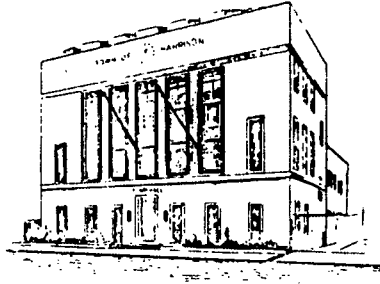




PAUL J. ZARBETSKI, ESQ.
TOWN CLERK
TOWN ATTORNEY

TOWN OF HARRISON



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HARRISON, NEW JERSEY 07029
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HARRISON, NEW JERSEY

March 3, 2021

Town of Harrison Planning Board
c/o Mary Gaines, Planning Board Secretary
318 Harrison Avenue
Harrison, New Jersey 07029

Re: Town Ordinance No. 1434

Dear Planning Board Members:

Enclosed please find a copy of Town Ordinance No. 1434, the title of which is:

**AN ORDINANCE OF THE TOWN OF HARRISON, COUNTY OF HUDSON,
STATE OF NEW JERSEY ADOPTING AMENDMENTS TO THE
REDEVELOPMENT PLAN FOR THE VO-TOYS REDEVELOPMENT AREA**

The Mayor and Council passed this ordinance on first reading at its March 2, 2021 meeting. Pursuant to N.J.S.A. 40A:12A-7(e), this Ordinance is being referred to the Planning Board for the issuance of a report.

Your prompt attention to this matter is greatly appreciated.

Very truly yours,

Paul J. Zarbetski
Town Clerk/Attorney

cc: Mayor & Council (w/out enc.)
Michael Pichowicz, Esq. (w/enc., c/o Mary Gaines)
Rocco Russomanno, Town Engineer (w/enc., c/o Mary Gaines)

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1434

AN ORDINANCE OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE VO-TOYS REDEVELOPMENT AREA

WHEREAS, the Mayor and Council of the Town of Harrison ("Town") desire to adopt amendments to the RCA Vo-Toys Redevelopment Plan (the "Plan"), prepared by Heyer, Gruel, & Associates PA; and

WHEREAS, the Town previously established a Redevelopment Area, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.), which Area is commonly referred to as the "Vo-Toys Redevelopment Area" (the "Redevelopment Area"); and

WHEREAS, the Plan for the Redevelopment Area was originally prepared by Heyer, Gruel, & Associates and adopted in September, 2012; and

WHEREAS, an amended Plan for the Redevelopment Area was prepared by Heyer, Gruel, & Associates and adopted on June 25, 2014 (hereinafter the "2014 Plan"); and

WHEREAS, since the adoption of the 2014 Plan there have been changes in conditions and circumstances; and

WHEREAS, due to the changes, the Town and the Designated Redeveloper entered into an amended Redevelopment Agreement, dated March 9, 2020 (hereinafter the "2020 RDA"); and

WHEREAS, pursuant to the 2020 RDA, it is necessary to further amend the Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Harrison, County of Hudson, State of New Jersey, as follows:

- Section 1. The amended RCA Vo-Toys Redevelopment Plan, prepared by Heyer, Gruel & Associates and attached as Exhibit A, is hereby adopted.
- Section 2. All prior versions of the Plan are hereby repealed.
- Section 3. All prior Ordinances, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.
- Section 4. This Ordinance shall become effective immediately upon final passage and publication as requires by law.

/s/ Ellen Mendoza
Councilwoman Ellen Mendoza

Introduced: 03-02-2021

I, Paul J. Zarbetski, Town Clerk of the Town of Harrison, County of Hudson, State of New Jersey, hereby certify that at a Meeting of the Mayor and Council held on March 2, 2021, the foregoing Ordinance passed on first reading.

Paul J. Zarbetski
Paul J. Zarbetski, Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. CAMANO						X
M. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA			X			
E. MENDOZA			X			
F. NASCIMENTO			X			
E. VILLALTA			X			
J. FIFE			X			