

**ORDINANCE NO. 1094-21**

**ORDINANCE OF THE BOROUGH OF DEMAREST  
ADOPTING THE AMENDED REDEVELOPMENT PLAN PRODUCED BY COLLIERS  
ENGINEERING (FORMERLY MASER CONSULTING) ON BEHALF OF THE  
BOROUGH OF DEMAREST**

**WHEREAS**, the Borough of Demarest (hereinafter 'the Borough') filed a complaint for declaratory and injunctive relief seeking a judgment of compliance and repose on July 8, 2015 under Docket number BER-L-6301-15 (hereinafter the 'Litigation'); and

**WHEREAS**, the Borough of Demarest agreed to settle the said Litigation with all parties through a negotiated Settlement Agreement (hereinafter the 'Agreement') on December 27, 2017, executed by the Borough on January 27, 2018; and

**WHEREAS**, as part of the Agreement, in Section 12c, the Borough agreed to adopt a Redevelopment Plan for the Downtown Area previously designated an Area in Need of Rehabilitation as that term is defined by statute; and

**WHEREAS**, the Council by resolution dated July 24, 2017, designated the following tax lots as an area in need of rehabilitation: Block 23, Lots 9, 10, 12, 13, 14, 15, 16, 17.01, 17.02, 19, 20, 21 and 23, Block 46, Lots 39.01, 40.01, 41.02, 41.01, 50, 51, 52, 664, 760 and 764, Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02, and

**WHEREAS**, the Borough Council authorized Maser Consulting to prepare a Redevelopment Plan for the Rehabilitation Area; and

**WHEREAS**, Maser Consulting developed and delivered a Redevelopment Plan for the aforementioned area dated September 12, 2019, and

**WHEREAS**, said plan was adopted by the Borough Council, after a public hearing, on December 16, 2019; and

**WHEREAS**, the plan was previously amended by Ordinance #1075-20, adopted by the Borough Council, after a hearing, on February 22, 2020; and

**WHEREAS**, having reconsidered the Redevelopment Plan, the Borough Council has concluded that the Redevelopment Plan requires revisions and amendments to conform to the agreed upon terms of the Settlement Agreement, and

**WHEREAS**, a revised and amended Downtown Redevelopment Plan dated June 23, 2021, has been drafted and submitted by Colliers Engineering & Design; and

**WHEREAS**, the revised Redevelopment Plan conforms to the Borough's Master Plan and Housing Element Fair Share Plan, which has been previously adopted and will provide realistic opportunity for the construction of affordable unrestricted family dwellings units in the above referenced area.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Demarest, Bergen County, State of New Jersey, hereby adopt the revised and amended Redevelopment Plan dated June 23, 2021, prepared by Colliers Engineering & Design on behalf of the Borough; and

**BE IT FURTHER ORDAINED**, that a copy of this Ordinance, and the Redevelopment Plan, shall be served upon the Planning Board of the Borough of Demarest for review and comment after introduction on first reading hereof; and

**BE IT FURTHER ORDAINED**, that upon adoption, this Ordinance, and the Redevelopment Plan shall be served upon the Commissioner of Community Affairs.

Borough of Demarest

BY:   
MELINDA J. IANNUZZI, MAYOR

Attest:

  
Susan Crosman-Borough Clerk

Introduced: June 28, 2021

Adopted: July 26, 2021