



Borough of Palisades Park

275 Broad Avenue
Palisades Park, NJ 07650

Planning Board

NOTICE OF PLANNING BOARD MEETING CONCERNING THE BOARD'S CONSISTENCY REVIEW WITH RESPECT TO CERTAIN OVERLAY ZONING, ZONING FOR THE GOLDEN VALUE SITE, AND THE TAMARES MANAGEMENT REDEVELOPMENT PLAN

PLEASE TAKE NOTICE that on May 20, 2026 at 7:00 p.m. at Borough Hall, located at 275 Broad Avenue, Palisades Park, New Jersey 07650, in accordance with the Municipal Land Use Law, more particularly N.J.S.A. 40:55D-62a, the Planning Board of the Borough of Palisades Park, County of Bergen, State of New Jersey (the "Borough" when referencing the municipality, and the "Planning Board" when referencing the Board), at a regular meeting, will conduct a consistency review to determine whether certain overlay zoning (with respect to Bergen Boulevard, Route 5, and Bellview Place), zoning for the Golden Value site (Block 716, Lots 20, 21 & 22), and the Tamares Management Redevelopment Plan (Block 504, Lot 1-5 and 10), are substantially consistent with the land use plan element of Borough's Master Plan, and with the Housing Element and Fair Share Plan thereof ("HEFSP") adopted by the Planning Board on March 25, 2026 and endorsed by the Borough on April 28, 2026.

Following public comment and hearing on the matter, the Planning Board shall consider whether the forgoing legislation, introduced on first reading by the Borough Council on April 28, 2026, is substantially consistent with the Borough's Master Plan, as well as substantially consistent with the HEFSP component thereof. The forgoing legislation was introduced by the Borough Council as indicated both pursuant to and consistent with the HEFSP, as well as various orders of the Superior Court of New Jersey entered in connection with the ongoing issue of the Borough's affordable housing compliance obligations.

The HEFSP delineates the actions taken, and to be taken, by the Borough to satisfy its affordable housing responsibilities under applicable laws, including without limit the introduction and passage of the above noted legislation. The HEFSP, an element of the Borough's Master Plan, describes how the Borough will meet its Third and Fourth round affordable housing obligations through various compliance mechanisms, including the noted zoning and redevelopment plan requirements.

A copy of both the HEFSP, and any other relevant documents (including certain overlay zoning (with respect to Bergen Boulevard, Route 5, and Bellview Place), zoning for the Golden Value site, and the Tamares Management Redevelopment Plan), are all on file and available for public inspection and/or photocopying (at requestor's expense) during normal business hours, beginning on Friday, May 8, 2026, in the Borough Clerk's office and the Planning Board Secretary's office located at 275 Broad Avenue, Palisades Park, New Jersey and also posted on the Borough's website. Any party interested in commenting on the consistency review to be undertaken, may do so at the public hearing or may submit written comments to the Planning Board prior to the public hearing date, in accordance with the rules of the Planning Board.

Lucy S. Hanrahan
Planning Board Secretary