

TOWNSHIP OF SADDLE BROOK
ORDINANCE NO. 1658-19

**AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN,
STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY
COMMONLY KNOWN AS 55 MAYHILL STREET AND ALSO KNOWN AS LOTS 5.02
AND 5.03 IN BLOCK 801 OF THE TAX MAP OF THE TOWNSHIP OF SADDLE BROOK**

WHEREAS, the Township of Saddle Brook, in the County of Bergen, New Jersey (the “Township”), a public body corporate and politic of the State of New Jersey (the “State”), 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 Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, the Governing Body of the Township of Saddle Brook (the “Governing Body”) identified certain properties in the Township designated as Block 801, Lots 5.02 and 5.03 on the Township’s Tax Maps (the “Area of Investigation”), to be considered for designation as an area in need of redevelopment (“AINR”) under the Redevelopment Law; and

WHEREAS, on March 14, 2019, the Governing Body adopted a resolution authorizing the Planning Board of the Township of Saddle Brook (“Planning Board”) to undertake a preliminary investigation to determine whether a certain area described as Tax Lot 5.02 in Block 801 is an area in need of redevelopment, and authorized and directed the same Planning Board to conduct an investigation and hearing as required by statute; and

WHEREAS, on May 2, 2019, the Governing Body adopted a resolution expanding the study area to include Tax Lot 5.03 in Block 801, and determining that the redevelopment area determination, if adopted, was to be a “non-condemnation redevelopment area; and

WHEREAS, on March 19, 2019, the Planning Board did adopt a resolution to conduct a preliminary investigation and hearing and to make a recommendation as to whether or not the study area should be determined an area in need of redevelopment; and

WHEREAS, on May 9, 2019, the Planning Board conducted a hearing pursuant to statute, at which the Board heard the testimony of Gerald J. DeFelicis, PP, LLA of Maser Consulting, P.A., the Planner for the Township, (“Maser”), and also heard the testimony of members of the public; and

WHEREAS, at the conclusion of that hearing the Planning Board recommended to the Governing Body that the property in the study area be designated as an area in need of redevelopment as more particularly set forth and described in a certain resolution adopted by the Planning Board on May 9, 2019; and

WHEREAS, on May 17, 2019, the Governing Body adopted Resolution No. CR#519-103 designating the study area to be an area in need of redevelopment; and

WHEREAS, as required by statute, the Township Clerk transmitted the executed Resolution No. CR#519-103 to the Department of Community Affairs (“DCA”) on May 21, 2019; and

WHEREAS, by response letter dated June 12, 2019, the DCA concluded that the “determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation” and “pursuant to *N.J.S.A. 40A:12A-6b(5)(c)*, the Redevelopment Area determination took effect after transmission to the Commissioner of the DCA”; and

WHEREAS, in June 2019 Maser prepared a redevelopment plan entitled “Redevelopment Plan, 55 Mayhill Street, Block 801, Lot 5.02 and 5.03, Township of Saddle Brook, Bergen County, New Jersey”; and

WHEREAS, the Governing Body believes that the adoption of the Redevelopment Plan is in the best interests of the Township for the redevelopment of the property in the Redevelopment Area;

NOW, THEREFORE, BE IT ORDAINED as follows:

SECTION 1.

The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2.

The Redevelopment Plan entitled “Redevelopment Plan, 55 Mayhill Street, Block 801 Lot 5.02 and 5.03, Township of Saddle Brook, Bergen County, New Jersey” dated June 2019, and appended hereto and incorporated within, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law. Further, the Redevelopment Plan shall amend, replace and supersede any prior redevelopment plans with respect to Redevelopment Area.

SECTION 3.

The Redevelopment Plan supersedes applicable provisions of the Development Regulations for the Property in the Redevelopment Area. The delineated Redevelopment Area is 55 Mayhill Street and also known as Lots 5.02 and 5.03 in Block 801 of the Tax Map of the Township of Saddle Brook. The delineated area is more particularly described in the Redevelopment Plan, more specifically by the maps/illustrations found on pages 6 and 12 of the Redevelopment Plan.

The Redevelopment Plan supersedes the existing zoning regulations for the subject block/lots (Zone B2 and Zone I), and the official Zoning Map of the Township of Saddle Brook dated September 20, 1998 be and hereby is amended with the adoption of the ordinance to reflect the new development regulations set forth therein.

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 Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

SECTION 6.

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

ATTEST:

APPROVED:

TOWNSHIP OF SADDLE BROOK

Peter LoDico, Township Clerk

Florence Mazzer, Council President

Robert White, Mayor