

**BOROUGH OF WOOD-RIDGE
NOTICE OF INTRODUCTION
ORDINANCE 2025-7**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on first reading at the regular meeting of the Mayor and Council on the 19th day of March, 2025, and that said Ordinance will be taken up for further consideration and final passage at the regular meeting of the Mayor and Council to be held on the 16th day of April, 2025 at 7:00 p.m. or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same. A copy of this ordinance has been posted on the bulletin board upon which notices are customarily posted in the municipal building of the Borough and a copy is available at no cost up to and including the time of such meeting to the members of the general public of the Borough who shall request such copies at the office of the Clerk in said municipal building in Wood-Ridge, New Jersey.

Gina Affuso, Borough Clerk
Borough of Wood-Ridge

ORDINANCE NO. 2025-7

AN ORDINANCE OF THE BOROUGH OF WOOD-RIDGE AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY KNOWN AS BLOCK 274, LOT 16.02 (170 VALLEY BOULEVARD), BLOCK 274, LOT 16.03 (VACANT LOT ON VALLEY BOULEVARD), AND BLOCK 274, LOT 16.04 (VACANT LOT ON VALLEY BOULEVARD) ON THE OFFICIAL TAX MAP OF THE BOROUGH OF WOOD-RIDGE

WHEREAS, pursuant to N.J.S.A. 40A:12-1 et seq., the Borough has the power to acquire real property for a public purpose through negotiated agreement or by the exercise of its powers of eminent domain; and

WHEREAS, the Borough desires to acquire the property known as Block 274, Lot 16.02 (170 Valley Boulevard), Block 274, Lot 16.03 (Vacant Lot on Valley Boulevard), and Block 274, Lot 16.04 (Vacant Lot on Valley Boulevard), hereinafter “**Subject Property**”, which is located in the Valley Boulevard Business District, adjacent to a NJ Transit Bus Stop for New York City bound bus routes, and adjacent to other property that the Borough desires to acquire; and

WHEREAS, the Borough desires to acquire the Subject Property for public purposes including providing commuter and business district parking for use by the residents of the Borough, providing green spaces, streetscapes, and for future development of public building and facilities in order to provide essential government services to the residents of the Borough; and

WHEREAS, the Borough has determined that the availability of vacant and underdeveloped land in the Borough is extremely limited, and that the Borough is very likely to require land for developing public buildings and facilities in the future in order to provide essential government services to the residents of the Borough; and

WHEREAS, the acquisition of the Subject Property will fulfill numerous goals of the Borough Master Plan including providing commuter and business district parking, land for green spaces, streetscapes, and for future development of public building and facilities in order to provide essential government services to the residents of the Borough; and

WHEREAS, the Borough has determined that it is necessary, beneficial and in the public interest to acquire the Subject Property for public use;

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

SECTION 1. The Borough of Wood-Ridge is hereby authorized to acquire, by negotiation, contract of purchase or, if necessary, by the exercise of its power of eminent domain pursuant to N.J.S.A. 40A:12-5 and N.J.S.A. 20:3-1 et seq., the Subject Property and/or any and all interests in the Subject Property for the purposes described hereinabove or such other public purposes deemed appropriate by the Borough and take such other actions necessary to take title and possession of the Subject Property; and

SECTION 2. Special Counsel Gerald R. Salerno, Esq. and Borough Administrator Christopher W. Eilert are hereby authorized to utilize professionals including engineers, surveyors, appraisers, consultants, and such experts as may be appropriate to effectuate such acquisition, whether by negotiation or eminent domain proceedings, and said professionals shall be paid a reasonable fee for their services; and

SECTION 3. The amount to be paid by the Borough to the record owner of the Subject Property pursuant to N.J.S.A. 20:3-6 shall be fixed by further resolution of the Borough Mayor and Council upon receipt and approval of an appraisal report prepared on behalf of the Borough by a qualified licensed real estate appraiser and which offer shall also address any rights and/or remedies the Borough may have to any unpaid taxes, escrow funds for, and/or recover the costs of, any environmental remediation and/or clean-up required in accordance with all applicable laws that have been incurred, or may be incurred in the future, by the Borough due to environmental conditions that may exist on the Subject Property on and/or before the date of vesting of title and possession of the Subject Property in the name of the Borough; and

SECTION 4. Mayor Paul A. Sarlo, Special Counsel Gerald R. Salerno, Esq. and Borough Administrator Christopher W. Eilert are hereby authorized to take any and all actions necessary to acquire the Subject Property and/or any interests thereto, either through negotiation or, if necessary, the exercise of the Borough's power of eminent domain; and

SECTION 5. Mayor Paul A. Sarlo and Borough Clerk Gina Affuso are hereby authorized to execute and witness any documents or instruments necessary to acquire the Subject Property and/or any interests thereto; and

SECTION 6. If any word, phrase, clause, section or provision of this ordinance shall be adjudged by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional,

such word, phrase, clause, section, or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect; and

SECTION 7. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance, such ordinances or parts thereof are hereby repealed to the extent of such conflict; and

SECTION 8. This Ordinance shall take effect upon passage and publication in accordance with applicable law.

Gina Affuso, RMC
Borough Clerk