

TOWNSHIP OF WEEHAWKEN

HUDSON COUNTY, NEW JERSEY

AN ORDINANCE PROVIDING FOR THE ACQUISITION AND ACCEPTANCE OF DEDICATION OF CERTAIN OPEN SPACE LANDS OWNED BY PORT IMPERIAL SOUTH, LLC, CONSISTING OF A PORTION OF THE PALISADES CLIFF PROPERTIES

ORDINANCE # 08 - 2026

WHEREAS, it has been a long-term goal of the Township Council and of the Township Planning Board to preserve the face of the **Palisade Cliffs as Open Space** for purposes of land conservation, preservation of Open Space and for the protection of the natural beauty of the Palisades Cliffs and of the views therefrom, including views of the Hudson River; and

WHEREAS, while development of the Cliffs along the Waterfront in Weehawken has so far been prevented through the Township's Zoning Ordinance, which requires the Cliffs to be part of the Open Space Requirement for waterfront development, and further under the Township's Steep Slope Ordinance and Preservation Zones, the Council recognizes that there is no guarantee that these existing protections can hold forever; and

WHEREAS, in order to preserve one of the last remaining Palisades Cliffs green corridors in Hudson and Bergen Counties, the Township Council has long desired to take control of our Waterfront Cliffs; and

WHEREAS, in order to preserve such properties, the Township and the Planning Board have sought to acquire parcels and facilities beneficial for those purposes, making agreements with developers and/or conditions of development that suitable lands, where available and when not needed for the approved commercial developments, be dedicated to the Township; and

WHEREAS, PORT IMPERIAL SOUTH, LLC [Port Imperial], has owned a substantial portion of the vacant **Palisades Cliff** properties and other parcels located along the Weehawken Waterfront and has previously dedicated portions thereof to the Township for preservation and/or for passive or active recreational uses, Port Imperial remains owner of certain additional parcels, including but not limited to the portions of such lands more particularly identified hereinbelow; and

WHEREAS, the Township has convinced Port Imperial, who also desire that the Cliffs be preserved, to transfer title to certain additional Cliff parcels by deed to the Township, in order that the Township can take title and possession of such Cliff Open Space parcels and include them in the Township's State of New Jersey Green Acres Inventory, thereby ensuring that any future development proposal must also be approved by the State of New Jersey Department of Environmental Protection and the State House Commission before any such project could proceed; and

WHEREAS, the Township Council believes that this is the best method we have to ensure that the Palisade Cliffs Open Space in Weehawken will remain in their undeveloped state and be preserved for future generations; and

WHEREAS, Port Imperial has offered to dedicate and transfer title, for no consideration, to the Township of Weehawken [the Township], such portions of those Palisades Cliff parcels being referred to herein sometimes as "the Property", as are identified below by reference to their Block and Lot designations on the official Tax Map of the Township of Weehawken, with certain informal descriptions, as follows:

<u>Block</u>	<u>Lot(s)</u>
45	6.01 (which runs southerly of the southerly line of Hamilton Avenue extended easterly across the said lot(s) (subdivided as approved by the Planning Board)

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WHEREAS, the Township Council believes it to be in the best interests of the Township to acquire the Property by acceptance of dedication from Port Imperial,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Weehawken as follows:

Section 1. The Township hereby accepts dedication of the Property (more particularly identified hereinabove) from Port Imperial South, LLC and/or its affiliate or successor in interest.

Section 2. The Mayor is hereby authorized to accept one or more Deeds for the Property, and to sign, accept and deliver such other documents, including but not limited to an Affidavit of Title and any and all other usual and customary documents associated with such a title transfer, all subject to the satisfaction of the Township Attorney / Law Director and the title insurance company engaged by the Township for this transaction as to form, and the Mayor and other appropriate Township Officials are hereby authorized to take any and all other steps necessary and appropriate for the acquisition of the Property by the Township.

Section 3. This Ordinance shall take effect upon final adoption and publication according to law.

Introduced: April 22nd 2026

Adopted: May 13th 2026

Notice of Adoption of Ordinance

The following ordinance was adopted at a meeting of the Township Council of the Township of Weehawken, New Jersey, County of Hudson, on May 13th, 2026 and will take effect upon publication according to law.

Rola Fares, Township Clerk