

PERMANENT

Special Meeting of July 25, 2012

PLEDGE OF ALLEGIANCE

Meeting called to order at _____ P.M

<u>ROLLCALL:</u>	Mayor:	Paul A. Sarlo
	Council:	Dominick Azzolini
		Thomas Gonnella
		Catherine Cassidy
		Ezio Altamura
		Edward Marino
		Joseph DiMarco
Borough Attorney:		Paul S. Barbire
Borough Clerk:		Diane Thornley
Borough Admin:		Chris Eilert

SUNSHINE NOTICE:

This meeting is being held in accordance with P.L. 1975, Chapter 231, and the notice requirements of the law have been met by appropriate notice being forwarded to The Record, The Herald News, and Star Ledger setting forth the date, time and place of said meeting and by posting a copy of same on the Municipal Bulletin Board.

DISCUSSION:

Matters related to the Wesmont Station Redevelopment Project

ORDINANCES ON FIRST READING:

ORDINANCE #2012-10 (Redevelopment Plan)

AN ORDINANCE OF THE BOROUGH OF WOOD-RIDGE, NEW JERSEY APPROVING THE WESMONT STATION REDEVELOPMENT PLAN WHICH AMENDS AND REPLACES THE WOOD-RIDGE WEST SIDE REDEVELOPMENT PLAN.

Resolution #

BE IT RESOLVED by the Mayor and Council of the Borough of Wood-Ridge that Ordinance #2012-10 entitled as above, be passed on first reading, to be published in the Record on July 28, 2012 and public hearing on the Ordinance to be held at the Regular Meeting on August 21, 2012 at 6:00 p.m. or soon thereafter as the matter can be reached, in the Municipal Building, 85 Humboldt Street, Wood-Ridge, New Jersey.

Special Meeting of July 25, 2012

Motion: Councilperson _____, seconded by _____

moved the adoption of all matters on the above Ordinance.

Roll call: Azzolini, Gonnella, Cassidy, Altamura, Marino,
DiMarco

HEARING OF CITIZENS:

Mayor Sarlo declared the Hearing of Citizens to be open. Anyone wishing to speak please come to the microphone in front of the room and state your name and address. Please speak clearly into the microphone.

Seeing none and hearing none further, the Mayor declared the Hearing of Citizens closed.

ADJOURNMENT:

Since there was no further business to come before the Council, Councilperson _____ seconded by _____ moved for adjournment. By unanimous vote of the members of the Council present, the Special Meeting of the Mayor and Council of the Borough of Wood-Ridge held on July 25, 2012 was duly adjourned at _____ P.M.

SPECIAL MEETING, July 25, 2012

ORDINANCE NO.: 2012-10

AN ORDINANCE OF THE BOROUGH OF WOOD-RIDGE, NEW JERSEY APPROVING THE WESMONT STATION REDEVELOPMENT PLAN WHICH AMENDS AND REPLACES THE WOOD-RIDGE WEST SIDE REDEVELOPMENT PLAN.

WHEREAS, the Mayor and Council of the Borough of Wood-Ridge in the County of Bergen, New Jersey (the "Borough") by Resolution No. 35-2001 authorized and directed that the Planning Board of the Borough (the "Planning Board") conduct a preliminary investigation to determine whether the area in the vicinity of the south side of Passaic Street from the right-of-way commonly known as Burma Road to South Main Street, as more particularly shown on the schedule annexed to Resolution No. 35-2001, is or is not blighted or in need of rehabilitation so as to prevent the existence of blighted conditions; and

WHEREAS, the Planning Board conducted public hearings on April 18, 2001 relative to the proposed redevelopment area which were duly advertised, with notice of the hearing mailed to all property owners within the proposed redevelopment area, and by Resolution dated April 25, 2001 the Planning Board found and determined that the subject parcels of real property were an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, by Resolution No. 98-2001 the Mayor and Council of the Borough found and determined that the property commonly known as Block 320, Lots 1.01, 2 and 3 on the tax map of the Borough (the "Redevelopment Area") was an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6, and, in accordance with the statutory mandate set forth therein, served and/or mailed notice of such determination upon all interested parties required to receive notice of such determination; and

WHEREAS, by Ordinance No. 2003-6 the Mayor and Council of the Borough adopted and approved the "West Side Wood-Ridge Redevelopment District" of the Borough as more particularly set forth in that certain Redevelopment Plan dated June 16, 2003 prepared by various entities and individuals as noted in the Redevelopment Plan acknowledgement page (the "Original Redevelopment Plan"), and which Ordinance designated the Mayor and Council of the Borough as the redevelopment entity for such Redevelopment Plan; and

WHEREAS, as a result of changes in the economic climate since the adoption of the Original Redevelopment Plan it has become necessary to revise certain components of the Original Redevelopment Plan to make development within the Redevelopment Area economically feasible; and

WHEREAS, the Mayor and Council propose the Wesmont Station Redevelopment Plan, dated July 16, 2012, attached hereto as Exhibit A (the "Redevelopment Plan") which Redevelopment Plan shall amend and replace the Original Redevelopment Plan; and

WHEREAS, the Mayor and Council direct the Planning Board to review the Redevelopment Plan and make recommendations to the Mayor and Council pursuant to N.J.S.A 40A:12A-7(e); and

WHEREAS, subject to the recommendations of the Planning Board, the Mayor and Council have determined that the provisions of the Redevelopment Plan are in the best interests of the Borough as the Redevelopment Plan will facilitate the development of the Redevelopment Area.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Wood-Ridge, in the County of Bergen, New Jersey as follows:

1. The Mayor and Council hereby refer the Redevelopment Plan as attached hereto as Exhibit A to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e).

2. The Planning Board is authorized and directed to identify any provisions within the Redevelopment Plan that are inconsistent with the Borough's Master Plan, make recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate, and prepare a report of its recommendations to the Redevelopment Plan within forty-five (45) days of the date hereof pursuant to N.J.S.A. 40A:12A-7(e).

3. Subject to the Planning Board's recommendations, the Redevelopment Plan is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7.

4. 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 the provisions therein.

5. 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.

6. The Clerk of the Borough shall forward a copy of this Ordinance and the Redevelopment Plan to the Planning Board for review, and 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.

7. This Ordinance shall take effect as provided by law.

APPROVED:

PAUL A. SARLO
Mayor

ATTEST:

Diane Thornley
Clerk, Borough of Wood-Ridge

First Reading: July 25, 2012
Publication: July 28, 2012
2nd & Final Reading: August 21, 2012
Publication: August 24, 2012