

BOROUGH OF HIGHLAND PARK  
ORDINANCE NO. 21-2030

ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF HIGHLAND PARK, COUNTY OF MIDDLESEX, NEW JERSEY, AUTHORIZING THE ADOPTION OF THE "DOWNTOWN REDEVELOPMENT PLAN FOR TRACTS A-D" 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, as described in the Redevelopment Plan (defined below) the property identified as Tract A: Block 1704 [173], Lots 41-49 & Portion of Lot 20, Tract B: Block 2201 [13], Lots 6 & 9, Tract C: Block 2202 [22], Lots 4, 32.02 & 33.01, and Tract D: Block 1604 [158], Lots 20-26, 42, 50-51 & Portion of Lot 47; and Block 1603 [162], Lots 36-38 on the Official Tax Map of the Borough (the "Property") an "area in need of rehabilitation", "area in need of redevelopment" or a "condemnation area in need of redevelopment"; and

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

WHEREAS, on April 13, 2021 the Borough Council adopted Resolution No. 2021-01 referring the Redevelopment Plan to the Borough Planning Board (the "Planning Board") for its review and recommendation pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board, at duly noticed and constituted public meetings held on May 13, 2021, June 10, 2021, and July 8, 2021 reviewed the Redevelopment Plan;

WHEREAS, following such review the Planning Board has rendered its report and recommendations to the Borough Council pursuant to N.J.S.A. 40A:12A-7(e) in the form of Resolution P2021-04 Approved June 10, 2021 and Memorialized on July 8, 2021 (the "Report"); and

WHEREAS, the Borough Council has received the Report and has determined to accept all of the recommendations of the Planning Board as set forth in the Report and include same in the Redevelopment Plan; and

WHEREAS, hereby finds that the Redevelopment Plan helps is substantially consistent with, or designed to effectuate the Borough's Master Plan; 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 BOROUGH 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 Report from the Planning Board is 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 on first reading  
by title: August 3, 2021

ADOPTED: September 14, 2021  
ATTEST:

APPROVED: September 14, 2021

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Joan Hullings, Borough Clerk

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Gayle Brill Mittler, Mayor

**Exhibit A**

Downtown Redevelopment Plan for Tracts A-D

To view/download the plan: <https://www.hpboro.com/home/showdocument?id=3725>

Hard copies of the plan are available for review in the Borough Clerk's office at Borough Hall,  
221 So. 5<sup>th</sup> Avenue, Highland Park, NJ 08904.