



**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

**ORDINANCE 26-2668 - "PAYMENT IN LIEU OF TAXES (PILOT) SERVICE
CHARGE SCHEDULE"**

was introduced at a Regular Meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, New Jersey, held on Tuesday, August 18, 2026 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the third floor Council Chambers in the Borough Hall located at 198 North Washington Avenue, Bergenfield, New Jersey on Tuesday, September 1, 2026 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement of this ordinance is to authorize a Payment in Lieu of Taxes (PILOT) service charge schedule for 150 South Washington Avenue, Block 243, Lot 20, as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey or can be accessed online on the Borough website at www.Bergenfieldnj.gov.

Marie Quiñones-Wilson
Borough Clerk
Posted: August 20, 2026

BOROUGH OF BERGENFIELD
Bergen County, New Jersey

ORDINANCE NO. 26-2668

“PAYMENT IN LIEU OF TAXES (PILOT) SERVICE CHARGE SCHEDULE”

WHEREAS, the purpose of this Ordinance is to Authorize a Payment in Lieu of Taxes (PILOT) Service Charge Schedule for 150 South Washington Avenue, Block 243, Lot 20.

Section 1. Findings and recitals.

A. The Mayor and Council of the Borough of Bergenfield (the "Borough") find and declare that the real property commonly known as 150 South Washington Avenue, Bergenfield, New Jersey, and designated on the Borough Tax Map as Block 243, Lot 20 (the "Property"), has been designated for redevelopment by the Borough.

B. By Resolution No. 25-001 adopted on July 28, 2025, the Borough Governing Body designated the Property as a redevelopment area.

C. By Ordinance No. 25-2653 adopted on November 6, 2025, the Borough Governing Body approved and adopted a redevelopment plan applicable to the Property (the "Redevelopment Plan").

D. The Borough further finds that redevelopment projects are to be undertaken in accordance with a redevelopment plan adopted by ordinance of the municipal governing body for a specifically delineated project area located within an area in need of redevelopment or rehabilitation, as applicable. [N.J. Stat. § 40A:12A-7](#).

E. The Borough further finds that a redevelopment plan is a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area or an area in need of rehabilitation, and is to be sufficiently complete to indicate its relationship to definite municipal objectives and to indicate proposed land uses and building requirements. [N.J. Stat. § 40A:12A-3](#).

F. The Financial Agreement is subject to review and approval as required by N.J.S.A. 40A:20-8.

Section 2. Definitions

A. Annual Gross Revenue means the annual gross revenue attributable to the Apartments and Retail Space (as defined below), as such term is to be defined with specificity in the Financial Agreement (defined below).

B. Apartments means the residential apartment component of the redevelopment project to be located on the Property, as such component is to be described in the Financial Agreement.

C. Financial Agreement means the written agreement to be executed between the Borough (and/or the Borough's designated redevelopment entity, if applicable) and the redeveloper entity to be identified therein, setting forth the terms and conditions of the PILOT and annual service charge authorized by this Ordinance.

D. Space means the retail commercial component of the redevelopment project to be located on the Property, as such component is to be described in the Financial Agreement.

E. Service Charge Schedule means the annual service charge percentages set forth in Section 3 of this Ordinance.

Section 3. Approval of PILOT service charge schedule

A. Subject to the execution of a Financial Agreement consistent with this Ordinance and applicable law, the Borough hereby approves an annual service charge for the Apartments and Retail Space located on the Property, calculated as a percentage of Annual Gross Revenue, as follows:

1. For Years 1 through 14: **10%** of Annual Gross Revenue.
2. For Years 15 through 16: **11%** of Annual Gross Revenue.
3. For Years 17 through 18: **12%** of Annual Gross Revenue.

B. In addition to the annual service charge, the Entity shall pay an annual administrative fee of Two percent (2%).

C. The Financial Agreement shall specify, at a minimum, the method of calculating Annual Gross Revenue, the timing and manner of payment, reporting and audit rights, and such other terms as are necessary to implement the Service Charge Schedule approved herein.

Section 4. Authorization to negotiate and execute Financial Agreement

A. The Borough hereby authorizes the Mayor and the Borough Clerk, and such other Borough officials and professionals as may be necessary, to negotiate, finalize, and execute the Financial Agreement and any related documents necessary to effectuate the purposes of this Ordinance, in a form approved by the Borough Attorney.

B. The Borough finds that, upon adoption of a redevelopment plan, the municipality or designated redevelopment entity may arrange or contract with redevelopers for the undertaking of redevelopment work and may negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, and may do all things necessary or convenient to carry out its powers. [N.J. Stat. § 40A:12A-8](#).

Section 5. No waiver of land use approvals; planning board jurisdiction preserved

A. Nothing in this Ordinance or in the Financial Agreement shall be construed to waive, limit, or supersede any requirement for submission, review, and approval of applications for development or redevelopment by the Borough Planning Board in accordance with applicable subdivision and site plan procedures established by ordinance under the Municipal Land Use Law.

B. All applications for development or redevelopment of a designated redevelopment area or portion thereof shall be submitted to the municipal planning board for review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance adopted pursuant to the Municipal Land Use Law. [N.J. Stat. § 40A:12A-13](#)

Section 6. Consistency with Redevelopment Plan

A. The Financial Agreement and the implementation of the Service Charge Schedule authorized by this Ordinance shall be consistent with, and shall not be construed to amend, the Redevelopment Plan adopted by Ordinance No. 25-2653.

B. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body for the specifically delineated project area, as applicable. [N.J. Stat. § 40A:12A-7](#)

Section 7. Severability

If any section, paragraph, subdivision, clause, or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the section, paragraph, subdivision, clause, or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

Section 8. Repealer

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 9. Effective date

This Ordinance shall take effect upon final passage and publication as provided by law.

ATTEST:

BOROUGH OF BERGENFIELD

Corey Gallo
Borough Administrator

ARVIN AMATORIO, Mayor

FIRST READING:
SECOND READING:
FINAL READING:

August 18, 2026