

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

ORDINANCE #1-0-19

ORDINANCE OF THE BOROUGH OF WANAQUE, COUNTY
OF PASSAIC, NEW JERSEY, ADOPTING A
REDEVELOPMENT PLAN FOR THE PROPERTIES
SITUATED IN THE VICINITY OF SUSQUEHANNA AVENUE
NEAR TWIN LAKES.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, the Borough Council of (“Council”) of the Borough of Wanaque (the “Borough”) on May 14, 2018, adopted a Resolution designating the properties identified in Figure 1 of the attached Redevelopment Plan as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, in order to facilitate the proper use of the Property and effectuate the use of same, the Borough has determined to develop a redevelopment plan for the Property pursuant to the authority granted under the Local Redevelopment and Housing Law, *N.J.S.A. 40A: 12A-1 et seq*; and

WHEREAS, due to the continued dormancy of the properties in the Redevelopment area the Borough Council finds it necessary to implement the 2019 Susquehanna Avenue Redevelopment Plan to require a site plan application be completed and submitted to the Wanaque Planning Board for the Planning Board’s approval, said site plan application shall be submitted by the potential redeveloper of the Property; and

WHEREAS, the Redevelopment Plan, dated February 11, 2019, is on file with the Borough Clerk (the “2019 Susquehanna Redevelopment Plan”) and provides the development standards for the Property, including but not limited to traffic control measures as stipulated in the Redevelopment Plan; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the planning board of the Borough (the “Planning Board”) must review the Redevelopment Plan and transmit its comments relating to the Redevelopment Plan to the Borough in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

WHEREAS, upon receipt of the Planning Board’s comments relating to the Redevelopment Plan, the Borough Council believes that the adoption of the 2019 Susquehanna Redevelopment Plan is in the best interest of the Borough.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Wanaque as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Redevelopment Plan dated February 11, 2019 and attached hereto as Exhibit A and made a part hereof, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The Borough Council hereby finds and determines that pursuant to Section 2 of the Redevelopment Plan that a License to accomplish the Susquehanna Avenue Roadway extension is hereby granted to the designated Redeveloper, provided that the Redeveloper executes a Redevelopment Agreement, and other documents necessary to bring the project to completion. Accordingly, a site plan must be filed by the designated redeveloper with the Wanaque Planning Board for the Redevelopment Plan to be effectuated.

Section 4. The Borough Council finds and determines that to ameliorate potential traffic conditions the following Redevelopment Plan provisions are hereby required:

- 1) The Redeveloper shall perform a comprehensive traffic study describing the impact of the Roadway extension and use thereof by commercial vehicles using the Roadway extension. The pattern and impact of said traffic on the local roadway system shall be described therein. A count (or counts) of truck and other vehicular traffic and hours of traffic shall be presented to the Borough of Wanaque Planner and Engineer. The Redeveloper shall assist in future traffic studies (subject to the terms and conditions of the Redevelopment Agreement) and pay to the Borough the sum of \$50,000 to be used in Wanaque's discretion, to defray the cause of any future traffic studies the Borough may desire.
- 2) The Redeveloper shall coordinate the need, if any, for a traffic signal along Union Avenue in the vicinity of Susquehanna Avenue. If the County of Passaic requires a traffic signal at this location, then the Redeveloper shall pay for the entire cost of the traffic signal. The Redeveloper shall pay to the Borough of Wanaque the sum of \$150,000 to defray the cost of any future traffic signal in the future (subject to the terms and conditions of the Redevelopment Agreement).
- 3) With respect to Susquehanna Avenue, the Redeveloper shall widen the Roadway of Susquehanna Avenue to provide for three lanes of traffic, two leading from the Property to Union Avenue and one leading into the Property. The widening will extend from Union Avenue approximately 300 feet to the south leading to the bridge spanning the dam outlet to Upper Twin Lakes. This work shall be performed at the Redeveloper's sole expense.
- 4) The Redeveloper shall widen Union Avenue from Susquehanna Avenue eastbound to the I-287 Interchange Ramp so that there would be four (4) lanes on Union Avenue, two proceeding westerly and two proceeding easterly the distance is estimated not to exceed 500 feet. (This will permit truck traffic from making a right from Susquehanna onto Union Avenue to queue in the right lane and allow passenger vehicle traffic to bypass.) The final design and scope of this scope of this work shall be subject to County of Passaic approval.

Section 5. A-The Governing Body may transfer or sell any municipal property pursuant to N.J.S.A. 40A:12A-8 g. "...lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary". The following is the Borough owned property which is hereby authorized to be sold pursuant to the Redevelopment Agreement. The following Figure shows the pertinent Borough owned properties and their 2018 assessed value.

Block	Lot	Land \$	Improv.	Total \$	Acres	
470	4	25,600	0	25,600	0.1837	Borough of Wanaque
470	5	24,700	2,000	26,700	0.0918	Borough of Wanaque
470	6	25,600	10,000	35,600	0.1837	Borough of Wanaque
470	7	500	0	500	0.0918	Borough of Wanaque
471	5	500	0	500	0.0918	Borough of Wanaque
471	6	98,700	0	98,700	0.0918	Borough of Wanaque
471	8	5,400	0	5,400	0.3673	Borough of Wanaque
472	3	900	0	900	0.1837	Borough of Wanaque
472	4	500	0	500	0.0918	Borough of Wanaque
472	5	500	0	500	0.0918	Borough of Wanaque
Total		182,900	12,000	194,900	1.469	

B-Roadway Dedication to the Redeveloper. The Borough as Grantor is authorized to dedicate, convey or otherwise transfer Streets or "paths" or any portion thereof to the designated Redeveloper as Grantee. These dedicated or conveyed Streets shall be located in the Redevelopment Area, including but not limited to Pocahontas, Seminole, Algonquin, Dakota, and Wabasco Paths as well as Lake Drive, Hickory Drive and Susquehanna Avenue.

Section 6. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

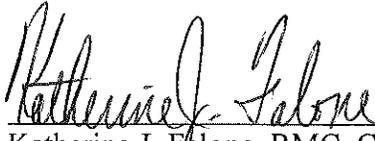
Section 7. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 8. This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Introduced: February 11, 2019

Public Hearing:

Adopted:



Katherine J. Falone, RMC, CMC
Municipal Clerk



Daniel Mahler
Mayor

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

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NOTICE IS HEREBY GIVEN that the foregoing Ordinance was Introduced at a Regular Meeting of the Mayor and Council of the Borough of Wanaque, Passaic County, New Jersey, held on the 11th day of February 2019, 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, on March 11, 2019 at 8:00 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: February 11, 2019


Katherine J. Falone, RMC, CMC
Municipal Clerk

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
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BE IT RESOLVED that an Ordinance entitled

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pass first reading, and that said Ordinance be further considered for final passage and adoption at a Regular meeting of the Borough Council to be held on the 11th day of March 2019, at the Municipal Building in the Borough of Wanaque, at 8:00 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: 2/11/19

Filed: 2/11/19

Approved: 2/11/19


Katherine J. Faloffe, RMC, CMC
Municipal Clerk