

ORDINANCE OF THE CITY OF NEW BRUNSWICK, COUNTY OF MIDDLESEX, NEW JERSEY RESCINDING THE DESIGNATION OF THE NEW BRUNSWICK HOUSING AUTHORITY AS REDEVELOPMENT ENTITY FOR THE REDEVELOPMENT OF THE PROPERTY IDENTIFIED ON THE CITY'S TAX MAP AS BLOCK 222, LOT 1.04, A PORTION OF COMSTOCK STREET AND A PORTION OF BLOCK 185.01, LOT 11.01 AND DESIGNATING THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY AS THE REDEVELOPMENT ENTITY FOR THE AFOREMENTIONED PROPERTY AND CERTAIN OTHER PROPERTIES PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land within the municipality constitute areas in need of rehabilitation or redevelopment and to adopt redevelopment plans for such areas, pursuant to which redevelopment projects are to be undertaken; and

WHEREAS, the City of New Brunswick (the "City"), in accordance with the Redevelopment Law, previously designated the Jersey Handy Redevelopment Area, which is composed of certain property as further described in Exhibit A, (the "Jersey Handy Redevelopment Area"); and

WHEREAS, on or about August 3, 2005, the City adopted a redevelopment plan entitled the "Jersey Handy Redevelopment Area Redevelopment Plan" (as subsequently amended, the "Jersey Handy Redevelopment Plan") for such Redevelopment Area; and

WHEREAS, pursuant to Sections 4 and 21 of the Redevelopment Law, the Jersey Handy Redevelopment Plan had expressly named the New Brunswick Housing Authority (the "NBHA") as the redevelopment entity charged with carrying out redevelopment projects within the Jersey Handy Redevelopment Area in accordance with the Jersey Handy Redevelopment Plan; and

WHEREAS, with respect to a portion of the Jersey Handy Redevelopment Area consisting of Block 222, Lot 1.04, a portion of Comstock Street and a portion of Block 185.01, Lot 11.01 depicted on Exhibit B hereto (the "Jersey Handy Central Area"), the City, pursuant to Section 4(c) of the Redevelopment Law, now desires to designate the Middlesex County Improvement Authority (the "MCIA") as the redevelopment entity responsible for implementing the Jersey Handy Redevelopment Plan with respect to the Jersey Handy Central Area, with the NBHA to remain as the redevelopment entity for the balance of the Jersey Handy Redevelopment Area; and

WHEREAS, the City has also designated certain other properties identified as Block 51, Lots 2.01, 5, 6, 27, 28, 29, 29.02, 31 and 31.01 as an area in need of rehabilitation (the "Healthcare and Research Pavilion Rehabilitation Area"); and

WHEREAS, on or about April 1, 2020, the City adopted a redevelopment plan entitled the "Healthcare and Research Pavilion Redevelopment Plan" (the "Pavilion Redevelopment Plan") for the Healthcare and Research Rehabilitation Area; and

WHEREAS, the City now desires to rescind the designation of the NBHA as redevelopment entity for the Jersey Handy Central Area (but not for the balance of the Jersey Handy Redevelopment Area, for which the NBHA shall continue as redevelopment entity) and designate the MCIA as the redevelopment entity for the Jersey Handy Central Area; and

WHEREAS, the City also desires to expressly designate the MCIA as the redevelopment entity for the Healthcare and Research Rehabilitation Area to implement the Pavilion Redevelopment Plan, and, to the extent necessary, rescind any existing designation of the NBHA as same.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEW BRUNSWICK, NEW JERSEY, AS FOLLOWS:

SECTION I

The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION II

Pursuant to N.J.S.A. 40A:12A-4c, the designation of NBHA as the redevelopment entity for the Jersey Handy Central Area is hereby rescinded.

SECTION III

Pursuant to N.J.S.A. 40A:12A-4c, the MCIA is hereby designated as the redevelopment entity for the Jersey Handy Central Area.

SECTION IV

Pursuant to N.J.S.A. 40A:12A-4c, the MCIA is hereby also designated as the redevelopment entity for the Healthcare and Research Rehabilitation Area to implement the Pavilion Redevelopment Plan.

SECTION V

Pursuant to N.J.S.A. 40A:12A-4c, to the extent same may be necessary, the designation of NBHA as the redevelopment entity for the Healthcare and Research Rehabilitation Area is hereby rescinded.

SECTION VI

SEVERABILITY:

If any section, paragraph or provision of this Ordinance is declared to be invalid by a court of competent jurisdiction such finding shall not affect the remaining provisions hereof which shall remain in full force and effect.

SECTION VII

REPEALER:

All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

SECTION VIII

EFFECTIVE DATE:

This Ordinance shall become effective twenty (20) days following final adoption and publication as required by law.

ADOPTED ON FIRST READING:


DATED: June 3, 2020



 COUNCIL PRESIDENT

ADOPTED ON SECOND READING:

DATED: June 17, 2020



 PRESIDENT

ATTEST:



 CITY CLERK

APPROVAL OF THE MAYOR ON THIS 18th DAY OF June, 2020.



 MAYOR

APPROVALS:



 CITY ADMINISTRATOR

 CITY ATTORNEY

TKS/kc

1. Leslie R. Zeldow, City Clerk of the City of New Brunswick, NJ, do hereby certify the foregoing Ordinance is a true copy of the Original Ordinance adopted on second and final reading at a regular meeting of the New Brunswick City Council at its meeting on JUNE 17, 2020.
 Leslie R. Zeldow, City Clerk
 Any reproduction of the Original Ordinance must contain the raised seal of the City of New Brunswick to be legally certified.

COUNCIL MEMBER	Y	N	AB	NV	Y	N	AB	NV	Y	N	AB	NV	AD
EGAN													
SCOBAR													
FLEMING													

COUNCIL MEMBER	Y	N	AB	NV	Y	N	AB	NV	Y	N	AB	NV	AD
EGAN													
SCOBAR													
FLEMING													

EXHIBIT A**Jersey Handy Redevelopment Area**

The Jersey Handy Redevelopment Area of the City of New Brunswick, New Jersey, includes all of the area within the following described boundaries:

Beginning at the intersection of the Southerly line of Handy Street and the Easterly line of Jersey Avenue and proceeding in a southerly direction along the Easterly line of Jersey Avenue to the point of intersection with the Northerly line of Sanford Street, then proceeding Easterly along the Northerly line of Sanford Street approximately 500 feet to the intersection of the Westerly line of the Penn Central Railroad Main Line, thence in a Northerly direction along the Westerly line of the Penn Central Railroad Main Line to the intersection with the Southerly line of Baldwin Street, thence Easterly along the Southerly line of Baldwin Street to the point of intersection with the Easterly line of Railroad Avenue, then Northerly along the Easterly line of Railroad Avenue to the point of intersection with the Southerly line of Handy Street, thence Westerly along the Southerly boundary of Handy Street to the intersection with the Easterly line of Jersey Avenue and point of Beginning.

EXHIBIT B
Jersey Handy Central Area

