

ORDINANCE NO. 4866

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELIZABETH TO AMEND THE ELIZABETHPORT PHASE II REDEVELOPMENT PLAN 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 October 22, 1992, the City Council adopted the Elizabethport Phase II Redevelopment Plan. The Plan was later amended and expanded by the Elizabethport II Expansion Study adopted on September 22, 1998. The Plan presently does not permit industrial uses; and

WHEREAS, at the request of the Director of Planning and Community Development, City Council, on March 28, 2017, by Resolution, authorized the Planning Board to study whether the Elizabethport Phase II Redevelopment Plan should include industrial uses specifically on Elizabeth Avenue running south along South First Street to the Elizabeth River; and

WHEREAS, Victor Vinegra, City Planner, prepared a Planning Report for the Planning Board regarding amendments to the Elizabethport Phase II Redevelopment Plan to permit redevelopment on certain parcels known as 62-214 S. First Street (Block 2 Lot 855); 216-224 S. First Street (Block 2 Lot 856); 226-304 S. First Street (Block 2 Lot 857); 306-398 S. First Street (Block 2 Lot 858); 400-424 S. First Street (Block 2 Lot 859); and 3A-9A S. Front Street (Block 2 Lot 868), on the westerly side of Elizabeth Avenue fronting along South First Street between Elizabeth Avenue and the Elizabeth River near Third Avenue. The amendment permits land uses within this corridor to be more in line with the previously zoned M-2, Medium Industrial uses prior to the 1992 Redevelopment Plan as modified by subsequent redevelopment plans and the City's Master Plan. The area is currently zoned C-2 and will remain as such; and

PRESENTED to the Mayor for
APPROVAL or DISAPPROVAL on

AUG 26 2017
City Clerk

WHEREAS, on June 15, 2017, the Planning Board adopted a Resolution recommending that the proposed amendments contained in the Planning Report prepared by Victor Vinegra, City Planner, dated June 15, 2017, be referred to the City Council for consideration and adoption; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELIZABETH:

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

SECTION 2. - The Planning Report prepared by Victor Vinegra, City Planner, dated June 15, 2017, containing amendments to the Elizabethport Phase II Redevelopment Plan, 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 "Amendments to the Elizabethport Phase II Redevelopment Plan" dated June 15, 2017, as prepared by Victor Vinegra, City Planner and the provisions therein.

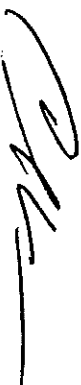
SECTION 4. - A copy of this Ordinance and the Amendments to the Elizabethport Phase II Redevelopment Plan dated June 25, 2017 shall be available for public inspection at the Office of the City Clerk during regular business hours.

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.

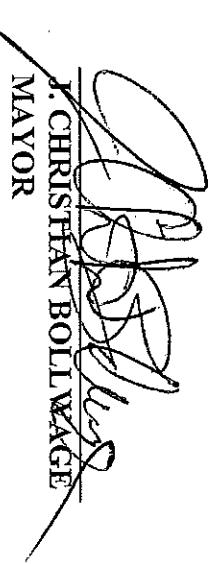
SECTION 7. - The effective date of this Ordinance shall be twenty (20) days after its final passage by City Council and approval by the Mayor at the time and in the manner provided by law.

PASSED: 7/25/17



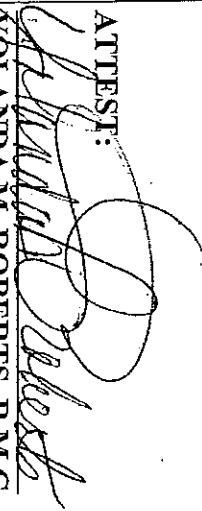
CARLOS L. TORRES
PRESIDENT OF CITY COUNCIL

APPROVED: 7/28/17



J. CHRISTIAN BOLLWAGE
MAYOR

ATTEST:



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