

**VILLAGE OF RIDGEFIELD PARK
BERGEN COUNTY NEW JERSEY
ORDINANCE NO. 2023-15**

ORDINANCE AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 55 WEBSTER STREET, RIDGEFIELD PARK, NJ CONSISTING OF APPROXIMATELY 10,454 SQUARE FEET

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 property located at 55 Webster Street also identified as Block 60, Lot 8.01 as shown on the tax assessment map of the Village, hereinafter the "Subject Property"; and

WHEREAS, the subject property is land containing 10,454 square feet and is improved with asphalt paving. The land is a parking lot previously used by TD Bank for customer parking. TD Bank sold the property to its current owner and therefore the parking lot is no longer needed for bank parking. The lot currently has twenty-five (25) lined parking spaces. The site has access to public sewer, water and natural gas service; and

WHEREAS, the property is adjacent to the Village parking lot located on Park Street. With the acquisition of the Webster Street property the Village would be able to connect the parking lot from Park Street to Webster Street, which would greatly enhance public parking in the Village and provide emergency access for the ingress and egress to the Village municipal building. The Village has determined that the property is needed for public use; and

WHEREAS, the Village has retained an appraisal of the property which indicated a value of \$390,000.00; and

WHEREAS, the owner has also obtained two (2) appraisals: one in the amount of \$920,000.00 and the other appraisal in the amount of \$625,000; and

WHEREAS, the Village deems it to be in the best interest of the Village to acquire this property and after negotiation with the owner, the Village has authorized a purchase price of \$450,000.00, which is subject to the acceptance of the owner and the execution of a purchase agreement signed by the parties; and

WHEREAS, the Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.

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 real property known and designated as Tax Block 60, Lot 8.01, located at 55 Webster

Street on the Tax Map of the Village of Ridgefield Park for the amount of \$450,000.00 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, including the purchase agreement and all closing documents.
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 Gefken

Absent

Commissioner MacNeill

Commissioner Olson


Commissioner Portorreal


Mayor Anlian


Village Clerk
Adopted on October 10, 2023