

COMMISSIONERS REGULAR MEETING AGENDA
RIDGEFIELD PARK
July 12, 2022
7:30 PM

Commissioner MacNeill 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 27, 2021 and was posted on the Municipal Bulletin Board and the Village Website.

ROLL CALL

FLAG SALUTE

APPROVAL OF MINUTES

Commissioners Regular Meeting of June 28, 2022
Commissioners Closed Session Meeting of June 28, 2022

PAYMENT OF BILLS

COMMISSIONER REPORTS

HEARING OF CITIZENS

NEW BUSINESS

RESOLUTION:

2022-81 Accepting Recommendation of the Planning Board and Designating
 Certain Properties as an "Area In Need of Redevelopment"

CLOSED SESSION (if necessary)

2022-82 Authorize Closed Session Meeting

ADJOURNMENT

VILLAGE OF RIDGEFIELD PARK

Resolution No. 2022-81

A Resolution Accepting the Recommendation of the Planning Board and Designating Certain Properties Within the Village Identified as Block 1.03, Lots 8 and 9 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.

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, at the request of the Board of Commissioners by virtue of the adoption of Resolution No. 2021-11, the Planning Board of the Village of Ridgefield Park did previously conduct a study to determine whether Block 152.01, Lots 1, 1.01 and 2 (the “Initial Investigation Area”) constituted an area in need of redevelopment for non-condemnation purposes pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

Whereas, it was determined by the Planning Board that the Initial Investigation Area did in fact constitute an area in need of redevelopment under applicable law for non-condemnation purposes; and

Whereas, it was subsequently recommended to the Board of Commissioners that two additional nearby properties, identified as Block 1.03, Lots 8 and 9 (the “Expanded Investigation Area”), should also be investigated to determine if they also qualify as an area in need of redevelopment for non-condemnation purposes pursuant to N.J.S.A. 40A:12A-3 or -5; and

Whereas, the Board of Commissioners of the Village of Ridgefield Park did authorize the Planning Board to conduct a further study to determine whether the Expanded Investigation Area also met the criteria for being designated as an area in need of redevelopment as part of a larger Redevelopment Area that included the Initial Investigation Area; and

Whereas, the Planning Board did authorize its planner, Ken Ochab, P.P. to prepare such a study, which was produced in a report dated May 5, 2022; and

Whereas, the Planning Board did hold a public hearing concerning this matter on June 20, 2022, in accordance with applicable law; and

Whereas, after the public hearing, and after considering the report prepared by Ken Ochab, P.P., the Planning Board did adopt a resolution recommending that Block 1.03, Lots 8 and 9 be designated as an **area in need of redevelopment without the power of condemnation**, and that such parcels be added to the existing redevelopment area consisting of Block 152.01, Lots 1, 1.01, and 2.

Now, Therefore, Be It Resolved by the Mayor and Board of Commissioners of the Village of Ridgefield Park as follows:

1. The foregoing recitals are incorporated herein as if set forth at length.
2. The lots identified as Block 1.03, Lots 8 and 9 within the Village of Ridgefield Park are hereby designated as an **area in need of redevelopment without the power of condemnation** for the reasons set forth at length in the above-referenced resolution of the Planning Board, and specifically because said properties are determined to satisfy the criteria for being in need of redevelopment set forth in N.J.S.A. 40A:12A-5(a) and (d).
3. The Village Clerk shall, upon adoption hereof, transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs for review.
4. The Village Clerk shall serve a copy of this Resolution, within 10 days hereof, upon the record owners of Block 1.03, Lots 8 and 9, along with all persons who filed a written objection to this designation.
5. The Planning Board is hereby directed, authorized and empowered to prepare a Redevelopment Plan that includes the property known as Block 1.03, Lots 8 and 9, as well as the existing redevelopment area consisting of Block 152.01, Lots 1, 1.01, and 2. After preparation of said Redevelopment Plan, the Planning Board shall transmit same to the Board of Commissioners with a recommendation for adoption.
6. This resolution shall take effect immediately.