

CITY OF HOBOKEN
ORDINANCE NO. _____

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN
PURSUANT TO N.J.S.A. 40A:12A-7 FOR THE PUBLIC WORKS GARAGE SITE
LOCATED IN THE CITY OF HOBOKEN**

WHEREAS, by Resolution 06-263 adopted January 19, 2006, the City Council of the City of Hoboken ("City Council") directed and authorized the Planning Board of the City of Hoboken ("Planning Board") to conduct a preliminary investigation and a public hearing to determine whether an area commonly known as "the Public Works Garage Site," and designated as Block 1, Lots 1, 11, 12, 13, and 14, on the Official Tax Map of the City of Hoboken is an area in need of redevelopment according to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law");

WHEREAS, after due notice and a hearing, the Planning Board, by Resolution adopted March 20, 2006, recommended to the City Council that the Public Works Garage Site be declared an area in need of redevelopment pursuant to the Redevelopment Law;

WHEREAS, after receipt of the Planning Board's resolution, the City Council, by Resolution adopted on March 27, 2006, designated the Public Works Garage Site as an area in need of redevelopment pursuant to the Redevelopment Law for reasons stated therein;

WHEREAS, pursuant to the Redevelopment Law, a redevelopment project must be undertaken pursuant to a "redevelopment plan" adopted by ordinance;

WHEREAS, by Resolution adopted March 27, 2006, the City Council retained the services of the firm of Phillips Preiss Shapiro Associates, Inc. ("PPSA"), planning consultants, to prepare such a redevelopment plan;

WHEREAS, PPSA prepared for the City Council a proposed redevelopment plan entitled "Redevelopment Plan for the Public Works Garage Site" ("Proposed Plan") dated April 2006;

WHEREAS, by Resolution adopted April 12, 2006, the City Council requested that the Planning Board review and make recommendations upon the Proposed Plan pursuant to N.J.S.A. 40A:12A-7;

WHEREAS, the Planning Board, after due notice and consideration on April 17, 2006, has reviewed the Proposed Plan, and, by Resolution dated April 17, 2006, recommended the adoption of same by the City Council, subject to its recommendations to the City Council;

WHEREAS, the attached redevelopment plan entitled "Redevelopment Plan for the Public Works Garage Site" dated April by PPSA ("the Redevelopment Plan") incorporates those recommendations of the Planning Board accepted by the City Council in its resolution of April 19, 2006, and otherwise does not vary from the Proposed Plan; and

WHEREAS, the attached Redevelopment Plan meets the statutory requirements of N.J.S.A. 40A:12A-7, and is substantially consistent with, and designed to effectuate, the City's Master Plan as it pertains to the Public Works Garage Site.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hoboken as follows:

Section 1. The City Council hereby adopts the attached Redevelopment Plan dated April 2006 and prepared by PPSA for the Public Works Garage Site (Block 1, Lots 1, 11, 12, 13 and 14) pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-7. A copy of the Redevelopment Plan shall be maintained in the offices of the City Clerk.

Section 2. The Redevelopment Plan shall supersede applicable provisions of the Zoning Ordinance of the City of Hoboken. In all situations where zoning issues are not specifically addressed by the Redevelopment Plan, the Zoning Ordinances of the City of Hoboken shall remain in full force and effect.

Section 3. Pursuant to N.J.S.A. 40A:12A-7(c), the City Zoning Map is hereby amended consistent with Section 1 above, so as to indicate that the Redevelopment Plan applies to the redevelopment area depicted in Figure 2 on page 3 of the attached Redevelopment Plan, and which is further designated as Block 1, Lots 1, 11, 12, 13, and 14 on the Tax Map of the City of Hoboken.

Section 4. 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 inseparable from the remainder of any portion thereof.

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed.

Section 6. This Ordinance shall take effect immediately upon adoption and publication according to law, and upon filing with the Hudson County Planning Board.

Introduction: April 19, 2006

Public Hearing
and Adoption: _____

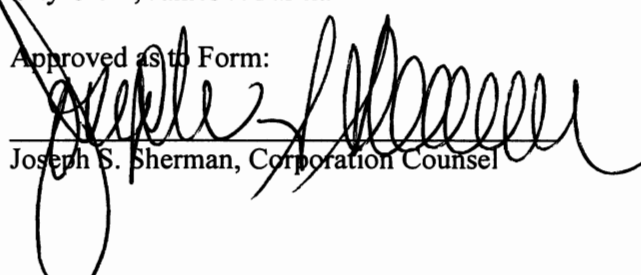
Adopted:

Approved:

City Clerk, James J. Farina

Mayor, David Roberts

Approved as to Form:



Joseph S. Sherman, Corporation Counsel

Date: April 19, 2006

**CITY COUNCIL OF THE
CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AUTHORIZING MAYOR TO EXECUTE PROFESSIONAL
SERVICES AGREEMENT FOR THE SOLICITATION AND EVALUATION OF
PROPOSALS BY DEVELOPERS FOR THE PUBLIC WORKS GARAGE SITE**

WHEREAS, by resolution at a Special Meeting on March 27, 2006 the City Council awarded a professional services contract to the firm of Phillips Preiss Shapiro Associates, Inc., located at 434 Sixth Avenue, New York, NY 10011, planning consultants to prepare a redevelopment plan for the Public Works Garage Site; and

WHEREAS, the planning firm of Phillips Preiss Shapiro Associates Inc. has submitted to the City Council at a Special Meeting on April 12, 2006 a redevelopment plan for the Public Works Garage site, previously designated as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A.: 12A et seq.; and

WHEREAS, in furtherance of the timely selection of a redeveloper to implement the redevelopment plan, as it may be revised prior to adoption, the City Council desire to retain a professional planner to assist the City with the preparation of a Request for Proposals and with the evaluation of the proposals submitted in response thereto; and

WHEREAS, the planning firm of Phillips Preiss Shapiro Associates Inc. possesses the necessary technical and professional expertise to assist the City with the aforementioned tasks; and

WHEREAS, the professional services contract with Phillips Preiss Shapiro Associates, Inc shall be amended to increase the amount of the contract by \$ 6,000.00 to a maximum of \$16,000.00; and

WHEREAS, sufficient funds are available and have been or will be appropriated for this specific purpose;

WHEREAS, the Chief Financial Officer certifies that the funds are available for this purpose;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hoboken as follows:

1. The firm of Phillips Preiss Shapiro Associates Inc. professional services contract shall be amended to a maximum of \$16,000.00 to provide the above-stated services.
2. The above recitals are incorporated herein as though fully set forth at length.

3. The Council hereby authorizes the Mayor, or his designee to execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this resolution.
4. A copy of this resolution shall be published by the City Clerk and the City Clerk shall keep a copy of the contract on file in accordance with N.J.S.A. 40A:11-1 et seq.

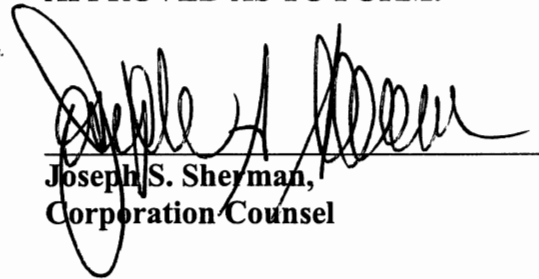
Date of Meeting: April 19, 2006

APPROVED:



**Fred M. Bado, Director
Community Development**

APPROVED AS TO FORM:



**Joseph S. Sherman,
Corporation Counsel**