**ORDINANCE NO. 14-2024**

**OF THE GOVERNING BODY**

**OF THE BOROUGH OF BLOOMINGDALE**

**AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 5105, LOTS 14.01, 53, 55, 58, 59 AND 61**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment and sets forth the procedures for the Borough of Bloomingdale to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

**WHEREAS**, based upon the facts and findings of a study conducted of Block 5105, Lots 14.01, 53, 55, 58, 59 and 61 (the “Redevelopment Area”), all made in accordance with N.J.S.A. 40A:12A-6, the Borough Council, after considering the Planning Board’s comments, adopted Resolution #2023-11.4 declaring Block 5105, Lots 14.01, 53, 55, 58, 59 and 61, an area in need of redevelopment, duly served notice as required by law, and directed and authorized the Borough Planner to prepare a redevelopment plan for the properties designated by the resolution as an area in need of noncondemnation redevelopment; and

**WHEREAS**, Elizabeth McManus PP, prepared and submitted to the Borough a redevelopment plan dated June 5, 2024 entitled Meer Tract Redevelopment Plan (“Redevelopment Plan”) for Block 5105, Lots 14.01, 53, 55, 58, 59, and 61, outlining the planning, development and redevelopment of the Redevelopment Area in accordance with N.J.S.A. 40A:12A-7; and

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Bloomingdale, County of Passaic, State of New Jersey, as follows:

**SECTION 1.** The Redevelopment Plan, attached hereto as Exhibit A and made a part hereof, is hereby approved pursuant to N.J.S.A. 40A:12A-7.

**SECTION 2.** The Redevelopment Plan is hereby incorporated into the Borough’s Zoning Ordinance, Section 92, and including more specifically 92-4, entitled “Designation of Zones” and 92-5, entitled “Zoning Map” which shall now include this Redevelopment Plan entitled Meer Tract Redevelopment Plan and including Block 5105, Lots 14.01, 53, 55, 58, 59 and 61. The plan shall be an overlay zone and not repeal the underlying existing zones.

**SECTION 3.** The Zoning Map in the Borough’s Zoning Ordinance is hereby amended to include the Redevelopment Area in accordance with the boundaries described in the Redevelopment Plan and the provisions contained therein.

**SECTION 4.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

**SECTION 5.** In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

**SECTION 6.** This Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.