First Reading

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

ORDINANCE NO. 2349
BOROUGH OF NORTH ARLINGTON
COUNTY OF BERGEN, NEW JERSEY

AN ORDINANCE TO AMEND THE RIDGE ROAD 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, circa 2001, the Borough of North Arlington declared the Ridge Road corridor as an area-in-need-of-redevelopment; and

WHEREAS, a Ridge Road Redevelopment Plan was prepared by Heyer, Gruel & Associates, PA., Community Planning Consultants; and

WHEREAS, on or about November 27, 2001, the Ridge Road Redevelopment Plan was adopted by the Governing Body by Ordinance No. 1823, entitled: "An Ordinance Amending the Code of the Borough of North Arlington and more Specifically Chapter 50A thereof Entitled Redevelopment Agency and Creating Article III thereto Entitled "Ridge Road Redevelopment Plan"; and

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

WHEREAS, the Governing Body has determined that there is a need to amend the Ridge Road Redevelopment Plan; and

WHEREAS, a proposed amendment to the Ridge Road Redevelopment Plan entitled "Ridge Road Redevelopment Plan Amendment for the South End Retail Commercial Zone- Amended November 15, 2021" and dated November 15, 2021 was prepared by the Borough Planner, DMR Architects; and

WHEREAS, pursuant to Local Redevelopment and Housing Law at N.J.S.A 40A:12A-7(e), the Governing Body referred the proposed amendment to the Ridge Road Redevelopment Plan to the Planning Board for its comments and recommendations; and

WHEREAS, the Planning Board reviewed and discussed the proposed amendment to the Ridge Road Redevelopment at its February 21, 2022 meeting and determined that the amendment is consistent with the Master Plan and agreed with the proposed amendment as drafted and voted unanimously, without any changes or comments with regard to the proposed amendment, to refer the proposed amendment back to the Governing Body for further action and implementation; and

WHEREAS, the Planning Board reported its determination regarding the amendment to the Governing Body in a letter dated March 3, 2022; and

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of North Arlington that the Ridge Road Redevelopment Plan is hereby amended as follows:

SECTION 1. Pursuant to the authority granted to the Governing Body by N.J.S.A. 40A:12A-7, the amendment to the Ridge Road Redevelopment Plan entitled "Ridge Road Redevelopment Plan Amendment for the South End Retail Commercial Zone- November 15, 2021" and dated November 15, 2021, prepared by DMR Architects attached hereto is hereby adopted.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Ridge Road Redevelopment Plan and all amendments thereto hereby supersede all applicable provisions of the Borough of North Arlington Land Use Ordinance. In so doing, the Ridge Road Redevelopment Plan shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area as the boundaries of the area regulated by the Ridge Road Redevelopment Plan. The official Borough Zoning map shall be amended to henceforth coincide with the Ridge Road Redevelopment Plan and all amendments thereto.

SECTION 3. All other sections of the Ridge Road Redevelopment Plan shall remain unchanged and in full force and effect. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 5. This ordinance shall take effect after final approval and publication according to law.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: May 12, 2022

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 14, 2022, 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 EUGENE MADDEN SENIOR CENTER, REAR OF THE NORTH ARLINGTON HEALTH DEPARTMENT BUILDING, 10 BEAVER AVENUE, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON May 12, 2022 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
Borough Clerk