

**FIRST READING:**

**2<sup>nd</sup> & FINAL READING:**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
LINDEN, COUNTY OF UNION, NEW JERSEY, ADOPTING  
A REDEVELOPMENT PLAN FOR THE PROPERTIES  
IDENTIFIED ON THE TAX MAP OF THE CITY OF  
LINDEN AS BLOCK 288, LOTS 1, 2, 13, 14, AND 15, BLOCK  
254, LOTS 12, 13, AND 16**

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

**WHEREAS**, in accordance with the Redevelopment Law, the municipal council (the “**City Council**”) of the City of Linden (the “**City**”) on February 16, 2016, adopted Resolution 2016-90, which designated an area consisting of certain properties identified on the tax map of the City as Block 288, Lots 1, 2, 13, 14, and 15, and Block 254, Lots 12, 13, and 16 (together, the “**Property**”) as an area in need of redevelopment; and

**WHEREAS**, in order to facilitate the redevelopment of the Property, the City Council also authorized the preparation of a redevelopment plan for the Property pursuant to the authority granted under the Redevelopment Law; and

**WHEREAS**, Ricci Planning has prepared the redevelopment plan entitled “Redevelopment Plan Block 288, Lots 1, 2, 13, 14, and 15; Block 254, Lots 12, 13, and 16,” dated April 15, 2016 (the “**Redevelopment Plan**”), providing the development standards for the Property, a copy of which is attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to the Redevelopment Law, the planning board of the City (the “**Planning Board**”) must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the City in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

**WHEREAS**, upon receipt of the Planning Board’s recommendations relating to the Redevelopment Plan, the City believes that the adoption of the Redevelopment Plan is in the best interests of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Linden as follows:

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The Planning Board is hereby directed to review the Redevelopment Plan, in the form attached hereto as **Exhibit A** and made a part hereof, and make its recommendations in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

**Section 3.** Contingent upon the receipt of the Planning Board’s recommendations, the Redevelopment Plan is hereby adopted pursuant to the terms of the Redevelopment Law.

**Section 4.** The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and all of the provisions therein and shall supersede the applicable development regulations of the City’s municipal code.

**Section 5.** 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.

**Section 6.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the City Clerk during regular business hours.

**Section 7.** This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

PASSED:

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President of Council

APPROVED:

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Mayor

ATTEST:

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City Clerk

**EXHIBIT A**  
**Redevelopment Plan**