

ORDINANCE NO. 3495-19

ORDINANCE OF THE BOROUGH OF RUTHERFORD, IN THE COUNTY OF BERGEN, ADOPTING REDEVELOPMENT PLAN FOR THE AGNEW PLACE (AREA A) REDEVELOPMENT AREA

WHEREAS, on September 26, 2016, the Borough Council (the "Borough Council") of the Borough of Rutherford (the "Borough"), following the recommendation of the Borough Planning Board (the "Planning Board"), adopted Resolution Number 210-2016, designating the properties identified as Block 76, Lot 32, Block 77, Lots 5, 6, 15, 16 & 18, Block 78, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 on the tax map of the Borough and Agnew Place from Union Avenue to Erie Avenue (collectively, the "Agnew Place Redevelopment Area") as an "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"); and

WHEREAS, in Resolution Number 210-2016, the Borough Council also noted that it would prepare a redevelopment plan for the Agnew Place Redevelopment Area; and

WHEREAS, at the direction of the Borough Council, the Planning Board reviewed a proposed redevelopment plan for a portion of the Agnew Place (Area A) Redevelopment Area (the "Agnew Place Redevelopment Plan"), prepared by Neglia Engineering Associates; and

WHEREAS, the Planning Board found and concluded that the Agnew Place (Area A) Redevelopment Plan is not inconsistent with the Borough's Master Plan, and it adopted a resolution memorializing such finding and recommending adoption of the Agnew Place (Area A) Redevelopment Plan; and

WHEREAS, the area designated as Agnew Place-Area A is comprised of Block 78, Lots 1, 1.02, 2, 5, 7, 14, 16, 18 and Block 77 Lots 5, 6, 15, 16. This section also includes the Agnew Place right of way that currently separates Block 77 and Block 78. The Agnew Place Section is approximately 1.50 acres; and,

WHEREAS, the Borough Council agrees with the findings of the Planning Board and finds that the Agnew Place (Area A) Redevelopment Plan will serve the best interests of the Borough and now desires to adopt same.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Rutherford as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Agnew Place (Area A) Redevelopment Plan, a copy of which is on file with the Borough Clerk and which is incorporated herein by reference, is hereby approved and adopted.

3. The sections of the Zoning Map of the Borough that relate to the Agnew Place (Area A) Redevelopment Plan are hereby amended to incorporate the provisions of the Agnew Place (Area A) Redevelopment Plan.

4. This Ordinance shall take effect in accordance with applicable law.

ATTEST:

BOROUGH OF RUTHERFORD

Margaret M. Scanlon

Margaret M. Scanlon, Borough Clerk

Joseph DeSalvo Jr.

Joseph DeSalvo Jr., Mayor

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Mayor and Council at a meeting held on April 22, 2019.

Margaret M. Scanlon

Margaret M. Scanlon, Borough Clerk