

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-11**

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 902, LOTS 3 & 4 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF ELMWOOD PARK NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12A-7

WHEREAS, by Resolution No. R-68-25, adopted on February 6, 2025, the Mayor and Council of the Borough of Elmwood Park authorized and directed the Planning Board of the Borough of Elmwood Park to undertake a preliminary investigation to determine whether the areas commonly known as 41 Slater Drive, Elmwood Park N.J., being also known and designated as Block 902, Lots 3 & 4 as shown on the Tax Map of the Borough of Elmwood Park, may be determined to be non-condemnation areas in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-1 et seq., which shall not authorize the Borough of Elmwood Park to exercise the power of eminent domain to acquire any property within the delineated area; and

WHEREAS, the Planning Board caused DMR Architects to conduct a preliminary investigation of the Study Area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, DMR Architects conducted the preliminary investigation of the Study Area, prepared a map of the Study Area, and prepared a report entitled “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment (Non-Condensation),” dated June 18, 2025 (hereinafter the “Study”); and

WHEREAS, following notice and publication as required by law, a public hearing concerning the Study was held by the Planning Board on July 9, 2025, at which time all persons who were interested in or would be affected by a determination that the Study Area is an area in need of redevelopment were given an opportunity to be heard; and

WHEREAS, following such hearing, the Planning Board accepted the recommendations contained in the Study and recommended to the Mayor and Council the designation of 41 Slater Drive, Elmwood Park N.J., being also known and designated as Block 902, Lots 3 & 4 as shown on the Tax Map of the Borough of Elmwood Park as a non-condemnation area in need of redevelopment; and

WHEREAS, the Mayor and Council adopted Resolution R-274-25 on August 21, 2025, declaring the study area at 41 Slater Drive, Elmwood Park N.J., being also known and designated as Block 902, Lots 3 & 4 as shown on the Tax Map of the Borough of Elmwood Park as a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Mayor and Council thereafter authorized DMR Architects to undertake the preparation of a redevelopment plan with respect to the redevelopment of 41 Slater Drive, Elmwood Park N.J., being also known and designated as Block 902, Lots 3 & 4 as shown on the Tax Map of the Borough of Elmwood Park, pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, DMR Architects submitted a proposed Redevelopment Plan for Block 902, Lots 3 & 4, Borough of Elmwood Park, New Jersey, dated October, 2025; and

WHEREAS, the Mayor and Council adopted Resolution 326-25 on October 17, 2025, referring the Proposed Redevelopment Plan for Block 902, Lots 3 & 4 to the Planning Board for review and recommendation; and

WHEREAS, subject to the review and recommendation of the Planning Board of the Borough of Elmwood Park, the Mayor and Council is desirous of implementing such Proposed Redevelopment Plan for Block 902, Lots 3 & 4 through the adoption of a Redevelopment Plan Ordinance pursuant to N.J.S.A. 40A:12A-7.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Elmwood Park, Bergen County, New Jersey, as follows:

SECTION 1. Findings. The findings set forth in the preamble to this ordinance are hereby incorporated as if fully restated herein.

SECTION 2. Adoption of Redevelopment Plan. The 41 Slater Drive Redevelopment Plan, Block 902, Lots 3 & 4, Borough of Elmwood Park, Bergen County, New Jersey (hereinafter referred to as the “Redevelopment Plan”), prepared on behalf of the Borough of Elmwood Park by DMR Architects, dated October, 2025, a copy of which is annexed hereto as Exhibit A and is on file in the Office of the Borough Clerk and is available for public inspection, is hereby adopted as the Redevelopment Plan in

accordance with N.J.S.A. 40A:12A-7, for the planning, development, redevelopment, or rehabilitation of the following parcel determined to be in a non-condemnation area in need for redevelopment: 41 Slater Drive, Elmwood Park, New Jersey, also known and designated as Block 902, Lots 3 & 4 as shown on the Tax Assessment Map of the Borough of Elmwood Park. The Redevelopment Area consists of two tax parcels with a total area of approximately 10.64 acres located in the central-western portion of the Borough and is bounded generally by River Drive to the East, Slater Drive to the South, the ProLogis Warehouse (Block 902, Lots 2 & 10) and Passaic River to the West, and Interstate Highway Rt. 80 to the North.

SECTION 3. Inconsistency. This Redevelopment Plan shall supersede all applicable provisions of Chapter 34, Zoning and Site Plan Review, of the revised General ordinances of the Borough of Elmwood Park (hereinafter referred to as the “Land Use Regulations”) regulating development within the redevelopment area addressed by this Redevelopment Plan. In the event of a conflict between the provisions of the Redevelopment Plan and the Land Use Regulations, the provisions of the Redevelopment Plan shall govern. In all situations where land use issues are not specifically addressed in the Redevelopment Plan or where the provisions of the Land Use Regulations are indicated in the Redevelopment Plan as being applicable, the Land Use Regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Borough Mayor and Council of the Borough of Elmwood Park shall constitute an amendment of the Borough of Elmwood Park Zoning Map to designate Block 902, Lots 3 & 4 as being within the redevelopment area governed by the provisions of the Redevelopment Plan.

SECTION 4. Severability. If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

SECTION 5. Effective date. This ordinance shall take effect immediately following passage and publication as required by law, and it shall be filed with the Planning Board of the County of Bergen.

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____
Robert Colletti, Mayor

Introduced: April 2, 2026
Adopted: April 16, 2026