

**BOROUGH OF NORTH HALEDON**

**ORDINANCE #14-2023**

**ADOPTING AN AMENDMENT TO REDEVELOPMENT PLAN ENTITLED  
“BELMONT AVENUE REDEVELOPMENT PLAN”**

**WHEREAS**, on August 19, 2009, the Borough Council adopted Resolution No. 212-2009 which authorized the Planning Board to investigate whether the Block 30, Lots 12, 12.01, 13, 13.01, 13.02, 14, 15, 16 & 27.02 and Block 31, Lots 10, 10.04, 10.09, 11, 11.02, 11.03, 11.04 & 12 on the tax maps of the Borough of North Haledon constituted an area in need of redevelopment; and

**WHEREAS**, after receiving and reviewing the “Area in Need of Redevelopment Study, Belmont Avenue Study Area” report prepared for the Planning Board by Kauker and Kauker, LLC, dated December 8, 2011 the Planning Board recommended on December 8, 2011 that the Borough Council consider the investigation of additional parcels located at Block 30, Lots 9, 11 and 27; and

**WHEREAS**, the Mayor and Council received the December 8, 2011 report and recommendation of the Planning Board recommending the investigation of additional parcels located at Block 30, Lots 9, 11 and 27; and

**WHEREAS**, on February 15, 2012 the Borough Council adopted Resolution No. 52-2012 which authorized the Planning Board to conduct an additional investigation as to whether Block 30, Lots 9, 11 and 27 constituted an area in need of redevelopment; and

**WHEREAS**, after receiving and reviewing the amended “Area in Need of Redevelopment Study Belmont Avenue Study Area” report prepared for the Planning Board by Kauker and Kauker, LLC, dated May 10, 2012 the Planning Board recommended that Block 30, Lots 9, 11, 12, 12.01, 13, 13.01, 13.02, 14, 15, 16, 27 & 27.02 and Block 31, Lots 10, 10.04, 11, 11.02, 11.03, 11.04 & 12 on the tax maps of the Borough of North Haledon (hereinafter the “Study Area”) all be designated as an area in need of redevelopment; and

**WHEREAS**, the Mayor and Council received and reviewed the amended report prepared by Kauker and Kauker, LLC and the May 10, 2012 recommendation of the Planning Board recommending that the Study Area be designated as an area in need of redevelopment; and

**WHEREAS**, on August 15, 2012, the Borough Council adopted Resolution No. 171-2012 designating the Study Area as an area in need of redevelopment and authorizing the preparation of a redevelopment plan for what is known as the Belmont Avenue Redevelopment Area; and

**WHEREAS**, thereafter a redevelopment plan entitled "Belmont Avenue Redevelopment Plan, North Haledon, New Jersey" (“Plan”) was prepared by Kauker and Kauker, LLC for the Borough of North Haledon, and was the subject of public discussion at Borough Council meetings held on May 21, 2014, June 25, 2014 and July 9, 2014 after which, on July 9, 2014 the Borough Council (1) introduced Ordinance #16-2014 that would adopt the Plan and (2) adopted a resolution directing the Planning Board to review the Plan and transmit to the Borough Council a report containing the Planning Board's recommendations concerning the Plan pursuant to the requirements of N.J.S.A. 40A: 12A-7; and

**WHEREAS**, on August 6, 2014, the Borough Council received the Planning Board's findings and recommendations regarding the Plan and the Borough Council adopted Resolution #142-2014 to address Planning Board's recommendations regarding the Plan; and

**WHEREAS**, on August 6, 2014, the Borough Council held its second and final reading and adopted Ordinance #16-2014 which adopted the Plan, dated May 20, 2014 and last revised August 6, 2014; and

**WHEREAS**, on September 19, 2018, the Borough Council passed Ordinance #13-2018 authorizing an amendment to the Plan entitled “Belmont Avenue Redevelopment Plan, North Haledon, New Jersey” prepared by Kauker & Kauker, LLC with a revision date of April 5, 2018 (“Amended Plan”); and

**WHEREAS**, the Borough Council now wishes to revise and/or amend the Amended Plan pursuant to N.J.S.A. 40A:12A-7 and adopt the redevelopment plan entitled “Belmont Avenue Redevelopment Plan, North Haledon, New Jersey” prepared by Kauker & Kauker, LLC with a revision date of July 10, 2023, a copy of which is attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Mayor and Council of the Borough of North Haledon, County of Passaic, State of New Jersey, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth.

**Section 2.** This ordinance approves and adopts the redevelopment plan entitled “Belmont Avenue Redevelopment Plan” dated July 10, 2023, prepared by Kauker & Kauker, LLC for the Borough of North Haledon which is attached hereto and incorporated herein as Exhibit A (the “Plan”).

**Section 3.** The Plan shall supersede the provisions of the Borough’s zoning ordinances except as noted within the Plan.

**Section 4.** The Zoning Map of the Borough of North Haledon is hereby amended to identify the Belmont Avenue Redevelopment Plan for Block 30, Lots 9, 11, 12, 12.01, 13, 13.01, 13.02, 14, 15, 16, 27, and 27.02; and Block 31, Lots 10, 10.04, 10.09, 11, 11.02, 11.03, 11.04, and 12.

**Section 5.** The Plan shall be implemented in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.

**Section 6.** If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

**Section 7.** Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

**Section 8.** This Ordinance shall take effect upon the final passage and publication pursuant in accordance with applicable law.

## **EXHIBIT A**

### **BELMONT AVENUE REDEVELOPMENT PLAN**

#### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the above ordinance was introduced and passed first reading at the Regular Meeting of the Mayor and Council of the Borough of North Haledon on July 19, 2023, and will be considered for final passage after public hearing at the Regular Meeting of the Mayor and Council to be held on August 16, 2023 at the Municipal Bldg., 103 Overlook Ave., North Haledon, NJ at 7:30 p.m., or shortly thereafter at which time anyone interested therein or affected thereby will be given an opportunity to be heard

Notice is hereby given that the above ordinance passed its second and final reading at the Regular Meeting of the Mayor and Board of Council of the Borough of North Haledon which was held on September 20, 2023 at 103 Overlook Avenue, North Haledon, NJ 07508, and is hereby declared a passed ordinance in accordance with law.

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Randy George, Mayor

Passed first reading on  
July 19, 2023

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Renate Elatab  
Municipal Clerk

Passed second and final reading  
September 20, 2023

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Renate Elatab  
Municipal Clerk

