

BOROUGH OF HILLSDALE
RESOLUTION 19039

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1207, LOTS 8, 9, 10 and 11; BLOCK 1208, LOTS 1, 2, 3, 4 and 5; BLOCK 1209, LOTS 2, 3, 4, 5, and 6; BLOCK 1210, LOTS 6, 7, 8, 9, 10 and 11; BLOCK 1211, LOTS 1 and 2; and BLOCK 1212, LOT 13 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 ARCHITECTURE 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>
1207	8	49 Prospect Place
1207	9	55 Prospect Place
1207	10	67 Prospect Place
1207	11	73 Prospect Place
1208	1	560 Piermont Ave
1208	2	74 Prospect Place
1208	3	539 Piermont Ave
1208	4	115 Patterson Street
1208	5	123 Patterson Street
1209	2	93 Prospect Place
1209	3	93 Prospect Place
1209	4	95 Prospect Place
1209	5	107 Prospect Place
1209	6	109 Prospect Place
1210	6	100 Prospect Place
1210	7	560 Piermont Ave
1210	8	540 Piermont Ave (554 Piermont)
1210	9	550 Piermont Ave
1210	10	538 Piermont Ave
1210	11	77 Brookside Place
1211	1	145 Patterson Street
1211	2	60 Brookside Place
1212	13	270 Knickerbocker Ave

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 and direct 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, except for the power of eminent domain, and the study area shall in no way be considered to be a “Condemnation Redevelopment Area; and

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); and

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; and

BE IT FURTHER RESOLVED, that Mayor John Ruocco has previously been authorized to sign a 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; and

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.

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

Adopted: January 15, 2019

Attest: Denise Kohan
Denise Kohan
Municipal Clerk

John Ruocco
John Ruocco
Mayor