

ORDINANCE NO. 4875

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELIZABETH TO ADOPT A REDEVELOPMENT PLAN FOR 854-910 MAGNOLIA AVENUE (BLOCK 8, LOT 1180) AND 859-867 MAGNOLIA AVENUE (BLOCK 8, LOT 1210) 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 25, 2016, the City Council adopted a resolution directing the Planning Board of the City to conduct a study of properties commonly known as 854-910 Magnolia Avenue (Block 8 Lot 1180) and 859-867 Magnolia Avenue (Block 8 Lot 1210) to determine whether it is an area in need of redevelopment without the power of condemnation; and

WHEREAS, Harbor Consultants, Inc. prepared a Non-Condensation Study of the Magnolia Avenue Redevelopment Study Area which included 854-910 Magnolia Avenue (Block 8 Lot 1180) and 859-867 Magnolia Avenue (Block 8 Lot 1210) dated December 14, 2016. 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 Study of the Magnolia Avenue Redevelopment Study Area which included 854-910 Magnolia Avenue (Block 8 Lot 1180) and 859-867 Magnolia Avenue (Block 8 Lot 1210) recommended by the Planning Board and authorized the Planning Board to prepare a redevelopment plan for the Magnolia Avenue Redevelopment Study Area, which included 854-910 Magnolia Avenue (Block 8 Lot 1180) and 859-867 Magnolia Avenue (Block 8 Lot 1210); and

WHEREAS, on May 18, 2017, Harbor Consultants presented the redevelopment plan to the Planning Board who adopted the redevelopment plan dated May 10, 2017, and referred the plan to the City Council for consideration and adoption; now, therefore

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

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. dated May 10, 2017, entitled Magnolia Avenue Redevelopment Plan (854-910 Magnolia Avenue & 859-867 Magnolia Avenue), 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 Study of the Magnolia Avenue Redevelopment Study Area, which includes 854-910 Magnolia Avenue (Block 8 Lot 1180) and 859-867 Magnolia Avenue (Block 8 Lot 1210) 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.

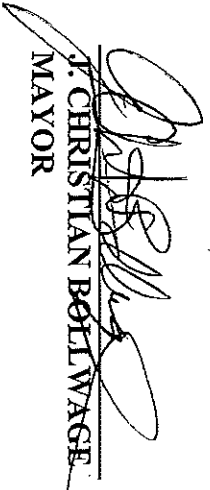
SECTION 6. - If any portion or clause of this Ordinance is declared invalid for any reason whatsoever, same shall not affect the validity or constitutionality of any other part or portion of this Ordinance.


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 BELLWAGE
MAYOR

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