

ORDINANCE NO. 4830

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELIZABETH TO ADOPT A REDEVELOPMENT PLAN FOR THE FORMER ELIZABETH GENERAL HOSPITAL LOCATED AT 901-931 EAST JERSEY STREET (BLOCK 7 LOT 312) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 *ET SEQ.*

WHEREAS, the City of Elizabeth (the "City"), a public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Redevelopment Law"), to determine whether a certain parcel of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, on July 26, 2016, the City Council adopted a resolution directing the Planning Board of the City to conduct a study of property commonly known as 901-931 East Jersey Street (Block 7 Lot 312) to determine whether it is an area in need of redevelopment; and

WHEREAS, Harbor Consultants, Inc. conducted a study and prepared a report dated December 14, 2016 entitled "Non-Condensation Redevelopment Study of the Former Elizabeth General Hospital Site" which includes 901-931 East Jersey Street. The Study was presented to the Planning Board who adopted the Study by Resolution dated February 2, 2017 and referred the Study to City Council for consideration and adoption; and

WHEREAS, on February 14, 2017, the City Council adopted the "Non-Condensation Redevelopment Study of the former Elizabeth General Hospital Site" recommended by the Planning Board and authorized the Planning Board to prepare a redevelopment plan for the former Elizabeth General Hospital Site which included 901-931 East Jersey Street (Tax Account No. 7-312); and

WHEREAS, on April 6, 2017, the Planning Board adopted the redevelopment plan for the former Elizabeth General Hospital located at 901-931 East Jersey Street as prepared by Harbor Consultants, Inc., dated March 28, 2017; and referred the plan to the City Council for consideration and adoption;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Elizabeth as follows:

PRESENTED to the Mayor for
APPROVAL or DISAPPROVAL on
APR 26 2017
City Clerk

SECTION 1. - The foregoing recitals shall be incorporated herein as if set forth in full.

SECTION 2. - The Redevelopment Plan prepared by Harbor Consultants, Inc. dated March 28, 2017, of the former Elizabeth General Hospital located at 901-931 East Jersey Street, which is on file with the City Clerk's office and made a part hereof, is hereby adopted pursuant to the Redevelopment and Housing Law as codified under N.J.S.A. 40A:12A-1 et seq., and it supersedes and extinguishes the existing zoning of this property.

SECTION 3. - The zoning district map in the zoning ordinance of the City is hereby amended to include the "Non-Condensation Redevelopment Area" per the boundaries described in the Redevelopment Plan and the provisions therein.

SECTION 4. - A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the Office of the City Clerk during regular business hours.

SECTION 5. - All Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed.

SECTION 6. - If any portion or clause of this Ordinance is declared invalid for any reason whatsoever, same shall not affect the validity or constitutionality of any other part or portion of this Ordinance.


SECTION 7. - The effective date of this Ordinance shall be twenty (20) days after its final passage by City Council and approval by the Mayor at the time and in the manner provided by law.

PASSED: 4/25/17


CARLOS L. TORRES
PRESIDENT OF CITY COUNCIL

APPROVED: 4-22-17


CHRISTIAN BOLLWAGE
MAYOR

ATTEST:

YOLANDA M. ROBERTS, R.M.C.
MUNICIPAL CLERK