

2<sup>ND</sup> AND FINAL READING:

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDEN, COUNTY OF UNION, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN ENTITLED “REDEVELOPMENT PLAN – BLOCK 254, LOTS 1 THROUGH 10” PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes a municipality to determine whether certain parcels of land in the municipality constitute “areas in need of rehabilitation” and/or “areas in need of redevelopment”; and

**WHEREAS**, on June 18, 2019, the City Council of the City (the “**City Council**”), pursuant to *N.J.S.A. 40A:12A-6*, authorized the Planning Board of the City (the “**Planning Board**”) to determine whether the property identified as Block 254, Lots 1-10 on the official tax map of the City (“**Study Area**”), met the statutory criteria for designation as an “area in need of redevelopment” pursuant to the Redevelopment Law; and

**WHEREAS**, on September 10, 2019, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and recommended to the City Council that the Study Area satisfied certain statutory criteria and thus constituted an area in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, on September 17, 2019, the City Council adopted a resolution which designated the Study Area as an area in need of redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, in order to facilitate the redevelopment of the Study Area, the City Council also authorized the preparation of a redevelopment plan for the Property pursuant to the authority granted under the Redevelopment Law, that was adopted, after review and comment by the Planning Board, by the City Council on; and

**WHEREAS**, Ricci Planning prepared the redevelopment plan entitled “Redevelopment Plan – Block 254, Lots 1 through 10,” (the “**Redevelopment Plan**”), providing the development standards for the Study Area, as more fully set forth and attached hereto as Exhibit A; and

**WHEREAS**, on January 21, 2020, pursuant to the Redevelopment Law, the City Council referred the Redevelopment Plan to the Planning Board for review and comment; and

**WHEREAS**, on February 11, 2020, the Planning Board reviewed and recommend the Redevelopment Plan, as more fully set forth and attached hereto as Exhibit A; and

**WHEREAS**, upon review of the Planning Board’s recommendation regarding the Redevelopment Plan, the City Council has determined to adopt the Redevelopment Plan, as more fully set forth and attached hereto as Exhibit A, to ensure the success of redevelopment within the Redevelopment Area in conformity with the City’s redevelopment objectives.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Linden, County of Union, New Jersey that:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan, as amended and attached hereto as Exhibit A, is hereby adopted pursuant to the terms of *N.J.S.A.* 40A:12A-7.

Section 3. A copy of this Ordinance and the Redevelopment Plan, as amended and attached hereto as Exhibit A, shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 4. This Ordinance shall take effect in accordance with all applicable laws.

PASSED:

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

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

I, JOSEPH C. BODEK, City Clerk of the City of Linden, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the ordinance adopted by the City Council of the City of Linden at a meeting held on , 2020 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the City of Linden, this \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
JOSEPH C. BODEK, City Clerk

**EXHIBIT A**  
**REDEVELOPMENT PLAN**  
**BLOCK 254, LOTS 1 THROUGH 10**