

INTRODUCED BY: M. Russo

SECONDED BY: Theresa Costello

**CITY OF HOBOKEN
RESOLUTION NO. _____**

**RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE CITY OF
HOBOKEN TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPOSED
AREA IN NEED OF REDEVELOPMENT AND TO PREPARE A REDEVELOPMENT
PLAN IN ACCORDANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the City Council of the City of Hoboken may direct the Hoboken Planning Board to conduct a preliminary investigation and public hearing to determine whether certain areas of the City are in need of redevelopment in accordance with N.J.S.A. 40A:12A-6 et seq.; and

WHEREAS, the City Council may authorize the Hoboken Planning Board to prepare a redevelopment plan pursuant to N.J.S.A. 40A:12A-7 et seq.; and

WHEREAS, the Hoboken Planning Board adopted a comprehensive, City-wide Master Plan on April 28, 2004; and

WHEREAS, the City Council wishes to carry out the objectives of said Master Plan, particularly the Land Use Element; and

WHEREAS, the Land Use Element recommends providing regulations to guide any possible redevelopment of the Neumann Leather property in an appropriate manner in as much as the Neumann Leather complex is a reminder of old Hoboken while nearly all other industrial uses in the southeastern portion of the City have disappeared; and

WHEREAS, the former Neumann Leather factory is now occupied by numerous tenants ranging from artists to high tech companies and is comprised of existing historic structures that should be preserved, where possible, and

WHEREAS, the Land Use Element further recommends that any redevelopment of this site warrants special consideration as well as flexibility in its development regulations in order to retain the mix of uses, including artist live/work/ display space; and

WHEREAS, the City Council desires that the Hoboken Planning Board conduct such a study to determine whether the following blocks and lots as shown on the Tax Map of the City of Hoboken;

Block 2, Lots 12 through 26

Block 2.1 Lots 1 through 10

are an area in need of redevelopment; and

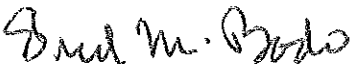
WHEREAS, the City Council believes that a redevelopment plan prepared pursuant to the Local Redevelopment and Housing Law permits the greatest flexibility in planning and regulate the redevelopment of such a site in order to achieve a complex set of goals;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HOBOKEN:

1. That the Planning Board of the City of Hoboken is hereby authorized and directed to perform a preliminary investigation and hold a public hearing to determine whether the proposed areas as set forth above are in need of redevelopment and to submit its recommendation to the City Council in accordance with N.J.S.A.40A:12A-6 et seq.; and
2. The Planning Board is further authorized to prepare a redevelopment plan for that area found to be in need of redevelopment and to refer said plan to the City Council in accordance with N.J.S.A. 40A:12A-7 et seq.;
3. That this Resolution shall be effective immediately.

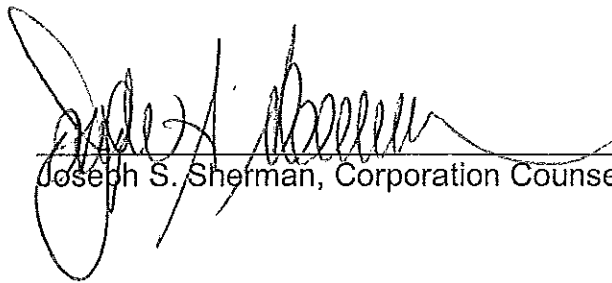
Meeting Date: April 4, 2005

APPROVED:



Fred M. Bado, Director
Community Development

APPROVED AS TO FORM:



Joseph S. Sherman, Corporation Counsel

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