

Introduced By: _____

Seconded By: _____

**CITY OF HOBOKEN
ORDINANCE NO: _____**

ORDINANCE OF THE CITY OF HOBOKEN ADOPTING THE “WESTERN EDGE REDEVELOPMENT PLAN,” DATED JULY 15, 2015.

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), on July 18, 2007, the City Council adopted a Resolution designating certain properties known and designated on the Tax Map of the City of Hoboken as Block 92, Lots 1.01 and 1.02, Block 106, Lot 1.1, and Block 112, Lot 1 (collectively referred to hereinafter as the “Western Edge Redevelopment Area” or “Site”), which is generally located in the western portion of the City of Hoboken, as an area in need of redevelopment; and

WHEREAS after extensive consultation with the community, the property owners and other parties, the Western Edge Redevelopment Plan was prepared by the North Community Development Subcommittee of the City Council, the Director of Community Development and the firm of Maser Consulting, P.A. dated May 29, 2015 (the “Western Edge Redevelopment Plan”); and

WHEREAS, the City Council adopted a Resolution on June 3, 2015, referring the proposed “Redevelopment Plan for the Western Edge Redevelopment Area”, dated May 29, 2015 (“Plan”) to the Hoboken Planning Board (“Board”) in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7(e) for the purpose of obtaining the report of the Board as to whether the Plan is substantially consistent with the municipal Master Plan or is designated to effectuate the Master Plan, and any recommendations regarding any other matters the Board deemed appropriate; and

WHEREAS, on July 7, 2015, the Hoboken Planning Board transmitted a report to the Hoboken City Council finding that the Western Edge Redevelopment Plan, dated May 29, 2015 is consistent with the City of Hoboken Master Plan or is designed to effectuate the Master Plan and recommending the adoption of the Western Edge Redevelopment Plan, dated May 29, 2015 (the “Report and Recommendation of the Planning Board”); and

WHEREAS, on July 15, 2015 the Hoboken City Council reviewed the Report and Recommendation of the Planning Board and agreed to certain revisions to the Western Edge Redevelopment Plan to address the recommendations of the Planning Board and amend the date of the Western Edge Redevelopment Plan accordingly to July 15, 2015;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY, AS FOLLOWS:

1. The Western Edge Redevelopment Plan, dated July 15, 2015, incorporated herein by reference, as if set forth at length, a copy of which is on file in the municipal offices of the City of Hoboken, meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7; and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“The Western Edge Redevelopment Plan”).
2. The Western Edge Redevelopment Plan is consistent with the City of Hoboken’s Master Plan or is designed to effectuate the Master Plan.
3. The Western Edge Redevelopment Plan shall supersede all prior zoning for the area.
4. The zoning district map is hereby amended to identify the area in which the zoning has been superseded by the Western Edge Redevelopment Plan.
5. The Western Edge Redevelopment Plan is hereby adopted.
6. If any section or provision of the Western Edge Redevelopment Plan or this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.
7. All ordinances or parts of ordinances heretofore adopted that are inconsistent with

the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

- 8. This Ordinance shall become final upon adoption and publication in the manner prescribed by law.

MEETING: July 15, 2015

Councilperson	Yea	Nay	Abstain/Present	Absent
Theresa Castellano				
Peter Cunningham				
James Doyle				
Jen Giattino				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
Ravi Bhalla, Council President				

Councilperson	Yea	Nay	Abstain/Present	Absent
Theresa Castellano				
Peter Cunningham				
James Doyle				
Jen Giattino				
Elizabeth Mason				
David Mello				
Tim Occhipinti				
Michael Russo				
Ravi Bhalla, Council President				

Approved as to Legal Form:

Mellissa Longo, Corporation Counsel

Adopted by the Hoboken City Council
By a Vote of ___ Yeas to _____ Nays
On the _____ day of _____, 2015

Vetoed by the Mayor for the following reasons:

-or-
Approved by the Mayor
On the _____ day of _____, 2015

James Farina, City Clerk

Dawn Zimmer, Mayor