

**BOROUGH OF WANAQUE  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY**

**ORDINANCE # 3-0-17**

**ORDINANCE OF THE BOROUGH OF WANAQUE, COUNTY OF PASSAIC, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN AMENDMENT FOR THE PROPERTIES COMMONLY KNOWN AS BLOCK 200.20 LOTS 1 THROUGH 48 ON THE TAX MAP OF THE BOROUGH OF WANAQUE, AND AMENDING ORDINANCE #15-0-16 BY ADDING CERTAIN ADDITIONAL RESTRICTIONS TO THE PLAN AND INVOKING THE PROVISIONS OF N.J.S.A. 40:48-2 AND WANAQUE ORDINANCE NUMBER 21-0-16 PERTAINING TO ABANDONED PROPERTIES.**

**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 July 11, 2016, adopted Ordinance #15-0-16 establishing a Redevelopment Plan for the properties commonly known as Block 200.20, Lots 1 through 48 on the tax map of the Borough (the “Property”) to be an “area in need of redevelopment” pursuant to the Redevelopment Law, the Property being commonly referred to as Lakeside Manor; and

**WHEREAS**, in order to facilitate the proper development of the Property and effectuate the redevelopment of same, the Borough had determined in May 2016 to develop a redevelopment plan for the Property pursuant to the authority granted under the Redevelopment Law; and

**WHEREAS**, due to the continued deterioration of the properties the Borough Council finds it necessary to amend the 2016 Redevelopment Plan to require a new 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 any potential redeveloper of the Property; and

**WHEREAS**, the amendment to the Redevelopment Plan, dated March 13, 2017, is on file with the Borough Clerk (the “Redevelopment Plan Amendment”) and provides the development standards for the Property, including but not limited to the inclusion of the Property on the abandoned properties list pursuant to Section 88-12 F. of the Borough Code which said Section of the Code confirms and specifies that the Property is included on the abandoned properties list; and

**WHEREAS**, pursuant to the Redevelopment Law, the planning board of the Borough (the "Planning Board") must review the Redevelopment Plan Amendment 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 March 13, 2017 Redevelopment Plan Amendment 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 Amendment, dated March 13, 2017 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 4 A.3. of the Redevelopment Plan Amendment that the prior site plan approvals, circa the year 2000, have been terminated due to the inaction by the Property owner. Accordingly, a new 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, pursuant to the provisions of N.J.S.A. 40:48-2 and as included in Ordinance #21-0-16 implementing the Abandoned Properties procedures in the Borough which specifies that the Property included in the pertinent Redevelopment Plan Amendment is abandoned, the Borough Administrator is hereby authorized as Compliance Officer to, upon thirty day notice to the property owner, enter upon the Property and remove the unsafe foundations, buildings and other improvements which clearly constitute a public health and safety hazard. Further, the Borough Attorney is hereby authorized to file a lien against the Property for the cost and expense of the removal of the unsafe structures. This shall be done on or before June 15, 2017.

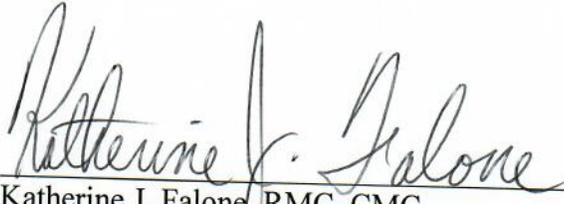
**Section 5.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 6.** 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 7.** This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Dated: March 13, 2017

Introduced:  
Public Hearing:  
Adopted:

  
Katherine J. Falone, RMC, CMC  
Municipal Clerk

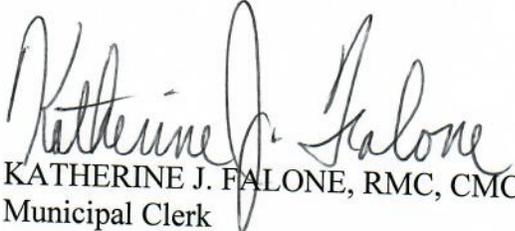
BOROUGH OF WANAQUE  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

ORDINANCE #3-0-17

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 13th day of March 2017, 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 April 10, 2017 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: March 13, 2017

  
KATHERINE J. FALONE, RMC, CMC  
Municipal Clerk

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COUNTY OF PASSAIC  
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ORDINANCE #3-0-17

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

DATED: March 13, 2017

  
KATHERINE J. FALONE, RMC, CMC  
Municipal Clerk