

ORDINANCE NO. 26-07

**AN ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, ADOPTING
THE BLOCK 301, LOT 3.04 REDEVELOPMENT PLAN**

Hereto introduced on the 19th day of February, 2026 at 6:00 PM did pass on first reading and that said Ordinance be further considered for final passage at a meeting to be held on the 16th day of March, 2026 at 7:00 PM or as soon thereafter as the matter can be reached at the regular meeting place of the Borough Council, Borough Hall, 188 Pascack Road, Woodcliff Lake, New Jersey and that at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance, and that the Borough Clerk is hereby authorized and directed to publish said Ordinance according to law with a notice of introduction and passage on first reading and of the time and place when and where said Ordinance be further considered.

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the "LRHL") authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment" as described in Section 5 of the Redevelopment Law; and

WHEREAS, on October 21, 2024, the Borough Council of the Borough of Woodcliff Lake (the "Council") adopted Resolution #24-222, which authorized and directed the Borough of Woodcliff Lake Land Use Board (the "Board") to conduct a preliminary investigation to determine whether Block 301, Lot 3.04 as shown on the Tax Map of the Borough of Woodcliff Lake (the "Property"), meets the criteria set forth in Section 5 of the LRHL and should be designated as a "Non-Condensation Area In Need of Redevelopment;" and

WHEREAS, on behalf of the Board, DMR Architects ("DMR") issued a report of Preliminary Investigation for Determination of an area in need of redevelopment dated January 2025 (the "Preliminary Investigation"), which concluded, for the reasons stated therein, that the Property meets certain criteria under the LRHL supporting a declaration that the Property is a non-condemnation redevelopment area; and

WHEREAS, the Planning Board held a duly noticed public hearing on April 22, 2025, concerning the above-referenced Preliminary Investigation; and

WHEREAS, at the April 22, 2025, public hearing, the Planning Board further concurred and agreed with the reasons stated in the Preliminary Investigation that the Property constitutes and meets certain criteria under the LRHL supporting the recommendation that the Property be determined and declared a non-condemnation "area in need of redevelopment"; and

WHEREAS, on June 16, 2025, the Council adopted Resolution #25-185 declaring the Property a non-condemnation area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, FAR Planning prepared a redevelopment plan dated February 2026 (the "Redevelopment Plan") for the Property, a copy of which is attached hereto as Exhibit A; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(d)-(e), upon introduction of this Ordinance, the Redevelopment Plan shall be referred to the Borough's Land Use Board for review of the Redevelopment

Plan and a determination of its consistency with the Borough of Woodcliff Lake Master Plan within forty-five (45) days of referral.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, State of New Jersey, that:

Section 1. Pursuant to N.J.S.A. 40A:12A-7 the Council hereby accepts and approves the Redevelopment Plan, as attached hereto as Exhibit A and as set forth herein, and hereby adopts said Redevelopment Plan.

Section 2. 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 3. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 4. To the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Borough's development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Borough's zoning ordinance shall be deemed amended accordingly.

Section 5. This Ordinance shall take effect upon passage and publication in accordance with applicable law.