

BOROUGH OF BERGENFIELD

AN ORDINANCE ADOPTING REDEVELOPMENT PLAN

ORDINANCE NO. 22-2595

BLOCK 344, LOT 4 - 358 SOUTH WASHINGTON AVENUE

BLOCK 258, LOT 5 - 314 SOUTH WASHINGTON AVENUE

BLOCK 133, LOT 20 - 60 WEST MAIN STREET

BLOCK 133, LOT 1 - 16 SOUTH FRONT STREET

BLOCK 133, LOT 2 - 11 VAN HOUTEN STREET

AREA ALONG WOODBINE STREET FRONTAGE

AREA ALONG LEGION DRIVE

PREPARED PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

N.J.S.A. 40A:12A-1 ET. SEQ.

BE IT ORDAINED, that the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey does hereby enact the above captioned ordinance; and

WHEREAS, The Mayor and Council of the Borough of Bergenfield requested that the Planning Board of the Borough of Bergenfield undertake a subsequent investigation in order to determine whether Block 344, Lot 4 commonly known as 358 South Washington Avenue; Block 258, Lot 5 known as 314 South Washington Avenue; Block 133, Lots 20, known as 60 West Main Street; Block 133, Lot 1, known as 16 South Front Street; Block 133, Lot 2, known as 11 Van Houten Street; the area along Woodbine Street frontage and the area along Legion Drive on the tax map of the Borough of Bergenfield were areas in need of redevelopment; and

WHEREAS, on December 27, 2021, the Planning Board held a public hearing concerning the Areas of Investigation during which Gloria Oh, Esq. represented the Planning Board of the Borough; and

WHEREAS, on December 27, 2021, the Planning Board received the uncontested testimony of David Juzmeski, P.E., P.P. and Brian Intindola, P.E., P.P. of Neglia Engineering Associates who observed the Areas of Investigation which confirmed the description of conditions found in the Investigation Report; and

WHEREAS, the Planning Board hearing was opened to the public on December 27, 2021 for the purposes of hearing all persons who are

interested in or would be affected by a determination that the Areas of Investigation is a redevelopment area; and

WHEREAS, after completing its hearing and investigation of this matter on December 27, 2021 the Planning Board determined to recommend that the Mayor and Council designate the Areas of Investigation as a redevelopment area because the Investigation Report and testimony provided substantial evidence that the Areas of Investigation meets the criteria enumerated in the Investigation Report and that the Area of Investigation is having a decadent effect on surrounding property; and

WHEREAS, the Council accepted the Planning Board recommendations and directed the municipal planner David Juzmeski, P.E.,P.P. and Brian Intindola, P.E.,P.P. prepare a redevelopment plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(c) the Mayor and Council of the Borough of Bergenfield referred the redevelopment plan to the Planning Board of the Borough for its recommendation; and

WHEREAS, the Planning Board reviewed the proposed redevelopment plan on January 28, 2022 and pursuant to resolution, determined that the redevelopment plan prepared by David Juzmeski, P.E.,P.P. and Brian Intindola, P.E.,P.P. be adopted; and

WHEREAS the Council of the Borough of Bergenfield pursuant to this ordinance, have determined that that the following parcels: Block 344, Lot 4 commonly known as 358 South Washington Avenue; Block 258, Lot 5, commonly known as 314 South Washington Avenue; Block 133, Lot 20 commonly known as 60 West Main Street; Block 133 Lot 1 commonly known as 16 South Front Street; Block 133, Lot 2 commonly known as 11 Van Houten Street; the area along Woodbine Street frontage; and the area along Legion Drive on the tax map of the Borough of Bergenfield are to be classified as areas of redevelopment pursuant to the Local Redevelopment and Housing Laws ("LRHL"); and

WHEREAS, the Mayor and Council of the Borough of Bergenfield have designated itself as the authority responsible for preparation of redevelopment plans and the implementation of redevelopment projects; and

WHEREAS, this ordinance upon adoption is to be classified as the Redevelopment Plan for the Borough of Bergenfield as it relates to parcels noted herein.

NOW, THEREFORE, Be it Ordained by the Mayor and Council of the Borough of Bergenfield as follows:

SECTION 1. REDEVELOPMENT PLAN.

a. The Redevelopment Plan dated December 27, 2021 prepared by Neglia Engineering Associates and attached hereto as Exhibit A and by reference made a part hereof is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et. seq.

SECTION 2. REPEALER.

All ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

This Ordinance shall be part of the Borough of Bergenfield Land Use Ordinance as though codified and set forth fully herein.

The Borough of Bergenfield Zoning Map shall be amended to identify the Redevelopment Area

SECTION 3. SEVERABILITY/TERMS OF THE ORDINANCE.

If any provision of this ordinance or the application of said provisions to any person or circumstances is declared invalid, such invalidity shall not affect the remainder of this ordinance and, to this end, the provisions of this act are declared to be severable.

If any provision of this ordinance is declared unconstitutional, same shall not affect the remainder.

All ordinances or part thereof inconsistent wherewith are hereby repealed to the extent of such inconsistency of this ordinance and to this end, the provision of this act are declared to be severable.

SECTION 4. Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced at a meeting of the Borough of Bergenfield on the **1st day of February, 2022** and passed on first reading, and the same was ordered for final passage at a meeting of the Council to be held at the Municipal Building in the Borough of Bergenfield, Bergen County, New Jersey, on the **15th day of March, 2022** at 8 p.m., at which time and place all persons interested will be given an opportunity to be heard concerning such Ordinance.

Marie Quinones

Borough Clerk