

COMMISSIONERS CAUCUS MEETING AGENDA
RIDGEFIELD PARK
January 21, 2021
7:00 PM

Mayor Anlian announces that this meeting is being held in accordance with the “Open Public Meeting Act, N.J.S.A. 10 4-6 et seq.” notice of which was sent to the Record and the Star Ledger on December 28, 2020 and was posted on the Municipal Bulletin Board.

Due to the COVID-19 Coronavirus Health Crisis, this meeting is being held via ZOOM.

ROLL CALL

APPROVAL OF MINUTES

Caucus Meeting of December 3, 2020

Closed Session Meeting of December 3, 2020

NEW BUSINESS

Resolution:

2021-11 Authorize the Ridgefield Park Planning Board to Investigate Whether Certain Properties Within the Village should be Designated as an “Area in Need of Redevelopment” Without the Power of Condemnation

DISCUSSION

Cannabis Law

CORRESPONDENCE

01-01 NJLM Daily Update

01-02 Local Finance Notice 2021-01

01-03 Mike Kelly, Boswell Engineering – Community Development Block Grant

HEARING OF CITIZENS

REPORTS

Mayor & Commissioners

Village Attorney

Superintendent DPW

Chief of Police

Village Clerk

CLOSED SESSION (if necessary)

2021-12 Authorize Closed Session Meeting

ADJOURNMENT

VILLAGE OF RIDGEFIELD PARK

Resolution No. 2021-11

A Resolution of the Board of Commissioners of the Village of Ridgefield Park Authorizing the Ridgefield Park Planning Board to Investigate Whether Certain Properties Within the Village Should be Designated as an “Area in Need of Redevelopment” Without the Power of Condemnation, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. A “Non-Condemnation Area in Need of Redevelopment”.

WHEREAS, the Village of Ridgefield Park desired to determine whether certain parcels qualify as an Area in Need of Redevelopment, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Local Redevelopment and Housing Law”), without the power of condemnation, identified as:

Parcel	Acreage
Block 152.01, Lot 1	2.907
Block 152.02	2.763

which parcels shall collectively be identified as the “Redevelopment Area”; and

WHEREAS, the Local Redevelopment and Housing Law authorizes the Village to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

WHEREAS, in order to facilitate the construction of a Project, the Board of Commissioners believes it is in the best interest of the Village that an investigation occur with respect to the Redevelopment Area, to determine whether the Redevelopment Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-3 or -5, and should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination initiated hereunder intends to authorize the Village and Board of Commissioners to use all those powers provided by the Redevelopment Law for use in a redevelopment area, but excluding the power of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”).

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE VILLAGE OF RIDGEFIELD PARK AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the Redevelopment Area satisfies the criteria set forth in the Local Redevelopment and Housing Law, and specifically N.J.S.A. 40A:12A-3 or -5, to be designated as an area in need of redevelopment.

Section 3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Redevelopment Area and the location of the parcel contained therein and appended thereto shall be a statement setting forth the basis of the investigation. A copy of the map shall be maintained on file with the office of the Village Clerk.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Local Redevelopment and Housing Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundaries of the Redevelopment Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Redevelopment Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination shall NOT authorize the Village to exercise the power of eminent domain to acquire any property in the delineated area, for the Redevelopment Area is being investigated as a possible **Non-Condensation Redevelopment Area**.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Redevelopment Area is a redevelopment area. All objections to a determination that the Redevelopment Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Redevelopment Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Board of Commissioners as to whether the Board of Commissioners should designate all or some of the Redevelopment Area as an area in need of redevelopment without the Village having the power of condemnation over the properties contained therein.

Section 7. This Resolution shall take effect immediately.