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| ORDINANCE # | (ID # 9734) |
| Introduction Date: | 6/21/2022 |
| Hearing Date: | 7/19/2022 |
| Passage Date: | |
| Effective Date: | |

AN ORDINANCE OF THE CITY OF SUMMIT AMENDING THE REDEVELOPMENT PLAN FOR THE BROAD STREET WEST REDEVELOPMENT AREA (Redevelopment Plan Amendment)

Ordinance Summary: The purpose of this Ordinance is to amend the previously adopted Broad Street West Redevelopment Plan, which sets forth the goals for the redevelopment of the area and establishes superseding zoning for the area.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, by Ordinance **19-3188** of the Common Council of the City of Summit (the "**Common Council**"), the Broad Street West Redevelopment Plan (the "**Redevelopment Plan**") was adopted on May 7, 2019, which sets forth the plan for the Broad Street West Redevelopment Area; and

WHEREAS, the City of Summit (the "**City**") wishes to amend the Redevelopment Plan as set forth in the proposed redevelopment plan amendment, dated June 2022, which is attached hereto as **Exhibit A** (the "**Redevelopment Plan Amendment**"), and

WHEREAS, at a public meeting of the Common Council held on June 21, 2022, the Common Council adopted a Resolution directing the referral of the proposed Redevelopment Plan Amendment to the Planning Board of the City of Summit ("**Planning Board**") for a report pursuant to N.J.S.A. 40A:12A-7 (the "**Resolution**"); and

WHEREAS, the Resolution also directed the filing of the proposed Redevelopment Plan Amendment with the Planning Board of the County of Union pursuant to N.J.S.A. 40:27-6.10; and

WHEREAS, on _____, 2022, the Planning Board transmitted a report to the Common Council concerning its review of the Redevelopment Plan Amendment (the "**Planning Board Report**"); and

WHEREAS, the Common Council has reviewed and considered the Planning Board Report; and

WHEREAS, the Common Council has determined that the Redevelopment Plan Amendment meets the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law as further set forth herein.

NOW, THEREFORE, BE IT ORDAINED, BY THE COMMON COUNCIL OF THE CITY OF SUMMIT AS FOLLOWS:

Section 1. The Redevelopment Plan Amendment, attached hereto as **Exhibit A**, 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.

Section 2. The Redevelopment Plan Amendment is substantially consistent with the City of Summit's Master Plan or is designed to effectuate the Master Plan.

Section 3. The Redevelopment Plan Amendment shall supersede all existing Zoning and Development Regulations of the City of Summit that regulate development within the Broad Street West Redevelopment Area in accordance with New Jersey's Local Redevelopment and Housing Law, N.J.S.A., 40A:12A-7(c).

Section 4. The Redevelopment Plan Amendment shall amend and supersede the Redevelopment Plan adopted by the Common Council on May 7, 2019 and applicable provisions of the Zoning Ordinance of the City of Summit. In all situations where zoning issues are not specifically addressed by the Redevelopment Plan Amendment, the Zoning Ordinances of the City of Summit shall remain in full force and effect.

Section 5. Pursuant to N.J.S.A. 40A:12A-7(c), the City Zoning Map is hereby amended to identify the area in which the zoning has been superseded by the Redevelopment Plan Amendment.

Section 6. 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 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed.

Section 8. This Ordinance shall take effect immediately upon adoption and publication according to law.

Dated:

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that

Approved:

the foregoing ordinance was duly passed
by the Common Council of said City at
a regular meeting held on

Mayor

City Clerk

Exhibit A
Broad Street West Redevelopment Plan Amendment

[See Section 3 of
Agenda Packet](#)