

**COUNTY OF BERGEN  
BOROUGH OF PARAMUS  
ORDINANCE #2025-14**

**AN ORDINANCE VACATING PORTIONS OF EDGEWOOD AVENUE AND  
COLUMBUS WAY CONVEYING SUCH VACATED LANDS TO THE ADJACENT  
PROPERTY OWNERS**

**WHEREAS**, the Borough of Paramus desires to vacate a portion of Edgewood Avenue and Columbus Way located in the Borough of Paramus, Bergen County, New Jersey; and

**WHEREAS**, Westland Garden State Plaza, Limited Partnership and Westland Properties, Inc. (hereinafter collectively referred to as "Westland") is the owner of a property adjacent to the proposed vacated portions of Edgewood Avenue and Columbus Way on the east side; and

**WHEREAS**, Columbus Crossing, LLC is the equitable owner of a property adjacent to the proposed vacated portions of Edgewood Avenue and Columbus Way on the west side; and

**WHEREAS**, the Paramus Mayor and Council has determined that the Borough of Paramus no longer needs to retain the portions of Edgewood Avenue and Columbus Way which are proposed to be vacated but will retain an easement to access its property known as the "Cliff Gennarelli Sports Complex" and any and all such easements as agreed to by the parties and as reflected in the Site Plan entitled "Preliminary and Final Major Site Plan For Redevelopment Area 4, Block 204 – Lots 1, 2.03 and 2.04, Columbus Way Row (formerly Block 204, Lot 1 and a portion of 2.01 Way Row) Borough of Paramus, Bergen County, New Jersey", prepared by MCB Engineering Associates, LLC dated July 22, 2020 and revised March 11, 2025; and

**WHEREAS**, Westland and Columbus Crossing, LLC have agreed that the vacated property may be conveyed in its entirety to Columbus Crossing, LLC; and

**COUNTY OF BERGEN  
BOROUGH OF PARAMUS  
ORDINANCE #2025-14**

**WHEREAS**, N.J.S.A. 40:67-1(b) authorizes the governing body of every municipality to adopt an ordinance to vacate any public street or any part thereof; and

**WHEREAS**, pursuant to N.J.S.A. 40:49-6, a municipality must publish ordinances authorizing vacations or dedications of land in the manner required by N.J.S.A. 40:49-2, except that every such ordinance, after being introduced and having passed a first reading, shall be published at least once not less than ten (10) days instead of one week prior to the time fixed for further consideration for final passage, and, at least one week prior to the time fixed for final passage, a copy of such ordinance, together with a notice of the introduction thereof and the time and place when and where the ordinance shall be considered for final passage shall be mailed to every person whose lands may be affected by the ordinance; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-5 and N.J.S.A. 40 A:12-13, a municipality has the power to acquire or sell any real property for a public purpose through negotiated agreement; and

**WHEREAS**, the Mayor and Council of the Borough of Paramus has determined that it would fulfill a public purpose to vacate certain portions of Edgewood Avenue and Columbus Way in order to permit Columbus Crossing, LLC to redevelop Block 204 Lots 1, 2.03 and 2.04 in accordance with the approval it received from the Paramus Planning Board and to convey the vacated lands to Columbus Crossing, LLC in accordance with law.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Borough of Paramus, County of Bergen and State of New Jersey that the portions of Edgewood Avenue and Columbus Way described in the metes and bounds descriptions attached hereto as Exhibits A, B and C are hereby vacated; and

**COUNTY OF BERGEN  
BOROUGH OF PARAMUS  
ORDINANCE #2025-14**

**BE IT FURTHER ORDAINED** that, the Mayor and Borough Clerk are hereby authorized and directed to execute any documents which may be required to convey the aforesaid vacated lands; and

**BE IT FURTHER ORDAINED** that, the Borough of Paramus, pursuant to the provisions of N.J.S.A. 40:67-1(b), hereby expressly reserves and excepts from vacation all rights and privileges currently possessed by public utilities (as defined in N.J.S.A. 48:2-13) and by any cable television company (as defined in the Cable Television Act, N.J.S.A. 48:5-1 et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated; and

**BE IT FURTHER ORDAINED** that, pursuant to N.J.S.A. 40:49-6, the Borough Clerk shall publish this Ordinance in the manner required by N.J.S.A. 40:49-2, except that after same has been introduced and passed a first reading, this Ordinance shall be published at least once not less than ten (10) days prior to the time fixed for further consideration for final passage, and the Clerk shall, at least one week prior to the time fixed for final passage, mail a copy of this Ordinance, together with a notice of the introduction thereof and the time and place when and this Ordinance shall be considered for final passage to every person whose lands may be affected by this Ordinance; and

**BE IT FURTHER ORDAINED** that, within sixty (60) days after this Ordinance becomes effective, the Borough Clerk shall file a copy thereof, certified by her, under the Seal of the Borough of Paramus to be a true copy of such Ordinance, together with proof of publication thereof, in the office of the Bergen County Clerk to be recorded in a book with proper index to be provided for this purpose entitled "vacations", in accordance with the provisions of N.J.S.A. 40:67-21; and

COUNTY OF BERGEN  
BOROUGH OF PARAMUS  
ORDINANCE #2025-14

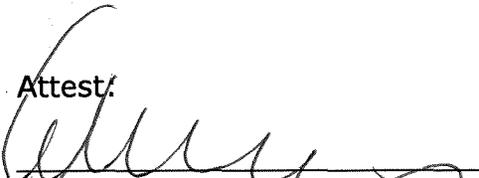
**BE IT FURTHER ORDAINED** that, if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

**BE IT FURTHER ORDAINED** that, all ordinances or parts of ordinances inconsistent herewith are hereby repealed; and

**BE IT FURTHER ORDAINED** that, if any parts, sections, provisions, or the total of any of the above provisions are held to be invalid or unenforceable in any court, the findings or judgments of which court are applicable to the State of New Jersey, the balance and remainder of such provisions shall remain in full force and effect as an Ordinance of the Borough of Paramus; and

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective immediately after adoption and publication according to law.

Attest:

  
Annemarie Krusznis, RMC/GMC  
Borough Clerk

Approved:

  
Christopher DiPiazza  
Mayor

Introduction: April 22, 2025  
Final: May 6, 2025