

**BOROUGH OF HILLSDALE
RESOLUTION 18197**

**RESOLUTION AUTHORIZING THE SIGNING OF A DEVELOPER'S
AGREEMENT
WITH THE NOLAN PARTNERSHIP**

WHEREAS, the Nolan Partnership (as "Applicant" and as "Developer") received a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) and preliminary site plan and final major site plan approval associated with the elimination of the commercial use of the property and the reconstruction of the interior of the building to create a total of four residential apartments in the existing mixed-use building known as 262-270 Broadway, in the Borough of Hillsdale, as shown on the Borough's current tax assessment map of the Borough of Hillsdale as Block 1523, Lot 3 (the "Property").

WHEREAS, Developer wishes to enter into a Developer's Agreement with the Borough of Hillsdale and the Planning Board of the Borough of Hillsdale to develop the Property as approved by Resolution 2017-06, initially adopted by the Planning Board on May 11, 2017 (the "Resolution");

WHEREAS, the Property currently has a commercial building that will be redeveloped for residential use; and

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				
Horvath, Zoltan			X				
Karcich, Scott			X				
Lundy, Abby		X	X				
Pizzella, Frank	X		X				
Segalas, Steven			✓				
Ruocco, John							

Adopted: August 14, 2018

Attest: Denise Kohan
Denise Kohan
Municipal Clerk

John Ruocco
John Ruocco
Mayor