

COUNTY OF BERGEN
BOROUGH OF PARAMUS
ORDINANCE No. 2024-12

**ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 6203 LOTS 1
& 2 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 eq seq. (the "Redevelopment Law"), by Resolution 23-06-443, dated June 27, 2023, 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 6203 Lots 1 & 2 on the Tax Map of the Borough (the "Property") qualifies as an area in need of redevelopment as defined by 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 #23-26 determining the Property to be an area in need of redevelopment; and,

WHEREAS, the Mayor and Council adopted Resolution No. 24-02-145, dated February 6, 2024, designating the Property as an area in need of redevelopment and designates same as Winters Redevelopment Area; and,

WHEREAS, pursuant to N.J.S.A. 40A-12A7(c), on September 7, 2023, the Planning Board unanimously recommended that the Mayor and Council adopt the Winters Redevelopment Plan dated June 2024 (the "Redevelopment Plan") prepared by DMR Architects, a copy of which is annexed hereto as Exhibit "A." to this Ordinance and made a part hereof;

WHEREAS, it is in the best interest of the Borough that the Redevelopment Area be developed.

NOW, THEREFORE BE IT ORDNANIED by the Borough of Paramus Mayor and Council as follows:

1. Adoption of the Redevelopment Plan. The Mayor and Council of the Borough of Paramus hereby adopt the Redevelopment Plan as the redevelopment plan for Winters Redevelopment.
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 Winters Redevelopment.
3. Severability. If any section, sentence or any other part of this Ordinance is adjudicated unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confided to its effect of

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the section, sentence, or other part of this Ordinance directly involved in the controversy in which 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 the redeveloping agreements with redevelopers, subject to such limitations and requirements as are prescribed by the Redevelopment Law.
5. Procedures for Amendment of Redevelopment Plan. The 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:


CHRISTOPHER DI PIAZZA,
Mayor

Introduced: May 21, 2024
Adopted: June 25, 2024