

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1319

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

WHEREAS, the Mayor and Council of the Town of Harrison (“Town”) desires to adopt amendments to the Waterfront Redevelopment Plan; 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 “Waterfront Redevelopment Area”; and

WHEREAS, a Redevelopment Plan for the redevelopment area entitled Harrison Waterfront Redevelopment Plan was prepared by Heyer, Gruel, & Associates and adopted by Ordinance Number 1077 on July 23, 2003; and

WHEREAS, an Amended Redevelopment Plan for the redevelopment area entitled Amended Harrison Waterfront Redevelopment Plan 2012 was prepared by Heyer, Gruel, & Associates and adopted by Ordinance Number 1262 on April 24, 2012 (hereinafter the “Plan”); and

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

WHEREAS, these changed conditions relate to the requirement that all projects provide one half of one percent (.5%) of their budgeted cost towards public art; and

WHEREAS, due to these changes it is necessary to further amend the Plan; and

WHEREAS, the proposed amendments will not compromise the core principles and goals of the Plan; and

WHEREAS, the proposed amendments are necessary to execute the Plan; and

WHEREAS, increasing the amount of parks and recreations spaces in the Town of Harrison is a stated goal of the Town’s Master Plan; and

WHEREAS, there is a need for additional parks and recreation space throughout the Town of Harrison; and

WHEREAS, a dedicated fund for public art, and/or open space & recreation, to be used throughout the Town, would provide improved/additional access to open space and recreation, and/or public art for all residents of the Town and the Waterfront Redevelopment Area; and

WHEREAS, the Mayor and Council desires to amend the Additional Design Standards section of the Plan to require developers to contribute funds to the Town through a dedicated open space and recreation and public art fund rather than providing public art within their development project.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Harrison, that the Public Art paragraph of the Additional Design Standards section of the Plan shall be amended to read as follows:

“Public Art and Open Space & Recreation

- One-half of one percent (.5%) of the budgeted cost of construction or renovation of the structure or the project itself, excluding land, shall be appropriated for public art and/or open space & recreation.
- A developer shall provide funds equal to one-half of one percent (-.5%) of the budgeted cost of construction or renovation of the project, excluding land, to a fund established by the Town dedicated to providing public art and/or open space & recreation within the Town of Harrison”; and

BE IT FURTHER ORDAINED that all prior Ordinances which are inconsistent with the provisions of this Ordinance, as well as any prior versions of the above- referenced Plan, are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon final passage and publication as required by law.

/s/ James P. Doran
 Councilman James P. Doran

Introduced: 04-13-2016

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 April 13, 2016, the foregoing Ordinance passed on first reading.


 Paul J. Zarbetski, Town Clerk

| Town Council | Moved | Seconded | Yes | No | Abstain | Absent |
|---------------|-------|----------|-----|----|---------|--------|
| L. BENNETT | | X | X | | | |
| M. DOLAGHAN | | | X | | | |
| J. DORAN | X | | X | | | |
| J. HUARANGA | | | X | | | |
| C. MANDAGLIO | | | | | | X |
| A. MILLAN | | | X | | | |
| F. NASCIMENTO | | | | | | X |
| V. VILLALTA | | | | | | X |
| J. FIFE | | | X | | | |

Adopted: 05-11-2016

Approved: /s/ James A. Fife
 Mayor James A. Fife

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 duly held on May 11, 2016 the foregoing Ordinance, previously published according to law, was adopted on second reading, approved by the Mayor, spread in full in the ordinance book, and published according to law.


 Paul J. Zarbetski, Town Clerk

| Town Council | Moved | Seconded | Yes | No | Abstain | Absent |
|---------------|-------|----------|-----|----|---------|--------|
| L. BENNETT | | X | X | | | |
| M. DOLAGHAN | | | X | | | |
| J. DORAN | X | | X | | | |
| J. HUARANGA | | | X | | | |
| C. MANDAGLIO | | | X | | | |
| A. MILLAN | | | | | | X |
| F. NASCIMENTO | | | X | | | |
| V. VILLALTA | | | | | | X |
| J. FIFE | | | X | | | |