

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF UNION CITY ADOPTING A REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA REFERRED TO AS 720 8TH STREET, ASLO KNOWN AS BLOCK 42, LOT 9 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

ORDINANCE 2020-06

BE IT ORDAINED by the Board of Commissioners of the City of Union City, in the County of Hudson and State of New Jersey, as follows:

SECTION I Pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.), the Board of Commissioners of City of Union City ("Board of Commissioners"), by a Resolution adopted on February 18, 2020, determined 720 8th Street, also known as Block 42, Lot 9 as a non-condemnation redevelopment area in accordance with the process and criteria set forth in N.J.S.A. 40A:12A-5 and 6 (the "Redevelopment Area").

SECTION II In furtherance of redeveloping the Redevelopment Area, the Board of Commissioners directed the preparation of a Redevelopment Plan for the Redevelopment Area, prepared by David Spatz, AICP, PP of Community Housing and Planning, Inc., dated February 7 2019, attached hereto and made part of this Ordinance (the "Redevelopment Plan") and which shall be referred to the Union City Planning Board (the "Planning Board") for its review and consideration pursuant to N.J.S.A. 40A:12A-7.e. after introduction of this Ordinance.

SECTION III Prior to the adoption of the Redevelopment Plan, the Planning Board shall, within 45 days after referral by the Board of Commissioners, transmit to the Board of Commissioners, a report containing its recommendation concerning the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7.e.

SECTION IV Upon receipt of the Planning Board's recommendation or if the Planning Board fails to transmit a recommendation within 45 days after referral, the Board of Commissioners shall act upon this Ordinance adopting the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7.e.

SECTION V Ordinance No. 2020-04 was introduced on February 18, 2020 and referred to the Planning Board and on February 25, 2020, the Planning Board adopted a resolution making recommendations for amendments to the Redevelopment Plan. Since the amendments are

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considered substantial, the Ordinance for adoption of the Redevelopment Plan must be re-introduced and scheduled for public hearing and adoption at a later date.

SECTION VI The Board of Commissioners hereby adopts the Redevelopment Plan for the Redevelopment Area.

SECTION VII Upon adoption of this Ordinance, the Redevelopment Plan shall include the date of adoption of this Ordinance.

SECTION VIII This Ordinance shall take effect in accordance with applicable law.

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

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, introduced on March 10, 2020 and will be further considered after a Public Hearing on March 24, 2020 at 7:00 PM the Roosevelt School, 4507 Hudson Avenue, Union City, New Jersey.

INTRODUCED: March 10, 2020

ATTEST:

ERIN M. KNOEDLER
City Clerk

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