

**BOROUGH OF RIVER EDGE  
MUNICIPAL LAND USE BOARD**

**RESOLUTION ADOPTING 2020 PERIODIC REEXAMINATION REPORT OF THE  
MASTER PLAN & DEVELOPMENT REGULATIONS**

**WHEREAS, N.J.S.A. 40:55D-28** provides that a Municipal Land Use Board may prepare and, after public hearing, adopt or amend a Master Plan or component parts thereof, to guide the use of lands within the municipality in a manner that protects public health and safety and promotes the general welfare; and

**WHEREAS, N.J.S.A. 40:55D-89** requires that the governing body shall, at least every 10 years, provide for a general reexamination of its master plan and development regulations by the Municipal Land Use Board; and

**WHEREAS,** the Borough of River Edge Municipal Land Use Board (the "Board") adopted its current Master Plan, pursuant to N.J.S.A. 40:55D-28, on July 26, 1984; and

**WHEREAS,** the Board adopted its last Master Plan Reexamination Report in 2009; and

**WHEREAS,** the Borough Council of the Borough of River Edge directed the Board and the Board's professionals to prepare a periodic reexamination report to bring the Borough of River Edge into compliance with the requirements of the Municipal Land Use Law; and

**WHEREAS,** the Board Planner prepared a periodic reexamination report (the "2020 Reexamination Report"); and

**WHEREAS,** upon public notice duly provided pursuant to N.J.S.A. 40:55D-13, the Board held a public hearing on the 2020 Reexamination Report on October 21, 2020, two members of the public appeared at the public hearing but did not have comments; and

**WHEREAS,** the Board has determined that the 2020 Reexamination Report entitled "2020 Periodic Reexamination Report of the Master Plan & Development Regulations", dated October 9, 2020, prepared by Thomas Behrens, Jr. PP, AICP of Burgis Associates, Inc., satisfies the requirements of N.J.S.A. 40:55D-89; and

**WHEREAS,** the Board has determined that adoption and implementation of the 2020 Reexamination Report is in the public interest and will protect public health and safety and promote the general welfare; and

**WHEREAS,** the Board has also determined that the 2020 Reexamination Report requires additional consideration by the Board, specifically regarding development within a quarter-mile of the River Edge and New Bridge Landing train stations and improving walkability along the Hackensack River; and

**NOW, THEREFORE, BE IT RESOLVED,** by the Borough of River Edge Municipal Land Use Board that the Board does hereby adopt the 2020 Reexamination Report entitled "2020 Periodic Reexamination Report of the Master Plan & Development Regulations", dated October 9, 2020, prepared by Thomas Behrens, Jr. PP, AICP of Burgis Associates, Inc.; and

**BE IT FURTHER RESOLVED,** that the Land Use Clerk shall forward a copy of this Resolution to the Borough Council for its consideration.

**Vote on the Adoption**

<b>MEMBER</b>	<b>M</b>	<b>2D</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>INELG</b>
Mayor Thomas Papaleo						X	
Councilman Chinigo						X	
James Arakelian			X				
Eileen Boland			X				
Lou Grasso		X	X				
Alphonse Bartelloni						X	
Michael Krey			X				
Richard Mehrman	X		X				
Chris Caslin			X				
Ryan Gibbons [Alternate #1]						X	
Gary Esposito [Alternate #2]			X				

**Vote on the Memorialization**

<b>MEMBER</b>	<b>M</b>	<b>2D</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>INELG</b>
Mayor Thomas Papaleo							X
Councilman Chinigo							X
James Arakelian							
Eileen Boland							
Lou Grasso							
Alphonse Bartelloni							X
Michael Krey							
Richard Mehrman							
Chris Caslin							
Ryan Gibbons [Alternate #1]							X
Gary Esposito [Alternate #2]							

**BE IT FURTHER RESOLVED**, that the Resolution adopted on this \_\_\_\_\_ day of November, 2020 memorialized the action taken by the Board in accordance with N.J.S.A. 40:55D-10(g), as set forth above, at its October 21, 2020 meeting, and that a copy of this Resolution be provided to the Borough Clerk, the Borough Attorney and the Board Planner, and a notice of this decision shall be published in the official newspaper of the Borough of River Edge.

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James Arakelian, Chairman

**CERTIFICATION**

I, Louis Grasso, Secretary of the Board, do hereby certify that the above Resolution was adopted by the Board at its meeting held on November \_\_\_\_\_, 2020. This Resolution memorializes the Board's approval of this matter at its meeting held on October 21, 2020.

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Louis Grasso, Secretary  
Borough of River Edge  
Municipal Land Use Board