

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

ORDINANCE # 2026-11

**ORDINANCE OF THE BOROUGH OF PALISADES PARK, COUNTY OF BERGEN,
NEW JERSEY, ADOPTING REDEVELOPMENT PLAN FOR THE TAMARES
MANAGEMENT SITE, CONSISTING OF BLOCK 504, LOTS 1-5 & 10 (121-131 WEST
RUBY AVENUE & 20-40 FAIRVIEW STREET), IN ACCORDANCE WITH THE LOCAL
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, on April 28, 2025, the Borough Council (the “**Borough Council**”) of the Borough of Palisades Park (the “**Borough**”) adopted a Resolution designating the properties identified as Block 504, Lots 1-5 & 10 (121-131 West Ruby Avenue & 20-40 Fairview Street) on the Borough’s Tax Maps (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the New Jersey Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), and authorizing the preparation of a redevelopment plan for the Redevelopment Area; and

WHEREAS, in connection with consolidated affordable housing litigation captioned *Fan Associates v. Palisades Park, et al.*, Docket No. BER-L-566-23, the Superior Court of New Jersey also directed the preparation of such a redevelopment plan as well; and

WHEREAS, Phillips Preiss, in tandem with Borough Planner Kauker & Kauker, prepared a redevelopment plan for the Redevelopment Area, entitled “Block 504, Lots 1-5 & 10, 121-131 West Ruby Avenue & 20-24 Fairview Street Redevelopment Plan”, dated as of March 2026 as amended and supplemented (the “**Redevelopment Plan**”); and

WHEREAS, pursuant to the Redevelopment Law, the Borough Planning Board (the “**Planning Board**”) must review the Redevelopment Plan, and transmit its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of *N.J.S.A. 40A:12A-7(e)* of the Redevelopment Law; and

WHEREAS, it is anticipated that the Planning Board will in fact review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council, in accordance with both the provisions of Section 7 of the Redevelopment Law and the timeframes established by the Superior Court in the above noted consolidated affordable housing litigation, all before the same is finally heard and adopted by the Council; and

WHEREAS, upon the receipt of the Planning Board’s recommendations relating to the Redevelopment Plan before final hearing and adoption hereon, the Borough Council is satisfied therewith, and now believes the adoption of the Redevelopment Plan is in the best interests of the Borough and desires to approve same.

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

Section 2. The Redevelopment Plan is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.

Section 3. The zoning district map included in the zoning ordinance of the Borough is hereby now 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 with respect to the Redevelopment Area, as and where indicated.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. This Ordinance shall take effect in accordance with all applicable laws.

ATTEST:

Sophia H. Jang, Borough Clerk

Chong Paul Kim, Mayor

First Reading: April 28, 2026

Second Reading: May 26, 2026