

RESOLUTION 2022 – 147

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY, AFFIRMING THE PROPOSED REDEVELOPMENT OF LOT 23.08 IN BLOCK 61.02 IS CONSISTENT WITH THE BOROUGH MASTER PLAN AND ZONING ORDINANCES

WHEREAS, the Orchards at Mt. Arlington Urban Renewal, LLC (“Applicant”) is the owner of Lot 23.08 in Block 61.02 (“Property”), as noted on the tax map of the Borough of Mount Arlington and having a street address of 181 Howard Boulevard; and

WHEREAS, the Property was previously determined to be an Area in Need of Redevelopment as designated by the governing body of the Borough of Mount Arlington by way of Resolution #2010-109 adopted July 9, 2020; and

WHEREAS, the governing body of the Borough of Mount Arlington adopted Ordinance 02-2021 on March 2, 2021, establishing the “111 & 181 Howard Boulevard Redevelopment Plan” dated November 25, 2020, pursuant to the Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 at; and

WHEREAS, the governing body of the Borough of Mount Arlington designated the Applicant to serve as the redeveloper for the Property by way of Resolution #2021-84 adopted on July 6, 2021; and

WHEREAS, said resolution also directed the Borough to execute a Redevelopment Agreement with the Applicant which allowed for the redevelopment of the Property in accordance with the 111 & 181 Howard Boulevard Redevelopment Plan; and

WHEREAS, the Applicant submitted an Application for Development with the Borough of Mount Arlington Land Use Board (“Board”) on or about April 27, 2021, seeking preliminary and final site plan approval to, among other things, redevelop the Property to construct a 4-story mixed use building with retail on the first floor and 24 apartments on the second to fourth floors and a 5-story building consisting of 47 apartments. An existing shopping center on the Property was proposed to remain although it will be reduced in size and renovated; and

WHEREAS, the Application was heard and approved by the Board at its September 22, 2021 meeting by way of Resolution #21-007.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Mount Arlington, New Jersey that the Application filed by the Orchards at Mt. Arlington Urban Renewal, LLC seeking preliminary and final site plan approval for the Property known as Lot 23.08 in Block 61.02 in the Borough of Mount Arlington as approved by the Borough of Mount Arlington Land Use Board at its September 22, 2021 meeting is consistent with the Master Plan of the Borough, the “111 & 181 Howard Boulevard Redevelopment Plan” and the applicable ordinances of the Borough of Mount Arlington.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, adopted on December 6, 2022.



Matthew N. Bansch, Borough Clerk