

ORDINANCE NO. 4874

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
ELIZABETH TO ADOPT THE EAST BROAD STREET
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 February 23, 2016, the City Council adopted a resolution directing the Planning Board to conduct a study to determine whether twenty-five properties identified in the Resolution should be designated as a condemnation area in need of redevelopment; and

WHEREAS, Harbor Consultants, Inc. prepared a Condemnation Redevelopment Study dated June 16, 2016 of the aforesaid properties; and

WHEREAS, on August 23, 2016, the City Council adopted a Resolution authorizing the Planning Board to amend its prior study area to include only the following seventeen properties:

Tax Account 12-213	1130-1146 Chestnut Street
Tax Account 12-217	PT 1148-1150 Chestnut Street
Tax Account 12-223	1107-1109 Chestnut Street
Tax Account 12-224	1111 Chestnut Street
Tax Account 12-225	1113-1115 Chestnut Street
Tax Account 12-232	1139-1141 Chestnut Street
Tax Account 12-233	1143-1145 Chestnut Street
Tax Account 12-248	140 East Broad Street/310 Jefferson Ave
Tax Account 12-249	1142-1148 East Broad Street
Tax Account 12-250	1150 East Broad Street
Tax Account 12-253	1166-74 & 1186-1236 East Broad Street
Tax Account 12-253.A	1176-1184 East Broad Street
Tax Account 12-457.A	Rear 311-315 Jefferson Avenue
Tax Account 12-604	302-304 Madison Avenue
Tax Account 12-605	306-312 Madison Avenue
Tax Account 12-880.A	1110 Magnolia Avenue
Tax Account 12-880.B	1112 Magnolia Avenue

PRESENTED to the Mayor for
APPROVAL or DISAPPROVAL on
JUN 28 2017
City Clerk

WHEREAS, Harbor Consultants prepared an amended Condemnation Redevelopment Study dated September 19, 2016 of the subject properties, which was further amended by other studies dated January 12, 2017 and April 18, 2017; and

WHEREAS, the Planning Board adopted the Study by Resolution on February 2, 2017 and referred the Study to City Council for consideration and adoption; and

WHEREAS, on March 14, 2017, the City Council adopted the Study and designated the seventeen (17) properties as in need of redevelopment and authorized the Planning Board to prepare a redevelopment plan; and

WHEREAS, Harbor Consultants prepared a report entitled the "East Broad Street Redevelopment Plan" dated May 10, 2017; and

WHEREAS, on May 18, 2017, the Planning Board adopted the "East Broad Street Redevelopment Plan" prepared by Harbor Consultants dated May 10, 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:

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.

entitled the "East Broad Street Redevelopment Plan" dated May 10, 2017, 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 "East Broad Street Redevelopment Plan" dated May 10, 2017 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: 6-27-17


CARLOS I. TORRES
PRESIDENT OF CITY COUNCIL

APPROVED: 6-28-17


J. CHRISTIAN BOLLWAGE
MAYOR

ATTEST:

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