

ORDINANCE NO. 5583

AN ORDINANCE TO ADOPT THE AMENDED SEAPORT INDUSTRIAL REDEVELOPMENT PLAN

WHEREAS, the Director of Planning and Community Development has requested the adoption of an ordinance for the Amended Seaport Industrial Center Redevelopment Plan dated December 1, 2021, a copy of which is on file in the Office of the City Clerk; and

WHEREAS, on September 12, 1983, the Planning Board of the City of Elizabeth, by resolution, declared the Seaport Industrial Center as blighted. Subsequently, on May 9, 1989, this Honorable Body directed, by resolution, that the Planning Board undertake a study for the redevelopment of the Seaport Industrial Center. The original Redevelopment Plan for the designated area was adopted sometime thereafter, but exact records were unable to be located; and

WHEREAS, the Seaport Industrial Center (the "Redevelopment Area") is comprised of several large and privately owned parcels along the Arthur Kill in the easternmost section of the City of Elizabeth. The Redevelopment Area is approximately 115 acres in size (including water bodies) and is generally bound by First Street, Ripley Place and Second Street on the west, the Arthur Kill on the east, Port Avenue on the south and Puleo Plaza and Trumbull Street on the north; and

WHEREAS, the Redevelopment Area can be characterized as almost fully developed with a mix of light and medium industrial warehouse, office, and manufacturing uses. In addition to the privately owned industrial properties, the City of Elizabeth owns and operates a recreational pier and park along the Arthur Kill which generates the greatest degree of recreational and pedestrian activity along the immediate waterfront; and

WHEREAS, as a result of the Statewide regulation and legalization of cannabis, on October 26, 2021, the City Council adopted a Resolution that "City Council authorized the Planning Board to reexamine the Seaport Redevelopment Plan to consider allowing the cultivation and manufacturing of cannabis specifically for parcels 315-325 First Street (B1I Lot 1 18), 28-36 Slater Drive (B1 1, Lot 789), 4359 Slater Drive & 61-63 ATL (B1 1, Lot 1.A1), 65 Atalanta Plaza (B1 1, Lot 1.A), & 89-147 Atalanta Plaza (B1 1, Lot 1.B). This was necessary because even though the City of Elizabeth permitted cannabis uses within specific areas throughout the City, any property located within a Redevelopment Area with an active Redevelopment Plan in place must amend the Redevelopment Plan by Ordinance before the City Council to permit cannabis uses; and

WHEREAS, on December 2, 2021, the Planning Board conducted a public hearing on the proposed Amended Seaport Industrial Center Redevelopment Plan, which was prepared by Victor Vinegra, Licensed Professional Planner from Harbor Consultants; and

WHEREAS, the proposed amended plan allows for the cultivating, manufacturing, distributing, and wholesaling cannabis and lists the design and other requirements related to cannabis use specifically for the following parcels in the redevelopment area: Block 1, Lot 1.A, Block 1, Lot 1.A1, Block 1, Lot 1.B, Block 1, Lot 118, and Block 1 Lot 789; and

WHEREAS, at the December 2, 2021 hearing, a resolution was passed adopting the proposed amended redevelopment plan and recommending for consideration and adoption of an ordinance of the City Council of Elizabeth ratifying the Amendment; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELIZABETH:

SECTION 1. - The Amended Seaport Industrial Center Redevelopment Plan specifically amending the permitted uses for Block 1, Lot 1.A, Block 1, Lot 1.A1, Block 1, Lot 1.B, Block 1, Lot 118, and Block 1 Lot 789, dated December 1, 2021, a copy of which is on file in the Office of the City Clerk, is hereby adopted.

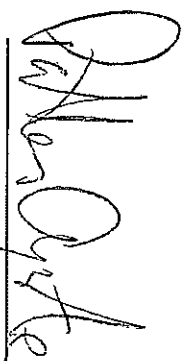
SECTION 2. - The City of Elizabeth Land Development Code provisions currently in place are hereby superseded by those outlined in Section 3 of the Amended Seaport Industrial Center Redevelopment Plan at "Section 3.2 "Amended Land Use Plan"; "Section 3.3 Building, Area, and Yard Requirements"; as well as "Section 3.4 Development Requirements" for those specified properties within the Seaport Industrial Center Redevelopment Area.

SECTION 3. - All Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed.

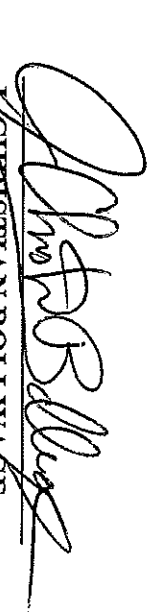
SECTION 4. - If any portion or clause of this Ordinance is declared invalid for any reason whatsoever, same shall not affect the validity or constitutionality of any other part or portion of this Ordinance.

SECTION 5. - The effective date of this Ordinance shall be twenty (20) days after its final passage by City Council and approval by the Mayor at the time and in the manner provided by law.

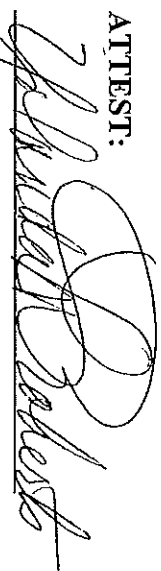
PASSED: December 28, 2021


PATRICIA PERKINS-AUGUSTE
PRESIDENT OF CITY COUNCIL

APPROVED: 12-29-2021


CHRISTIAN BOLLWAGE
MAYOR

ATTEST:


YOLANDA M. ROBERTS, R.M.C.
MUNICIPAL CLERK