

CITY OF PASSAIC
ORDINANCE NO 2523-26

**ORDINANCE AMENDING THE EASTSIDE REDEVELOPMENT PLAN FOR
PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF
PASSAIC AS BLOCK 1036, LOTS 1 & 8 (1 MARKET STREET, PASSAIC, NJ)**

WHEREAS, the City of Passaic declared a tract of industrial properties totaling approximately 99 acres located on the eastern portion of the City, adjoining the Passaic River as an “area in need of redevelopment”, 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 identified as the Eastside Redevelopment Plan by Ordinance No. 1648-05, and last amended by ordinance No. 2337-22; and

WHEREAS, continued development of the Subject Area has brought interest to the adaptive reuse of existing property therein, and in order to accommodate the limitations of the existing conditions, modifications to the Eastside Redevelopment Plan shall include those as set forth in the attachment hereto for property identified on the Official Tax Map for the City of Passaic located at Block 1036, Lot 1 & 8, commonly known as 1 Market Street (Subject Property); 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

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 Amendment to the Eastside Redevelopment Plan for first reading; and

BE IT FURTHERED ORDAINED, by the City Council of the City of Passaic that the redevelopment plan is hereby referred to the City of Passaic Planning Board for its recommendation in accordance with N.J.S.A. 40A:12A-7e.

INTRODUCED BY COUNCILPERSON: Thania Melo

SECONDED BY COUNCILPERSON: Maritza Colon Montanez

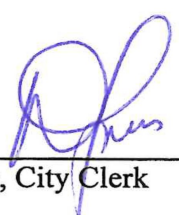
Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
GARCIA, J.	X			
LOVE, T	X			
MELO, T	X			
MUNK, C.	X			
COLON-MONTANEZ, M.	X			
SCHAER, G.	X			
MAYER, D.	X			

Adoption of first reading at a meeting of the Council of the City of Passaic, NJ on April 14, 2026. Adopted on the second and final reading after the hearing on May 19, 2026.

718 611 27 P 311
CITY CLERK'S OFFICE

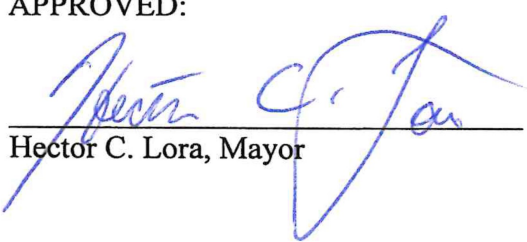


Gary S. Schaer, Council President



Weatherly Frias, City Clerk

APPROVED:



Hector C. Lora, Mayor

Date: 5/19/2026

2026 MAY 17 PM 2:12
CITY CLERK'S OFFICE