

**ORDINANCE NO. 07-2024  
CITY OF HACKENSACK**

**ORDINANCE AMENDING 123 ANDERSON STREET REDEVELOPMENT  
PLAN FOR THE DELINEATED REDEVELOPMENT AREA CONSISTING OF  
BLOCK 425, LOT 1**

**WHEREAS**, on November 9, 2021, by Resolution No. 448-21, the governing body of the City of Hackensack (the “**City**”) authorized and requested the Planning Board to undertake a preliminary redevelopment investigation to determine whether Block 425, Lot 1 (the “**Area of Investigation**”) constitutes an area in need of redevelopment according to the criteria set forth under the Local Redevelopment and Housing Law (“**LRHL**”); and

**WHEREAS**, consistent with the requirements set forth in N.J.S.A. 40A:12A-6, the Planning Board specified and gave notice that on December 8, 2021, a hearing would be held for the purpose of hearing persons who are interested in or would be affected by a determination that the property located in the Area of Investigation constitutes an area in need of redevelopment as that term is defined under the LRHL for non-condemnation purposes; and

**WHEREAS**, Francis Reiner, LLA, PP of DMR Architects publicly presented a “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment” for the designated Area of Investigation dated November 2021 (the “**Investigation Report**”); and

**WHEREAS**, on December 8, 2021, the Planning Board unanimously recommended that the City designate the Area of Investigation as a non-condemnation area in need of redevelopment due to the substantial evidence that the Area of Investigation meets the criteria enumerated in the Investigation Report, pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, on December 20, 2021, by Resolution No. 536-21, in accordance with the Planning Board’s recommendation, the City designated Block 425, Lot 1 as an area in need of redevelopment for non-condemnation purposes; and

**WHEREAS**, on March 22, 2022, by Ordinance No. 13-2022, the City adopted the 123 Anderson Redevelopment Plan (the “**2022 Redevelopment Plan**”) for Block 425, Lot 1 to establish zoning for the property under the LRHL; and

**WHEREAS**, the City wishes to make certain amendments to the 2022 Redevelopment Plan specifically addressing flood mitigation standards and parking requirements contained in the Amended 123 Anderson Street Redevelopment Plan dated February 2024.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Hackensack in the County of Bergen, State of New Jersey, as follows:

**SECTION 1. Amended 123 Anderson Street Redevelopment Plan.**

The Amended 123 Anderson Street Redevelopment Plan prepared by DMR Architects dated February 2024 attached hereto and made part hereof as **Exhibit A** is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7 and shall be enacted as an amendment to the City’s Zoning Map.

**SECTION 2. Severability.** If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

**SECTION 3. Repealer.** All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency, specifically Ordinance No. 13-2022, which shall be repealed and replaced by this ordinance.

**SECTION 4. Effective Date.** This ordinance shall take effect immediately after final adoption and approval pursuant to law.

Introduced: February 20, 2024

Adopted: March 19, 2024

ATTEST:

**CITY OF HACKENSACK**

By: \_\_\_\_\_  
Deborah Karlsson, City Clerk

By: \_\_\_\_\_  
John P. Labrosse, Jr., Mayor