

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDEN, COUNTY OF UNION ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE ST. GEORGES AVENUE REDEVELOPMENT AREA - PHASE II

WHEREAS, in January 1998, the Redevelopment Plan for the St. Georges Avenue Redevelopment Area – Phase II was adopted by the City of Linden, New Jersey (the “Redevelopment Plan”); and,

WHEREAS on April 19, 2011, the City Council adopted Ordinance No. 55-16, which served to replace the Redevelopment Plan with the Amended Redevelopment Plan (“Amended Redevelopment Plan”); and,

WHEREAS on January 17, 2017, the City Council adopted Ordinance No. 61-1, which served to amend the Redevelopment Plan in order to effectuate redevelopment on certain parcels within the Redevelopment Area; and,

WHEREAS, the City Council has determined it to be in the City’s best interests to further amend the Amended Redevelopment Plan in order to effectuate redevelopment on additional parcels within the Redevelopment Area (“Proposed Amendments”), as follows (text to be added in **bold, underlined font**; text to be deleted in ~~**bold, stricken-through font**~~):

1. Section 1, “Description of the Redevelopment Area,” shall be revised as follows:

The St. Georges Avenue Redevelopment Area – Phase II is located in the City of Linden, County of Union, State of New Jersey, and is that area that is generally bounded as follows:

*Beginning at the southeast line of St. Georges Avenue and the southwest line of Charles Street, thence southeasterly along Charles Street to the northwest line of Union Street; thence southwesterly along Union Street to **the point that is parallel to the northern boundary of Block 85, Lot 14, and including said parcel and adjacent Block 85, lots 13 and 12, then to the point within Union Street that is parallel to the southern boundary of Block 85, Lot 14 and continuing in a southwesterly direction along Union Street to** the northerly line of East Baltimore Avenue; thence westerly along East Baltimore Avenue to the southeast line of St. Georges Avenue; thence northeasterly along St. Georges Avenue to the southwest line of Charles Street – said point being the place of beginning.*

The specific boundaries of the St. Georges Avenue Redevelopment Area – Phase II are shown on the Project Boundary Area Map and Land Acquisition Map, which is annexed hereto and made a part thereof.

The following tax blocks and lots comprise, and are located within, the boundaries of the St. Georges Avenue Redevelopment Area – Phase II:

*Block 84, Lots 1, 4, 5, 6, and 7; ~~and,~~
Block 85, Lots 12, 13 and 14; and,
Block 91, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.*

The St. Georges Avenue Redevelopment Area – Phase II also includes the portion of John Street, an unimproved street appearing on the City’s tax map, between St. Georges Avenue and Union Avenue, which will be vacated to facilitate redevelopment of the St. Georges Avenue Redevelopment Area – Phase II. The vacation of John Street may occur in concert with a multi-phase project wherein the redevelopment of John Street into a pedestrian plaza or parking area will occur in any phase.

2. Section II, “Designation of the Site as an Area in Need of Redevelopment,” shall be revised as follows:

*Pursuant to a resolution adopted by the Linden City Council on June 17, 2003, as amended by resolution adopted March 15, 2011, **and as further amended by a resolution adopted July 21, 2020**, the area described in Section I above has been designated as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.*

- 3. Subsection 1 of Section V(C) of the Redevelopment Plan is hereby amended as follows:

*Parking garages, parking lots and loading areas, which serve only the principal use(s) conducted ~~on the lot~~ **within the St. Georges Avenue Redevelopment Area – Phase II**.*

- 4. Section IV of the Redevelopment Plan is hereby amended as follows:

All properties located within the St. Georges Avenue Redevelopment Area – Phase II will be controlled by the redeveloper, any buildings thereon demolished or adaptively reused, and the assembled site developed in accordance with the provisions of this Redevelopment Plan. All properties in the St. Georges Avenue Redevelopment Area – Phase II will be controlled by the redeveloper for development in accordance with this Redevelopment Plan.

The following properties, as shown on the Project Boundary Area Map and Land Acquisition Map, will be acquired:

- Block 84 Lots 1, 4, 5, 6 and 7.*
- Block 85 Lots 12, 13 and 14.**
- Block 91 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.*

The following properties, as shown on the Project Boundary Area Map and Land Acquisition Map, have been vacated:

John Street, between St. Georges Avenue and Union Street

- 5. The existing “Project Boundary Area Map and Land Acquisition Map” shall be repealed.

WHEREAS, pursuant to Resolution 2021-121, adopted February 16, 2021, the City Council referred the Proposed Amendments to the Planning Board, in accordance with N.J.S.A. 40A:12A-7(e), for its review and recommendation concerning the Proposed Amendments; and,

WHEREAS, the City Council received the Planning Board’s recommendations, dated March 9, 2021, that the Proposed Amendments be adopted by Ordinance in the form set forth herein; and,

WHEREAS, the Borough wishes to adopt the Proposed Amendments as recommended by the Planning Board, and as set forth in full herein above (the “**Second Amended Redevelopment Plan**”).

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Linden, in the County of Union, and State of New Jersey, as follows:

- 1. The aforementioned recitals are incorporated herein as though fully set forth at length.
- 2. The Proposed Amendments are hereby adopted pursuant to the terms of the Redevelopment Law.
- 3. The Second Amended Redevelopment Plan shall supersede the applicable development regulations of the City’s municipal code, as and where indicated therein.

4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

5. A copy of this Ordinance containing the Second Amended Redevelopment Plan shall be available for public inspection at the office of the City Clerk during regular business hours.

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

PASSED:

Council President

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 _____, 2021 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 _____, 2021.

JOSEPH C. BODEK, City Clerk