

**BOROUGH OF HILLSDALE**  
**RESOLUTION 23073**

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**A RESOLUTION TO FORWARD THE PLANNING BOARD A PROPOSED  
RESOLUTION DETERMINING THAT CERTAIN PROPERTIES CONSTITUTE  
“AN AREA IN NEED OF REHABILITATION” (“AINRh”) PURSUANT TO  
N.J.S.A 40A:12A-14A, ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“Local Redevelopment and Housing Law” or “LRHL”) authorizes municipalities, by Resolution, to determine whether certain parcels of land in the municipality constitute an “Area In Need Of Rehabilitation” (“AINRh”); and

**WHEREAS**, the LRHL permits the Governing Body to determine, by Resolution, that a program of rehabilitation may be expected to prevent further deterioration of an area and promote the overall development of the community, where the aforesaid conditions are found to exist; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, et seq., prior to adoption of the Resolution, the governing body shall submit the proposed Resolution to the municipal Planning Board for its review. Thereafter, within 45 days of its receipt of the proposed Resolution, the municipal Planning Board shall submit its recommendations regarding the proposed Resolution, including any modifications which it may recommend, to the governing body for its consideration. Thereafter, the governing body may adopt the Resolution, with or without modification; and

**WHEREAS**, the Governing Body of the Borough of Hillsdale (hereinafter “Hillsdale”) adopted Resolution No. 22115, on June 14, 2022, which directed the DMR Architects (hereinafter, “DMR”) to undertake a preliminary investigation pursuant to the LRHL, to determine whether Block 1209, Lot 1; Block 1101, Lots 4-9; Block 1206, K Lots 1, 2, and 10; Block 1201, Lot 5-11; Block 1401, Lot 8; Block 1408, Lots 2-7; Block 1409, Lots 1-9; Block 1407, Lots 10-14; Block 1102, Lots 1-4; Block 1309, Lots 12-16; Block 1105, Lots 1-4; Block 1104, Lots 1-5; Block 1103, Lot 1; Block 1106, Lots 1-3, 4.01, 4.02, 4.03, and 4.04; Block 1107, Lots 1-8, 19 and 20; Block 1308, Lots 19-21 and 1; Block 1307, Lots 1 and 13; Block 1306, Lots 1, 10, and 11 (the “Area of Investigation”) constitute an AINRh; and,

**WHEREAS**, DMR has undertaken the aforesaid preliminary investigation and prepared a “Preliminary Investigation for Determination of an Area in Need of Rehabilitation” (“the Preliminary Investigation”), dated February, 2023 (as revised through February 7, 2023), which contains therein various maps designating the aforesaid Area of Investigation, and sets forth the basis for the finding that the Area of Investigation constitutes an AINRh in accordance with the criteria set forth in N.J.S.A. 40A:12A-14; and

**WHEREAS**, a Proposed Resolution determining that the Area of Investigation constitutes an AINRh has been reviewed by the governing body and is attached hereto as is the aforesaid Preliminary Investigation; and

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

1. The governing body requests that the Planning Board, pursuant to N.J.S.A. 40A:12A-14, et seq., review the attached Proposed Resolution and the Preliminary Investigation, attached hereto, within 45 days of its submittal and submit its recommendations regarding the Proposed Resolution, including any modifications which it may recommend, to the

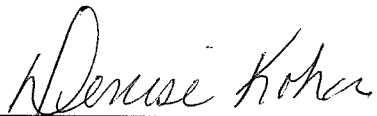
governing body for its consideration in order that the governing body may thereafter adopt the Resolution, with or without modification; and

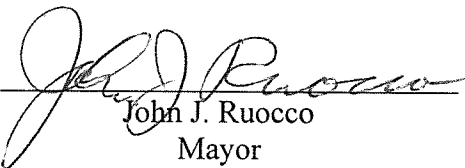
**BE IT FURTHER RESOLVED** that the Borough Clerk shall forward a copy of this Resolution to the Business Administrator, CMFO, Borough Attorney, Administrative Officer, Planning Board, and Planning Board Attorney.

This Resolution shall take effect immediately.

Council member	Motion	Second	Yes	No	Absent	Abstain	Recuse
DeRosa, Anthony	X		X				
Escobar, John			X				
Fox, Justin			X				
Horvath, Zoltan			X				
Lundy, Abby		X	X				
Trochimiuk, Janetta					X		
Ruocco, John							

Adopted: February 14, 2023

Attest:   
Denise Kohan  
Municipal Clerk

  
John J. Ruocco  
Mayor