

BOROUGH OF HILLSDALE

RESOLUTION 16110

Resolution to Authorize and Direct the Hillsdale Planning Board and Benecke Economics to Undertake a Preliminary Investigation of the Properties in the Industrial Zone for Rehabilitation

WHEREAS, the Borough of Hillsdale is in the process of re-examining the Borough's Master Plan and is seeking to implement projects that will reduce the property tax burden for Hillsdale taxpayers and programs that will sustain or better sustain our community.

WHEREAS, the administration of the Borough of Hillsdale has started the Hillsdale Redevelopment Project Area 1 to achieve certain objectives, including: 1-enhance our residential neighborhoods; 2-improve property values; 3-remove deteriorating conditions; and, 4-increase the borough's tax base, and

WHEREAS, Article VIII, Section III of the Constitution of the State of New Jersey establishes that the clearance, planning, development or redevelopment of certain areas of the State of New Jersey is a viable public purpose, and

WHEREAS, the Legislature of the State of New Jersey has adopted a comprehensive set of laws, the centerpiece of which is the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), allowing for the substantial improvement to, and turnaround of, underutilized, unused, and deteriorated properties through the careful design, writing, and implementation of local rehabilitation and redevelopment plans, and

WHEREAS, in furtherance of the aforesaid objectives, the Borough Mayor and Council of the Borough of Hillsdale desires to begin the Hillsdale Redevelopment Project Area 1 by authorizing the application for state and federal grants and requesting that the Hillsdale Planning Board study and investigate certain, limited areas of the Borough for rehabilitation and redevelopment potential so as to achieve the aforesaid objectives, and

WHEREAS, it appears that within the general area of what is commonly referred to as the "industrial zone" and identified in the list attached hereto as Attachment 1, there exists property (land), buildings or other improvements which, by reason of faulty arrangement of design, deleterious land use, obsolescence or obsolete layout or other factors, have remained vacant, stagnant, unproductive, under-utilized and undervalued and may be detrimental to the safety, health, morals or welfare of the Borough of Hillsdale as specifically to be studied by the Planning Board,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hillsdale, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-1 et seq., that the Hillsdale Planning Board is hereby authorized and directed to undertake a preliminary investigation to determine whether properties in the "industrial zone", and as further defined in Attachment 1 and as depicted on the official tax map of the Borough of Hillsdale Sheet --- attached hereto as Attachment 2, is a redevelopment area in accordance with the criteria set forth in N.J.S.A. 40A-12A-5, and

BE IT FURTHER RESOLVED that Benecke Economics has been retained to and is hereby authorized to study said area and to guide the Mayor and Council and the Planning Board in the redevelopment process, deliberations, and public hearing(s).

BE IT FURTHER RESOLVED that the Hillsdale Planning Board shall conduct a public hearing at the appropriate time respecting the proposed redevelopment area and after public notice is given in accordance with N.J.S.A. 40A:12A-6 and,

BE IT FURTHER RESOLVED that after completing its public hearing(s) and deliberation, the Hillsdale Planning Board shall submit a recommendation to the Mayor and Council as to whether the delineated area, or any part thereof, be or not be determined to be a redevelopment area or an area in need of rehabilitation.

Council member	Motion	Second	Yes	No	Absent	Abstain	Recuse
DeRosa, Anthony			X				
Karcich, Scott			X				
Looes, Chrisoula		X	X				
Lundy, Abby	X		X				
Pizzella, Frank			X				
Ruocco, John			X				
Frank, Douglas							

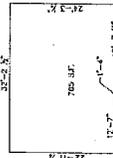
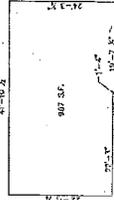
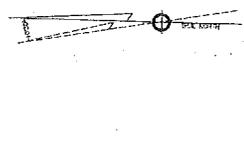
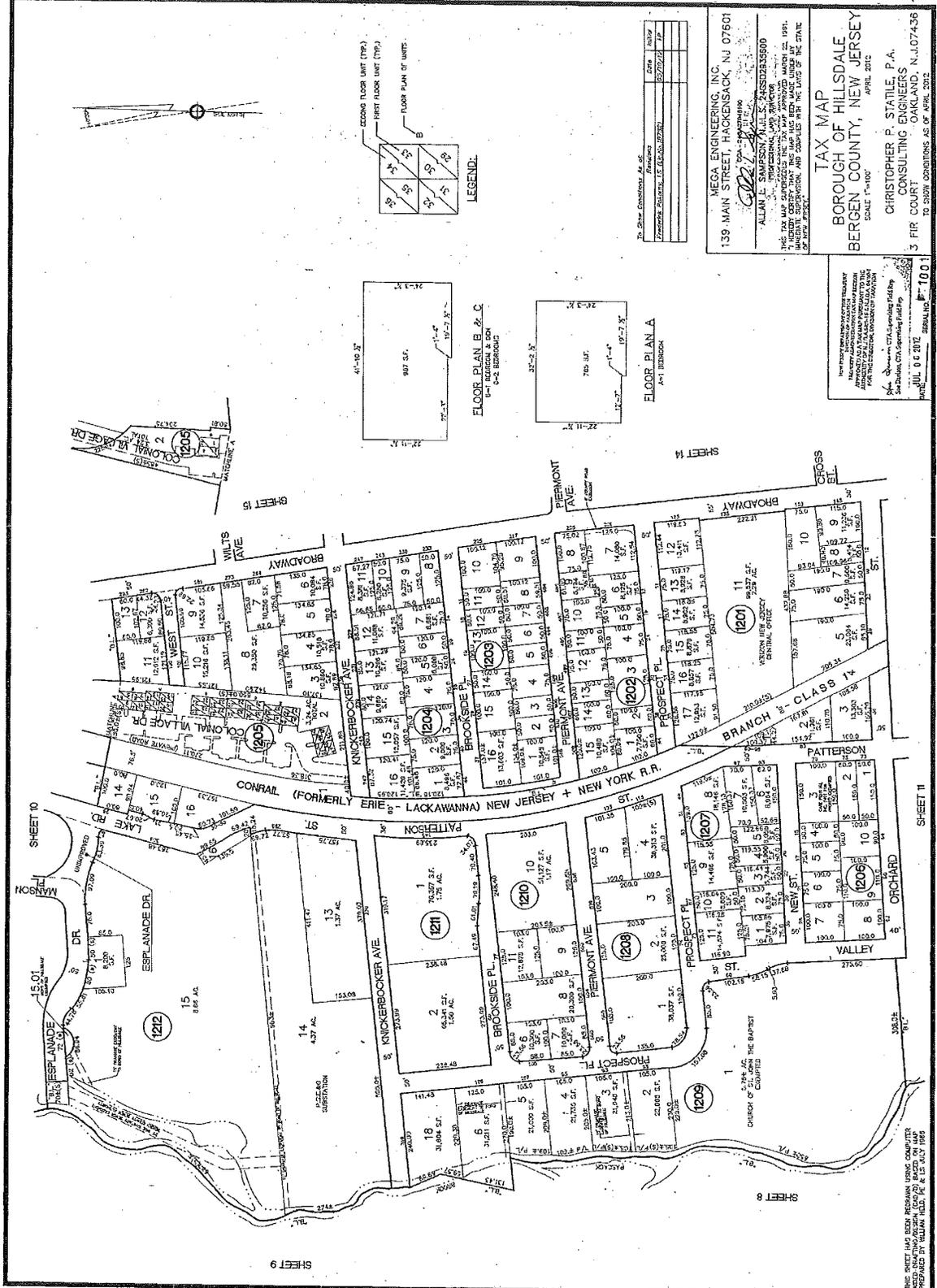
Adopted: April 12, 2016

Attest: Denise Kohan
Denise Kohan
Acting Municipal Clerk

Douglas Frank
Douglas Frank
Mayor

INDUSTRIAL AREA - PATTERSON ST

<u>BLOCK</u>	<u>LOT</u>	<u>OWNER</u>	<u>PROPERTY LOCATION</u>	<u>MAILING ADDRESS</u>	<u>2014 TAXES</u>
1206	1	SALISBURY (TRUSTEE), MILDRED	73 PATTERSON ST	11 HORSE HILL LN, WARWICK, NY 10990	10600.37
1206	2	HILLSDALE ASSOC LLC- ATT J VETTOSA	75 PATTERSON ST	C/O 55 PROSPECT PL, HILLSDALE NJ 07642	7,284.33
1206	3	CARE PLUS NJ, INC	79 PATTERSON ST	610 VALLEY HEALTH PLAZA, PARAMUS, NJ 07652	EXEMPT
1207	8	DFIO LLC	49 PROSPECT PL	11 LANGERFELD RD, HILLSDALE, NJ 07642	25,174.24
1207	9	RBL ASSOC LLC	55 PROSPECT P L	55 PROSPECT PL, HILLSDALE, NJ 07642	14,028.59
1207	10	GLASNER, ROBERT & JANE	67 PROSPECT PL	687 SADDLE RIVER RD, CHESTNUT RIDGE, NY 10952	3,563.89
1207	11	RAGUSA, L & C & GAUDIOMONTE, J & C	73 PROSPECT PL	73 PROSPECT PL, HILLSDALE, NJ 07642	17,722.94
1208	1	JACK ELY REAL ESTATE LLC	560 PIERMONT AVE	93 PROSPECT PL, HILLSDALE, NJ 07642	14,678.23
1208	2	74 PROSPECT PROPERTIES, LLC	74 PROSPECT PL	15 FRANKLIN ST STE C, TENAFLY, NJ 07670	17,615.97
1208	3	539 PIERMONT PROPTY LLC	539 PIERMONT AVE	PO BOX 71, HAWORTH, NJ 07641	11,839.64
1208	4	C.K.D. INC	115 PATTERSON ST	10 STONE HOLLOW RD, MONTVALE, NJ 07645	18,469.11
1208	5	RODANO, PHILLIP G	123 PATTERSON ST	700 SUMMIT AVE, HACKENSACK, NJ 07601	18,432.59
1209	2	JACK ELY REAL ESTATE LLC	93 PROSPECT PL	93 PROSPECT PL, HILLSDALE, NJ 07642	15,643.56
1209	3	JACK ELY REAL ESTATE LLC	93 PROSPECT PL	93 PROSPECT PL, HILLSDALE, NJ 07642	8,077.46
1209	4	JACK ELY REAL ESTATE LLC	95 PROSPECT PL	93 PROSPECT PL, HILLSDALE, NJ 07642	8,210.52
1209	5	CAVANIOLA, ANTHONY ROBERT	107 PROSPECT PL	107 PROSPECT PL, HILLSDALE, NJ 07642	16,259.29
1209	6	TCM REALTY LLC	109 PROSPECT PL	109 PROSPECT PL, HILLSDALE, NJ 07642	23,533.18
1209	18	RISMAN, RUTH	319 KNICKERBOCKER AVE	2208 FRED ILL CT, APT 208, PEARL RIVER, NY 10965	32,855.14
1210	6	TCM REALTY LLC	100 PROSPECT PL	109 PROSPECT PL, HILLSDALE, NJ 07642	4,234.41
1210	7	TCM REALTY LLC	560 PIERMONT AVE	109 PROSPECT PL, HILLSDALE, NJ 07642	4,117.00
1210	8	CAMILLERI, JR. JOSEPH & CHA	554 PIERMONT AVE	554 PIERMONT AVE, HILLSDALE, NJ 07642	11,401.33
1210	9	C.K.D. INC	550 PIERMONT AVE	10 STONE HOLLOW RD, MONTVALE, NJ 07645	12,643.21
1210	10	USA WASTE C/O WASTE MANAGEMENT	538 PIERMONT AVE	PO BOX 1450, CHICAGO, IL 60690-1450	51,992.15
1211	11	USA WASTE C/O WASTE MANAGEMENT	77 BROOKSIDE PL	PO BOX 1450, CHICAGO, IL 60690-1450	19,851.88
1211	1	USA WASTE C/O WASTE MANAGEMENT	145 PATTERSON ST	PO BOX 1450, CHICAGO, IL 60690-1450	29,661.72
1211	2	USA WASTE C/O WASTE MANAGEMENT	60 BROOKSIDE PL	PO BOX 1450, CHICAGO, IL 60690-1450	46,964.61
1212	13	HILLER & SKOGLUND LAND ASSOCIATES	270 KNICKERBOCKER AV	94 WALDWICK AVE, WALDWICK, NJ 07463	47,452.49
1212	14	PUBLIC SERVICE ELEC & GAS CO	295 PATTERSON ST	80 PARK PLAZA, NEWARK, NJ 07101	32,612.50



Owner	Area	Value
MEGA ENGINEERING, INC.	139 MAIN STREET HACKENSACK, NJ 07601	2,500,000
ALLAN L. SAMFSON, N.J.S.	2465 DUNDAS ST. W. MISSISSAUGA, ONT. L4X 1L3	2,500,000

MEGA ENGINEERING, INC.
 139 MAIN STREET HACKENSACK, NJ 07601

ALLAN L. SAMFSON, N.J.S.
 2465 DUNDAS ST. W. MISSISSAUGA, ONT. L4X 1L3

TAX MAP
 BOROUGH OF HILLSDALE
 BERGEN COUNTY, NEW JERSEY
 SCALE: 1"=100'
 APRIL, 2012

CHRISTOPHER P. STATILE, P.A.
 CONSULTING ENGINEERS
 OAKLAND, N.J. 07436
 3 FIR COURT
 TO SHOW CONDITIONS AS OF APRIL, 2012

THIS MAP WAS PREPARED BY THE BOROUGH OF HILLSDALE IN ACCORDANCE WITH THE PROVISIONS OF THE STATE STATUTE, P.L. 1997, C. 127, AND THE LOCAL ORDINANCE, N.J.A.C. 17:27, AND IS SUBJECT TO THE SUPERVISION AND CONTROL OF THE STATE TAX MAP COMMISSION.

NEW JERSEY TAX MAP COMMISSION
 100 WEST WALTON STREET, SUITE 200
 JERSEY CITY, NEW JERSEY 07310
 TEL: 201-524-2000 FAX: 201-524-2001
 WWW.NJTM.COM

DATE: JUL 0 2 2012
 SHEET NO: 1001

THIS SHEET HAS BEEN REVISION USING COMPUTER AIDED DRAWING SYSTEM (CAD) BASED ON MAP PREPARED BY WILLIAM HILL, P.E. IN JULY 1986