

**CITY OF HACKENSACK
ORDINANCE NO. 12-2024**

**ORDINANCE AMENDING THE PROSPECT – RAILROAD – ESSEX – BEECH
REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REHABILITATION
CONSISTING OF BLOCK 223, LOTS 1 TO 7 AND 11 TO 24; BLOCK 226.01,
LOTS 1.01 TO 1.04 AND 3; BLOCK 226.02, LOTS 1 TO 15 AND 19 TO 27;
BLOCK 227, LOTS 1 TO 32; BLOCK 228, LOTS 1 TO 3, 6, 9 TO 30, AND 40 TO
49; BLOCK 229, LOTS 1, 11 TO 14, 28 TO 43, 46; BLOCK 230, LOTS 1, 3.01
TO 7, 12 TO 19, 21 TO 30; BLOCK 232, LOTS 1.01, 1.02, 26, 28 TO 31, 33, 47,
49, 55; BLOCK 233, LOTS 1, 2, 7.01, 7.02, 9; BLOCK 236, LOTS 6, 18, 36.01;
AND BLOCK 237, LOTS 1.01-1.04, 2, 2.02, 4.01**

WHEREAS, the City of Hackensack, in the County of Bergen, State of New Jersey (the “**City**”) is authorized pursuant to N.J.S.A. 40A:12A-14 to determine that a delineated area in the City is an area in need of rehabilitation; and

WHEREAS, on August 21, 2018, pursuant to Resolution No. 325-18, the City authorized and requested that DMR Architects (“**DMR**”) assist the Planning Board to undertake a preliminary investigation (the “**Investigation**”) to determine whether Blocks 223, 225, 226.01, 226.02, 227, 228, 229, 230, 232, 233, 235, 236, and 237 (the “**Area of Investigation**”) constituted an “area in need of rehabilitation” as set forth in N.J.S.A. 40A:12A-3 and -14; and

WHEREAS, DMR produced and presented an Investigation Report that supported the finding that the Area of Investigation qualifies as an “area in need of rehabilitation” satisfying the criteria under N.J.S.A. 40A:12A-14, the findings of which were supported by the Planning Board on September 12, 2018; and

WHEREAS, on September 25, 2018, pursuant to Resolution No. 376-18, the City accepted the Planning Board’s recommendation adopting the findings of DMR’s Investigation and declaring that the Area of Investigation constitutes an “area in need of rehabilitation” as defined pursuant to N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-14; and

WHEREAS, on December 3, 2019, the City adopted Ordinance No. 56-2019 accepting and adopting the Prospect – Railroad – Essex – Beech Redevelopment Plan for a portion of the Area of Investigation designated in need of rehabilitation, consisting of Block 223, Lots 1 to 7 and 11 to 24; Block 226.01, Lots 1.01 to 1.04 and 3; Block 226.02, Lots 1 to 15 and 19 to 27;

Block 227, Lots 1 to 32; Block 228, Lots 1 to 3, 6, 9 to 30, and 40 to 49; Block 229, Lots 1, 11 to 14, 28 to 43, 46; Block 230, Lots 1, 3.01 to 7, 12 to 19, 21 to 30; Block 232, Lots 1.01, 1.02, 26, 28 to 31, 33, 47, 49, 55; Block 233, Lots 1, 2, 7.01, 7.02, 9; Block 236, Lots 6, 18, 36.01; and Block 237, Lots 1.01-1.04, 2, 2.02, 4.01 (the “**Designated Area**”); and

WHEREAS, on December 19, 2023, by Ordinance No. 47-2023, the City amended the Prospect – Railroad – Essex – Beech Redevelopment Plan by adopting an amended plan prepared by DMR and dated November 2023 (“**Redevelopment Plan**”); and

WHEREAS, the City has directed DMR to prepare certain amendments to the Redevelopment Plan to establish new definitions and modify existing definitions in the Redevelopment Plan; and

WHEREAS, the City wishes to adopt these amendments to the Redevelopment Plan for the Designated Area; and

WHEREAS, N.J.S.A. 40A:12A-7 requires the adoption of redevelopment plans, or amendments thereto, by ordinance with the Planning Board reviewing the plan for consistency with the Master Plan of the City prior to final adoption, which referral has taken place, and a report being returned from the Planning Board as to such consistency with the Master Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Hackensack in the County of Bergen, State of New Jersey, as follows:

SECTION 1. Prospect – Railroad – Essex – Beech Redevelopment Plan. The Prospect – Railroad – Essex – Beech Redevelopment Plan, as amended and dated March 2024, prepared by DMR and attached hereto as **Exhibit A** and by reference made a part hereof is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et seq. and shall be enacted as an amendment to the City’s Zoning Map.

SECTION 2. Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

SECTION 3. Repealer. All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency, including Ordinance No. 47-2023.

SECTION 4. Effective Date. This ordinance shall take effect after final adoption and approval pursuant to law.

Introduced: March 5, 2024

Adopted: March 19, 2024

ATTEST:

By: _____

Deborah Karlsson, City Clerk

CITY OF HACKENSACK

By: _____

John P. Labrosse Jr., Mayor