

**BOROUGH OF EMERSON
COUNTY OF BERGEN, NEW JERSEY
RESOLUTION No: 92-17**

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RE: Resolution of the Borough Council of the Borough of Emerson, County of Bergen, State of New Jersey Authorizing Certain Properties Previously Designated As An Area In Need Of Redevelopment Be Removed from the Redevelopment Area

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL"), authorizes municipalities to determine whether certain properties meet the statutory criteria to be designated an area "in need of redevelopment"; and

WHEREAS, on February 3, 2004, the Borough Council of the Borough of Emerson ("Borough Council") adopted Resolution No. 50-04, authorizing the Emerson Planning Board, now known as the Emerson Land Use Board ("Board"), to conduct a preliminary investigation as to whether the following blocks or portions thereof: 412, 419, 420, 422, 603, 610, 613, 615, 616, and 617.01, on the official tax assessment map of the Borough and located in the area more commonly known as the Central Business District ("CBD"), met the statutory criteria to be designated as "an area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Board conducted the requested analysis and held the requisite hearings on July 29, 2004 and August 19, 2004, which were all properly noticed, to determine whether the studied properties met the statutory criteria to be designated as "an area in need of redevelopment"; and

WHEREAS, the Board adopted a resolution on September 7, 2004 recommending that the Borough Council designate the studied properties as "an area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Borough Council adopted Resolution No. 199-04 on September 7, 2004 (the "2004 Resolution") designating the following properties as an area "in need of redevelopment" ("Designated Area"):

Block	Lot(s)
412	1, 2, 3, 4 & 5
419	1, 2, 3, 4, 5, 6.01, 6.02, 7, 8, 9 & 10
420	2 & 16
422	1, 10, 11, 12, 13, 14, 15, 16, 17 & 18
603	2, 3, 4, 5 & 6
606	3 & 4
610	1, 2, 4, 5.01, 5.02, 6, 7, 8, 9.01, 9.02 & 10
613	1 & 2
615	1
616	1, 16, 17, 19, 20, 21, 22, 23 & 24
617.01	1

WHEREAS, on February 7, 2017, at the regularly scheduled Borough Council meeting, the Borough Planner Brigette Bogart PP, AICP, CGW of Planning & Design Professionals, LLC (“Planner Bogart”), presented and recommended to the Borough Council that certain properties previously designated as an “area in need or redevelopment” should be removed from the redevelopment area based on no longer meeting the statutory criteria under the LRHL and on the Borough Planner’s site inspections and review of the Borough’s tax records; and

WHEREAS, the Borough Council has determined that certain properties should be removed from the designated redevelopment area because it no longer meets the statutory criteria under the LRHL and should no longer be subject to the Borough’s Redevelopment Plan and the LRHL;

NOW, THEREFORE BE IT RESOLVED, that the Borough Council of the Borough of Emerson hereby declares that the following blocks and lots, previously designated by the Borough Council by way of Resolution No. 50-04, are hereby removed from the redevelopment area (“De-Designation”):

Block	Lot(s)
412	1 & 2
603	2, 3, 4, 5 & 6
606	3 & 4
610	4, 5.01, 5.02, 6, 7, 8, 9.01, 9.02 & 10
613	1 & 2
615	1
616	16, 17, & 19

BE IT FURTHER RESOLVED, that the Council’s De-Designation of the above listed properties shall also exempt these properties from being subject to the Borough’s Redevelopment Plan; and

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BE IT FURTHER RESOLVED, that these properties are located within the CBD and are thus, subject to any and all applicable zoning ordinances; and

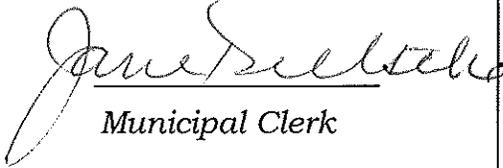
BE IT FURTHER RESOLVED, the Council hereby directs that the Board shall not be required to investigate these properties as previously directed by Resolution No. 221-16 and shall not be required to determine if these properties continue to be designated as an "area in need of redevelopment" pursuant to the LRHL; and

BE IT FURTHER RESOLVED, that the Borough hereby reserves all other authority and powers granted to it under the LRHL; and

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately.

COUNCIL	M O V E D	S E C O N D E D	A Y E S	N A Y E S	A B S E N T	A B S T A I N
DiPaola			X			
Falotico	X		X			
Lazar			X			
Knoller		X	X			
Downing			X			
Worthington			X			

I hereby certify that the above Resolution was duly adopted by the Borough of Emerson at a meeting held on February 21, 2017.

Attest: 
Municipal Clerk