, PASSAIC, NJ

WHEREAS, the City of Passaic declared Block 1003, Lots 6 & 20 as an "area in need of redevelopment or an area in need of rehabilitation" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented, (hereinafter referred to as the "Redevelopment Law"); and

WHEREAS, the City adopted a Redevelopment Plan, City of Passaic, New Jersey, dated September 7th, 2023 ; and

WHEREAS, the City of Passaic Council at a public hearing approving the Planning Board's recommendation declaring Block 1003, Lots 6 & 20 as "An Area in Need of Rehabilitation" as memorialized in City Council Resolution 23-04-133 dated April 27, 2023; and

WHEREAS, the Planning Board's recommendation on August 2nd, 2023 of the Redevelopment Plan was reviewed and approved by Ordinance #2406-23 on September 7, 2023 by the City Council; and

WHEREAS, an Amendment to the Redevelopment Plan is being requested to include parking lots, as defined in the City of Passaic Zoning Ordinance, as a permitted use ; 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 parking lots, as defined in the City of Passaic Zoning Ordinance, as permitted use in the amended Redevelopment Plan

Section 3

The zoning standards set forth in the Redevelopment Plan for Block 1003 Lots 6 and 20 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 1003 Lots 6 & 20 in accordance with N.J.S.A. 40A:12A-7c.

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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: Terrence Love

SECONDED BY COUNCILPERSON: Gary Schaer

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 August 6, 2024

Adopted on the second and final reading after the hearing on September 5, 2024

APPROVED: Hector C. Lora
Hector C. Lora, Mayor

9/10/24
Date

Gary S. Schaer
Gary S. Schaer, Council President

Weatherly Frias
Weatherly Frias, City Clerk