

**BOROUGH OF HILLSDALE
RESOLUTION 24270**

RESOLUTION OF THE BOROUGH OF HILLSDALE, COUNTY OF BERGEN, NEW JERSEY REFERRING AN AMENDMENT TO THE HILLSDALE-PATTERSON STREET REDEVELOPMENT PLAN TO THE PLANNING BOARD PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 ET SEQ.*

WHEREAS, the Borough of Hillsdale, a public body corporate and politic of the State of New Jersey (the “**Borough**”) is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment or an area in need of rehabilitation; 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 #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, pursuant to *N.J.S.A. 40A:12A-7(e)*, on December 8, 2020, after review and consideration of the recommendations transmitted by the Borough of Hillsdale Planning Board (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, on August 9, 2022, the Borough Council adopted Ordinance No. 22-11, adopting the Initial Redevelopment Plan Amendment; and

WHEREAS, pursuant to the Redevelopment Law, the Borough Council caused DMR Architects to prepare an additional amendment to the Redevelopment Plan dated October 2024 (the “**Amended Redevelopment Plan**”) attached hereto as *Exhibit A*; and

WHEREAS, the Borough Council has determined to refer the Amended Redevelopment Plan to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40A:12A-7(e)*.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Hillsdale, as follows:

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

Section 2. The Borough Council hereby refers the proposed Amended Redevelopment Plan to the Planning Board for review and recommendation in accordance with *N.J.S.A. 40A:12A-7(e)*.


Section 3. The Planning Board is authorized and directed to prepare a report of its recommendations regarding the Amended Redevelopment Plan and submit same to the Borough Council within 45 days after referral in accordance with the requirements set forth in the Redevelopment Law.

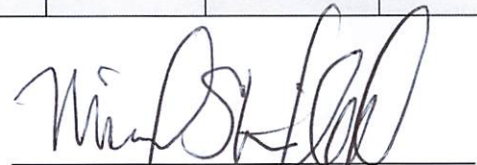
Section 4. The Borough Clerk shall immediately forward a certified copy of this Resolution and the Amended Redevelopment Plan to the Planning Board for review in accordance with the requirements set forth in the Redevelopment Law.

Section 5. This Resolution shall take effect immediately.

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

Adopted: October 8, 2024

Attest: 
 Denise Kohan
 Municipal Clerk


 Michael Sheinfield
 Mayor