

**COUNTY OF BERGEN
BOROUGH OF PARAMUS
ORDINANCE 2025-33**

**AN ORDINANCE VACATING A PORTION OF SYCAMORE STREET AND CONVEYING
SUCH VACATED LANDS TO THE ADJACENT PROPERTY OWNERS**

WHEREAS, a portion of Sycamore Street is an unimproved, paper street located in the Borough of Paramus, Bergen County, New Jersey; and

WHEREAS, 18 West Ridgewood, LLC is the owner of a property adjacent to the paper portion of Sycamore Street on the west side, known as Block 6806, Lot 1 on the Official Tax Map of the Borough of Paramus, Bergen County, New Jersey; and

WHEREAS, Donald Grey is the owner of a property adjacent to the paper portion of Sycamore Street on the west side, known as Block 6011, Lot 8 on the Official Tax Map of the Borough of Paramus, Bergen County, New Jersey; and

WHEREAS, Donald Grey and Tracy Grey are the owners of a property adjacent to the paper portion of Sycamore Street on the east side, known as Block 6809, Lot 1 on the Official Tax Map of the Borough of Paramus, Bergen County, New Jersey; and

WHEREAS, Donald Grey and Tracy Grey are the owners of a property adjacent to the paper portion of Sycamore Street on the east side, known as Block 6017, Lot 13 on the Official Tax Map of the Borough of Paramus, Bergen County, New Jersey; and

WHEREAS, the Paramus Mayor and Council has determined that the Borough of Paramus has not improved the paper portion of Sycamore Street, said paper portion of Sycamore Street has never been utilized by the Borough of Paramus and there is no utility in maintaining the entirety of the paper portion of Sycamore Street; and

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

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WHEREAS, pursuant to N.J.S.A. 40:67-19, a municipality may vacate a public street where there has been a dedication of lands as a public street and same has not been accepted by the municipality and it shall appear to the governing body of the municipality that the public interest will be better served by releasing those lands or a part thereof from such dedication and the lands or part thereof released from the dedication shall be effectively discharged therefrom as though the dedication had not taken place; 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, on May 20, 2025, the Borough of Paramus's governing body adopted Resolution 25-05-355, authorizing a settlement agreement with Donald Grey, Tracy Grey and 18 West Ridgewood, LLC which set the scope of the portion of the paper street which is to be vacated by the Borough of Paramus and obligates Donald Grey, Tracy Grey and 18 West Ridgewood, LLC to improve a portion of Sycamore Street which intersects with East Ridgewood Avenue (the "Settlement Agreement"); and

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WHEREAS, the Settlement Agreement was executed by the Borough of Paramus, Donald Grey, Tracy Grey and 18 West Ridgewood, LLC on or about June 26, 2025; and

WHEREAS, on or about September 4, 2025, the Borough of Paramus obtained surveys of the paper portion of Sycamore Street that is to be vacated pursuant to the Settlement Agreement (a metes and bounds description of which is attached hereto as Exhibit A); and

WHEREAS, the Mayor and Council of the Borough of Paramus has determined that it would fulfill a public purpose to vacate a portion of Sycamore Street which abuts Block 6806, Lot 1, Block 6011, Lot 8, Block 6809, Lot 1 and Block 6017, Lot 13 as shown on the Official Tax Map of the Borough of Paramus, County of Bergen in the State of New Jersey and described by metes and bounds in Exhibit A attached, as same is not needed nor used as a public street, and to convey the vacated lands to 18 West Ridgewood, LLC, Donald Grey and Tracy Grey in accordance with state 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 paper portion of Sycamore Street containing (14,602 square feet or 0.32 acre more or less) described by metes and bounds in Exhibit A attached as commencing at a point in the southerly line of Ridgewood Avenue where the same is intersected by the Easterly line on Sycamore Street, (50' wide) and running the following course to the point of beginning;

- a. South 04° 58' 22" East, a distance of 82.58 feet to a point, thence;
 1. South 04° 58' 22" East, a distance of 302.69 feet to a point, thence;
 2. North 71° 54' 42" West, a distance of 54.34 feet to a point, thence;
 3. North 04° 58' 22" West, a distance of 281.40 feet to a point, thence;

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4. North 85° 01' 38" East, a distance of 50.00 feet to a to the point or place of beginning; with said area to be vacated abutting Block 6806, Lot 1, Block 6011, Lot 8, Block 6809, Lot 1 and Block 6017, Lot 13 as shown on the Official Tax Map of the Borough of Paramus, County of Bergen in the State of New Jersey be and is hereby vacated; and

BE IT FURTHER ORDAINED that, the vacated lands formerly comprising the paper portion of Sycamore Street are to be conveyed to the adjacent property owners, 18 West Ridgewood, LLC, Donald Grey and Tracy Grey in accordance with law, and shall merge, consolidate with, and be made part of the their respective properties identified as Block 6806, Lot 1, Block 6011, Lot 8, Block 6809, Lot 1 and Block 6017, Lot 13 on the Official Tax Map of the Borough of Paramus, Bergen County, New Jersey; and

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,

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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

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 to; 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

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

Attest:



Annemarie Krusznis, RMC/CMC
Borough Clerk

Approved:



Christopher DiPiazza
Mayor

Introduced: October 7, 2025

Final: October 21, 2025

**DESCRIPTION OF A PORTION OF SYCAMORE STREET
TO BE VACATED
Borough of Paramus
Bergen County, New Jersey**

COMMENCING at a point in the southerly line of Ridgewood Avenue, (width varies) where the same is intersected by the Easterly line on Sycamore Street, (50' wide) and running the following course to the point of BEGINNING;

- a. South 04° 58' 22" East, a distance of 82.58 feet to a point, thence;
1. South 04° 58' 22" East, a distance of 302.69 feet to a point, thence;
2. North 71° 54' 42" West, a distance of 54.34 feet to a point, thence;
3. North 04° 58' 22" West, a distance of 281.40 feet to a point, thence;
4. North 85° 01' 38" East, a distance of 50.00 feet to a to the point or place of BEGINNING.

Containing 14,602 square feet or 0.32 acre more or less.

SUBJECT TO all rights and privileges then 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, P.L. 1972, C. 186 (N.J.S.A. 48:5A-1 et seq.), the Borough of Paramus and their successors to maintain, repair, and replace existing facilities in, adjacent to, over or under the portion of Wigwam Avenue to be vacated.

SUBJECT TO all public utility easements, recorded or unrecorded, affecting the herein described parcel.

BOSWELL ENGINEERING

Frank M. Krupinski

Digitally signed
by Frank

Krupinski

Date:

2025.09.04

08:59:25 -04'00'

Professional Land Surveyor

N.J. License No. 24GS03719700

September 3, 2025

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