

**VILLAGE OF RIDGEFIELD PARK
BERGEN COUNTY NEW JERSEY
ORDINANCE 2023-09**

ORDINANCE AUTHORIZING THE PURCHASE OF THE REAR PORTION OF 575 TEANECK ROAD (BLOCK 20.01, LOT 5.05) AND THE REAR PORTION OF 577 TEANECK ROAD (BLOCK 20.01, LOT 3.03) IN THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN AND STATE OF NEW JERSEY

WHEREAS, pursuant to N.J.S.A. 40A:12-1, et seq., a municipality may acquire any real property for public use; and

WHEREAS, the Village of Ridgefield Park (the "Village") wishes to acquire approximately 36,500 sq ft of land that is a portion of the rear property designated as Block 20.01, Lot 5 on the Village Tax Map, more commonly known as 575 Teaneck Road (the "Property"). Block 20.01, Lot 5 currently consists of approximately 52,787 sq ft. Upon approval of the subdivision, the remaining lot will be 16,288 sq ft; and

WHEREAS, the Village also wishes to acquire approximately 38,325 sq ft of land that is a portion of the rear property designated as Block 20.01, Lot 3.03. Block 20.01, Lot 3.03 currently consists of approximately 52.166 sq ft. Upon approval of the subdivision, the remaining lot will be approximately 13,481 sq ft. Both remaining lots will be fully conforming; and

WHEREAS, the rear portions of each of the two properties are situated on the easterly side of Teaneck Road and adjacent to other publicly owned land, specifically land owned by the Village and designated as the Village of Ridgefield Park Nature Preserve and subject to Green Acres; and

WHEREAS, the Property offers attractive recreational uses and environmental preservation benefits, including trail connectivity, water quality and supply protection, and habitat conservation; and

WHEREAS, the Village has determined that the aforementioned real property is needed for public use; and

WHEREAS, the Village has obtained an appraisal report of said properties from the office of Gerald A. Calabreas, Jr., 620 Anderson Ave., Cliffside Park, NJ by Peter J. Colao, dated April 1, 2023 and said report has set the market value of the two properties as follows:

- A. 577 Teaneck Road, Block 20.01, Lot 3.03, approximately 38,325 sq ft
Market Value \$76,650.00
- B. 575 Teaneck Road, Block 20.01, Lot 5.05 approximately 36,500 sq ft
Market Value \$73,000.00; and

WHEREAS, the Village has dedicated fund balances from previously collected Open Space taxes that can be used to purchase the Property.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Village of Ridgefield Park, County of Bergen, State of New Jersey as follows:

1. The Village of Ridgefield Park authorizes the acquisition of purchase of the two (2) rear portions of the real property known and designated as Tax Block 20.01, Lot 5 and Block 20.01, Lot 3.03 on the Tax Map of the Village of Ridgefield Park in accordance with the provisions of the Local Lands and Buildings Law pursuant to N.J.S.A. 40A:12-1. Et seq.
2. The appropriate Village Officials, the Village Attorney, the Village Clerk and such other Village Officials and/or professionals are authorized and directed to execute any and all documents on behalf of the Village of Ridgefield in regard to this matter.
3. All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect immediately upon final passage and publication according to law.



Commissioner Gerken

Recused

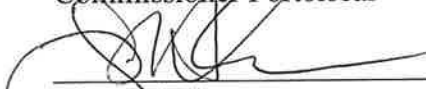
Commissioner MacNeill



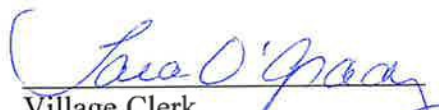
Commissioner Olson



Commissioner Portorreal



Mayor Anlian



Village Clerk
Adopted on June 13, 2023