

**BOROUGH OF HILLSDALE
ORDINANCE NO. 24-15
(INTRODUCTION)**

**ORDINANCE OF THE BOROUGH OF
HILLSDALE, COUNTY OF BERGEN, NEW
JERSEY ADOPTING AN AMENDMENT TO THE
HILLSDALE-PATTERSON STREET
REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment,” as such term is defined in the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, the Borough Council (“**Borough Council**”) of the Borough of Hillsdale, in the County of Bergen, New Jersey (the “**Borough**”), duly adopted Resolution #19039 on January 15, 2019, directing the Borough Planning Board (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 (the “**Study Area**”) constitute an area in need of redevelopment in accordance with the criteria set forth in the Redevelopment Law; and

WHEREAS, Resolution #19039 also directed DMR Architects to assist the Planning Board in investigating the Study Area, and submitted a report to the Planning Board (the “**Report**”) setting forth DMR Architects’ findings related to the Study Area; and

WHEREAS, following public hearings on the Report, on July 17, 2019, the Planning Board adopted Resolution 2019-11, recommending that the Borough Council designate various properties within the Study Area as an area in need of redevelopment; and

WHEREAS, the Borough Council duly adopted Resolution #19225 on September 10, 2019 designating the properties identified on the tax maps of the Borough as Block 1207, Lots 8, 9 and 10; Block 1208, Lots 1, 2, 3, 4 and 5; Block 1209, Lots 2, 3 and 4; Block 1210, Lots 8, 9, 10 and 11; and Block 1211, Lots 1 and 2 as an “area in need of redevelopment” (the “**Redevelopment Area**”); and

WHEREAS, the Redevelopment Area is an isolated area within the Borough located in the industrial zone along Patterson Street between Knickerbocker Avenue and Prospect Place; and

WHEREAS, the Redevelopment Area was formerly used, in part, for industrial activities including hauling of waste and operation of a waste transfer facility, which created undesirable traffic impacts, environmental impacts, and odors; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-7(e)*, on December 8, 2020, after review and consideration of the recommendations transmitted by the Planning Board, by Ordinance No. 20-

15, the Borough Council finally adopted the Hillsdale-Patterson Street Redevelopment Plan (dated November 18, 2020) (the “**Redevelopment Plan**”), which Redevelopment Plan established permitted land uses and building requirements for the Redevelopment Area; and

WHEREAS, following adoption of the Redevelopment Plan, DMR Architects prepared an amendment to the Redevelopment Plan (the “**Initial Redevelopment Plan Amendment**”); and

WHEREAS, by Resolution #22094 adopted April 25, 2022, the Borough Council referred the Initial Redevelopment Plan Amendment to the Planning Board for its review, report and recommendation in accordance with *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, the Planning Board reviewed the Initial Redevelopment Plan Amendment at a duly noticed and constituted public meeting held on May 24, 2022, which review was carried for further discussion and consideration by the Planning Board at a duly noticed and constituted public meeting held on June 9, 2022; and

WHEREAS, after extensive discussions and testimony, the Planning Board provided recommendations to the Borough Council regarding the Initial Redevelopment Plan Amendment; and

WHEREAS, on August 9, 2022, the Borough Council adopted Ordinance No. 22-11, adopting the Initial Redevelopment Plan Amendment; and

WHEREAS, DMR Architects has prepared an additional amendment to the Redevelopment Plan dated October 2024 (the “**Amended Redevelopment Plan**”); and

WHEREAS, by Resolution #24270, adopted October 8, 2024, the Borough Council referred the Amended Redevelopment Plan to the Planning Board for its review, report and recommendation in accordance with *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-7(e)*, the Planning Board must transmit its recommendations to the Borough Council within forty-five (45) days after referral, and, if transmitted within such forty-five (45) day period, such recommendations must be reviewed and considered by the Borough Council; and

WHEREAS, the Planning Board reviewed the Amended Redevelopment Plan at a duly noticed and constituted public meeting held on October 22, 2024; and

WHEREAS, following such review the Planning Board has rendered its report and recommendations to the Borough Council and by resolution recommended the adoption of the Amended Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, the Borough Council hereby finds it appropriate for the Amended Redevelopment Plan to be adopted for the Property and that the Amended Redevelopment Plan is substantially consistent with the Master Plan for the Borough; and

WHEREAS, the Borough Council now desires to adopt the Amended Redevelopment Plan and to direct that the applicable provisions of the Borough’s Zoning Ordinance be amended and superseded to reflect the provisions of the Amended Redevelopment Plan, as and to the extent set forth therein.

NOW, THEREFORE, BE IT ORDAINED BY A MAJORITY OF THE FULL AUTHORIZED MEMBERSHIP OF THE BOROUGH COUNCIL OF THE BOROUGH OF HILLSDALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Amended Redevelopment Plan, attached hereto as Exhibit A, is hereby adopted pursuant to the terms of the Redevelopment Law.

Section 3. The zoning district map and the zoning ordinance of the Borough are hereby amended to incorporate and reflect the Amended Redevelopment Plan, and, to the extent provided in the Amended Redevelopment Plan, are superseded thereby.

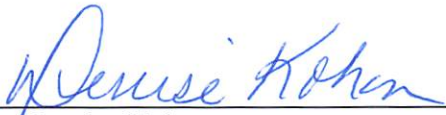
Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Amended Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

Council member	Motion	Second	Yes	No	Absent	Abstain	Recuse
Colletti, Robert			X				
Escobar, John		X	X				
Fox, Justin			X				
Osso, Clemente			X				
Ruocco, John			X				
Trochimiuk, Janetta	X		X				
Sheinfield, Michael							

Introduction: October 1, 2024

Attest: 
Denise Kohan
Municipal Clerk


Michael Sheinfield
Mayor

EXHIBIT A
AMENDED HILLSDALE-PATTERSON STREET REDEVELOPMENT PLAN

SEE ATTACHED