

ZONING

196 Attachment 6

**City of Hoboken
Appendix E
Southwest Hoboken Redevelopment Plan¹**

ORDINANCE OF THE CITY OF HOBOKEN ADOPTING THE “SOUTHWEST HOBOKEN REDEVELOPMENT PLAN” DATED MAY 16, 2017, IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-7

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., on June 20, 2012, the City Council adopted a Resolution designating the Southwest Hoboken Rehabilitation Area, known and designated on the Tax Map of the City of Hoboken as all of Blocks 3, 3.1, 3.2, 139.1, 4, 5, 6, 8.1, 9, 10, 11, 12, 14, and 23, as an area in need of rehabilitation; and,

WHEREAS, after extensive consultation with the community, the property owners and other parties, a draft Southwest Hoboken Redevelopment Plan, dated May 16, 2017 (the “Plan”) was prepared by David G. Roberts, PP, AICP, LLA, LEED AP ND, Maser Consulting Planning Associates, and Brandy Forbes, PP, AICP, Director of Community and Economic Development in cooperation with the Mayor and City Council; and,

WHEREAS, the City Council at its May 24, 2017 meeting revised the draft Southwest Hoboken Redevelopment Plan dated May 16, 2017 to:

1. Revise figure 13 to change park expansion area #2 to show it as potential future roadway.
2. Add restaurants to each subarea under retail as permitted use

WHEREAS, by Resolution adopted May 24, 2017, the City Council referred the proposed Plan to the City of Hoboken Planning Board (the “Board”) in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7(e) for the propose of obtaining a report of the Board as to whether the Plan is substantially consistent with the Municipal Master Plan or is designed to effectuate the Master Plan, and for any recommendation deemed appropriate by the Board concerning the proposed Southwest Hoboken Redevelopment Plan; and,

WHEREAS, on May 24, 2017, the Board transmitted a report to the Hoboken City Council finding that the Southwest Hoboken Redevelopment Plan, dated May 16, 2017, is substantially consistent with the City of Hoboken Master Plan or is designed to effectuate the Master Plan, and recommending the adoption of the Southwest Hoboken Redevelopment Plan, dated May 16, 2017.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Hoboken, Hudson County, New Jersey, as follows:

¹ Editor’s Note: Ordinance No. Z-501, adopted 6-7-2017, adopted the Southwest Hoboken Redevelopment Plan and is on file in the office of the City Clerk.

HOBOKEN CODE

1. The Southwest Hoboken Redevelopment Plan dated May 16, 2017, as revised by the City Council on May 24, 2017 is hereby adopted.
2. The Southwest Hoboken Redevelopment Plan dated May 16, 2017, as revised by City Council on May 24, 2017, incorporated herein by reference, as if set forth at length, a copy of which is on file in the office of the City Clerk, meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7; and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
2. The Southwest Hoboken Redevelopment Plan, dated May 16, 2017, as revised by City Council on May 24, 2017, is consistent with the City of Hoboken's Master Plan or is designed to effectuate the Master Plan.
3. The Southwest Hoboken Redevelopment Plan shall constitute an overlay of existing zoning, and the Official Zoning Map is hereby amended to reflect the overlay zone set forth in the Plan.
4. If any section or provision of the Southwest Hoboken Redevelopment Plan, dated May 16, 2017, as revised by City Council on May 24, 2017, or this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.
5. All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
6. This Ordinance shall become final upon adoption and publication in the manner prescribed by law.