

**BOROUGH OF PARAMUS
COUNTY OF BERGEN
STATE OF NEW JERSEY**

ORDINANCE 17-11

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN
FOR BLOCK 7706 LOT 1 IN THE BOROUGH OF PARAMUS
COUNTY OF BERGEN, STATE OF NEW JERSEY IN
ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND
HOUSING LAW**

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), by Resolution 16-09-708, the Mayor and Council of the Borough of Paramus previously directed the Paramus Planning Board (the "Planning Board") to undertake a preliminary investigation to determine whether certain property designated as Block 7706, Lot 1 on the Tax Map of the Borough (the "Property") qualifies as an area in need of redevelopment as defined in N.J.S.A. 40A:12A-5; and

WHEREAS, at the conclusion of its preliminary investigation in accordance with the Statute, the Planning Board adopted Resolution #2016-19 determining the Property to be an area in need of redevelopment; and

WHEREAS, on December 20, 2017, the Mayor and Council adopted Resolution 16-12-882 designating the Property as an area in need of redevelopment and designating same as Redevelopment Area No. 1; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(c), on April 20, 2017, the Planning Board unanimously recommended that the Mayor and Council adopt the Soldier Hill Redevelopment Plan dated April 2017 (the "Redevelopment Plan") prepared by DMR Architects, a copy of which is annexed to this Ordinance and made a part hereof;

WHEREAS, it is in the best interests of the Borough that Redevelopment Area No. 1 be redeveloped.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of Borough of Paramus, County of Bergen, State of New Jersey, as follows:

1. Adoption of Redevelopment Plan.

The Mayor and Council of the Borough of Paramus hereby adopt the Redevelopment Plan as the redevelopment plan for Redevelopment Area No.1.

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2. Amendment of Zoning Map.

The Zoning Map of the Borough of Paramus, adopted as Ordinance 16-10 referred to in Section 429-17 of the Zoning Ordinance, is hereby amended to reflect the Redevelopment Plan and to provide for Redevelopment Area No.1.

3. Severability.

If any section, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, sentence or other part of this Ordinance directly involved in the controversy in which such judgment is rendered.

4. Redevelopment Entity.

The Mayor and Council hereby declares that it, without the designation of any other redevelopment entity as defined in the Redevelopment Law, shall exercise all of the powers and discharge all of the duties of the redevelopment entity for purposes of clearance, re-planning, development and redevelopment of the Redevelopment Area and, without limiting the generality of the foregoing, shall be the sole body empowered by the Borough to enter into redevelopment agreements with redevelopers, subject to such limitations and requirements as are prescribed by the Redevelopment Law.

5. Procedures for Amendment of Redevelopment Plan.

This Redevelopment Plan may be amended from time to time, by the Mayor and Council, upon the compliance with all requirements of all applicable law.

6. Inconsistent Ordinances Repealed.

All other ordinances or parts of Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.

7. Effective Date.

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

Attest:



Annemarie Krusznis, RMC
Borough Clerk

Approved:



Richard A. LaBarbiera
Mayor

Introduced: May 9, 2017
Adopted: June 13, 2017