

ZONING

*196 Attachment 2*

**City of Hoboken**

**Appendix B  
For the Public Works Garage Site<sup>1</sup>**

An ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR THE PUBLIC WORKS GARAGE SITE LOCATED IN THE CITY OF HOBOKEN PURSUANT TO N.J.S.A. 40A:12-7

WHEREAS, by Resolution adopted on May 27, 2006, the City Council of the City of Hoboken (“City Council”) designated the Public Works Garage Site as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (“Redevelopment Law”), N.J.S.A. 40A:12-1 et seq. for reasons stated therein;

WHEREAS, by Ordinance adopted May 3, 2006, the City Council adopted a Redevelopment Plan dated April 19, 2006 (“the Redevelopment Plan” and prepared by Phillips Preiss Shapiro Associates, Inc. (“PPSA”), planning consultants, for the Public Works Garage Site (Block 1, Lots 1, 11, 12, 13 and 14) pursuant to the Redevelopment Law, N.J.S.A. 40A:12-17;

WHEREAS, pursuant to resolution adopted December 13, 2007, the City Council selected the proposal of the S. Hekemian Group, LLC for the purchase and redevelopment of the Public Works Garage property (Block 1, Lot 1) contingent upon the subsequent amendment of the Redevelopment Plan; and

WHEREAS, pursuant to said resolution, the City Council directed and authorized PPSA to prepare amendments to the Redevelopment Plan; and

WHEREAS, PPSA has prepared an amended version of the Redevelopment Plan, dated May 2008 (“the Amended Redevelopment Plan”), which is attached; and

WHEREAS, the Redevelopment Plan, as amended, would allow for the same land uses and the same number of residential units (240) to be developed as the current Redevelopment Plan, and allow for building heights of 12 stories along Observer Highway and eight stories on the balance of the property; and

WHEREAS, the Redevelopment Plan, as amended, would also include an affordable housing obligation and enhanced design requirements; and

WHEREAS, upon passage of this Ordinance, the Amended Redevelopment Plan shall amend and supersede the Redevelopment Plan, adopted on May 3, 2006; and

WHEREAS, the City Council has reviewed and considered the recommendations of the Planning Board, as set forth in a resolution dated June 2008, which recommends the adoption of

---

<sup>1</sup> **Editor’s Note: Ordinance No DR-252-06, adopted May 3, 2006, adopted the Redevelopment Plan for the Public Works Garage Site and is on file in the office of the City Clerk.**

## HOBOKEN CODE

the amendments to the Redevelopment Plan, as incorporated in the attached Amended Redevelopment Plan; and

WHEREAS, the attached Amended Redevelopment Plan meets the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hoboken as follows:

Section 1. The City Council hereby adopts the amendments to the Redevelopment Plan adopted May 3, 2006, as incorporated in the attached Amended Redevelopment Plan dated May 2008 and prepared by PPSA for the Public Works Garage Site (Block 1, Lots 1, 11, 12, 13 and 14) pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-7. A copy of the Amended Redevelopment Plan shall be maintained in the offices of the City Clerk.

Section 2. The amended Redevelopment Plan shall amend and supersede the Redevelopment Plan adopted by the City Council on May 3, 2006 and applicable provisions of the Zoning Ordinance of the City of Hoboken. In all situations where zoning issues are not specifically addressed by the Amended Redevelopment Plan, the Zoning Ordinances of the City of Hoboken shall remain in full force and effect.

Section 3. Pursuant to N.J.S.A. 40A:12A-7(c), the City Zoning Map is hereby amended consistent with Section 1 above, so as to indicate that the Amended Redevelopment Plan applies to the redevelopment area depicted in the attached Redevelopment Plan, and which is further designated as Block 1, Lots 1, 11, 12 13, and 14 on the Tax Map of the City of Hoboken.

Section 4. If any provision of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance, except so far as the provision so declared invalid shall be separable from the remainder of any portion thereof.

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed.

Section 6. This Ordinance shall take effect immediately upon adoption and publication according to law, and upon filing with the Hudson County Planning Board.