

FIRST READING _____
PUBLISH _____
SECOND READING _____
PUBLISH _____

ORDINANCE NO. 2201
AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN
PURSUANT TO N.J.S.A. 40A:12A-7 FOR THE ROMEROVSKI SITE
LOCATED IN THE BOROUGH OF ROSELLE PARK

WHEREAS, by Resolution adopted April 20, 2006, the Borough Council of the Borough of Roselle Park (“Council”) directed and authorized the Planning Board to conduct a preliminary investigation and a public hearing to determine whether an area commonly known as “The Romerovski Site,” and designated as Block 214, Lots 1, & Block 314, Lot 1) on the Official Tax Map of the Borough of Roselle Park is an area in need of redevelopment according to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”);

WHEREAS, after due notice and a hearing, the Planning Board, by Resolution adopted September 18, 2006, recommended to the Borough Council that the Public Works Garage Site be declared an area in need of redevelopment pursuant to the Redevelopment Law;

WHEREAS, after receipt of the Planning Board’s resolution, the Council, by Resolution 158-06 adopted, designated the Romerovski Site as an area in need of redevelopment pursuant to the Redevelopment Law for reasons stated therein;

WHEREAS, pursuant to the Redevelopment Law, a redevelopment project must be undertaken pursuant to a “redevelopment plan” adopted by ordinance;

WHEREAS, by Resolution adopted April 20, 2006, the Council retained the services of the firm of Heyer, Gruel & Associates, Inc. (“HGA”), planning consultants, to prepare such a redevelopment plan;

WHEREAS, HGA prepared for the Council a proposed redevelopment plan entitled “Romerovski Site Redevelopment Plan” (“Proposed Plan”) dated February 2007;

WHEREAS, the attached Redevelopment Plan meets the statutory requirements of N.J.S.A. 40A:12A-7, and designed to effectuate, the Borough’s Master Plan as it pertains to the Romerovski Site.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Roselle Park as follows:

Section 1. Council hereby adopts the attached Redevelopment Plan dated February 2007 and prepared by HGA for the Romerovski Site (Block 213, Lots 1, & Block 314, Lot 1) pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-7. A copy of the Redevelopment Plan shall be maintained in the offices of the Borough Clerk.

Section 2. The Redevelopment Plan shall supersede applicable provisions of the Zoning Ordinance of the Borough of Roselle Park. In all situations where zoning issues are not specifically addressed by the Redevelopment Plan, the Zoning Ordinances of the Borough shall remain in full force and effect.

Section 3. Pursuant to N.J.S.A. 40A:12A-7(c), the Zoning Map is hereby amended consistent with Section 1 above, so as to indicate that the Redevelopment Plan applies to the redevelopment area depicted in the attached Redevelopment Plan,

Section 4. If any provision of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance, except so far as the provision so declared invalid shall be inseparable from the remainder of any portion thereof.

Section 5. All ordinances or parts of ordinances inconsistent with This Ordinance are hereby repealed.

Section 6. This Ordinance shall take effect immediately upon adoption and publication according to law, and upon filing with the Union County Planning Board.

Introduced: February 15, 2007

Adopted:

Mayor

Attest: _____
Borough Clerk

Borough of Roselle Park
Record of Vote- Introduction
Aye Nay Abstain Absent

	Aye	Nay	Abstain	Absent
Badillo				
Harms				
Matarante				
Rubilla				
Dinardo				
Yakubov				

Borough of Roselle Park
Record of Vote-Adoption
Aye Nay Abstain Absent