

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF HILLSIDE, COUNTY OF UNION, STATE OF
NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR
AN AREA IN NEED OF REDEVELOPMENT CONSISTING OF
BLOCK 1209, LOTS 7 AND 8 IN ACCORDANCE
WITH N.J.S.A. 40A:12A-1 ET SEQ.
0-18-03**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., on April 22, 2008, the Township Council adopted Resolution No. 2016-02-44 authorizing the Township of Hillside Planning Board (the "Planning Board") to undertake a preliminary investigation for an area of land known as Block 1209, Lots 7 and 8 as shown on the Township of Hillside Tax Map (the "Study Area"); and

WHEREAS, the Planning Board, pursuant to N.J.S.A. 40A:12A-6, undertook a Preliminary Investigation and, in conjunction therewith, prepared a map showing the boundaries of the Study Area, the location of the various parcels of property constituting the Study Area and a statement setting forth the basis for its Preliminary Investigation; and

WHEREAS, the Planning Board conducted a public hearing, duly noticed under the Local Redevelopment and Housing Law, on September 17, 2008, at which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area constituted an "area in need of redevelopment", were given an opportunity to be heard and all objections to such determination and evidence in support thereof, whether given orally or in writing, were received and considered by the Planning Board and made a part of the public record; and

WHEREAS, the Planning Board, after concluding its study of the matter, issued a report to the Township Council entitled "Area in Need of Redevelopment Study, Block 1209, Lots 7 and 8, Study Area, Township of Hillside, New Jersey" prepared by Michael Mistretta, PP #00575900 of Harbor Consultants, Inc., which Preliminary Investigation Report was dated July 2008; and

WHEREAS, at its hearing on September 17, 2008, the Planning Board, in Resolution No.2-2008 adopted on September 17, 2008, its conclusion that the Study Area met the criteria of an "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

WHEREAS, on October 28, 2008, the Township Council adopted Resolution No. R-08-307 designating the Study Area as an "area in need of redevelopment" and authorized the Township of Hillside to use all of the powers provided by the Legislature for use in the Study Area thus designating the Study Area as a "Central Avenue Redevelopment Area"; and

WHEREAS, the Township Council also directed the Planning Board to prepare a Redevelopment Plan for the Study Area pursuant to N.J.S.A. 40A:12A-7f of the Local Redevelopment and Housing Law; and

WHEREAS, Michael Mistretta, PP #00575900 of Harbor Consultants, Inc. was authorized on behalf of the Planning Board to prepare a Redevelopment Plan, which Redevelopment Plan is entitled “A Non-Condensation Redevelopment Plan for the Central Avenue Redevelopment Area”, last dated October, 2017; and

WHEREAS, the Township Council has reviewed and carefully considered the Redevelopment Plan and has found it to be satisfactory and now desires to adopt this Ordinance formally adopting the aforesaid Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Hillside, County of Union and State of New Jersey, as follows:

Section 1. The Redevelopment Plan, a copy of which is annexed hereto and made a part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

Section 2. This Ordinance constitutes an amendment to the zoning district map included in the Township’s zoning ordinance.

Section 3. A copy of this Ordinance and the Redevelopment Plan be forwarded, after introduction, to the Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section 6. This Ordinance shall take effect adoption and publication in the manner required by New Jersey law.

First Reading and Introduction on January 30, 2018

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
	X	Cook	X				
X		DeAugustine	X				
		Epps	X				
		Mobley	X				
		Mondella	X				
		Freedman, CVP					X
		Hyatt, CP	X				

TABLED February 27, 2018

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
X		Cook	X				
	X	DeAugustine	X				
		Epps	X				
		Mobley	X				
		Mondella	X				
		Freedman, CVP	X				
		Hyatt, CP	X				

Re- Introduction: March 27, 2018

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
X		Cook	X				
		DeAugustine					X
		Epps	X				
		Mobley	X				
		Mondella	X				
	X	Freedman, CVP	X				
		Hyatt, CP	X				

PUBLIC HEARING: APRIL 17, 2018

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
X		Cook	X				
		DeAugustine	x				
		Epps	X				
		Mobley					X
		Mondella	X				
	X	Freedman, CVP	X				
		Hyatt, CP	X				

FINAL ADOPTION: APRIL 17, 2018

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT	EXCUSED
X		Cook	X				
	X	DeAugustine	X				
		Epps	X				
		Mobley					X
		Mondella	X				
		Freedman, CVP	X				
		Hyatt, CP	X				

Andrea Hyatt, Council President

ATTEST:

Lorraine N. Messiah, Acting Township Clerk

Approved:

Dahlia O. Vertreese, Mayor

4-19-2018

Date

Vetoed: _____

Dahlia O. Vertreese, Mayor

Date

Returned to the Township Clerk with the following statement of objections:
