

Public Notice: Paterson Plank Road Redevelopment Plan Amendments and Route 3 East Redevelopment Plan.

See: 36 N.J.R. 2090(b), 2091(a).

Public Notice: Adoption of Secaucus Transit Village Redevelopment Plan.

See: 36 N.J.R. 2563(a).

Public Notice: Kearny Area Redevelopment Plan Amendment.

See: 36 N.J.R. 3941(a).

Public Notice: Belleville Turnpike Redevelopment Plan Amendment.

See: 37 N.J.R. 915(c).

19:3-5.11 Applicability of redevelopment plan

(a) Only those standards specifically set forth in the redevelopment plan shall supersede applicable provisions of District Zoning Regulations, N.J.A.C. 19:4. When the redevelopment plan supersedes any provision of the District Zoning Regulations, the resolution adopting the redevelopment plan shall contain an explicit explanation of the reasons for deviating from the established regulations.

(b) The Official Zoning Map of the NJMC shall be amended to indicate the area to which the redevelopment plan applies.

19:3-5.12 Deviations from redevelopment plan

(a) Requests for a deviation from the bulk requirements or design standards shall be processed as a variance application in accordance with N.J.A.C. 19:4-4.14.

(b) Notwithstanding the provisions of N.J.A.C. 19:3-5.14, requests for a deviation from the permitted uses specified in a redevelopment plan shall require an amendment to the redevelopment plan in accordance with N.J.A.C. 19:3-5.15.

19:3-5.13 Amendments to redevelopment area boundary

Amendments to expand the boundaries of a redevelopment area shall be deemed a new redevelopment action and shall follow all procedures set forth herein.

19:3-5.14 Expansion of nonconformities

A request to expand an existing use or structure rendered nonconforming by a redevelopment plan shall require a variance, in accordance with the provisions of N.J.A.C. 19:4-4.14.

19:3-5.15 Amendments to redevelopment plan

(a) Amendments to an adopted redevelopment plan, as proposed by the NJMC staff or by any other interested party, may be brought before the Commission by the NJMC staff.

(b) Petitions for amendments to an adopted redevelopment plan shall be submitted in writing. A petition shall include:

1. The full name and address of the petitioner;
2. The block and lot number designation of the properties;
3. A statement indicating why the redevelopment plan should be amended; and
4. Such other information from a specific petitioner as may be deemed necessary by the NJMC staff.

(c) The NJMC staff shall review all petitions for amendments to an adopted redevelopment plan.

(d) If the NJMC staff determines that the petition does not meet the intent and purpose of the redevelopment plan, the petition shall not require further agency action. An appeal from the NJMC staff determination may be made in accordance with N.J.A.C. 19:4-4.19.

(e) If the NJMC staff determines that the petition lacks sufficient information on which to proceed, the petition shall be deemed incomplete. The document shall be returned to the petitioner with an explanation of the deficiencies. The petitioner may address these reasons and resubmit.

(f) Upon receipt of a complete petition, the NJMC staff shall proceed with a public hearing in accordance with N.J.A.C. 19:4-4.17 and the notice requirements of N.J.A.C. 19:3-5.5.

(g) Subsequent to the public comment period, the NJMC staff shall submit a recommendation to the Commission to either approve, deny, or modify the proposed amendments.

(h) Amendments to the redevelopment plan shall not impact the "in need of redevelopment" designation for the area in question.

(i) The amended redevelopment plan shall supersede all previous redevelopment plans for the area in question.

19:3-5.16 Period of validity

The redevelopment plan shall remain in effect until such time as the NJMC amends the redevelopment plan, adopts a new redevelopment plan, or proceeds with a rezoning in accordance with this chapter.