First Reading

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

ORDINANCE NO. 2374
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

AN ORDINANCE OF THE BOROUGH OF NORTH ARLINGTON, COUNTY OF BERGEN, NEW JERSEY ADOPTING THE 200 RIVER ROAD AMERICAN LEGION VETERANS OF FOREIGN WARS (VFW) SITE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A.* 40A:12A-1 *et seq.*

WHEREAS, the Borough of North Arlington, a public body corporate and politic of the State of New Jersey (the "**Borough**") is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "**Redevelopment Law**") to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment or an area in need of rehabilitation; and

WHEREAS, pursuant to the Redevelopment Law, the Mayor and Council of the Borough (the "**Governing Body**") duly adopted Resolution R-60-20 on February 13, 2020, authorizing

DMR Architects (the "**Borough Planner**") to conduct a preliminary investigation study for various properties within the Borough, including Block 30, Lot 1 (the "**Property**"); and

WHEREAS, the Borough Planner prepared a map and report (the "**Report**") regarding whether the Property qualified as an area in need of redevelopment, which was submitted to the Planning Board of the Borough (the "**Planning Board**"); and

WHEREAS, the Governing Body duly adopted Resolution R-166-20 on September 10, 2020, authorizing the Planning Board to undertake a preliminary investigation to determine whether various parcels, including the Property, constituted an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, on December 21, 2020, the Planning Board reviewed the Report, heard testimony from representatives of the Borough Planner, accepted the Report into evidence, and conducted a public hearing during which members of the general public, after receiving proper notice in accordance with the Redevelopment Law, were given an opportunity to present their own evidence, to cross-examine the Borough Planner and to address questions to the Borough Planner and its representatives concerning the potential designation of the Property as an area in need of redevelopment; and

WHEREAS, the Planning Board, by Resolution R-10-21, and in accordance with the Report prepared by the Borough Planner, made the finding that the Property met the criteria for designation as an area in need of redevelopment, as defined by the Redevelopment Law, and recommended to the Governing Body that the Property be designated as an area in need of redevelopment; and

WHEREAS, based on the recommendation of the Planning Board and in accordance with the criteria set forth in the Redevelopment Law, the Governing Body duly adopted Resolution R-38-21 on January 14, 2021, finding that various parcels within the Borough, including the Property, constituted an area in need of redevelopment (the "**Redevelopment Area**"); and

WHEREAS, the Governing Body duly adopted Resolution R-40-21 on January 14, 2021, authorizing the Borough Planner to prepare a redevelopment plan for various parcels within the Borough, including the Property; and

WHEREAS, pursuant to the Redevelopment Law, the Borough Planner prepared a redevelopment plan for Block 30, Lot 1, the Property entitled "200 River Road American Legion Veterans of Foreign Wars (VFW) Site Redevelopment Plan", dated November 2022 (the "**Redevelopment Plan**"); and

WHEREAS, the Governing Body has reviewed and considered the attached proposed Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Law, specifically *N.J.S.A.* 40A:12A-7(e), the Governing Body determined to have the Planning Board review and comment upon the Redevelopment Plan; and

WHEREAS, by Resolution R-254-22, adopted December 8, 2022, the Governing Body referred the proposed Redevelopment Plan to the Planning Board for review and recommendation and instructed the Planning Board to transmit its recommendations relating to the Redevelopment Plan to the Governing Body prior to final adoption; and

WHEREAS, on December 19, 2022, the Planning Board reviewed the Redevelopment Plan; and

WHEREAS, following the Planning Board's review of the Redevelopment Plan, on January 10, 2023, the Planning Board memorialized its conclusions that the Redevelopment Plan was consistent with the Borough's Master Plan, and made no recommendations to revise the Redevelopment Plan; and

WHEREAS, upon review of the Planning Board's recommendations relating to the Redevelopment Plan, and in consultation with the Borough Planner and redevelopment counsel, the Governing Body believes that adoption of the Redevelopment Plan is in the best interests of the Borough and will best facilitate the appropriate development of the Redevelopment Area; and

WHEREAS, the Governing Body has determined to adopt the Redevelopment Plan to ensure the success of redevelopment within the Redevelopment Area in conformity with the Borough's redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Pursuant to *N.J.S.A.* 40A:12A-7(e), contingent upon receipt of the Planning Board's recommendations within the time period set forth in the Redevelopment Law, the Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted pursuant to the terms of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan and all of the provisions therein shall supersede the applicable development regulations of the Borough's municipal code.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the Office of the Borough Clerk during regular business hours.

Section 6. This Ordinance shall take effect as provided by law.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: May 11, 2023

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 6, 2023 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 THURSDAY, May 11, 2023 at 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