

**BOROUGH OF HILLSDALE
RESOLUTION 18097**

RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1105, LOTS 1, 2, 3, and 4; and BLOCK 1107, LOT(S) 1, (PREVIOUSLY ALSO SEPARATELY DESIGNATED AS LOTS 1, 2, 3, 4, 5, 6, 7 and 8) QUALIFY FOR DESIGNATION AS “AN AREA IN NEED OF REDEVELOPMENT” PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. AND TO AUTHORIZE DMR ARCHITECTS TO PREPARE NECESSARY STUDIES FOR USE BY THE PLANNING BOARD

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, (“LRHL”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Borough Council desires to explore whether the following real property:

<u>Block</u>	<u>Lot</u>	<u>Location</u>
1105	1	411 Hillsdale Ave
1105	2	425 Hillsdale Ave
1105	3	425 Hillsdale Ave (previously merged with Lot 2)
1105	4	441 Hillsdale Ave
1107	1	2 Patterson Street
1107	2	2 Patterson Street (previously merged with Lot 1)
1107	3	2 Patterson Street (previously merged with Lot 1)
1107	4	2 Patterson Street (previously merged with Lot 1)
1107	5	2 Patterson Street (previously merged with Lot 1)
1107	6	2 Patterson Street (previously merged with Lot 1)
1107	7	2 Patterson Street (previously merged with Lot 1)
1107	8	2 Patterson Street (previously merged with Lot 1)

inclusive of any and all streets, “paper” streets, private drives and right of ways (the “Study Area”) may be an appropriate area for consideration for the program of redevelopment and for designation as an area in need of redevelopment; and

WHEREAS, the LRHL sets forth a specific procedure for establishing whether or not various properties constitute an “area in need of redevelopment”; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Borough Council making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Borough Council must authorize the Planning Board, by Resolution, to undertake a preliminary investigation to determine whether some of all of the properties in the Study Area meet the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*, and desire to direct a Planner on behalf of the Borough to prepare necessary studies and reports to determine if the Study Area constitutes an “Area in Need of Redevelopment”; and

WHEREAS, the Borough Council desires to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A.* 40A:12A-5 and in accordance with the investigation and hearing process set forth at *N.J.S.A.* 40A:12A-6.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Hillsdale hereby directs the Planning Board to conduct the necessary preliminary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the applicable criteria and pursuant to the public hearing process set forth in *N.J.S.A.* 40A:12A-1, *et seq.*; and

BE IT FURTHER RESOLVED, that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”).

BE IT FURTHER RESOLVED, that DMR Architecture of Heights Plaza 777 Terrace Avenue, Suite 607, Hasbrouck Heights, New Jersey 07604 be, and hereby is, retained and is authorized to prepare necessary studies and reports to determine if the Study Area constitutes an “Area in Need of Redevelopment” and to otherwise guide the Mayor and Council and the Planning Board in the redevelopment process, deliberations, and public hearing(s) at any amount not to exceed Fourteen Thousand Five Hundred Sixty Dollars and No cents (\$14,560.00).

BE IT FURTHER RESOLVED that the contract is being awarded to DMR Architecture based on the merits and abilities of the Corporation to provide the services as described herein. This contract was not awarded through a “Fair and Open Process” pursuant to *N.J.S.A.* 19:44a-20.4 *et seq.*

BE IT FURTHER RESOLVED, that DMR Architects be, and hereby is, retained and is authorized to prepare necessary preliminary studies and reports to determine if the Study Area constitutes an “Area in Need of Redevelopment” and to otherwise guide the Mayor and Council and the Planning Board in the redevelopment process, deliberations, and public hearing(s).

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with all necessary supporting documentation.

BE IT FURTHER RESOLVED, that Mayor John Ruocco is hereby authorized to sign the Contract with DMR Architecture on behalf of the Borough, and that all appropriate Borough professionals, employees, elected, and appointed officials are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Clerk, Chief Financial Officer and Borough Planning Board Chairman and Secretary,

This Resolution shall take effect immediately.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Jonathan M. DeJoseph, Certified Municipal Financial Officer of the Borough of Hillsdale, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds are available to the Borough of Hillsdale for calendar year 2018. Account # to be charged 8-01-21-180-201.

Dated: April 3, 2018

Jonathan M. DeJoseph, CMFO
Jonathan M. DeJoseph, CMFO

Council member	Motion	Second	Yes	No	Absent	Abstain	Recuse
DeRosa, Anthony			X				
Horvath, Zoltan			X				
Karcich, Scott					X		
Lundy, Abby			X				
Pizzella, Frank	X		X				
Segalas, Steven		X	X				
Ruocco, John							

Adopted: April 3, 2018

Attest: *Denise Kohan*
Denise Kohan, Municipal Clerk

John Ruocco
John Ruocco, Mayor