

TOWNSHIP OF SADDLE BROOK

ORDINANCE # 1793-25

AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN AMENDMENT 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 1, 2024 the Planning Board received 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, on December 19, 2024, the Governing Body adopted #1760-24, adopting a redevelopment plan for 93-95 Market Street; and

WHEREAS, the Township desires to amend the redevelopment plan for 93-95 Market Street to meet current market demands, and has directed Mr. Dickerson to prepare an amended redevelopment plan; 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 Amendment*" dated October 16, 2025, which is attached hereto as **Exhibit A** (the "**Redevelopment Plan Amendment**"); and

WHEREAS, the Redevelopment Plan Amendment was forwarded to the Planning Board

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

WHEREAS, on October 22, 2025, the Planning Board provided the Governing Body with its report dated October 22, 2025, containing its recommendations concerning the Redevelopment Plan Amendment (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 Amendment 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 Amendment, 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 Amendment 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:

APPROVED
TOWNSHIP OF SADDLE BROOK

Peter Lo Dico, Township Clerk

David Gierak
Council President

Mayor Robert D. White

Introduced: October 16, 2025

Adopted: