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**BOROUGH OF MAYWOOD**  
**15 Park Avenue, Maywood, NJ 07607**

**ORDINANCE #7-22**  
**AN ORDINANCE TO ADOPT THE EAST HUNTER**  
**AVENUE REDEVELOPMENT PLAN**

**WHEREAS** the Borough of Maywood is in the process of addressing its affordable housing obligations pursuant to a settlement agreement entered into in 2019 between the Borough, the Hoffman family, and Fair Share Housing Center, under the supervision of the court appointed Special Master; and

**WHEREAS** as part of this process the Borough authorizes the process to evaluate whether certain property located in the Borough qualified as an area in need of redevelopment and would be suitable for the enactment of a redevelopment plan to facilitate the development of affordable housing; and

**WHEREAS** on April 13, 2021, the Borough of Maywood adopted a resolution designating certain properties in the East Hunter Avenue Area as a non-condemnation area in need of redevelopment; The authorizing resolution also approved the preparation of a redevelopment plan, now known as the East Hunter Avenue Redevelopment Plan, most recently revised as of June 2022; and

**WHEREAS** to implement its obligations under the Settlement Agreement, the Borough Council has authorized the preparation of the East Hunter Avenue Redevelopment Plan, includes properties totaling 5.7 acres also known as Block 126, Lots 4344 and 45; Block 127, Lots 1, 2 and 3; and Block 131, Lot 16 and 17 on the tax map of the Borough; and

**WHEREAS** the Redevelopment Plan will help in the implementation of the settlement agreement to provide for 53 market rate and 13 low- and moderate-income rate housing units in the Borough, consistent with the aforesaid Settlement Agreement; and

**WHEREAS** the redevelopment law requires that the Redevelopment Plan be codified by way of ordinance, which shall include the review and consideration of this Redevelopment Plan by the Planning Board as required by law;

**NOW THEREFORE BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MAYWOOD AS FOLLOWS:**

**SECTION 1.** - The Borough Council hereby adopts the East Hunter Avenue Redevelopment Plan, for properties known as Block 126, Lots 4344 and 45; Block 127, Lots 1, 2 and 3; and Block 131, Lot 16 and 17.

**SECTION 2.** - The adoption of the East Hunter Avenue Redevelopment Plan supersedes and replaces the create existing zoning ordinance for these particular properties in the Borough.

**SECTION 3.** - All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION 4.** - If any portion or clause of this ordinance is deemed invalid for any reason whatsoever by a court of competent jurisdiction, said findings shall not affect the validity or constitutionality of any other part or portions of this ordinance.

**SECTION 5.** - The effective date of this ordinance shall be July 7, 2022 after its final passage by the Borough and Notice of Adoption is published and in the time and in the manner prescribed by the laws of the State of New Jersey.

**SECTION 6.** – The Zoning Map of the Borough is hereby amended to incorporate the provisions of this Redevelopment Plan.

**SECTION 7.** - Copies of this ordinance shall be published in full in the designated newspapers of the Borough; copies shall be provided to Fair Share Housing Center, the Honorable Christine A. Harrington, J.S.C. (Ret.), the court-appointed Special Master and Charles H. Sarlo, Esq. A copy of the entire redevelopment plan shall also be available on the Borough website at <http://www.maywoodnj.com/> and shall be available for public inspection at Borough Hall during normal business hours.

Date: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Richard Bolan, Mayor

ATTEST: \_\_\_\_\_

Barbara L. Dispoto, RMC/CMC  
Borough Clerk

**Introduction-1<sup>st</sup> Reading****Date: June 14, 2022**

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilwoman Cicarelli						X	
Councilman Conoscenti			X				
Councilwoman Flynn		X	X				
Councilman Roer			X				
Councilman Ullman			X				
Council President DeMuro	X		X				

**Adoption-2<sup>nd</sup>/Final Reading****Date:**

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilwoman Cicarelli							
Councilman Conoscenti							
Councilwoman Flynn							
Councilman Roer							
Councilman Ullman							
Council President DeMuro							

**CERTIFICATION**

I, Barbara L. Dispoto, Municipal Clerk of the Borough of Maywood in the County of Bergen and the State of New Jersey do hereby certify that the foregoing ordinance is a true copy of the original ordinance duly passed and adopted on second reading by the Governing Body at the meeting of \_\_\_\_\_, 2022.

Date: \_\_\_\_\_

\_\_\_\_\_  
Barbara L. Dispoto, RMC/CMC  
Borough Clerk