

**CITY OF UNION CITY
COUNTY OF HUDSON, STATE OF NEW JERSEY
ORDINANCE NO. 2019-18**

**ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY
KNOWN AS 720 8TH STREET, CITY OF UNION CITY, NEW JERSEY AND
IDENTIFIED ON THE TAX MAP OF THE CITY AS BLOCK 42, LOT 9**

WHEREAS, on January 22, 2019, the Board of Commissioners adopted by resolution, which declared the property known as 720 8th Street and identified on the tax map as Lot 9 Block 42 (the "Property"), as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*) (the "Act"); and

WHEREAS, the Act provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area;

WHEREAS, on October 2, 2018, the Board of Commissioners adopted by resolution directing the Planning Board of the City of Union City (the "Planning Board") to develop a redevelopment plan for the Property in accordance with N.J.S.A. 40A:12-7(f); and

WHEREAS, the Planning Board directed its planning Consultant David Spatz, AICP, PP of Community Housing & Planning Associates, Inc. (the "Professional Planner"), to prepare a redevelopment plan concerning the Property; and

WHEREAS, on December 11, 2018, the Planning Board held a meeting to review the redevelopment plan prepared by the Professional Planner and dated February 7, 2019; and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Planning Board found that the redevelopment plan was consistent with the City's Master Plan and recommended that the redevelopment plan be adopted by the Board of Commissioners; and

WHEREAS, a copy of the redevelopment plan as reviewed by the Planning Board, prepared by Community Housing & Planning Associates, Inc. and sealed by David Spatz, Professional Planner is attached hereto as Exhibit A (the "Redevelopment Plan"); and

WHEREAS, the Board of Commissioners desire to approve the Redevelopment Plan in the form set forth in Exhibit A hereto, and direct that the City's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey, they being the Governing Body thereof, as follows:

SECTION ONE:

1. The Redevelopment Plan, as filed in the Office of the City Clerk is hereby approved.
2. The zoning map of the City of Union City is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate boundaries of the Property.

SECTION TWO:

Severability. If any term or provision of this Ordinance is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, in whole or in part, such determination shall not affect the validity of the remaining terms and provisions of this Ordinance.

SECTION THREE:

Repealer. To the extent that any provision of the Code of the City of Union City is found to conflict with this Ordinance, in whole or in part, this Ordinance shall control.

SECTION FOUR:

In order to avoid accidental repeal of existing provisions, the City Clerk and the Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION FIVE:

This Ordinance shall take effect upon passage and publication as required by law.

Commissioners	Yea	Nay	Abstain/Present	Absent
Lucio P. Fernandez				
Wendy A. Grullon				
Celin J. Valdivia				
Maryury A. Martinetti				
Mayor Brian P. Stack				

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, introduced on July 23, 2019 and was further considered and adopted after a Public Hearing held on August 7, 2019 at the Sara M. Gilmore School, 1600 Kerrigan Avenue, Union City, New Jersey.

INTRODUCED: July 23, 2019

ATTEST: August 7, 2019

Erin Knoedler
City Clerk

Date