

# ORDINANCE

No. 23-028

1<sup>st</sup> Reading MAY 04, 2023

Date to Mayor MAY 24 2023

Public Hearing MAY 18 2023

Date Returned MAY 25 2023


2<sup>nd</sup> Reading & Passage \_\_\_\_\_

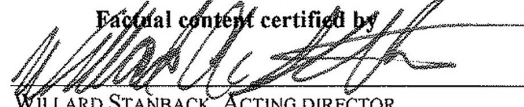
Date Resubmitted to Council \_\_\_\_\_


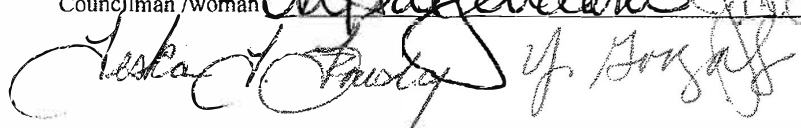
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Approved as to Form and Legality

Factual content certified by

  
Wesley BRIDGES, CITY ATTORNEY  
DEPARTMENT OF LAW

  
WILLARD STANBACK, ACTING DIRECTOR  
DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT

Councilman/woman  presents the following Ordinance:  


## ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TRENTON TO ACCEPT THE CITY OF TRENTON PLANNING BOARD'S RECOMMENDATION TO ADOPT A REDEVELOPMENT PLAN FOR THE AREA KNOWN AS THE BELLEVUE RUTHERFORD REDEVELOPMENT AND REHABILITATION AREA

**WHEREAS**, the City Council of the City of Trenton (the "Council"), by Resolution 10-167, did authorize the Planning Board of the City of Trenton to undertake a preliminary investigation to determine whether the area known as the Bellevue Rutherford Study Area (the "Study Area") is an area in need of redevelopment and rehabilitation according to the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-14 (the "Redevelopment Law"); and

**WHEREAS**, the Planning Board of the City of Trenton, after providing due notice and after conducting a public hearing in accordance with the Redevelopment Law, (1) did determine that the Study Area qualifies as an area in need of redevelopment and rehabilitation and (2) recommended the Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

**WHEREAS**, the Council, by Resolution 16-76, and in accordance with the provisions of the Redevelopment Law, designated the Study Area as an area in need of redevelopment and rehabilitation (the "Redevelopment and Rehabilitation Area") and did authorize the Planning Board to develop a Redevelopment and Rehabilitation Plan for the Redevelopment Area; and

**WHEREAS**, the Planning Board did conduct a public hearing and did finalize and adopt the Redevelopment and Rehabilitation Plan for the Redevelopment and Rehabilitation Area at its regular meeting on March 10, 2022; and

**WHEREAS**, proper notice of the hearing was provided to the public and the public, including but not limited to, the members of the community, the Neighborhood Improvement Association (NIA), and the owner of the old Mercer Hospital site, Panasia Estate (collectively, the "Stakeholders"), were given an opportunity to be heard and were heard on the development of the Redevelopment and Rehabilitation Plan; and

**WHEREAS**, the Planning Board did subsequently memorialize its adoption of the Redevelopment and Rehabilitation Plan at its regular meeting held on March 24, 2023 (See Exhibit A – Planning Board Resolution 2022-7); and



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**WHEREAS**, the Redevelopment and Rehabilitation Plan, entitled “Mercer Hospital Bellevue Rutherford Redevelopment Plan”, subtitled as “Bellevue Rutherford Redevelopment and Rehabilitation Area” (the “**Redevelopment Plan**”), outlining the planning goals and objectives, boundaries, permitted uses, bulk regulations and additional standards / provisions necessary to facilitate and promote the redevelopment and rehabilitation of the Redevelopment and Rehabilitation Area, has been prepared by Clark Caton Hintz in accordance with the provisions of the Redevelopment Law (**See Exhibit B – Redevelopment Plan**); and

**WHEREAS**, the comments of the Stakeholders have been incorporated into the Redevelopment Plan (**See Exhibit C – NIA Community Meetings Document**); and

**WHEREAS**, the Planning Board, relying on the findings in the Redevelopment Plan, recommends the adoption of the Redevelopment Plan by the Council; and

**WHEREAS**, the adoption of the Redevelopment Plan is in the best interests of the City of Trenton for the redevelopment and rehabilitation of the Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council in the City of Trenton, County of Mercer, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though set forth at length herewith.
2. It is hereby found and determined that said Redevelopment Plan, attached as Exhibit B and made a part hereof, conforms to the Master Plan and local objectives of the City of Trenton and is hereby approved pursuant to N.J.S.A. 40A:12A-7.
3. The Redevelopment Plan for the Redevelopment Area is hereby adopted and a copy of this Ordinance, the Redevelopment Plan and all Exhibits shall be filed in the Office of the City Clerk.
4. The zoning ordinances and maps of the City of Trenton are hereby amended to be consistent with the provisions of the Redevelopment Plan and the boundaries described therein.



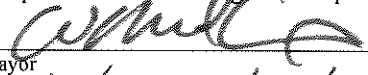
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5. In case any one or more of the provisions of this Ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
  
6. This Ordinance shall take effect upon the latter of twenty (20) days after final passage and publication as prescribed by applicable law.

	INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION					INTRODUCTION				ADOPTION			
	AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB		AYE	NAY	NV	AB	AYE	NAY	NV	AB
EDWARDS	✓				✓				GONZALEZ				✓	✓				FRISBY	✓				✓			
FELICIANO	✓				✓				HARRISON	✓				✓												
FIGUEROA KETTENBURG	✓				✓				WILLIAMS	✓				✓												
<small>NV - NO VOTE                      AB - ABSENT</small>																										

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on MAY 04, 2023

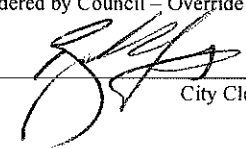
Adopted on second reading after the public hearing on MAY 18, 2023

  
 \_\_\_\_\_  
 Mayor

APPROVED  
RESPECTED

Reconsidered by Council - Override Vote AYE  
NAY

  
 \_\_\_\_\_  
 President of Council

  
 \_\_\_\_\_  
 City Clerk

