

**BOROUGH OF WOODCLIFF LAKE  
ORDINANCE NO. 23-03**

**ORDINANCE OF THE COUNCIL OF THE BOROUGH OF WOODCLIFF  
LAKE, COUNTY OF BERGEN, NEW JERSEY, ADOPTING THE  
“REDEVELOPMENT PLAN FOR 188 BROADWAY” FOR BLOCK 2701,  
LOT 3**

**THE COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE DOES HEREBY ORDAIN AS FOLLOWS:**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6 of the Redevelopment Law, the Council (the “**Borough Council**”) of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey (the “**Borough**”) must authorize the Planning Board of the Borough (the “**Planning Board**”) to conduct an investigation of the area and make recommendations to the Borough Council; and

**WHEREAS**, the Mayor and Borough Council, by Resolution dated May 25, 2022 authorized and directed the Planning Board to undertake a preliminary investigation to determine if a specific area located at Block 2701, Lot 3 on the tax map of the Borough or any portions thereof (together, the “**Study Area**”) constituted an area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

**WHEREAS**, the aforesaid Resolution authorized the Planning Board to investigate the Study Area as a Non-Condemnation Redevelopment Area (as defined in N.J.S.A. 40A:12A-6(a) of the Redevelopment Law); and

**WHEREAS**, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

**WHEREAS**, the Planning Board properly noticed a public hearing on the preliminary investigation of the Study Area which conforms to the Redevelopment Law; and

**WHEREAS**, on December 19, 2022, the Planning Board conducted a public hearing in accordance with the Redevelopment Law and after due consideration of the preliminary investigation and the comments and objections from the public made part of the public record

and after consulting appropriate municipal departments and counsel, adopted a Resolution recommending the Borough Council designate the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the Borough Council accepted the recommendation of the Planning Board and on December 22, 2022, adopted Resolution #R22-28 designating Lot 3 in Block 2701 (the “**Redevelopment Area**”) as an area in need of redevelopment under the Redevelopment Law; and

**WHEREAS**, the Borough Council engaged the firm of Phillips Preiss Grygiel Leheny Hughes LLC (“**PPGLH**”) to prepare a redevelopment plan in accordance with N.J.S.A. 40A:12A-7 for the Redevelopment Area entitled “Redevelopment Plan for 188 Broadway” (the “**Redevelopment Plan**”) attached hereto as Exhibit A, providing the development standards for the Redevelopment Area; and

**WHEREAS**, the Planning Board received and carefully considered the Redevelopment Plan and upon finding it to be satisfactory recommended its passage to the Borough Council; and

**WHEREAS**, the Borough 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; and

**WHEREAS**, the Borough Council believes the adoption of the Redevelopment Plan is in the best interests of the Borough and has determined to adopt the Redevelopment Plan to ensure the success of redevelopment with the Redevelopment Area in conformity with the Borough’s redevelopment objectives; and

**WHEREAS**, the Commissioner of the Department of Community Affairs of the State of New Jersey by letter dated February 2, 2023 has approved the designation of the Study Area as an “area in need of redevelopment”.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey, as follows:

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

Section 2. The Redevelopment Plan, attached hereto as Exhibit A is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7f.

Section 3. The zoning district map included in the zoning ordinance of the Borough is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Borough’s municipal code, as and where indicated.

Section 4. The Mayor and Council hereby declare that it, without the designation of any other redevelopment entity as defined in the Redevelopment Law, shall exercise all of the powers and discharge all of the duties of the redevelopment entity for purposes of clearance, re-planning , development and redevelopment of the Redevelopment Area and , without limiting the generality of the foregoing, shall be the sole body empowered by the Borough to enter into redevelopment agreements with redevelopers, subject to such limitation and requirements as are prescribed by the Redevelopment Law.

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. 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 7. 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 8. This Ordinance shall take effect in accordance with all applicable laws.