

BOROUGH OF HIGHLAND PARK  
ORDINANCE NO. 20-2000

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE  
BOROUGH OF HIGHLAND PARK, COUNTY OF  
MIDDLESEX, NEW JERSEY, AUTHORIZING THE  
ADOPTION OF A REDEVELOPMENT PLAN FOR 433  
CLEVELAND AVENUE PURSUANT TO THE LOCAL  
REDEVELOPMENT AND HOUSING LAW, N.J.S.A.  
40A:12A-1 ET SEQ.**

**WHEREAS**, the Borough of Highland Park, a public body corporate and politic of the State of New Jersey (the "**Borough**") is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation; and

**WHEREAS**, by Ordinance No. 16-1921, adopted on December 20, 2016, the Borough Council declared the entire Borough, including the property commonly known as 433 Cleveland Avenue and identified as Block 153, Lots 15, 17, 18 and 19, Block 154, Lots 6.01, 10 and 11 and Block 191, Lots 6.01 and 6.02 on the Official Tax Map of the Borough (the "**Property**") an 'area in need of rehabilitation'; and

**WHEREAS**, pursuant to the Redevelopment Law the Borough Council caused a redevelopment plan, to be prepared for the Property, entitled the "433 Cleveland Avenue Redevelopment Plan" (the "**Redevelopment Plan**"), attached hereto as *Exhibit A*; and

**WHEREAS**, the Borough Council, referred the Redevelopment Plan to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40A:12A-7(e)*; and

**WHEREAS**, the Planning Board, at a duly noticed and constituted public meeting, has reviewed the Redevelopment Plan;

**WHEREAS**, following such review the Planning Board has rendered its report and recommendations to the Borough Council and by resolution recommended the adoption of the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7(e)*; and

**WHEREAS**, the Borough Council hereby finds that the Redevelopment Plan helps to achieve the Borough's Master Plan Goals And Objectives and it that it is appropriate for the Redevelopment Plan to be adopted for the Property; and

**WHEREAS**, the Borough Council now desires to adopt the Redevelopment Plan and to direct that the applicable provisions of the Borough's Zoning Ordinance and Map be amended and superseded to reflect the provisions of the Redevelopment Plan, as and to the extent set forth therein.

**NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF HIGHLAND PARK AS FOLLOWS:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** The recommendations of the Planning Board are hereby accepted, and the Redevelopment Plan, attached hereto as Exhibit A, is hereby adopted pursuant to the terms of the Redevelopment Law.

**Section 3.** The zoning district map and the zoning ordinance of the Borough are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

**Section 4.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

**Section 6.** This Ordinance shall take effect in accordance with all applicable laws.

Introduced and passed on first reading: February 4, 2020

ADOPTED: April 21, 2020

ATTEST:

APPROVED: April 21, 2020

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Joan Hullings, Borough Clerk

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Gayle Brill Mittler, Mayor