



BOROUGH OF RIVERDALE NEW JERSEY



ORDINANCE NO. 03-2025

AN ORDINANCE ADOPTING THE NEWARK-POMPTON TURNPIKE REDEVELOPMENT PLAN FOR BLOCK 26, LOTS 21.01 AND 21.03 IN THE BOROUGH OF RIVERDALE

WHEREAS, on June 3, 2013 the Borough Council of the Borough of Riverdale, by Resolution #49-2013, designated an area of the Borough shown as Block 26, Lot 21.03 as shown on the Borough of Riverdale Tax Map as an area in need of redevelopment, pursuant to *N.J.S.A. 40A:12A-5*. On March 27, 2024, the Borough Council of the Borough of Riverdale, by Resolution #66-2024, designated an area of the Borough shown as Block 26, Lot 21.01 as shown on the Borough of Riverdale Tax Map as an area in need of redevelopment, pursuant to *N.J.S.A. 40A:12A-5*. The above-described area and properties hereinafter referred to as the “Newark-Pompton Turnpike Redevelopment Area”); and

WHEREAS, the Borough Council desires to encourage and facilitate the redevelopment of Block 26, Lots 21.01 and 21.03 on the Borough of Riverdale Tax Map (the “Plan Area”); and

WHEREAS, the Mayor and Council authorized and directed Maser Consulting P.A. to prepare a draft redevelopment plan for the Plan Area; and

WHEREAS, Maser prepared a draft redevelopment plan, entitled “Newark-Pompton Turnpike Redevelopment Plan” dated January 2025; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-7*, prior to adoption of an ordinance adopting a redevelopment plan, the governing body must refer the redevelopment plan to the Planning Board for comments and recommendations; and

WHEREAS, upon introduction of this Ordinance, the Redevelopment Plan shall be referred to the Planning Board for comments and recommendations; and

WHEREAS, the Planning Board shall, within forty-five (45) days of referral of the Redevelopment Plan, provide its comments and recommendations concerning the Redevelopment Plan in the form of a resolution, including a determination as to the consistency of the Redevelopment Plan with the Borough Master Plan and identification of any provisions of the Redevelopment Plan that it deems to be inconsistent with the Master Plan; and

WHEREAS, the Borough Council shall not adopt this Ordinance until it has received the Planning Board resolution and comments and recommendations or until forty-five (45) days have lapsed since referring the Redevelopment Plan to the Planning Board, whichever occurs first; and

WHEREAS, the Borough Council has reviewed and considered the Redevelopment Plan and shall have considered the Planning Boards prior comments and recommendations; and

WHEREAS, the Mayor and Council wish to adopt the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Riverdale, County of Morris, as follows:

Section 1. The Newark-Pompton Turnpike Plan dated January 2025 is hereby adopted.

Section 2. The Newark-Pompton Turnpike Redevelopment plan shall supersede existing zoning for the Plan Area and the Borough Zoning Ordinance District Map is hereby and shall be amended to specifically designate the Plan Area zoning as “Newark-Pompton Turnpike Redevelopment Area”;



BOROUGH OF RIVERDALE NEW JERSEY



Section 3. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 4. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Adopted this ____ day of
_____, 2025

Abubakar Jalloh, Borough Clerk

Paul M. Carelli, Mayor

NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Borough of Riverdale, a municipal corporation of the State of New Jersey, held on February 26, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on March 26, 2025 at 7:30 o'clock p.m., and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office to the members of the general public who shall request the same.

Abubakar Jalloh, Borough Clerk