

**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

ORDINANCE 22-2600 - AN ORDINANCE ADOPTING REDEVELOPMENT PLAN INCLUDING BLOCK 127, LOT 5, COMMONLY KNOWN AS 45 WEST MAIN STREET; BLOCK 126, LOTS 9-12 & 14-16 (AREA D); AREA WITHIN VICINITY OF PORTLAND AVENUE, S. WASHINGTON AVENUE AND W. CLINTON AVENUE, BLOCK 130 (AREA E); AREA ALONG W. CHURCH STREET FRONTAGE, VETERAN'S PLAZA TO N. WASHINGTON AVENUE, BLOCK 125 (AREA F); PREPARED PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

was introduced at a Work Session Meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, New Jersey, held on Tuesday, April 5, 2022 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the Council Chambers, Bergenfield Municipal Center, 198 North Washington Avenue, Bergenfield, New Jersey on Tuesday, May 17, 2022 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement is that the Mayor and Council requested that the Planning Board undertake an investigation to determine whether the aforementioned areas were areas in need of redevelopment. The Planning Board reviewed the same and recommends that the referenced areas be classified as areas in need of redevelopment without condemnation, as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey.

Marie Quinones, RMC
Borough Clerk
April 11, 2022

BOROUGH OF BERGENFIELD
AN ORDINANCE ADOPTING REDEVELOPMENT PLAN
ORDINANCE NO. 2600

BLOCK 127, LOT 5, COMMONLY KNOWN AS 45 WEST MAIN STREET; and

BLOCK 126, LOTS 9-12 & 14-16 (AREA D)

**AREA WITHIN VICINITY OF PORTLAND AVENUE, S. WASHINGTON AVENUE AND W.
CLINTON AVENUE, BLOCK 130 (AREA E)**

**AREA ALONG W. CHURCH STREET FRONTAGE, VETERAN'S PLAZA TO N. WASHINGTON
AVENUE, BLOCK 125 (AREA F)**

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 127, Lot 5, commonly known as 45 West Main Street and Block 126, Lots 9-12 & 14-16 (Area "D"); and the Area within vicinity of Portland Avenue, S. Washington Avenue and W. Clinton Avenue, Block 130 (Area E); and the Area along W. Church Street Frontage, Veteran's Plaza to N. Washington Avenue, Block 125 (Area F) on the tax map of the Borough of Bergenfield were areas in need of redevelopment; and

WHEREAS, on January 24, 2022, 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 January 24, 2022, 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 January 24, 2022 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 January 24, 2022 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, on January 24, 2022, after completing its hearing and investigation of this matter 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, on January 24, 2022 and memorialized on February 28, 2022, the Planning Board adopted a resolution recommending the Governing Body designate the within referenced Areas D, E & F as areas in need of redevelopment without condemnation; and

WHEREAS the Council of the Borough of Bergenfield pursuant to this ordinance, have determined that that the following parcels: Block 127, Lot 5, commonly known as 45 West Main Street and Block 126, Lots 9-12 & 14-16 (Area D); and the Area within vicinity of Portland Avenue, S. Washington Avenue and W. Clinton Avenue, Block 130 (Area E); and the Area along W. Church Street Frontage, Veteran's Plaza to N. Washington Avenue, Block 125 (Area F) 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 5th day of April, 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 17th day of May, 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