

Haskell Town Center
Include B430 L1201

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

ORDINANCE #19-0-06

AN ORDINANCE AMENDING ORDINANCE NO. 2-0-06
ESTABLISHING A REDEVELOPMENT PLAN AND
DESIGNATING THE COUNCIL OF THE BOROUGH OF
WANAQUE TO ACT AS THE REDEVELOPMENT ENTITY FOR
THE RINGWOOD AVENUE MIXED USE REDEVELOPMENT
PROJECT WITHIN THE RINGWOOD AVENUE RENEWAL
AREA AND ESTABLISHING THE RINGWOOD AVENUE
SERVICE BUSINESS ZONING DISTRICT (SBD) TO ADD LOT
12.01, BLOCK 430 INTO THE REDEVELOPMENT DISTRICT
AND REDEVELOPMENT PLAN AREA (CORRECTED)

WHEREAS, by resolution adopted on May 10, 2004, the Council of the Borough of Wanaque authorized and directed the Planning Board of the Borough of Wanaque to undertake a preliminary investigation to determine whether certain parcels of property in Block 430 of the Borough of Wanaque should be declared an area in need of redevelopment pursuant to the Local Redevelopment Housing Law (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, following two consecutive publications of a notice of a hearing before the Planning Board and the filing in the office of the Borough Clerk of a map showing the boundaries of the proposed area in need of redevelopment and the location of the various properties included therein, together with the resolution setting forth the basis for such investigation, a public hearing thereon was held by the Planning Board; and

WHEREAS, at said hearing the Planning Board heard and considered the testimony and preliminary redevelopment investigation report of Kauker, Gregory & Kauker, P.P., planning consultants; and

WHEREAS, following such hearing, the Planning Board voted on October 21, 2004 to recommend the designation of Lots 1.01, 1.02, 1.03, 9, 10, 11, 12, 12.01 and 13 as shown on the Tax Map of the Borough of Wanaque as included within an area in need of redevelopment,

WHEREAS, following the aforesaid referral to and a public hearing before the Planning Board of the Borough of Wanaque and favorable recommendations thereon, the Borough Council of the Borough of Wanaque has declared the Ringwood Avenue Mixed Use project, as an area in need of redevelopment in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A-12A-1 et seq.); and

WHEREAS, in furtherance of the continuing efforts to enhance and revitalize the Borough of Wanaque and to stimulate the proper growth of jobs, retail, and other economic opportunities in Wanaque the Borough Council finds that it would promote the public health, safety, morals and welfare to redevelop the premises located along Ringwood Avenue, consisting of Lots 1.01, 1.02, 1.03, 9, 10, 11, 12, 12.01 and 13 in Block 430 as shown on the tax map of the Borough of Wanaque which area has heretofore been declared to be an area in need of redevelopment for the purpose of providing additional retail and professional offices in furtherance of the overall redevelopment efforts of the Borough of Wanaque;

NOW, THEREFORE BE IT ORDAINED by the Council of the Borough of Wanaque, Passaic County, New Jersey, in accordance with the provisions of *N.J.S.A. 40A:12A-1, et seq.* that the Ringwood Avenue Mixed Use Redevelopment Plan, Borough Ordinance 2-0-06, is hereby amended to include Block 430, Lot 12.01 with all the other provisions of said redevelopment plan remaining the same.

Section 1. The Zoning Ordinance of the Borough of Wanaque is hereby amended to add thereto Block 430 Lot 12.01 as part of the Service Business zoning district (SBD) hereinbefore created as part of the Redevelopment Plan Ordinance.

Section 2. If any sentence, section, clause or other portion of this ordinance, or the application thereof to any person or circumstance, shall for any reason be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or repeal the remainder of this ordinance.

Section 3. All ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect immediately upon final passage and publication as required by law and upon filing with the Passaic County Planning Board.

Dated: July 10, 2006



Katherine J. Falone, RMC, CMC
Municipal Clerk

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

ORDINANCE #19-0-06

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was Introduced at a Business Meeting of the Mayor and Council of the Borough of Wanaque, Passaic County, New Jersey, held on the 10th day of July 2006, and passed on first reading, and the same was then ordered to be published according to law; and that such Ordinance will be further considered for final passage at a meeting of said Mayor and Council to be held in the Municipal Building, 579 Ringwood Avenue, Wanaque, New Jersey, at 7:30 P.M., at which time and place or at any time and place to which said meeting shall be from time to time adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.

BY ORDER OF THE MAYOR AND COUNCIL OF THE BOROUGH OF
WANAQUE.

DATED: July 10, 2006


KATHERINE J. FALONE, RMC, CMC
Municipal Clerk

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

ORDINANCE #19-0-06

AN ORDINANCE AMENDING ORDINANCE
NO. 2-0-06 ESTABLISHING A REDEVELOPMENT
PLAN AND DESIGNATING THE COUNCIL OF THE
BOROUGH OF WANAQUE TO ACT AS THE
REDEVELOPMENT ENTITY FOR THE RINGWOOD
AVENUE MIXED USE REDEVELOPMENT PROJECT
WITHIN THE RINGWOOD AVENUE RENEWAL AREA
AND ESTABLISHING THE RINGWOOD AVENUE
SERVICE BUSINESS ZONING DISTRICT (SBD) TO ADD
LOT 12.01, BLOCK 430 INTO THE REDEVELOPMENT
DISTRICT AND REDEVELOPMENT PLAN AREA

pass first reading, and that said Ordinance be further considered for final passage and adoption at a Business meeting of the Borough Council to be held on the 14th day of August 2006, at the Municipal Building in the Borough of Wanaque, at 7:30 p.m., and that at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance.

AND BE IT FURTHER RESOLVED that the Borough Clerk be instructed to publish in the manner provided by law a copy of said Ordinance, together with introduction thereof and notice when same will be considered for final passage and adoption.

Passed: 7/10/06

Filed: 7/10/06

Approved: 7/10/06



Katherine J. Falone, RMC, CMC
Municipal Clerk

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

ORDINANCE #19-0-06

BE IT RESOLVED that an Ordinance entitled:

AN ORDINANCE AMENDING ORDINANCE NO. 2-0-06
ESTABLISHING A REDEVELOPMENT PLAN AND
DESIGNATING THE COUNCIL OF THE BOROUGH OF
WANAQUE TO ACT AS THE REDEVELOPMENT
ENTITY FOR THE RINGWOOD AVENUE MIXED USE
REDEVELOPMENT PROJECT WITHIN THE
RINGWOOD AVENUE RENEWAL AREA AND
ESTABLISHING THE RINGWOOD AVENUE SERVICE
BUSINESS ZONING DISTRICT (SBD) TO ADD LOT
12.01, BLOCK 430 INTO THE REDEVELOPMENT
DISTRICT AND REDEVELOPMENT PLAN AREA.

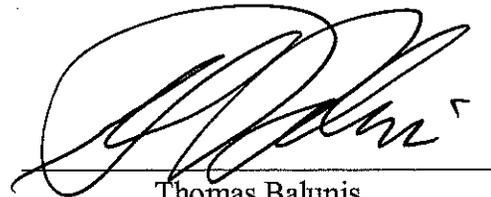
pass final reading and that said Ordinance be adopted as an Ordinance of the Borough of
Wanaque; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby
directed to cause said Ordinance to be published in the manner prescribed by law.

Passed: August 14, 2006

Final: August 14, 2006

Approved: August 14, 2006



Thomas Balunis
Mayor

Attest:



Katherine J. Falone, RMC, CMC
Municipal Clerk