

**ORDINANCE NO. 2381-26**  
**AN ORDINANCE APPROVING REDEVELOPMENT PLAN**  
**FOR 1 WASHINGTON AVENUE, BLOCK 28.01, LOT 1**

**WHEREAS**, the Municipal Council of the Borough of Hawthorne previously authorized the Planning Board to conduct an investigation of 1 Washington Avenue, further identified as Block 28.01, Lot1 on the Tax Map of the Borough of Hawthorne, to determine if the property qualified as an area in need of redevelopment without condemnation pursuant to N.J.S.A. 40A:12A, the Local Redevelopment and Housing Law (LRHL); and

**WHEREAS**, the Planning Board conducted a public hearing on June 3, 2025, and determined that the subject area qualified as an area in need of redevelopment pursuant to statute and made this recommendation to the Governing Body; and

**WHEREAS**, upon the recommendation of the Planning Board the Municipal Council designated the subject area as an area in need of redevelopment by resolution adopted June 4, 2025; and

**WHEREAS**, upon such determination the Governing Body authorized Burgis Associates to prepare the necessary redevelopment plan; and

**WHEREAS**, pursuant to the Governing Body's authorization a redevelopment plan, dated February 9, 2026, was prepared by Burgis Associates, the Borough's planning consultant; and

**WHEREAS**, the Municipal Council, having considered the Redevelopment Plan now wishes to adopt the same as and for the act of the Borough of Hawthorne;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the Borough of Hawthorne that it does adopt the Redevelopment Plan prepared by Burgis Associates, dated February 9, 2026.

Frank E. Matthews  
Council President

Attest:

Lori Fernandez, RMC, CMC  
Borough Clerk

**NOTICE OF PENDING ORDINANCE**

The Ordinance published herewith was introduced and passed upon first reading at a meeting of the Municipal Council of the Borough of Hawthorne, in the County of Passaic, New Jersey, held on February 18, 2026. It will be further considered for final passage after public hearing thereon, at a meeting of said Municipal Council to be held in the Municipal Building, 445 Lafayette Avenue, in said Borough on March 4, 2026 at 7:00 p.m., at which time and place all interested members of the public who desire will be given an opportunity to be heard in connection with said Ordinance, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Borough of Hawthorne website, <https://www.hawthornenj.org/651/Legal-Notices> and through the Clerk's Office in said Municipal Building at no cost to the members of the general public who shall request the same.

Lori Fernandez, RMC, CMC, Borough Clerk

**CERTIFICATION**

I, Lori Fernandez, Borough Clerk of the Borough of Hawthorne, County of Passaic State of New Jersey, do hereby certify this copy of Ordinance 2381-26 to be a true copy as adopted by the Municipal Council on 2/18/26 Introduced

*L. Fernandez*  
Lori Fernandez, RMC, CMC, Borough Clerk