

**BOROUGH OF ALLENDALE
COUNTY OF BERGEN
STATE OF NEW JERSEY**

ORDINANCE 22-13

**AN ORDINANCE AMENDING THE REDEVELOPMENT
PLAN FOR CERTAIN PROPERTIES SITUATED ALONG
WEST CRESCENT AVENUE**

WHEREAS, on March 28, 2019, the Borough of Allendale (the “Borough”), pursuant to Ordinance # 19-03, adopted a Redevelopment Plan (the “Original Redevelopment Plan”) for certain properties situated along West Crescent Avenue in the Borough; and

WHEREAS, on June 30, 2020, the Borough, pursuant to Ordinance #20-11, adopted an Amended Redevelopment Plan (the “Amended Redevelopment Plan”) which modified certain portions of the Original Redevelopment Plan; and

WHEREAS, the Borough has determined that certain modifications to the Amended Redevelopment Plan are required based upon prevailing economic and related considerations; and

WHEREAS, by this Ordinance, the Borough intends to modify and amend the references in the Amended Redevelopment Plan to the municipal facility, or municipal building, or to the municipal building having an office use, to provide that such municipal facility may also be used as a municipal community facility and municipal recreational facility owned by the Borough; and

WHEREAS, the property situated at Block 1005, Lot 20.01, which is located in the Borough’s D-1 Zone District, may have such municipal facility used for community and recreational purposes; and

WHEREAS, as such, the Borough, by this Ordinance, also intends to amend (add) §270-72A.10 of the Borough Code to permit, as an additional permitted use at Block 1005, Lot 20.01, a municipal recreational/community facility; and

WHEREAS, such amendments herein to the Amended Redevelopment Plan adding municipal recreational/community facilities as an additional permitted use is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

WHEREAS, other than as set forth herein, all recitals and provisions of Ordinance # 19-03, Ordinance #20-4 are readopted and reconfirmed.

NOW, THEREFORE, be it ordained by the Mayor and Council of the Borough of Allendale as follows:

Section 1. The foregoing recitals are incorporated herein as though set forth at length herein.

Section 2. The modifications/amendments set forth hereinabove to the Amended Redevelopment Plan are hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. § 270.72 of the Borough Code is hereby amended to add § 270.72 A(10) designating a municipal community facility and a municipal recreational facility as permitted uses in the D-1 Zone District, which such facility shall have no less than 3.5 parking spaces on-site for each 1,000 square feet of such constructed facility. Said parking spaces shall be for the exclusive use of such facility. Except as amended, all other provisions of § 270.72 of the Borough Code remain in full force and effect.

Section 4. (a) As used herein, "municipal community facility" shall mean a building, and site improvements related thereto, owned by the Borough and utilized for community and civic events and purposes conducted, authorized, organized, operated, sponsored and/or sanctioned by the Borough for meetings, functions, events and/or gatherings, including but not limited to activities by/for senior citizens of the Borough, activities of civic or social organizations located in the Borough, educational programs, health programs and any other similar civic or community activities.

(b) As used herein, "municipal recreational facility" shall mean a building, and site improvements related thereto, owned by the Borough and utilized for recreational activities, and meetings related thereto, which are conducted, authorized, organized, operated, sponsored and/or sanctioned by the Borough, including but not limited to, sports and athletic activities, games, youth recreational events and/or exercise activities.

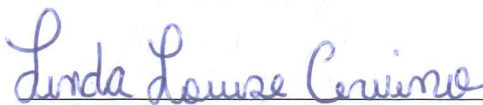
Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

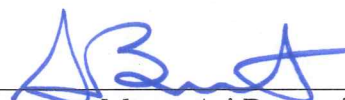
Section 6. A copy of this Ordinance shall be available for public inspection at the office of the Borough Clerk during regular business hours.

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.

	Motion	Second	Yes	No	Abstain	Absent
Homan						✓
Lovisolo			✓			
O'Connell						✓
O'Toole						✓
Sasso		✓	✓			
Wilczynski	✓		✓			
Bernstein	-----					

I hereby certify the above to be a true copy of an ordinance adopted by the Governing Body of the Borough of Allendale on September 8, 2022.


Linda Louise Cervino, RMC
Municipal Clerk


Mayor Ari Bernstein