

CITY OF PASSAIC
ORDINANCE # 2458-24

ORDINANCE RECSINDING ORDINANCE 2216-19 AND ADOPTING A REDEVELOPMENT PLAN FOR 141-155 BROADWAY (BLOCK 2203 LOTS 3, 4, 6 AND 7) IN THE CITY OF PASSAIC, NEW JERSEY

WHEREAS, the real property identified on the Official Tax Map of the City of Passaic as Block 2203 Lots 3, 4, 6 and 7 more commonly known as 141-155 Broadway (the "Property") 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 2203 Lots 3, 4, 6 and 7 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 2203 Lots 3, 4, 6 and 7 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All ordinances or portions thereof inconsistent with this Ordinance are repealed to the extent of such inconsistency.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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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: Chaim Munk

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 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 Frías
Weatherly Frías, City Clerk