First Reading

INTRODUCED BY: Councilman Karcic				
SECONDED BY: Councilman Del Russo				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
CAVADAS	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY: Councilwoman Bocchino				
SECONDED BY: Councilwoman Sheedy				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
CAVADAS	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

ORDINANCE NO. 2320
BOROUGH OF NORTH ARLINGTON
COUNTY OF BERGEN, NEW JERSEY

AN ORDINANCE TO AMEND THE
PORETE AVENUE REDEVELOPMENT ORDINANCE

WHEREAS, the Local Redevelopment and Housing Law at N.J.S.A 40A:12A-1 *et. seq*, provides that a municipality may declare an area within the municipality as an area-in-need-of redevelopment and approve a redevelopment plan for the development thereof; and

WHEREAS, the Redevelopment Agency of the Borough of North Arlington was established by Ordinance 1464 on June 13, 1989 and was subsequently dissolved pursuant to N.J.S.A. 40A:12A-24 and all duties and obligations of the Redevelopment Agency were transferred to the Mayor and Council of the Borough of North Arlington by Ordinance 1909 dated March 11, 2004; and

WHEREAS, pursuant to the "Local Redevelopment and Housing Law", N.J.S.A.40A:12A-1, et. seq., by Ordinance of June 23, 1992, the Mayor and Council of the Borough of North Arlington ("Governing Body") adopted a Redevelopment Plan for the Porete Avenue Area (Porete Avenue Redevelopment Plan); and

WHEREAS, the Borough is permitted to amend, from time to time, the Redevelopment Plan/Ordinance pursuant to the Local Redevelopment and Housing Law at N.J.S.A 40A:12A-7(e); and

WHEREAS, a development has been proposed by **Seagis Property Group** (hereinafter, the "Petitioner") at the properties located at Block 129, Lot 15 and Block 168, Lot 1 on the official tax map of the Borough of North Arlington, County of Bergen (hereinafter "the Property"), which are more commonly known as 500 Belleville Turnpike, North Arlington; and

WHEREAS, the Governing Body has been designated as the North Arlington Redevelopment entity and, as such, is empowered to address and deal with any and all issues relating to the Redevelopment in the Borough; and

WHEREAS, the Governing Body, acting as the redevelopment entity, reviewed the plan for the redevelopment project proposed by the Petitioner and determined that it was consistent with the Porete Avenue Redevelopment Plan; and

WHEREAS, Block 168, Lot 1 was previously designated as a non-condemnation redevelopment area in accordance with the relevant provisions of N.J.S.A. 40A:12A-l, et seq. and is already included in the Porete Avenue Redevelopment Plan; and

WHEREAS, Block 129, Lot 15 was previously designated as a non-condemnation redevelopment area in accordance with the relevant provisions of N.J.S.A. 40A:12A-l, et seq. by way of Resolution 85-17 dated March 9, 2017 and was included in the Belleville Pike Redevelopment Plan which was adopted by Ordinance No. 2236 dated February 8, 2018; and

WHEREAS, it has been determined that it is appropriate that Block 168, Lot 1 and Block 129, Lot 15, having the same physical address of 500 Belleville Pike, no longer be in separate Redevelopment Areas and that both lots be included in the Porete Avenue Redevelopment Area so as to properly facilitate the development of the Property consistent with the redevelopment goals of the Borough; and

WHEREAS, it has been determined that it is appropriate to amend the Porete Avenue Redevelopment Plan/Ordinance to add Block 129, Lot 15 to the Porete Avenue Redevelopment Area, since such action is essential to the Property and the proposed development and consistent with the goals and objectives of the Porete Avenue Redevelopment Plan/Ordinance and the overall redevelopment goals of the Borough; and

WHEREAS, as a result of the addition of Block 129, Lot 15 to the Porete Avenue Redevelopment Area, the terms of the Porete Avenue Redevelopment Plan/Ordinance, rather than the Belleville Pike Redevelopment Plan, will apply to the Lot and the Property as a whole; and

WHEREAS, pursuant to Local Redevelopment and Housing Law at N.J.S.A 40A:12A-7(e) the Governing Body prepared an Amendment to the Porete Avenue Redevelopment Plan and referred it to the Planning Board for its comments and recommendations by way of Resolution No.: 53-21 dated February 11, 2021; and

WHEREAS, the Planning Board reviewed the Amendment to the Porete Avenue

Redevelopment Plan on March 15, 2021 and advised the Mayor and Council that it fully endorsed the proposed changes; and

WHEREAS, said Amendment to the Porete Avenue Redevelopment Plan represents the most reasonable and advantageous plan for the development of the Porete Avenue Redevelopment Area; and

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of North Arlington that the Porete Avenue Redevelopment Ordinance is hereby amended to include the property located at Block 129, Lot 15 which shall hereafter be included in the Redevelopment Area and subject to the terms of the Porete Avenue Redevelopment Plan/Ordinance; and

BE IT FURTHER ORDAINED as follows:

ADDITIONAL PROVISIONS

1. The foregoing provision shall be added to the Porete Avenue Redevelopment Plan/Ordinance.

2. All other sections of the Porete Avenue Redevelopment Plan/Ordinance shall remain unchanged and in full force and effect.

3. If any section or provision of this ordinance shall be held to be invalid in any court of competent jurisdiction, the same shall not affect the other sections or provisions of this ordinance except insofar as the section or provision declared invalid shall be inseparable from the remainder or any portion thereof.

4. This amendment to the Porete Avenue Redevelopment Plan/Ordinance shall take effect upon publication as provided by law.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: May 13, 2021

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, April 8, 2021 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON May 13, 2021, 7:00PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore, RMC
Borough Clerk