

BOROUGH OF DEMAREST COUNTY OF BERGEN ORDINANCE #1177-26

The following ordinance was introduced at a regular meeting of the Council by title on February 25, 2026 and will be considered for final passage after public hearing thereon, at a meeting of the Borough Council to held at its meeting room in Borough Hall, 118 Serpentine Rd., Demarest, NJ on March 9, 2026 at 7:30 pm. **DUE TO A PUBLICATION ERROR, PUBLIC HEARING WILL BE CARRIED TO AND CONSIDERATION OF ADOPTION WILL BE CONDUCTED AT A SPECIAL MEETING ON MARCH 12, 2026 AT 7:30 PM IN THE COUNCIL CHAMBERS OF BOROUGH HALL, 118 SERPENTINE RD. DEMAREST, NJ.**

ORDINANCE OF THE BOROUGH OF DEMAREST ADOPTING THE AMENDED REDEVELOPMENT PLAN PRODUCED BY COLLIERS ENGINEERING ON BEHALF OF THE BOROUGH OF DEMAREST

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment, and to adopt and subsequently amend redevelopment plans for such areas; and

WHEREAS, the Borough of Demarest (hereinafter “the Borough”) by Council resolution dated July 24, 2017, designated the following tax lots as an area in need of rehabilitation: Block 23, Lots 9, 10, 12, 13, 14, 15, 16, 17.01, 17.02, 19, 20, 21 and 23, Block 46, Lots 39.01, 40.01, 41.02, 41.01, 50, 51, 52, 664, 760 and 764, Block 49.01, Lots 43.01, 43.02, 44, 45 and 47.02, and

WHEREAS, by Ordinance #1075-20, adopted on February 22, 2020, the Borough Council approved and adopted a redevelopment plan for the Original Redevelopment Area, entitled “Downtown Redevelopment Plan for 23 Properties” (the “Original Redevelopment Plan”); and

WHEREAS, the plan was thereafter amended by Ordinance #1094-21, adopted by the Borough Council, after a hearing, on July 26, 2021 and again by Ordinance #1170-25 adopted by the Borough Council, after a hearing, on November 10, 2025; and

WHEREAS, the Borough’s Joint Planning Board (“Board”) adopted the HEFSP, entitled Housing Element and Fair Share Plan prepared by Darlene A. Green, P.P., AICP of Colliers Engineering & Design, dated May 16, 2025 (“2025 HEFSP”), as an amendment to Borough’s Master Plan on June 5, 2025; and

WHEREAS, Fair Share Housing Center filed a challenge to the Borough’s 2025 Housing Element and Fair Share Plan; and

WHEREAS, Mediation was held between the Borough and Fair Share Housing Center as part of the Affordable Housing Dispute Resolution Program, which resulted in a Mediation Agreement dated December 29, 2025; and

WEHREAS, the Borough wishes to implement the recommendations as required by the Mediation Agreement; and

WHEREAS, having reconsidered the Redevelopment Plan, the Borough Council has concluded that the Redevelopment Plan requires revisions and amendments to conform to the goals set forth in the 2025 HEFSP; and

WHEREAS, a revised and amended Downtown Redevelopment Plan dated January 12, 2026, has been

drafted and submitted by Colliers Engineering & Design; and

WHEREAS, the revised Redevelopment Plan conforms to the Borough's Master Plan and the adopted 2025 HEFSP and will provide realistic opportunity for the construction of affordable dwellings units in the above referenced area.

NOW THEREFORE BE IT ORDAINED by the Mayor and Borough Council of the Borough of Demarest, Bergen County, State of New Jersey, hereby adopt the revised and amended Redevelopment Plan dated January 12, 2026, prepared by Colliers Engineering & Design on behalf of the Borough; and

BE IT FURTHER ORDAINED, that a copy of this Ordinance, and the Redevelopment Plan, shall be served upon the Planning Board of the Borough of Demarest for review and comment after introduction on first reading hereof; and

BE IT FURTHER ORDAINED, that upon adoption, this Ordinance, and the Redevelopment Plan shall be served upon the Commissioner of Community Affairs.

BY ORDER OF THE MAYOR AND COUNCIL

Julie Falkenstern, RMC
Borough Clerk