

**BOROUGH OF HILLSDALE  
RESOLUTION 18185**

**RESOLUTION AUTHORIZING THE SIGNING OF A DEVELOPER'S  
AGREEMENT WITH DREAM SCAPE HOMES, LLC**

**WHEREAS**, the Doris Marsala (as "Applicant") received minor subdivision approval for the premises known as Block 1510, Lot 13, (228 Kinderkamack Road) as shown on the Borough's current tax assessment map of the Borough of Hillsdale and as set forth in Resolution PZ-07-00, adopted by the Planning Board on April 24, 2001 (the "Resolution"); and

**WHEREAS**, Doris Marsala sold the subject property to Dream Scape Homes, LLC (the "Owner"), having an address of 164 Cortland Drive, Saddle River, New Jersey on or before November 6, 2017, and Dream Scape Homes LLC is the fee simple owner of Block 1510, Lot 13.01 and Block 1510, Lot 13.02, as shown on the Borough's current tax assessment map of the Borough of Hillsdale; and

**WHEREAS**, according the Resolution, the Applicant represented to the Board that she had no immediate plans to develop the two proposed lots and requested the Board not to require the installation of improvements or the posting of performance bonds and execution of a Developer's Agreement until such time as application is made for the first building permit for either proposed Lot 13.01 and/or 13.02; and

**WHEREAS**, Dream Scape Homes, LLC, as owner, has applied for building permits for Lots 13.01 and 13.02; and

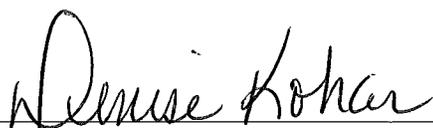
**WHEREAS**, the Developer wishes to enter into a Developer's Agreement with the Borough of Hillsdale and the Planning Board of the Borough of Hillsdale to subdivide the Property as approved by the Resolution of the Hillsdale Planning Board and adopted by the Planning Board on April 24, 2001

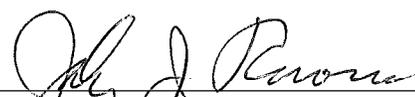
**WHEREAS**, the parties consent to the execution of and recordation of the Developer's Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Hillsdale, County of Bergen, State of New Jersey hereby authorizes Mayor John Ruocco to sign said Developer's Agreement and all other appropriate Borough professionals are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of said document.

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

Adopted: August 14, 2018

Attest:   
Denise Kohan  
Municipal Clerk

  
John Ruocco  
Mayor