

**RESOLUTION PROVIDING RECOMMENDATIONS CONCERNING
THE HILLSDALE – PATTERSON STREET REDEVELOPMENT PLAN
BOROUGH OF HILLSDALE
PLANNING BOARD
RESOLUTION NO. 2020-17**

WHEREAS, the Borough of Hillsdale designated property identified 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; and

WHEREAS, the Borough of Hillsdale authorized the preparation of a Redevelopment Plan by DMR Architects; and

WHEREAS, DMR Architects prepared a redevelopment plan entitled “Hillsdale – Patterson Street Redevelopment Plan”, dated October 6, 2020; and

WHEREAS, the Redevelopment Plan was referred to the Planning Board for review and recommendation, as required pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board, on October 20, 2020, conducted a public hearing to determine the following:

- (a) Consistency with the Borough’s Master Plan; and
- (b) Recommendations regarding the proposed Redevelopment Plan; and

WHEREAS, the Planning Board received recommendations from the Planning Board Engineer, Christopher P. Statile, PE, and Planning Board Planner, Thomas Behrens, PP with respect to the proposed Redevelopment Plan; and

WHEREAS, the Planning Board permitted members of the public to comment on the proposed Redevelopment Plan; and

WHEREAS, at the conclusion of the hearing on October 20, 2020, the Planning Board determined that the Redevelopment Plan is consistent with the Borough’s Master Plan and

offered recommendations regarding the Redevelopment Plan to the Governing Body.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Hillsdale, as follows:

1. The Planning Board hereby determines that the Hillsdale – Patterson Redevelopment Plan, as prepared by DMR Architects, dated October 6, 2020, is consistent with the Borough of Hillsdale’s Master Plan.

2. The Planning Board has reviewed the proposed Redevelopment Plan and offers the following recommendations:

- (a) Incorporation of the recommendations of the Planning Board Engineer, Christopher P. Statile, PE, as identified in the Memorandum from Mr. Statile dated October 16, 2020, attached hereto as Exhibit “A”.
- (b) Incorporation of the recommendations received from Thomas Behrens, PP, the Planning Board Planner, pursuant to his Memorandum dated October 20, 2020, are attached hereto as Exhibit “B”.
- (c) The Planning Board strongly recommends that the density and height of any proposed residential redevelopment be moderated, in that no density bonuses should be provided.
- (d) No community center or other public uses that trigger a density bonus should be included in the Redevelopment Plan.
- (e) Any architectural designs should have a common theme.
- (f) Any increase in height of a building should provide for increased setbacks.
- (g) The types of entertainment usage should be specifically identified in order that there is appropriate regulation of same.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Law Department of the Borough of Hillsdale.

MOVED BY:

SECONDED BY:

VOTE:FOR _____ AGAINST _____ ABSTAIN _____

MEMORIALIZATION VOTE:

MOVED BY:

SECONDED BY:

VOTE:FOR _____ AGAINST _____ ABSTAIN _____

APPROVED

Attest:

Meredith Kates, Secretary

Dewey Burleson, Chairperson

Joanne Miano, Vice-Chairperson

I certify that the foregoing is a true copy of the Resolution adopted on

_____.

Meredith Kates, Secretary

Dated: _____, 2020