

**SPECIAL MEETING
OF THE
ELMWOOD PARK MAYOR AND COUNCIL
August 16, 2021
5:30P.M.**

1. CALL TO ORDER:

The Special Meeting of the Mayor and Council of the Borough of Elmwood Park was called to order on Monday, August 16, 2021 at 5:30PM in the Council Chambers of the Municipal Building, 182 Market Street, Elmwood Park, New Jersey.

On Roll Call Councilmembers: Fakhoury, Golabek, Pellegrine, and Council President Wechtler. Also present were Borough Administrator Michael Foligno, Borough Clerk Erin Delaney, and Special Attorney James Carroll.

2. STATEMENT OF COMPLIANCE:

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised, that the meeting requirements for this meeting have been met by publishing a special meeting notice in The Record and Herald News and by posting such notice in the office of the Borough Clerk as well as in a public place within the Municipal Building, and by notifying interested citizens. Said notice was posted and transmitted on August 13, 2021.

3. RESOLUTIONS:

R-289-21 Authorizing and Directing the Planning Board of the Borough of Elmwood Park to Undertake a Preliminary Investigation of the Property Known As Block 610, Lot 1 To Determine Whether the Property Qualifies as a Non-Condensation Area in Need of Redevelopment.

4. PUBLIC HEARING:

5. ADJOURNMENT:

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-289-21**

**RESOLUTION BY: COUNCILWOMAN PELLEGRINE
SECONDED BY: COUNCILMAN FAKHOURY**

**AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE
BOROUGH OF ELMWOOD PARK TO UNDERTAKE A PRELIMINARY
INVESTIGATION OF THE PROPERTY KNOWN AS BLOCK 610, LOT 1 TO
DETERMINE WHETHER THE PROPERTY QUALIFIES AS A NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Redevelopment Law**”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential and civic facilities; and

WHEREAS, the Redevelopment Law empowers the Borough of Elmwood Park (the “**Borough**”), by and through its Mayor and Council (the “**Governing Body**”), to direct the Borough’s Planning Board to conduct a preliminary investigation into certain real property to determine whether such property qualifies as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Governing Body desires to authorize and direct the Planning Board of the Town (the “**Planning Board**”) to undertake a preliminary investigation to determine whether certain real property, specifically Block 610, Lot 1, located at 1 Market Street, Elmwood Park, New Jersey (the “**Study Area**”) qualifies as a non-condemnation area in need of redevelopment pursuant to and in accordance with the Redevelopment Law; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Elmwood Park, County of Bergen, and State of New Jersey, as follows:

1. The Planning Board is hereby authorized and directed to undertake a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* to determine if the Study Area qualifies as a non-condemnation area in need of redevelopment pursuant to and in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5* (the “**Investigation**”).
2. As part of the Investigation, the Planning Board shall prepare a map covering the study Area and showing all the boundaries of the proposed non-condemnation redevelopment area and the location of the parcel contained therein and attaching to the map a statement setting forth the basis of the investigation.
3. The Planning Board shall conduct a public hearing, after giving due notice of the boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the study Area be designated as a non-condemnation area in need of redevelopment (the “**Public Hearing**”). The Public Hearing shall be conducted in accordance with the provisions set forth at *N.J.S.A. 40 A:12A-6*.
4. At the conclusion of the Public Hearing, the Planning Board shall make a recommendation to the Mayor and Council in the form of a resolution with supporting documentation as to whether the Mayor and Council should or should not designate the Study Area as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law.
5. Any designation made by the Mayor and Council with respect to the Study Area as an area in need of redevelopment shall authorize the Borough to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of eminent domain.
6. All Town officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.
7. Notice of this Resolution and special meeting was published and provided according to the law.
8. This Resolution serves as a supplement to Resolution 184-21.

9. This Resolution supersedes Resolution 184-21 to the extent that any article, section, paragraph, clause, subsection or other provision is inconsistent with the language of this Resolution. All other language will remain uninterrupted and enforceable.
10. This Resolution shall take effect immediately.

APPROVED: August 16, 2021

Doris Wechtler, Council President

ATTEST: _____
Erin Delaney, MPA, RMC
Borough Clerk

Record of Council Vote on Passage

| | AYE | NAY | Abstain | Absent | | AYE | NAY | Abstain | Absent |
|------------|-----|-----|---------|--------|------------|-----|-----|---------|--------|
| Balistreri | | | | X | Golabek | X | | | |
| Fakhoury | X | | | | Pellegrine | X | | | |
| Fasolo | | | | X | Wechtler | X | | | |
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This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a special scheduled meeting held on the 16th day of August 2021. Signed and sealed before me.

Erin Delaney, MPA, RMC
Borough Clerk

Dated

PUBLIC COMMENT

No one from the public wished to speak.

A motion was made by Councilwoman Pellegrine Wechtler and seconded by Councilman Golabek to adjourn. Motion carried by the members present.

Respectfully submitted,

Erin Delaney, MPA, RMC
Borough Clerk

Minutes approved at the October 21, 2021 Regular Meeting.