

**NOTICE TO BIDDER**  
**"REQUEST FOR PROPOSALS FOR REDEVELOPMENT OF 93-95 MARKET STREET IN THE TOWNSHIP OF SADDLE BROOK"**

REQUESTS FOR PROPOSALS WILL BE RECEIVED AT THE TOWNSHIP OF SADDLE BROOK OFFICES between 9:00 a.m. to 3:00 p.m. on March 20, 2025 at 55 Mayhill Street, Saddle Brook, New Jersey 07663. Proposals must be delivered by hand or mail to the Municipal Clerk of the Township no later than the above referenced time and date. All proposals will be date and time stamped upon receipt, Respondent is solely responsible for the timely delivery of the proposal and no proposals shall be considered which are presented after the public call for receiving proposals. Any proposal received after the date and time specified will be returned, unopened to the Respondent.

Respondents are required to comply with the information and documents set forth in the Request for Proposals on file in the Municipal Clerk's Office. Each proposal must be enclosed in a sealed envelope bearing the name and address of the Respondent, be addressed to Peter Lo Dico, Township Clerk, Township of Saddle Brook, 55 Mayhill Street, Saddle Brook, New Jersey 07663 and be labeled as "Request for Proposals for Redevelopment of 93-95 Market Street."

Copy of the Area and RFP requirements will be on file at the Municipal Clerk's Office and may be obtained at the location being, Township of Saddle Brook, 55 Mayhill Street, Saddle Brook, New Jersey commencing January 31, 2025, between the hours of 9:00 a.m. and 3:00 p.m. prevailing time, Monday through Friday, excluding legal holidays.

Any questions regarding the Request For Proposals must be submitted to the Township Clerk on or before March 10, 2025. An Addendum with responses to questions will be provided to all Respondents who requested a Request For Proposals.

The Township reserves the right to reject any and all proposals to waive informalities or irregularities in the proposals.

Request for Proposals:  
Redevelopment Plan for Area in Need of Rehabilitation  
93-95 Market Street

JANUARY 2025  
Township of Saddle Brook  
Bergen County, New Jersey

## **Overview**

The Township of Saddle Brook, Bergen County New Jersey, has prepared this Request for Proposals (RFP) in connection with the Redevelopment of 93-95 Market Street, Block 611, Lot 1.01, designated by the Township of Saddle Brook under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.. The Area in Need of Rehabilitation (the "Area") consists of Lot 1.01 of Block 611 covering approximately 1.4397 acres. The Township of Saddle Brook is seeking to designate a redeveloper for all or part of the Area.

## **Purpose of the RFP**

The Mayor and Township Council of Saddle Brook are committed to redeveloping and stimulating reinvestment in this important gateway in the Township. The Study Area includes the single lot at the intersection of Market Street, a County road, and Harrison Avenue. Positive redevelopment of this area would ideally add a new dimension to the economic vitality of the Township by potentially offering goods, services, housing opportunities, and/or employment opportunities.

The Governing Body adopted a resolution on August 15, 2024 declaring the Area as an "Area in Need of Rehabilitation" (the "Area") as defined in the Local Redevelopment and Housing Law. The Area consists of a single lot measuring approximately 1.4397 acres (62,713.33 square feet) and is located at the intersection of Market Street and Harison Avenue. A copy of the resolution designating the area in need of rehabilitation is attached). On December 19, 2024, the Township Adopted a Redevelopment Plan for the property, which is attached.

The Township of Saddle Brook is located in the Central Bergen portion of Bergen County, New Jersey. It borders Fair Lawn to the north, Elmwood Park to the west, Garfield to the south and west, Lodi to the south and east, Rochelle Park to the east and Paramus to the northeast. The Township is in close proximity to the Garden State Parkway, Routes 46, 17, 4 and Interstate 80 and consists of approximately 2.69 square miles of land and 0.06 square miles of water. The property to the east is currently used by the Saddle Brook Police Department. Properties to the south include commercial and mixed use development.

The Township has a population of approximately 14,300 people.

The RFP is intended to create opportunities for public-private partnerships to redevelop the Area into a mixed-use pedestrian and transit friendly development. This concept is specifically intended to complement and support, rather than compete with, the existing uses in the vicinity of the Area. The Township envisions a successful redevelopment of this property, providing a mix of uses and employment opportunities along with sufficient parking.

## **RFP Goals**

The Township of Saddle Brook is interested in partnering with a redeveloper to redevelop the rehabilitation Area. The Township is seeking initial concept plans for the Area from interested redevelopers along with information on the proposed redeveloper in order to find the best match for the site that also aligns with the visions and needs of the Township. The parcel designated for rehabilitation is owned by the Township and the developer must purchase the property from the municipality. When developing a proposal for the Area, the developer should consider the following:

- Enhance the Market Street commercial corridor through enhanced design standards.
- Enhance the diversity and quality of housing in the Township.

- Encourage the redevelopment of underutilized sites

### **Description of Subject Site**

This RFP pertains to proposals for rehabilitation of Block 611, Lot 1.01 as follows:

### **The Project**

The selected redeveloper will work with the Township to provide input and specifications for a redevelopment project for the site based upon the redevelopment plan for the site.

Responses to this RFP should give the Township sufficient detail in order to select a partner for developing and implementing the redevelopment project for the Area. It is the objective to develop the site consistent with the surrounding properties.

The selected redeveloper will be responsible for completing the necessary engineering studies and design in order to obtain site plan approval for the Rehabilitation Area. App plans and design work shall be prepared by licensed architects, engineers, and other appropriate professionals. The rehabilitation of the site will require site plan approval from the Township Planning Board and any other Township, County, State, or Federal agencies having jurisdiction prior to construction. The selected redeveloper is responsible for obtaining all necessary permits and approvals and assumes all responsibility for compliance with all Township, County, State and Federal codes and regulations. The selected redeveloper shall be responsible for all capital improvements and infrastructure improvements required for the Project, unless otherwise negotiated with the Township or other entity having jurisdiction.

### **Evaluation Criteria for RFP responses**

Township of Saddle Brook will evaluate proposals based on the following criteria:

The responses should be clear, concise, and informative and follow the same format described below to ensure a standard format.

Applicants must supply four (4) hard copies and one (1) electronic copy of their proposal. Each response submitted must contain, in sequence with appropriate heading, each of the following sections:

1. Title Page
2. Table of Contents
3. Executive Summary
4. Background/Experience of the Redeveloper
5. Scope/Description of Project Proposal
6. Goals and Objectives of the Project
7. Concept Plan
8. Project Work Plan
9. Project Financing
10. Key Personnel
11. Purchase price to be paid to the municipality for the property

**Description of each component is provided below:**

**1. Title Page:**

The proposal must include a title page, which identifies the project name, the Applicant's firm, and name of the Applicant's primary contact, Applicant's address, telephone number, fax number and email address.

**2. Table of Contents:**

List the titles and page numbers of each major topic and sub-topic contained in the proposal, including the required sections.

**3. Executive Summary:**

A summary of the key points and highlights of the Applicant's proposal and why the Applicant is best-suited for selection as the designated Redeveloper.

**4. Background/ Experience of the Redeveloper:**

Include a brief history of the Applicant and their experience as it compares to the proposed project and why the experience qualifies them to meet the requirements of the RFP. Provide examples of specific comparable projects that are currently being worked on or have been completed in the past 10 years is strongly encouraged and references in relation to the projects.

Applicants must indicate what type of business organization they operate under, e.g., corporation, partnership, sole proprietorship, LLC or non-profit organization. If the Applicant is a subsidiary or direct or indirect affiliate of any other organization, it must indicate in its proposal the name of the related organization and the relationship. If the Applicant is a partnership, it shall list the names of all partners. If the Applicant is an LLC, it shall list the name of all members. If the Applicant is a corporation, it shall list the names of those stockholders holding more than 10% or more of the outstanding stock.

**5. Scope/Description of the Proposal:**

The Applicant should provide a scope, vision and description of the overall proposal, any phasing being considered and anticipated timelines for implementation of the redevelopment. The Applicant may also wish to present alternate project ideas as options.

**6. Goals and Objectives of the Project:**

The Applicant should identify the primary goals and objectives for redevelopment of the Project Site. Applicants may provide alternative suggestions or additional objectives.

**7. Concept Plan:**

The submission should include a conceptual plan for the site showing general site layout, circulation, parking areas and building footprints and heights. Conceptual architectural themes should also be provided. Additionally, the plan should include a breakdown of uses including the area of the commercial/retail and number of parking spaces.

**8. Project Work Plan:**

Applicants should provide a project level work plan, describing each of the proposed phases, activities, tasks of the development and the proposed timeline to complete the task. A time table graph showing the key activities, milestones, dates and other such items necessary to redevelop each of the parcels submitted for consideration. All assumptions that were made to complete the

project plan should be documented in this section. Applicants should submit a detailed capital/design timetable that clearly outlines proposed improvements and the anticipated construction time for each phase of the improvements. The timeline should assume there are no significant delays due to site remediation.

#### **9. Project Financing:**

The submission should provide a detailed breakdown of the total of all projected development costs and the sources of all anticipated funds to meet those costs. This should include financial information to establish the approximate net worth and/or liquid assets available to the Respondent for the proposed Project. This information should be in the form of certified financial statements showing assets and liabilities, including contingent liabilities. If equity financing is to be obtained from sources other than the applicant, a statement should be submitted from such other sources indicating their willingness and ability to provide the necessary funds. In addition, the Applicant should include a pro-forma for the project, clearly indicating the projected income and expenses of the completed Project. The pro-forma should include all the assumptions included in the formulation.

#### **10. Key Personnel:**

This section should present the proposed Project team, providing the role that each proposed team member will assume and detailing the qualifications that the team member possesses for their role. This should include the applicant and their architects, engineers, project managers, contractors, builders and financiers.

#### **11. Insurance.**

The submission should include the applicant's insurance coverage.

#### **Selection Criteria**

The proposals will be evaluated by Township of Saddle Brook based upon, but not limited to, consideration of the following criteria:

- a. Operating experience in the field, including experience as a Redeveloper of retail, office, residential, mixed-use and commercial districts. Project experience similar in size, scope and demographic area is preferred. 10 points.
- b. Proposed conceptual design in relation to the compatibility of the redeveloper's vision with the vision outlined in the RFP and planning documents of the municipality. 20 points.
- c. Creativity in approach to the proposed mix of uses, conceptual design and marketing, including any theme concepts or façade or architectural details to achieve the conceptual design. 10 points
- d. Experience with the operation of similar developments will be critical to the project. 10 points.
- e. Financial strength of the redeveloper and soundness of the financial plan and commitments for the project. 15 points.
- f. Demonstrated capability of the Applicant to complete the project and market the built project. 10 points.
- g. Purchase price for the property. 25 points.

#### **Additional Information**

All proposals are to be prepared at the sole cost and expense of the applicants. The Township shall not be responsible for paying any of the costs or expenses associated with the preparation or submission of proposals.

This RFP is an invitation to submit proposals to the Township of Saddle Brook, and does not represent an offer, obligation or agreement on the part of the Township. The Mayor and Township Council reserve the right to protect the best interest of the Township, to waive any technical errors, to reject any proposal (or any part thereof) for any reason whatsoever, or to reject all proposals for any reason whatsoever. The Township of Saddle Brook reserves the right to withdraw this RFP at any time or make any modifications or additions to the RFP at any time.

Any questions should be e-mailed to James Homsj, Township Administrator, at [jhomsj@saddlebrooknj.gov](mailto:jhomsj@saddlebrooknj.gov) by 5:00 pm on or before March 10, 2025. Responses will be provided to all potential Applicants that provide an email to the same address.

The final proposal is due on March 20, 2025. Four (4) hard copies and one (1) digital copy must be submitted to:

**James Homsj, Township Administrator**

**Township of Saddle Brook**

**55 Mayhill Street**

**Saddle Brook, New Jersey 07663**

Attn: "Proposal for Rehabilitation of 93-95 Market Street"



# 93-95 Market Street Redevelopment Plan



Report Date: December 20, 2024

Approved by the Planning Board: November 25, 2024

Adopted by the Township Council, via Ordinance No. 1760-24: December 19, 2024

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# ***93-95 Market Street Redevelopment Plan***

Block 611, Lot 1.01

*Township of Saddle Brook  
Bergen County, New Jersey*

**Colliers** Engineering  
& Design

Prepared by:

*Nicholas A. Dickerson, PP, AICP, NJ License #33LI00628700*

*The original of this report was signed and sealed in accordance with N.J.S.A 45:14A-12*

*CED Project No. SDP-0011*

# **Acknowledgments**

## ***Mayor & Township Council***

*Robert D. White, Mayor*  
*Todd J. Accomando, Council President*  
*Andrew Cimiluca, Councilman*  
*David Gierak, Councilman*  
*Florence Mazzer, Councilwoman*  
*Sarah Sanchez, Councilwoman*

## ***Planning Board***

*James Maniscalco, Chairman*  
*Rocco Compitello, Vice Chairman*  
*Mayor Robert White*  
*Councilman David Gierak*  
*Anthony Ambrogio*  
*Stephen Browne*  
*Clifford Cook*  
*Kevin Hickey*  
*John LaGuardia*  
*Regina Barrale, Mayor's Alternate*  
*Mauro Camporeale, 1st Alternate*  
*Anthony Cialone, Board Attorney*  
*Anthony Kurus, Board Engineer*  
*Gary Paparozzi, Board Planner*  
*Jayne Kapner, Board Secretary*

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# Introduction

This “93-95 Market Street Redevelopment Plan” is prepared for the designated Rehabilitation Area within the Township of Saddle Brook, Bergen County, New Jersey. This Redevelopment Plan Area is approximately 1.4397 acres (62,713.33 sq. ft.), and consists of Lot 1.01 of Block 611.\*

## Authorization

On April 18, 2024, the Township Council of the Township of Saddle Brook approved Resolution CR #424-50, authorizing the Township Planner to undertake a Preliminary Investigation to evaluate if the subject parcel, formerly home to the Township’s Administration Building/Volunteer Ambulance Corps, Police/Court/ Hook and Ladder Company No. 1 building, satisfies one or more of the statutory criteria to be declared an Area

in Need of Rehabilitation.

On August 15, 2024, the Governing Body adopted Resolution CR# 824-129 declaring that the property qualified as an Area in Need of Rehabilitation in accordance with the findings of the Area in Need of Rehabilitation Study: Block 611, Lot 1.01, prepared by Colliers Engineering & Design.

On November 25, 2024, the Planning Board reviewed the proposed redevelopment plan at its regular meeting and found that it was consistent with the Township’s Master Plan and recommended adoption. The Board also issued two recommendations which have since been incorporated into this document.

On December 19, 2024, the Governing Body adopted Ordinance #1760-24, adopting this redevelopment plan for 93-95 Market Street.

\* The Rehabilitation Study designating this property incorrectly utilized a measurement noted in the tax records as 5.11 acres. After examining GIS data and another section of the tax records, the 1.4397 acres appears to be the correct area measurement for this property.



Figure 1: Redevelopment Plan Area (Image Source: Nearmap, June 14, 2024)

This Redevelopment Plan for the designated lots provides a framework for the redevelopment of the subject site, setting forth standards and guidelines for land uses and design of said development.

## **Redevelopment Area**

The area that is the focus of this Redevelopment Plan (“Redevelopment Plan Area”) consists of a single lot at the intersection of Market Street and Harrison Avenue, which was previously used as the municipal administration building, along with facilities for the municipal court, police, Saddle Brook Volunteer Ambulance Corps, and Hook and Ladder Company No. 1.

The lots to the north, both adjacent and across Harrison Avenue, are predominantly single-family residential in character. The property to the east is currently used by the Saddle Brook Police Department. Properties to the south include commercial and mixed use development.

## **Local Redevelopment Housing Law Requirements**

This document has been prepared in accordance with Section 7 of the LRHL, which requires redevelopment plans to include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to the master plan of contiguous municipalities, the master plan of the county, and the State Development and Redevelopment Plan.
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement units shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

# Public Purpose

## Redevelopment Vision

This Redevelopment Plan seeks to return a vacant and underutilized property in the Township to productive use, encouraging a mix of commercial and residential uses.

## Redevelopment Goals and Objectives

**Goal 1: Enhance the Market Street commercial corridor through enhanced design standards.**

**Goal 2: Enhance the diversity and quality of housing in the Township.**

**Goal 3: Encourage the redevelopment of underutilized sites.**

## Relationship to Local Objectives

In addition to the Redevelopment Plan's specific goals and objectives, the LRHL requires that the Redevelopment Plan indicate its relationship to definite local objectives regarding land uses, population density, traffic and public transportation, public utilities, recreational and community facilities, and other public improvements. This will ensure that the goals and objectives of the Redevelopment Plan are consistent with or will support the broader community-wide goals of the Saddle Brook Township Master Plan, the master plans of contiguous municipalities, the master plan of Bergen County, and the State Development and Redevelopment Plan. This is a requirement of the LRHL intended to link redevelopment planning to the regional planning goals and objectives.

**Master Plan Goals Advanced by Redevelopment**  
The Township adopted a Master Plan in 2004, which was followed by a reexamination in 2014. In addition, the Township adopted a Housing Plan in 2019, which has been revised through 2021.

- Goal 1: Whereas the planning board is fully aware that Saddle Brook is a fully developed community, and that development trends are for redevelopment, it is the purpose of the Master Plan to sustain and protect existing residential neighborhoods consisting of predominantly one- and two-family detached homes.

*The proposed redevelopment provides for screening along Harrison Avenue, and prohibits traffic access from the site to Harrison Avenue.*

- Goal 2: It is the objective of the Master Plan to avoid the haphazard proliferation of multi-family projects and therefore it is its objective to channel and guide multi-family residential growth to areas proposed to be zoned for such uses.

*The proposed redevelopment includes site-specific standards to accommodate both residential and non-residential uses.*

- Goal 3: It is the further purpose of the Master Plan to encourage the maintenance and upgrading of the business zones along Market Street and Route 46.

*The proposed redevelopment will encourage new commercial development along one of Saddle Brook's principal commercial corridors.*

- Goal 4: It is the objective and purpose of the Master Plan to provide for highway regional business oriented uses such as offices, hotels, restaurants, etc., in a planned, compact, centralized and well accessible manner, so as to encourage reduction of traffic volumes, traffic hazards, and congestion in

the areas so indicated on the Land Use Plan.

*The proposed redevelopment permits for commercial development in a planned, compact, centralized and well accessible manner.*

- Goal 5: It is the object and purpose of the Master Plan to maintain existing general business uses including local business activities, local service activities and office buildings in compact areas already substantially developed for such uses, and to prevent and discourage the spreading of non-residential uses into residential neighborhoods.

*The proposed redevelopment encourages commercial and mixed use development along a major commercial corridor in the Township.*

- Goal 6: It is the purpose of the Master Plan to encourage the efficient distribution of attractively accessible parking areas to serve the Market Street Business District areas.

*The proposed redevelopment anticipates a planned parking area that can be utilized by employees, residents, and customers. It also requires the provision of parking for the neighboring police station.*

- Goal 8: It is the purpose of this Master Plan to assist achieving the goal of access to affordable housing to meet present and prospective needs, with particular attention to low and moderate income housing.

*The proposed redevelopment permits residential development on the second floor; such housing will include an inclusionary set-aside for low- and moderate-income households.*

- Goal 10: It is the intent of the Saddle Brook Planning Board that this Master Plan and the future development of the Township are in harmony with the Master Plans of surrounding communities, the Bergen County Master Plan, and the State Development and Redevelopment Plan.

*As noted in the following section, the proposed development is complementary to the Master Plans of the two communities nearest the proposed redevelopment.*

In addition to the above, the proposed redevelopment would advance the following Land Use Objectives from the 2004 Master Plan.

- Objective 5: Provide housing to address the needs of all residents.

- Objective 7: Protect and enhance the Township's commercial districts.
- Objective 9: Enhance neighborhood business districts.
- Objective 11: Promote office development in designated areas.

## Consistency with Plans of Adjacent Communities

Saddle Brook adjoins Fair Lawn to the north, Elmwood Park to the west, Garfield to the south and west, Lodi to the south and east, Rochelle Park to the east, and Paramus to the northeast.

Rochelle Park and Lodi are both located less than a quarter mile from the Rehabilitation Area; consistency with their plans is described below. Both of those communities are separated from the Rehabilitation Area by the Saddle River and Interstate 80. In contrast, Garfield is located 3/4 mile from the site, Elmwood Park is a mile away, and Paramus and Fair Lawn are both approximately 1.7 miles away; it is not likely these communities will see any discernible impact from this plan.

### Borough of Lodi

Lodi is located to the east of the Rehabilitation Area, across the Saddle River. After leaving Saddle Brook, Market Street becomes Essex Street, which serves as the northern boundary of Lodi. The area of Lodi nearest to the Rehabilitation Area is zoned C-NR (Neighborhood Retail), which permits a variety of commercial and residential uses.\*

The most recent Master Plan for the Borough is dated 1994, and was last reexamined in 2010. The 1994 Master Plan designated this area for Neighborhood Retail, whose stated purpose is to encourage small retail facilities which provide goods and services which satisfy the daily convenience and shopping needs of the local residents. It should be noted that the 1994 Master Plan recommended that "[s]ince many of the existing neighborhood retail areas already have one- and two-family residences in them or apartments on the second floor above retail stores, these should be permitted in the district, the latter as a conditional use." (1994 Master Plan, Page 39) This designation complements the permitted uses allowed by this Redevelopment Plan.

\* 2020 Zoning Map. Source: Ecode.

In 2009, the Borough adopted a Land Use & Circulation Plan, which advanced other goals shared by this Redevelopment Plan, such as to maximize the use of vacant land, and undertake redevelopment.

### Township of Rochelle Park

Rochelle Park is located to the east of the Rehabilitation Area, across the Saddle River. As noted with Lodi, upon exiting Saddle Brook, Market Street becomes Essex Street, which in this case, serves as the southern boundary of the Township. The Essex Street corridor of the Township is zoned BA (Business A), and is also located within a designated Redevelopment Area.\* The BA zone permits a variety of commercial and public uses.

The Township adopted a Master Plan Land Use Element along with a Reexamination Report in February 2016. The Land Use element noted that the Business A district permits retail trade and service establishments, eating and drinking establishments, business and professional offices, banks, municipal buildings, and child care centers as being permitted principal uses of property. This is generally consistent with the uses proposed by this Redevelopment Plan.

### Bergen County Master Plan

Bergen County adopted its Master Plan on April 11, 2023. The proposed redevelopment would advance several goals and objectives of this plan.

#### **Land Use and Housing Goal 2: Advance the redevelopment of brownfields & underutilized sites ("Grayfields")**

- As noted in Bergen County's Master Plan, "Grayfield redevelopment will reimagine unproductive sites into uses that meet the needs of the community. Directing development toward these sites helps reduce the need to develop new, previously undeveloped sites ("greenfields"), and can mitigate sprawl." (Page LUH 23)
- This redevelopment would also advance Objective 2.1: Encourage development and investment in areas with existing infrastructure, supporting redevelopment of brownfield sites through traditional development or locally designated redevelopment/rehabilitation areas, and Transit Oriented Developments (TODs).

- This Redevelopment Plan is intended to reimagine a previously developed site that has now become vacant, which advances the County's goals and objectives of utilizing redevelopment in areas previously developed.

#### **Land Use and Housing Goal 4: Encourage a wide variety of housing types, range of densities, and price points.**

- This Redevelopment Plan also advances Objective 4.1 to encourage municipalities to welcome more mixed use projects.
- Both the above goal and objective are advanced by this Redevelopment Plan, which envisions mixed use development that includes upstairs apartments.

#### **Economic Vitality Goal 2: Encourage redevelopment and revitalization of underutilized sites.**

- As noted for the Land Use and Housing Goal 2 above, this Redevelopment Plan is intended to reimagine a site, previously used by the Township, Ambulance Corps, and Hook and Ladder Co. 1, that is now vacant, and located along one of the Township's major commercial corridors.

#### **Public Facilities & Services Goal 4: Facilitate accessibility to quality services, programs, and living environments.**

- This redevelopment would specifically advance Objective 4.7, which is to encourage housing that appeals to a range of different needs and interests.

### **State Development and Redevelopment Plan (SDRP)**

The 2001 State Development and Redevelopment Plan (SDRP) includes eight statewide goals:

1. Revitalize the state's cities and towns.
2. Conserve the state's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a

\* February 2016 Zoning Map. Accessed via: <https://rochelleparknj.gov/zoning-board/>, September 23, 2024.



reasonable cost.

6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

These goals are intended to fulfill the vision of the State Planning Act, in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved.

With the exception of the portions of the Township that are part of the Saddle River County Park, the remainder of the Township of Saddle Brook, including the rehabilitation area, is located within the Metropolitan Planning Area ("PA-1") of the SDRP.

The intent of PA-1 is to provide for much of the state's future development; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. The Redevelopment Plan has a significant relationship to the SDRP by advancing many of the objectives for the PA-1 Metropolitan Planning Area, including:

1. Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
2. Housing: Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.
3. Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for

the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

8. Redevelopment: Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.
10. Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region. Encourage the concentration of public facilities and services in Centers and Cores.

Additionally, this Redevelopment Plan has the potential to advance three of the eight goals of the SDRP:

- Revitalize the State's Cities and Town Centers – Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals.
- Promote Beneficial Economic Growth –Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents. Provide infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards. Encourage partnerships and collaborative planning with the private sector and capitalize on the State's strategic location, and economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals.
- Provide Adequate Housing at a Reasonable Cost –Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of housing

options including affordable housing, supporting community-based housing initiatives and removing regulatory and/or financial barriers impeding the development of various housing types.

The State is currently working to update the 2001 State Development and Redevelopment Plan, which it is referring to as the 2025 SDRP. While a public draft is not available at this time, the Office of Planning Advocacy has listed the goals of the 2025 SDRP:

1. Reverse the Concentration of Adverse Environmental and Public Health Impacts in Overburdened Communities and Redress Inequities Resulting from Past Planning Actions
2. Effectively Address the Adverse Impacts of Global Climate Change
3. Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems
4. Protect the Environment; Prevent and Clean Up Pollution

5. Revitalize and Recenter the State's Underutilized Developed Areas
6. Promote Economic Growth that Benefits all Residents of New Jersey
7. Provide an Adequate Supply of Housing For Residents of All Ages and Incomes, In Location-Efficient Places with Ready Access to the Full Range of Supportive Goods and Services
8. Provide Affordable and Effective Public Facilities and Services
9. Protect, Enhance, and Improve Access to Areas with Exceptional Archaeological, Historic, Cultural, Scenic, Open Space and Recreational Value
10. Ensure Sound and Integrated Planning and Implementation at all Levels Statewide

While the 2025 SDRP will likely include a narrative to accompany each of these goals in order to provide further context, it is clear that at minimum, this Redevelopment Plan would advance proposed Goals 5 and 7.

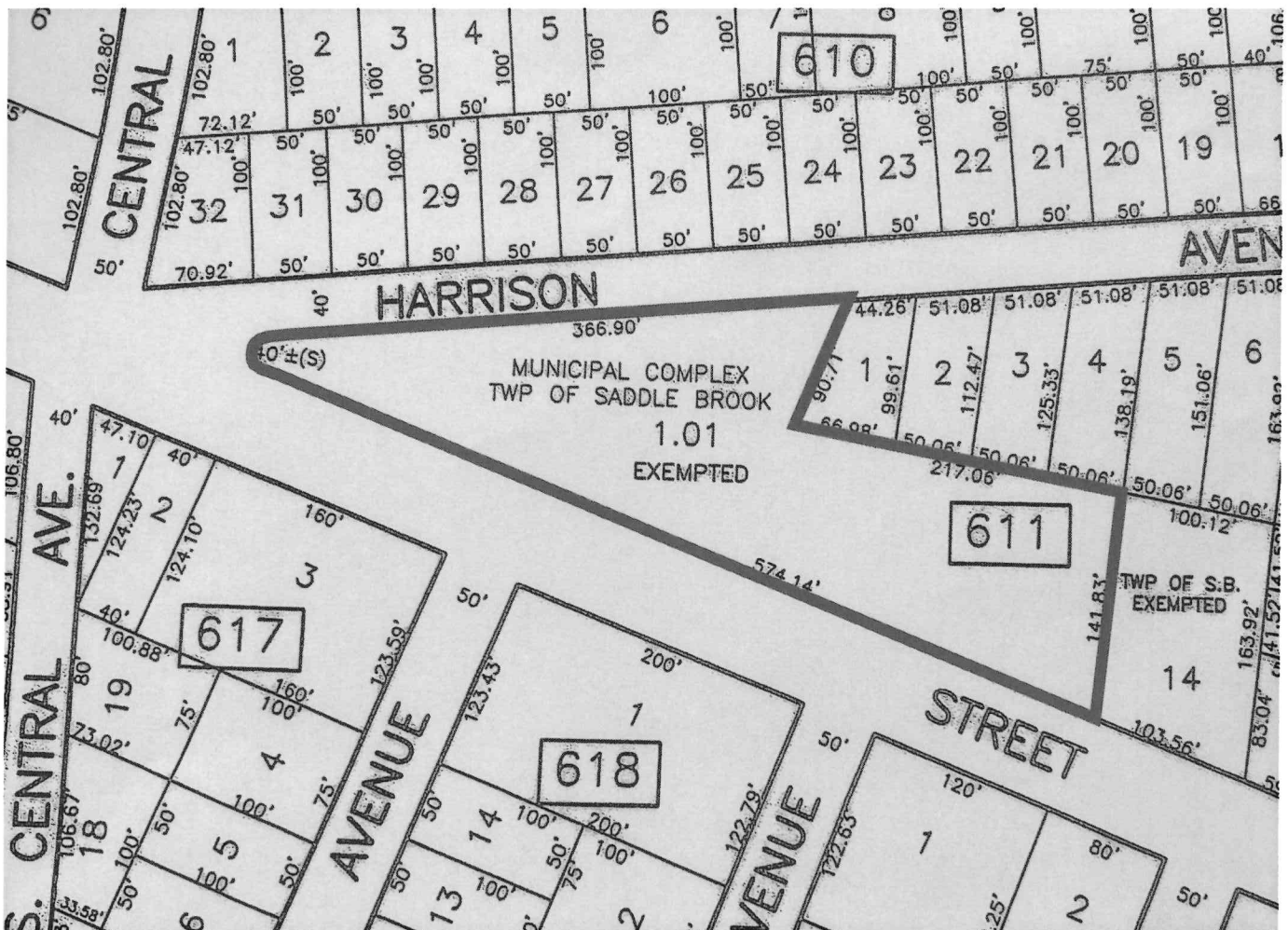


Figure 2: Tax Map with Redevelopment Plan Area

# Administration

## **General Provisions**

This section addresses the administrative details and procedures governing the implementation of this Redevelopment Plan.

### Effect of Plan

This 93-95 Market Street Redevelopment Plan shall supersede (replace) the existing underlying zoning for the Rehabilitation Area and the applicable provisions of Chapters 163 (Site Plan Review), 177 (Subdivision of Land) and 206 (Zoning) of the Saddle Brook Township Code.

### Definitions and Standards

All terms or definitions shall rely on those set forth in the Township of Saddle Brook Zoning ordinance, except where modified by this Redevelopment Plan.

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the municipal code.

### Zoning Map Revision

This Redevelopment Plan supersedes (replaces) the underlying zoning for the Rehabilitation Area. As a result, the Official Zoning Map of the Township of Saddle Brook shall be amended to identify the 93-95 Market Street Redevelopment Plan Area.

### Properties to be Acquired

As this property was designated as an "Area in Need of Rehabilitation," the use of eminent domain is not permitted, and is moreover not applicable considering that this property is currently owned by the Township of Saddle Brook. It is anticipated that the conveyance of the subject property will be part of a redevelopment agreement between the Township and the designated redeveloper(s).

### Relocation Plan

The LRHL requires adequate provision for the temporary and permanent relocation of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available in the existing local housing market.

There are no residential or commercial units existing within the designated Redevelopment Plan Area, and the public tenants have been relocated to their new facilities.

### Affordable Housing

There are no deed-restricted affordable housing units within the Redevelopment Area. Therefore, this document does not need to provide for any replacement of affordable housing units or relocation of affordable households.

### Designation of Redeveloper(s)

To assure that the vision of the plan will be successfully implemented in an effective and timely way and in order to promptly achieve the goals of the plan, the Mayor and Council, acting as the Redevelopment Entity, will designate the redeveloper(s) for any redevelopment project in the area governed by this plan. All redeveloper(s) will be required to execute a redevelopment agreement satisfactory to the Township Council as one of the requirements to be designated as the redeveloper(s).

## **Amendments and Duration**

### Amendments to the Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the LRHL at the discretion of the Township.

## Deviations from Redevelopment Plan Requirements

Variation from one or more of the specific development requirements set forth in this Redevelopment Plan may be necessary in certain circumstances for the effective redevelopment of the Rehabilitation Area.

1. The Planning Board shall review all applications for development pursuant to N.J.S.A. 40A:12A-13. The Planning Board may grant N.J.S.A. 40:55d-70(c) variance relief from the zoning standards set forth herein. In addition, the Planning Board may also grant relief pursuant to N.J.S.A. 40:55d-51 for design exceptions.
2. Deviations, such as those listed below in a-d, that would result in use variance relief pursuant to N.J.S.A. 40:55d(d), may not be granted by the Planning Board and shall require an amendment to the Redevelopment Plan.
  - a. a use or principal structure that is not otherwise permitted by this document;
  - b. an increase in the maximum permitted floor area ratio;
  - c. an increase in the maximum permitted density; or
  - d. an increase in the maximum permitted height of a principal structure by more than 10 feet or 10 percent, whichever is less.

## Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

## Review Procedures

### Recommendations for Redevelopment Agreement Provisions

While this Redevelopment Plan Amendment provides an outline for the redevelopment of the Rehabilitation Area, the details of how the redevelopment will be implemented will be specified in a redevelopment agreement that is negotiated between the municipality and the redeveloper(s).

As noted in the following section, one of the requirements of this Redevelopment Plan is the

reservation of a minimum of 40 parking spaces for municipal use. In the event that construction on the site displaces municipal parking spaces, the redeveloper(s) shall identify and provide the Township with temporary off-site parking spaces, the location and condition of which shall be to the satisfaction of the Township.

No development application submitted by a designated redeveloper shall proceed to the Saddle Brook Planning Board for approval until after a redevelopment agreement is executed by the Township.

### Escrows

At a minimum, the Redevelopment Agreement shall provide that the redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the township and the professional consultants retained by the Township to negotiate the Redevelopment Agreement, undertake any studies in connection with the project, review the proposed redevelopment project and advise the Township on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.

### Processes

1. The Township of Saddle Brook Mayor and Council, acting as the Redevelopment Entity, shall review all proposed redevelopment projects within the Redevelopment Plan Area to ensure that such project(s) is consistent with the Redevelopment Plan and, if applicable, relevant Redevelopment Agreement(s). Such review shall occur prior to the submission of any application for development of the Redevelopment Area to the Planning Board for site plan and/or subdivision approval.
2. As part of its review, the Redevelopment Entity may require the Redeveloper(s) to submit proposed site plan and/or subdivision applications to a subcommittee of the Redevelopment Entity prior to the submission of such applications to the Planning Board. In the event of subcommittee review of proposed site plans, the subcommittee shall make its recommendations to the full Redevelopment Entity prior to the Entity granting the redeveloper authorization to proceed to the Planning Board with a site plan and/or subdivision application.
3. The Planning Board shall deem any application for site plan and/or subdivision approval subject to this Redevelopment Plan Amendment incomplete if the proposed project has not been approved by the Redevelopment Entity as set forth herein and, if applicable, a fully executed Redevelopment Agreement is not submitted with the development application.

# Redevelopment Standards

## Introduction

This chapter of the Redevelopment Plan provides the bulk and land use requirements governing the redevelopment of the property.

## Use and Bulk Requirements

### A. Definitions

1. Mixed Use Development-Shall refer to a building containing a residential component and a commercial component.

### B. Permitted Principal Uses

1. Mixed-use within the same structure, containing residential above the ground floor, and commercial on the ground floor. The nonresidential commercial component may include any or all of the following:
  - a. Stores and shops for the conduct of any retail trade or service use oriented to service the entire Township, such as but not limited to department stores, general merchandise stores, furniture, home furnishings and equipment stores, household appliance, radio and television and music stores, apparel and accessory stores, drugstores, jewelry stores, barbershops, shoe repair shops, bakeries, laundromats, florist shops, beauty shops, tailor shops and similar service uses.
  - b. Banks and financial institutions
  - c. Professional offices
  - d. Public restaurants and taverns, but not including drive-in or fast-food restaurants. This provision shall not be deemed to exclude seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers.
  - e. Vocational schools or studios for the instruction of the arts, dancing, music, language or photography.
  - f. Fitness centers, weight rooms, gyms,

dance and yoga studios.

2. Those commercial uses described in subsection 1a-g above, without a residential component.
3. Public uses, including:
  - a. A minimum of 40 parking spaces shall be reserved on the site for municipal use.
  - b. Existing monuments on the site may be retained, the exact location and orientation of which shall be negotiated between the Township and the designated Redeveloper(s).
4. The property may contain more than one permitted use.

### C. Permitted Accessory Uses

1. Uses customary and incidental to permitted residential uses, including but not limited to resident amenities.
2. Signs.
3. Off-street parking and loading. This may include structured parking located within the principal structure.
4. Electric Vehicle Charging Stations.
5. Trash enclosures, and compactors located within the principal structure.
6. Fences, walls, and retaining walls.
7. Site utilities and structures, pump stations, backup generators, etc.
8. Streets, roadways, and driveways
9. Common open space, public parks, and passive recreation areas.

10. Leasing offices, management offices, and other facilities necessary for the maintenance and operations of the property.
11. Roof mounted photovoltaic panels and associated battery storage infrastructure.
12. Outdoor dining associated with a café.
13. Bus shelter
14. Other accessory uses which are determined by the Planning Board to be customary and incidental to the permitted principal uses.

#### **D. Prohibited Uses**

1. Gasoline service stations
2. Cannabis establishments

#### **E. Area and Bulk Requirements**

1. Maximum Residential Density: The maximum number of residential units permitted on the site is 12.
2. Maximum Building Height:
  - a. Height (feet): 35 feet
  - b. Height (stories): 2.5 stories (Note: Parking levels used exclusively for the parking of motor vehicles shall not be counted as part of the number of stories permitted.)
3. Setbacks of principal structures
  - a. Minimum to Market Street: 35 feet to curblines
  - b. Minimum to Harrison Avenue: 25 feet to curblines
  - c. Minimum to adjacent residential uses: 20 feet to property line
  - d. Minimum to Lot 14 (existing police station): 10 feet
  - e. Maximum Lot Coverage: 85 percent
  - f. All market-rate units shall be permitted a maximum of two bedrooms.
  - g. All three-bedroom units shall be reserved for very-low, low- or moderate-income units.
4. NJ Transit bus shelters may be located along Market Street subject to any locational requirements of NJ Transit and other approving authorities.

#### **F. Parking, Loading and Circulation**

1. Parking and Loading shall be governed by Article IX (Parking Regulations) and Article X (Off-Street Loading and Unloading) of Chapter 206 (Zoning), except where modified by this section.
2. Residential parking shall be provided in accordance with RSIS.
3. Ingress and egress to the redevelopment property shall be from Market Street. Ingress and egress from Harrison Avenue shall be limited to emergency uses, if required.
4. Similarly, cross access internal driveways may be permitted between the Redevelopment Plan Area and adjacent police building for access to the reserved municipal parking spaces.
5. The total number of parking spaces required, calculated on a per use basis, shall be provided.
6. Parking may be surface parking or structured parking when part of the principal structure.
7. Minimum Loading requirement:
  - a. A minimum of one loading space shall be required per site with residential uses.
  - b. For all other uses, Applicant shall demonstrate that the loading provided, shared, or omitted, will meet the demand.
  - c. Applicant shall demonstrate that loading areas and turning movements will not block any right-of-way or access aisles, nor encroach on other properties. Loading zones shall not obstruct site circulation.
8. Parking may be located in any yard area, subject to the following setbacks:
  - a. Minimum setback to curblines of Market Street: 18 feet
  - b. Minimum setback to curblines of Harrison Avenue: 25 feet
  - c. Minimum setback to adjacent residential properties: 10 feet
  - d. Parking shall not be permitted in any required buffer area.
9. Electric Vehicle Charging
  - a. Parking shall comply with Electric Vehicle Supply requirements found within the State Statute Chapter 171, in addition to any supplementary local regulations governing Electric Vehicle Supply equipment.

## 10. Bicycle Parking

- a. Bicycle parking shall be provided at a minimum ratio of 0.25 bike spaces per residential unit. Any fractions shall be rounded up. The provision of bicycle parking spaces may be through a combination of indoor bicycle storage rooms, covered bicycle racks or lockers in the parking area, and outdoor bicycle racks. Any bicycle parking spaces within an automobile parking area shall be separated by a physical barrier to protect from damage by vehicles.
- b. An outdoor bike rack for at least three bikes shall be provided for commercial uses. Bike rack designs shall be functional, durable, and permanently secured to the ground.

## 11. Sidewalks and Pedestrian Circulation

- a. Curbing and sidewalks shall be provided along all public street frontages. Where sidewalks currently exist, they shall be replaced and constructed to all applicable accessibility guidelines.
- b. Curbing along all existing street frontages shall be repaired or replaced to meet the use and design of the proposed development.
- c. Where a driveway crosses over a sidewalk the sidewalk shall either be appropriately marked, or raised.

## G. Affordable Housing

1. The provision of affordable units shall comply with Chapter 48 (Affordable Housing) of the Township Code, for new construction, except as modified by this section.
2. A minimum 15 percent of residential units in a rental development, and 20 percent of residential units in a for-sale development shall be set aside for low-or moderate-income households.
3. All affordable housing units shall comply with the Township's Affordable Housing Ordinance, the Uniform Housing Affordability Controls ("UHAC"), applicable affordable housing regulations, including but not limited to phasing and bedroom distribution requirements, any applicable order of the Court, and other applicable laws.
4. The developer / property owner shall be responsible for managing the affordable housing to assure compliance with all applicable laws and regulations. The redeveloper / property owner shall contract with an Administrative Agent to oversee the

affordable rental units in accordance with N.J.A.C. 5:96-18 and N.J.A.C. 5:80-26.14.

5. Calculation of number of units. If the minimum number of low- and moderate-income units to be provided includes a fraction, the number provided shall be rounded up. If the number of market rate (non-low- and moderate-income) units permitted includes a fraction, the number provided shall be rounded down.
6. The redeveloper shall submit with the application for development a narrative description of the mechanism to be used to ensure that the required affordable dwelling units are sold only to low- and moderate-income households and that such units will continue to be occupied by low- and moderate-income households for a period not less than 30 years. In addition to such description, actual samples of language to be included in the nature of covenants shall be submitted. The submitted description shall indicate the entity or entities responsible for monitoring the occupancy of the low- and moderate-income units and shall provide a detailed discussion concerning resales, permitted increases in price, prequalification of occupants and other relevant considerations.

## H. Supplemental Requirements

1. Yard exceptions
  - a. Overhead canopies and awnings at the first floor level may extend into the required front yard setback, but in no case may they extend over a lot line.
  - b. Signs, utilities, access driveways, benches, tables, and other similar uses or structures may be located in all yard areas.
2. Height Exceptions
  - a. Stair and elevator rooftop vestibules shall be limited to access use, and shall not include habitable space. The inclusion of such space shall constitute an additional story.
  - b. Any rooftop structure other than fire stairs or mechanical appurtenance covered by this subsection must be set back from any streetfront facade by a distance of one foot for every foot of rooftop structure or appurtenance height.
  - c. Fire or parapet walls may be erected above the height limits prescribed by this Plan up to a maximum height of six feet from the roof of the top story.
  - d. Rooftop solar installations and green roofs shall have no height constraints; however,

any rooftop solar shall not be oriented in any position that would direct glare to neighboring residential properties.

3. Refuse enclosures shall be designed to complement the design of the building.

## **I. Off Tract Improvements**

1. The designated Redeveloper(s) shall be responsible for any installation or upgrade of infrastructure related to their project whether on-tract or off-tract. Infrastructure items that may be required include, but are not limited to gas mains, electric lines, water mains, sanitary collection lines and interceptors, pump stations, storm sewers, telecommunications lines, roadway improvements, stormwater management facilities, traffic control devices, recreation or open space, streets, curbs, sidewalks, street lighting and street trees or other improvements. The extent of the Redeveloper's responsibility will be outlined in the Redevelopment Agreements with the Township.
2. Subject to reimbursement from other benefited parties, if any, or as otherwise agreed to, the Redeveloper shall assume and pay the entire cost for any increase in the size or scope of existing off-tract infrastructure and ancillary facilities as may be required by the Township of Saddle Brook or other review agencies with jurisdiction. The extent of the Redeveloper's responsibilities in these regards shall be outlined in the Redevelopment Agreement between the Township and the Redeveloper of the project.

## **J. Traffic Impact**

1. The Applicant shall submit a traffic impact study analyzing existing and anticipated traffic patterns on-site and off-site.
2. The traffic impact study shall also include details on how the site will accommodate deliveries, emergency vehicles, and trash pickup.

## **K. Utilities**

1. Development of the redevelopment area shall be served by public water and sewer.
2. High speed internet access shall be provided in all residential and nonresidential tenant spaces.
3. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed

from the public right-of-way and adjacent properties.

4. All rooftop mechanical equipment, inclusive of solar equipment, shall be screened from view from all vantage points at grade or below the roof.
5. Placement of any PTAC (packaged terminal air conditioner) units within the façade should be part of a larger, architecturally cohesive façade design, if necessary flanked with symmetrical framing or grilles, rather than arbitrarily placed punched openings. Any logos or lettering exceeding two inches in height and which appears to be visually obtrusive on the exterior of PTAC units shall be removed or covered with a grill or similar means so that the PTAC unit blends unobtrusively into the surrounding façade.
6. For all development within the Redevelopment Plan Area, utilities shall be placed underground.

## **L. Infrastructure Maintenance**

1. A plan for the maintenance of all improvements and infrastructure shall be submitted to the Planning Board as part of an application for site plan review.

## **M. Building Facades**

1. Overhead canopies and awnings are encouraged at primary building entrances. Such features are permitted to extend into the required front yard setback, but in no case may they extend over a lot line.
2. Buildings shall include wall offsets, including projections such as balconies, canopies and recesses. These elements shall be used to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, dormers or gables shall be provided to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
3. Gutters and downspouts shall be designed to complement other design elements (examples of this may include matching the color or style of building accent materials, such as goose-neck lighting).
4. Building facade materials shall primarily utilize brick, stone, or cementitious materials.
5. Accent materials may include stone; fiber-cement or composite trim, siding and panels; architectural metal.
6. Because this property is visible from two streetfronts, no blank facades shall be permitted.



## N. Signage

1. Signage shall comply with Article XIII (Signs) of Chapter 206 (Zoning), except where modified by this section.

1. Sign Design.

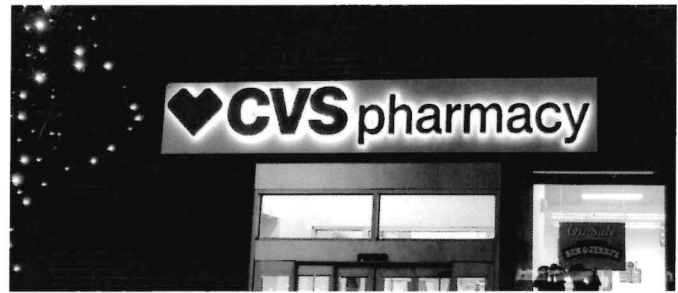
- a. A sign should complement the architectural style, scale, and aesthetics of the building and should be designed as an integral architectural element of the site to which it principally relates. As an architectural element, the sign should reflect the period of architecture and should be in harmony with a building's character and use. Signage shall not interfere with architectural lines and details and shall conform to landscape standards associated with signs.
- b. A consistent design theme for all signage in the Redevelopment Area shall be created utilizing similar elements such as material, size, background and lettering color, lettering style, illumination and borders.
- c. Digital or otherwise animated signage shall be prohibited in the redevelopment area.
- d. For the purposes of calculating sign area, only 1 face of a double-faced sign shall be measured.
- e. Digital signage is prohibited.

2. Ground sign

- a. A maximum of 1 ground sign shall be permitted in the Redevelopment Plan Area.
- b. Ground signs may be internally illuminated, utilize reverse-channel backlighting, or externally illuminated using downlighting.
- c. The maximum height of the ground sign shall be 20 feet.
- d. The ground sign shall have a maximum area of 60 square feet.
- e. The ground sign shall be permitted a 20 feet from the curblin along Market Street.
- f. The ground sign shall be designed to complement the principal structure(s) on the site, utilizing similar building materials and design.

3. Wall signage

- a. Facade signage shall be illuminated through downward facing gooseneck lighting or utilize reverse-channel backlighting (see examples)



Above: Reverse-channel backlighting



Above: Downward facing gooseneck lighting

- b. There shall be no limitation on the number of signs per business, rather, each commercial tenant shall be permitted a maximum aggregate wall signage area of 1 square foot for every one foot of building frontage unique to the specific building tenant.
- c. Signage facing Harrison Avenue shall be prohibited.
- d. One building identification sign may be permitted on the front (Market Street) facing facade of the building.

4. Directional Signs

- a. Directional and wayfinding signage that does not exceed 4 square feet is permitted.
- b. Building signage identifying the building address is permitted.

5. Temporary Signage.

- a. Temporary leasing signage shall be permitted during the lease up period for any approved development or phase of development.
- b. The proposed temporary signage shall be included in the Site Plan application of the proposed development or phase.

## O. Screening and Landscaping

1. All HVAC and mechanical equipment shall be adequately screened from view by landscaping

or as approved with another means of concealment.

2. All portions of the property not utilized by buildings or parking areas shall be hardscaped and landscaped, with a combination of fencing, shrubbery, ground cover, xeriscaping, rock formations, trees, and native plantings. A complete site plan showing all proposed planting shall be required for review and approval by the Planning Board.
3. An evergreen screen shall be provided along the length of the Harrison Avenue frontage. Such vegetative screen shall also be located along all adjoining residential properties.
4. Retaining walls shall be landscaped and code-compliant fall protection fencing and/or railings shall be provided for any retaining walls in excess of 4 feet in height.
5. Areas not utilized for parking, driveways, streets and roads, recreational facilities, patios or terraces shall be provided with lawns or other suitable ground cover, trees and shrubs, or left undisturbed and preserved.
6. Shade trees shall be provided along public streets and roadways, to the extent feasible.
7. Shade trees shall be provided along public streets and roadways. Appropriate shade tree species shall be planted at a minimum of 50 feet apart.
8. Tree spacing may be modified to accommodate utilities, lighting, drainage facilities, rock outcroppings and other similar features.
9. Buffer
  - a. A suitable landscape buffer for those areas facing an established single family residential use shall be provided to the satisfaction of the Planning Board.
  - b. A landscape buffer shall be provided along Harrison Avenue. This landscape buffer shall measure a minimum 15 feet in width.
  - c. A landscape buffer shall be provided between all adjacent residential properties. This landscape buffer shall measure a minimum 10 feet in width.
  - d. Such a buffer shall be accompanied by a decorative metal picket fence, measuring 4 feet in height. The minimum setback for this fence shall be from the same location as the existing fence along Harrison Avenue. Such fencing shall also be provided along all property lines shared with residential uses.
  - e. Utilities and other similar uses, with the

exception of backup generators and trash enclosures, may be located within the buffer area.

- f. Existing trees within the proposed buffer areas that are healthy shall be retained to the greatest extent practicable.
- g. To the extent feasible, proposed buffer plantings shall be arranged in a natural staggered pattern and shall not be lined up in straight, single rows. Buffer plantings may include deciduous and evergreen trees and shrubs, ornamental trees, flowering plants, lawns and groundcovers.
- h. Buffer plantings shall be 70 percent evergreen and 80 percent native species.
- i. No buffer shall be required along the Market Street frontage.

## **P. Site Furniture**

1. All site furniture, including trash receptacles, benches, bike racks, seating walls, pavers, and decorative lighting shall be consistent in style and color and submitted for review and approval.

## **Q. Lighting**

1. All outdoor lighting fixtures shall be dark sky compliant and shall not exceed a color temperature of 3,000 Kelvin.
2. To the extent practicable, lighting fixtures shall be designed and programmed to adjust to ambient lighting conditions (e.g. decreasing the intensity of illumination at nighttime).
3. Fixtures shall be fully shielded, pointing downward, to minimize skyglow, glare, and light trespass in accordance with the International Dark Sky Association guidelines.
4. No lighting shall be directed towards traffic, shine directly or reflect into windows, or onto streets and driveways in such a manner as to create glare or a visual obstruction.
5. No light spillage shall be permitted onto any adjacent residential properties. For all other properties, a maximum of 0.25 footcandles at a height of five feet (5') above the property line and/or right-of-way line, excluding points of ingress and egress for vehicles shall be permitted.
6. Pole-mounted light fixtures shall be installed at a height no greater than sixteen feet (16') from ground level.
7. Full cutoff flat lenses, which have a light distribution where there is zero candela at or above 90° degrees vertical from nadir and

where the candela value does not exceed ten percent (10%) of the maximum intensity at or above a vertical angle of 80° degrees, shall be utilized on all sites.

8. When concrete pedestals more than six inches (6") above grade are used to support pole-mounted light fixtures, the concrete shall have either a rubbed or brushed finish.
9. Fixtures shall be no brighter than necessary to illuminate the site, building, entrance, street, sidewalk, and/or area intended.
10. Lighting installations should be designed to avoid harsh contrasts in lighting levels.
11. Lighting sources should be of similar and complimentary temperature and brightness throughout the site and to that of adjacent properties.
12. Where practical, exterior lighting installations should include timers, dimmers, motion sensors, or photocell controllers that turn the lights off during daylight hours or hours when lighting is not needed, to reduce overall energy consumption, eliminate unneeded or excessive lighting, and reduce light pollution.
13. Automatic Switching Requirements: Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.
14. Automatic Lighting Reduction Requirements: Non-essential outdoor lighting lumens shall be reduced by at least 30% or extinguished within one hour after the close of business. Such reductions are not required for any of the following:
  - a. When the outdoor lighting consists of only one luminaire.
  - b. Code required lighting for steps, stairs, walkways, and building entrances for safety purposes.
  - c. When, in the opinion of the Township Agency having jurisdiction, lighting levels

must be maintained for safety or security purposes.

- d. Motion activated lighting.
  - e. Lighting governed by site plan approval in which times of lighting operation are specifically identified.
  - f. Businesses that operate on a 24 hour basis.
15. All light fixtures shall be uniform throughout a site. Lighting levels, lamp color, and fixture type shall be consistent throughout the subject parcel, which shall complement building architecture and landscaping.
  16. Minimum horizontal illumination shall be no lower than 0.2 footcandles.
  17. Average horizontal illumination shall not exceed 2.5 footcandles.
  18. Any other outdoor lighting, such as building and sidewalk illumination, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow determination of the effects to adjacent properties and traffic safety.
  19. Sufficient illumination shall be provided for all off-street parking, loading, entrances and exits, and pedestrian areas so as to enable the safe movement of persons, vehicles, and provide for security.

## R. Environmental Impact

1. The property is not located on New Jersey Department of Environmental Protection's list of known contaminated sites. The redeveloper(s) shall be responsible for investigating and remediating any possible contamination identified on the site.
2. The Applicant shall submit an environmental impact study that inventories existing conditions at the project site which shall include air quality, water quality, water supply, hydrology, geology, soils, topography, and history. The study shall also include an assessment of the probable impact of the project, both adverse and beneficial, on the topics mentioned above.

# Appendix

## Appendix A | Resolution CR#424-50

### Resolution authorizing an Area in Need of Rehabilitation Study

#### TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 424-50

**WHEREAS**, the Governing Body of the Township of Saddle Brook has the authority to cause a preliminary investigation to be made of a particular area as an “area in need of rehabilitation” pursuant to New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-4(a); and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of rehabilitation; and

**WHEREAS**, the Governing Body has determined that an investigation and inquiry should be made to determine if Block 611, Lot 1.01 located at 93-95 Market Street is an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14(a); and

**WHEREAS**, the Governing Body of the Township of Saddle Brook directs Colliers Engineering, the Professional Planner of the Township, to undertake a preliminary investigation to determine whether the aforementioned property identified hereinabove qualify as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14(a); and

**WHEREAS**, the Governing Body considers it to be in the best interest of the Township of Saddle Brook to request that the Planning Board conduct such an investigation regarding said area/property.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Township of Saddle Brook, County of Bergen and State of New Jersey that Colliers Engineering be and is hereby authorized and directed to undertake a preliminary investigation to determine whether Block 611, Lot 1.01 located at 93-95 Market Street is a “Rehabilitation Area” such that the Township may use all those powers provided by the Legislature for use in a Rehabilitation Area according to the criteria set forth in N.J.S.A. 40A:12A-14, et. seq.; and

**BE IT FURTHER RESOLVED**, that the Preliminary Investigation, once completed shall be submitted to the Governing Body for review and approval in accord with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-3, et. seq.

**BE IT FURTHER RESOLVED**, that the Township Clerk be and she is hereby authorized and directed to forward a copy of this resolution to Colliers Engineering upon its passage.

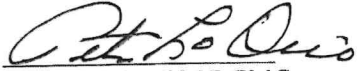
Motion: Councilwoman Sanchez

Second: Councilman Gierk

Roll Call:

Councilman Cimituca – yes  
Councilman Gierak – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

I hereby certify this to be a true resolution adopted by the Township Council at its Public meeting held on April 18, 2024.



Peter Lo Dico RMC CMC  
Township Clerk

## Appendix B | Resolution CR# 324-43

Resolution authorizing Colliers Engineering & Design to conduct a preliminary investigation

### TOWNSHIP OF SADDLE BROOK RESOLUTION

**CR# 324-43**

**WHEREAS**, the Governing Body of the Township of Saddle Brook previously adopted a resolution authorizing a preliminary investigation to determine whether Block 611, Lot 1.01 located at 93-95 Market Street was an area in need of rehabilitation pursuant to New Jersey Local Redevelopment and Redevelopment and Housing Law, N.J.S.A. 40A:12A-4(a); and

**WHEREAS**, the Township is in receipt of proposal no. SDP-0011P from Colliers Engineering and Design d/b/a Maser Consulting for Redevelopment Planning Services with regard to the subject property; and

**WHEREAS**, the proposal, a copy of which is attached hereto and incorporated herein by reference reflects redevelopment planning services as follows:

- (a) are in need of rehabilitation investigation at a cost of \$6,000.00 and
- (b) redevelopment plan preparation at a cost of \$14,000.00; and

**WHEREAS**, the Chief Financial Officer of the Township has certified that funds are available for the professional services, said certification being attached hereto and incorporated herein by reference; and

**WHEREAS**, the Township Administrator and Township Attorney have reviewed this matter and the proposal submitted by Colliers Engineering and Design attached hereto and recommend the approval of same; and

**WHEREAS**, the Township Attorney has prepared a professional services agreement between the Parties, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

**NOW, THEREFORE BE IT RESOLVED**, by the Township of Saddle Brook, County of Bergen and State of New Jersey, that the professional services agreement between the Township and Colliers Engineering and Design d/b/a Maser Consulting for Redevelopment Planning Services for the property known as Lot 1.01, Block 611, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Township Administrator be and is hereby authorized and directed to execute the proposal and professional services agreement with Colliers Engineering and Design d/b/a Maser Consulting on behalf of the Township; and

**BE IT FURTHER RESOLVED**, that the Township Clerk is hereby authorized and directed to forward a certified copy of this resolution together with the proposal and professional services agreement to Colliers Engineering and Design d/b/a Maser Consulting upon its passage.

01-2010-20-1002-200

Account Number



Authorized Signature  
Vince Buono, CFO

Motion: Councilwoman Mazzer

Second: Councilman Gierek

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer – yes  
Council President Accomando – yes

I hereby certify this to be a true resolution adopted by the Township Council at its Public meeting held on March 21, 2024



Peter Lo Dico RMC CMC  
Township Clerk



## Appendix C | Resolution 824-129

### Resolution designating Area in Need of Rehabilitation

#### TOWNSHIP OF SADDLE BROOK RESOLUTION

#### **RESOLUTION OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY, DELINEATING AN AREA IN NEED OF REHABILITATION**

**CR# 824-129**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Redevelopment Law**”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential and civic facilities; and

**WHEREAS**, the Redevelopment Law empowers the Township of Saddle Brook (the “**Township**”), by and through its Mayor and Council (the “**Governing Body**”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under *N.J.S.A. 40A:12A-14*; and

**WHEREAS**, Township Planner, Nicholas Dickerson, PP/AICP had been directed to investigate whether the Block 611, Lot 1.01 located at 93-95 Market Street (the “**Study Area**”) qualified as an area in need of rehabilitation pursuant to the Redevelopment Law; and

**WHEREAS**, Mr. Dickerson prepared a report entitled “*Area in Need of Rehabilitation Study: Block 611, Lot 1.01*” dated July 1, 2024 which is attached hereto as Exhibit A (the “**Study Report**”); and

**WHEREAS**, the Study Report concludes that because (a) a significant portion of structures therein are in a deteriorated or substandard condition and (b) there is a pattern of vacancy, abandonment or underutilization of properties in the area, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

**WHEREAS**, on July 15, 2024 the Governing Body referred the Study Report and this

Resolution in draft form to the Planning Board for review and comment; and

**WHEREAS**, on July 17, 2024 the Planning Board returned this resolution and Study Report with a recommendation that the Study Area be delineated as an area in need of rehabilitation; and

**WHEREAS**, the Governing Body finds it to be in the best interest of the property owners within the Study Area to delineate the Study Area as an area in need of rehabilitation, and that based upon the Study Report and the Planning Board's recommendation, finds that the Study Area meets the criteria of *N.J.S.A. 40A:12A-14* of an area in need of rehabilitation.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Saddle Brook, County of Bergen, and State of New Jersey, as follows:

1. Based upon the facts reported in the Study Report and the recommendation of the Planning Board, the Mayor and Council find that the Study Area, consisting of Block 611, Lot 1.01 located at 93-95 Market Street, meets the eligibility criteria of *N.J.S.A. 40A:12A-14* for designation as an area in need of rehabilitation in that (a) a significant portion of structures therein are in a deteriorated or substandard condition and (b) there is a pattern of vacancy, abandonment or underutilization of properties in the area. The Mayor and Council further find that the designation of the Study Area as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall development of the Township of Saddle Brook in accordance with the requirements of *N.J.S.A. 40A:12A-14*.

2. The Mayor and Council hereby delineates the Study Area and all of the properties therein as an area in need of rehabilitation (hereinafter, the Study Area shall be the "**Rehabilitation Area**"), which delineation allows the Mayor and Council to, among other things, adopt redevelopment plans for all or part of the Rehabilitation Area, enter into

redevelopment agreements with redevelopers within the Rehabilitation Area, and adopt an ordinance pursuant to *N.J.S.A. 40A:12A-21, et seq.*, authorizing short-term tax exemptions and/or abatements to properties located within the Rehabilitation Area.

3. The Mayor and Council hereby directs the Township Clerk to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs in accordance with the Redevelopment Law.

4. All Township officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

5. This Resolution shall take effect immediately.


Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – absent  
Councilwoman Sanchez – absent  
Councilwoman Mazzer - yes  
Council President Accomando – yes

I hereby certify this to be a true resolution adopted by the Township Council at its Public meeting held on this 15 day of August, 2024.

  
Peter Lo Dico RMC CMC  
Township Clerk

## Appendix D | Planning Board Recommendation

### *Basile Birchwale and Pellino, LLP*

Counselors At Law

865 BROAD AVENUE  
RIDGEFIELD, NEW JERSEY 07657

PAUL L. BASILE (1915-1997)  
STEPHEN F. PELLINO (1951-2023)  
ALBERT H. BIRCHWALE  
ANTHONY P. CIALONE\*

TEL. (201) 945-8812  
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E-MAIL: law@bbplawyers.com

FLORENCE D. NOLAN\*\*  
OF COUNSEL

\*MEMBER OF N.J. AND D.C. BARS  
\*\*MEMBER OF N.J. AND N.Y. BARS

November 26, 2024

**BY EMAIL AND  
REGULAR MAIL**

Mayor and Council  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, New Jersey 07663

**Re: Redevelopment Plan for 93-95 Market Street**

To the Honorable Mayor and Council of the Township of Saddle Brook:

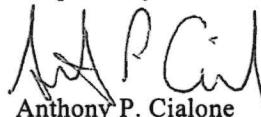
We write to you in our capacity as the attorneys to the Saddle Brook Planning Board. You have referred to the Planning Board for review and comment a redevelopment plan entitled "93-95 Market Street Redevelopment Plan" and a proposed ordinance adopting the redevelopment plan. Pursuant to the provisions of *N.J.S.A. 40A:12A-7e*, the redevelopment plan was considered at the Planning Board's regular meeting of November 25, 2024. The Planning Board has authorized me to write this letter report to the Mayor and Council.

The Planning Board determines that the proposed redevelopment plan is consistent with the master plan and, therefore, recommends its adoption. However, the Board further recommends that the Mayor and Council consider revising the redevelopment plan to provide for the following:

1. The redeveloper should submit an environmental study for the property and be responsible for any environmental remediation.
2. The redeveloper should be responsible for the cost of the temporary relocation of parking for the police department.

Should you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,



Anthony P. Cialone

APC:cas

cc: James Homs, Township Administrator, By Email  
Nicholas A. Dickerson, PP, AICP, Township Engineer, By Email  
Saddle Brook Planning Board, c/o Jayne Kapner, Board Secretary, By Email

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## Appendix E | Ordinance #1760-24

Ordinance adopting the Redevelopment Plan

### TOWNSHIP OF SADDLE BROOK

#### ORDINANCE # 1760-24

#### AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR 93-95 MARKET STREET

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “**Redevelopment Law**”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential and civic facilities; and

**WHEREAS**, the Redevelopment Law empowers the Township of Saddle Brook (the “**Township**”), by and through its Mayor and Council (the “**Governing Body**”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under N.J.S.A. 40A:12A-14(a); and

**WHEREAS**, on April 18, 2024, the Governing Body adopted Consent Resolution Nos. 424-50, which authorized Township Planner, Nicholas Dickerson, PP/AICP, of Colliers Engineering & Design, to investigate whether the Block 611, Lot 1.01 located at 93-95 Market Street (the “**Study Area**”) qualified as an area in need of rehabilitation pursuant to the Redevelopment Law; and

**WHEREAS**, Mr. Dickerson conducted said investigation and prepared a report entitled “*Area in Need of Rehabilitation Study: Block 611, Lot 1.01*” dated July 1, 2024 (the “**Study Report**”) accordingly; and

**WHEREAS**, the Study Report concluded that the Study Area qualified as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14(a)(1) and (3) because a significant portion of structures therein are in a deteriorated or substandard condition and there is a pattern of vacancy, abandonment or underutilization of properties in the area; and

**WHEREAS**, on July 15, 2024 the Governing Body referred the Study Report and a draft resolution delineating the Study Area as an area in need of rehabilitation to the Township of Saddle Brook's Planning Board (the "Planning Board") for review and comment pursuant to N.J.S.A. 40A:12A-14(a); and

**WHEREAS**, on July 17, 2024 the Planning Board returned said Study Report and draft resolution to the Governing Body with a recommendation that the Study Area be delineated as an area in need of rehabilitation and the resolution should be adopted, as is; and

**WHEREAS**, on August 15, 2024, the Governing Body adopted Consent Resolution No. 824-129, which established, among other things, 93-95 Market Street as an area in need of rehabilitation (the "**Area in Need of Rehabilitation**") and authorized the Governing Body to procure a redevelopment plan for the Area in Need of Rehabilitation; and

**WHEREAS**, the Mr. Dickerson prepared a redevelopment plan consistent with the requirements said forth in N.J.S.A. 40A:12A-7; entitled "*93-95 Market Street Redevelopment Plan*" and dated October 17, 2024, which is attached hereto as **Exhibit A** (the "**Redevelopment Plan**"); and

**WHEREAS**, the Redevelopment Plan was forwarded to the Planning Board for review, comment, and preparation of a report containing its recommendations concerning the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, on November 26, 2024, the Planning Board provided the Governing Body with its report dated November 26, 2024 containing its recommendations concerning the Redevelopment Plan (the “**Referral Report**”); and

**WHEREAS**, the Governing Body has reviewed the Planning Board’s Referral Report and has approved, disapproved, or changed, any recommendation contained within the Referral Report by a majority vote of its full authorized membership and has recorded in its minutes the reasons for not following the recommendations, if any as required by N.J.S.A. 40A:12A-7(e).

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Township of Saddle Brook, County of Bergen, and State of New Jersey, that:

1. The Governing Body hereby finds that the specifically delineated project area outlined in the Redevelopment Plan is located in an area in need rehabilitation as designated by the Governing Body on August 15, 2024 by Consent Resolution No. 824-129.

2. The Governing Body hereby adopts the Redevelopment Plan, attached hereto as Exhibit A, in its entirety.

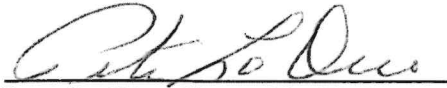
3. The Governing Body authorizes and directs the Township’s officials, employees, and agents to effectuate the Redevelopment Plan pursuant to N.J.S.A. 40A:12A:8.

4. The Governing Body authorizes and directs the Township’s officials, employees, and agents to take all action necessary and appropriate to effectuate the terms of this Ordinance.

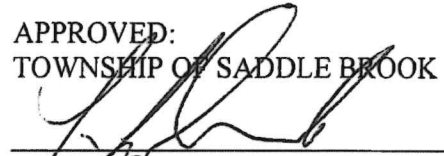
**BE IT FURTHER ORDAINED**, that each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect in accordance with the law and shall become effective immediately upon final passage and publication as required by law.

ATTEST:

  
Peter Lo Dico, Township Clerk

APPROVED:  
TOWNSHIP OF SADDLE BROOK

  
Todd J. Accomando  
Council President

  
Mayor Robert D. White

Introduced: December 5, 2024

Adopted: December 19, 2024