



Borough of Hillsdale

380 Hillsdale Avenue • Hillsdale, New Jersey 07642
 201-666-4800x1520 • Fax: 201-358-5002 • Email: jruocco@hillsdalenj.org

John J. Ruocco, Mayor

December 18, 2020

To: Borough Clerk Denise Kohan &
 Hillsdale Borough Council

Re: Ordinance No. 20-15 Adopting the Hillsdale-Patterson Street Redevelopment
 Plan ("the Redevelopment Plan")

Pursuant to NJ Statute 40A:60-5, I hereby return Ordinance No. 20-15 to the Borough Clerk and Borough Council **unsigned** within 10 days after it having been presented to me on December 9, 2020 by the Borough Clerk for signature, Sundays excepted. In so doing, I wish to make clear my objections to any and all parts of the Ordinance that call for or allow density/height bonuses as defined in Section VII (A) of the Redevelopment Plan and therefore veto all those parts, as permitted to me by law, while approving all the remaining parts of the Ordinance. Those parts of the Ordinance I veto include:

1. The 7th and 8th Whereas clauses in the Ordinance No.20-15
2. Comments in Exhibit A that reject the Planning Board's recommendations
3. Section III (A), 4th paragraph of the Redevelopment Plan, which is Exhibit B
4. Section VI(A), 3rd paragraph, items #2 and #3 of the Redevelopment Plan which is Exhibit B
5. Section VII (A) Density/Height Bonus definition of the Redevelopment Plan which is Exhibit B
6. Section IX (A)(2) of the Redevelopment Plan which is Exhibit B
7. Maps 4 & 5 of the Redevelopment Plan which is Exhibit B.

I am fully aware of and support the attainment of benefits that adopting a Redevelopment Plan might bring to the Borough of Hillsdale. Among those is the fulfillment of certain terms of our Affordable Housing Settlement Agreement dated September 27, 2017, executed on October 10, 2017, and subsequently approved by the courts on February 12, 2018. That Agreement required the Borough to adopt a Redevelopment Plan for the Patterson Street industrial area within three years of the court approval. The Redevelopment Plan was to permit a variety of uses, including inclusionary housing at a **maximum** density of 28 units to the acre. However, Ordinance 20-15 permits the Council to award density/height bonuses far in excess of that amount, potentially resulting in 60 units to the acre and buildings of 64 feet in height, and five stories. I veto all parts of the Ordinance that permit such bonus densities on the grounds that it would result in over-development to the community, allowing for approximately 561 apartment units. This potentially translates into an additional 1100-1700 new residents or about a 10%-16% increase in the Borough's population. This would unreasonably strain the

services that the Borough can provide to the community at large and reduce any resultant financial gain. I do not believe that it would be in Hillsdale's best interest to agree to such density/height bonuses in future negotiations with potential developers in exchange for "community benefits." The latter can be achieved in more straightforward and less harmful ways. Moreover, I believe that permitting such density/height bonuses is imprudent given how it might affect future affordable housing negotiations in 2025, and in view of the fact that neighboring towns have not had to agree to such terms with developers in satisfying their own affordable housing and/or redevelopment efforts. My veto is also a reflection of the lack of cost/benefit analysis included in the Plan or in any accompanying documentation that would inform the residents on the effects of the aforementioned over-development.

(signed) *John J. Ruocco*

