

OFFERED BY: MELFI

SECONDED BY: LABROSSE

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**AUTHORIZATION TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER A DELINEATED AREA SATISFIES THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REHABILITATION PURSUANT TO N.J.S.A. 40A:12A-14.**

**WHEREAS**, the City of Hackensack is authorized pursuant to N.J.S.A. 40A:12A-14 to determine that a delineated area may be in need of rehabilitation if the City Council determines by resolution that there exist conditions that (1) a significant portion of the structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon or (2) more than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance; and (3) a program of rehabilitation as defined in N.J.S.A. 40A:12A-3 may be expected to prevent further deterioration and promote the overall development of the community; and

**WHEREAS**, the City's Upper Main Street Alliance has made presentations to the City Council and the public in connection with its desire for a plan of action to sustain and promote growth and development in Hackensack; and

**WHEREAS**, the City Council has expressed its support of the efforts of the Upper Main Street Alliance to sustain and promote growth and development in Hackensack; and

**WHEREAS**, an investigation to determine whether the city blocks and lots listed and marked in cross-hatch on the map entitled "Area in Need of Rehabilitation, City of Hackensack – New Jersey Delineation Map Study Area", prepared by DMR Architects, dated January 18, 2011 and attached hereto and made a part hereof as Exhibit A, including the portions of the following right of ways that border upon and/or bind together the cross-hatched city blocks and lots:

Bergen County Place, Essex Street, State Street, New York Susquehanna / Western Railway, Union Street, Central Avenue, State Street, Ward Street, Union Street, Anderson Street, Pangborn Place, Clinton Place, Main Street, University Plaza Drive and River Street.

(hereinafter the "Study Area") constitute an area in need of rehabilitation (the "Investigation") is an initial action that the City Council can undertake to demonstrate its support for efforts to sustain and promote growth and development in Hackensack; and

**WHEREAS**, the City Manager has obtained proposals from DMR and Redevelopment Counsel for the costs of the Investigation which costs in total are not expected to exceed \$50,000.00; and

**WHEREAS**, the Chief Financial Officer has confirmed the availability of the funds for the costs of the Investigation.

**NOW, THEREFORE, BE IT RESOLVED** that City Council of the City of Hackensack does hereby direct that the City Manager and City Attorney supervise the undertaking of the Investigation by DMR and Redevelopment

Counsel to determine whether the Study Area constitutes an area in need of rehabilitation; and

**BE IT FURTHER RESOLVED** that the City Manager and City Attorney shall provide the Mayor and City Council with a report that provides the results of the Investigation of whether the Study Area constitutes an area in need of rehabilitation.

**BE IT FURTHER RESOLVED** that copies of this Resolution shall be forwarded to Stephen Lolacono, City Manager and Joseph Zisa, City Attorney.

**Roll Call – Ayes: Labrosse, Townes, Meneses, Melfi, Sasso**