

**BOROUGH OF PALISADES PARK  
BERGEN COUNTY, NEW JERSEY**

**ORDINANCE NO. 2025-19**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR CERTAIN PROPERTIES IN THE  
BOROUGH OF PALISADES PARK, COUNTY OF BERGEN, STATE OF NEW JERSEY, PURSUANT  
TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Borough Council of the Borough of Palisades Park (the “Borough”), pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq., the “LRHL”), previously adopted a resolution designating certain properties identified as block 505 and lot 4 as an “Area in Need of Redevelopment” (the “Redevelopment Area”); and

**WHEREAS**, the Borough Council authorized the Borough of Palisades Park Planning Board (the “Planning Board”) to prepare a redevelopment plan for the Redevelopment Area in accordance with N.J.S.A. 40A:12A-7; and

**WHEREAS**, the Planning Board prepared a redevelopment plan entitled “15 Grand Avenue Redevelopment Plan,” dated May 22, 2025, which establishes goals, objectives, permitted uses, design standards, and development requirements for the Redevelopment Area (the “Redevelopment Plan”); and

**WHEREAS**, the Borough Council received the Redevelopment Plan and introduced this Ordinance for first reading on May 27, 2025; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e), the Borough Council referred the Redevelopment Plan to the Planning Board for review and recommendation as to its consistency with the Borough’s Master Plan; and

**WHEREAS**, the Planning Board reviewed the Redevelopment Plan and adopted a Resolution dated May 22, 2025, finding the Plan to be substantially consistent with the Master Plan and recommending its adoption; and

**WHEREAS**, the Borough Council held a duly noticed public hearing on this Ordinance on June 23, 2025, at which members of the public were given the opportunity to speak, and the Council considered all comments and input received; and

**WHEREAS**, the Borough Council finds that the adoption of the Redevelopment Plan is in the best interest of the Borough and promotes the health, safety, morals, and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, as follows:**

**SECTION 1.** The Redevelopment Plan entitled “15 Grand Avenue Redevelopment Plan,” prepared by the Planning Board and attached hereto as *Exhibit A*, is hereby adopted in its entirety pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7.

**SECTION 2.** The Zoning Map of the Borough of Palisades Park is hereby amended to reflect the boundaries and regulations established in the Redevelopment Plan.

**SECTION 3.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed or amended to the extent of such inconsistency.

**SECTION 4.** If any section, paragraph, clause, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to that section, paragraph, clause, or provision and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION 5.** This Ordinance shall take effect as provided by law following final adoption and publication in accordance with law.

Approved:

Attest:

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Chong Paul Kim, Mayor

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Sophia H. Jang, Borough Clerk

First Reading: May 27, 2025

Second Reading: June 23, 2025