



**BOROUGH OF RUTHERFORD**  
**County of Bergen**

**RESOLUTION NO. 52-2021**

**Dated: 2/8/2021**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN, NEW JERSEY, AUTHORIZING AND DIRECTING THE RUTHERFORD PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES KNOWN AS BLOCK 73, LOTS 5.02, 6, 20.01, 22 & 22.01, ON CHESTNUT STREET AND PARK AVENUE, CONSTITUTE A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

**WHEREAS**, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law the Mayor and Council (the "**Mayor and Council**") of the Borough of Rutherford (the "**Borough**") must authorize the planning board of the Borough (the "**Planning Board**") to conduct a preliminary investigation of the area and make recommendations to the Mayor and Council; and

**WHEREAS**, the Mayor and Council hereby requests that the Planning Board conduct an investigation with respect to the properties on Park Avenue and Chestnut Street designated as Block 73, Lots 5.02, 6, 20.01, 22 and 22.01 on the tax map of the Borough (hereinafter the "**Study Area**"), known respectively, as 145 Chestnut Street, 149 Chestnut Street, 120 Park Avenue, 118 Park Avenue and 116 Park Avenue, all as depicted in the map attached hereto as **Exhibit A**, to determine whether the Study Area meets the criteria set forth in the Redevelopment Law and should be designated as an area in need of redevelopment; and

**WHEREAS**, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment and the Borough so designates the Study Area, then the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Rutherford, in the County of Bergen, State of New Jersey, 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 a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment.

**Section 3.** The Planning Board, following said preliminary investigation and hearing(s), is further authorized and directed to make a recommendation to the governing body of the Borough, pursuant to *N.J.S.A. 40A:12A-6*, as to whether the Study Area should or should not be determined by the governing body to be an area in need of redevelopment.

**Section 4.** In the event the Planning Board recommends that the governing body determine the Study Area be designated as a redevelopment area, and the governing body so determines, the Planning Board is hereby authorized and directed to prepare a redevelopment plan for the Study Area, pursuant to *N.J.S.A. 40A:12A-7f* including, if applicable, the expansion of an existing redevelopment plan.

**Section 5.** In the event the governing body shall designate the Study Area as a redevelopment area, the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

**Section 6.** This Resolution shall take effect immediately and a copy hereof shall be forwarded to the Planning Board for action consistent herewith.

I hereby certify that this is a true and exact copy  
of the resolution adopted by the Mayor and Council of the  
Borough of Rutherford on the 8<sup>th</sup> day of February 2021

  
Margaret M. Scanlon, Borough Clerk



Block	Lot
73	5.02
73	6
73	20.01
73	22
73	22.01

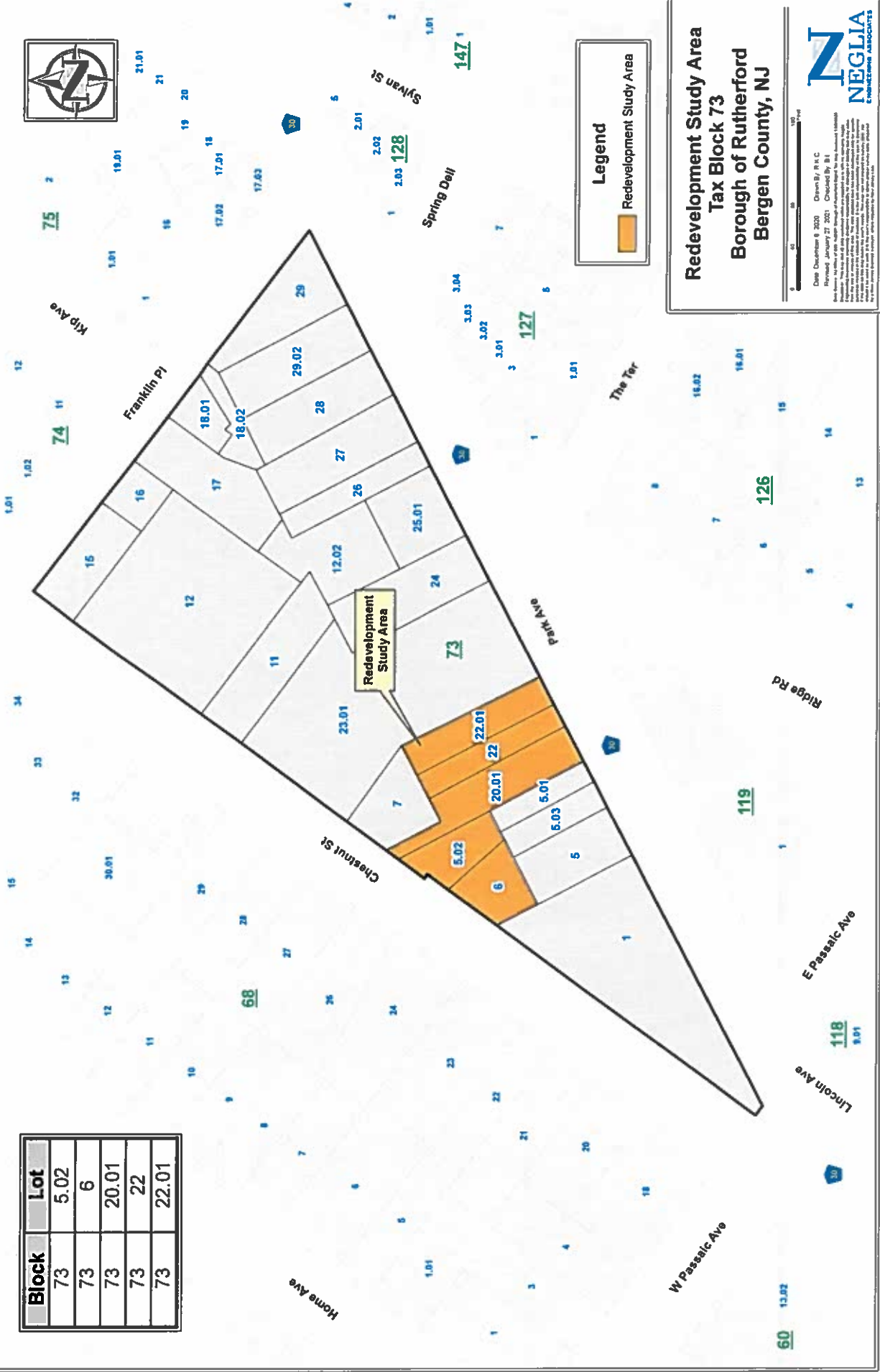
**Legend**

Redevelopment Study Area

**Redevelopment Study Area  
Tax Block 73  
Borough of Rutherford  
Bergen County, NJ**

Date: December 9, 2020    Drawn By: R.R.C.  
 Revised: January 27, 2021    Checked By: E.L.  
 Prepared for: High Level Strategic Assessment for the Borough of Rutherford, NJ  
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Block	Lot
73	5.02
73	6
73	20.01
73	22
73	22.01



**Legend**

Redevelopment Study Area

**Redevelopment Study Area  
Tax Block 73  
Borough of Rutherford  
Bergen County, NJ**

**NEGLIA**  
ENGINEERS & ARCHITECTS

Date: December 8, 2020 Client: B/R LLC  
Project: Redevelopment Study Area  
Scale: 1" = 50' (Horizontal) / 1" = 20' (Vertical)  
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