

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 14-77**

**FINDING AND DECLARING UPPER DEERFIELD TOWNSHIP TO BE AN AREA IN NEED OF REHABILITATION IN SUPPORT OF THE ADOPTION OF A TAX ABATEMENT ORDINANCE PURSUANT TO NJSA 40A:21-1 ET SEQ., THE FIVE YEAR EXEMPTION AND ABATEMENT LAW.**

**WHEREAS**, there exists within the Township of Upper Deerfield a significant portion of dwellings in deteriorated and/or substandard conditions;

**WHEREAS**, there are certain areas within the Township in which the deteriorated and substandard dwellings are located and there are isolated substandard and deteriorating dwellings dispersed throughout the Township; and

**WHEREAS**, the granting of exemptions and abatements from taxation for improvements to the substandard and deteriorated dwellings will serve to encourage the renovation and rehabilitation of those dwellings which if improved, will prevent further deterioration and promote the overall development of the Upper Deerfield Township Community; and

**WHEREAS**, exemptions and abatements for improvements to dwellings is authorized by the Five-Year Exemption and Abatement Law (N.J.S.A. 40A:21-1 et seq.) which requires that a municipality must declare an Area in Need of Rehabilitation in accordance with N.J.S.A. 40A:21a-14, as a prerequisite to the adoption of an ordinance authorizing exemptions and abatements for improvements to dwellings; and

**WHEREAS**, the Township Committee of Upper Deerfield Township determines that by reason of the significant portion of structures located throughout the Township in a deteriorated and substandard condition, the entirety of the Township qualifies as an area in need of rehabilitation; and

**WHEREAS**, Township Committee of Upper Deerfield Township desires to adopt this Resolution for the purposes of declaring Upper Deerfield Township to be an area in need of rehabilitation for the sole purpose of supporting the adoption of Five-Year Exemption and Abatement Ordinance pursuant to N.J.S.A. 40A:2-1.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Upper Deerfield Township, that there is a significant portion of residential structures in deteriorated and located throughout Upper Deerfield Township and that the adoption of a Five-Year Exemption and Abatement Ordinance pursuant to N.J.S.A. 40A:21-1 et seq. and in particular N.J.S.A. 40A:21-5 will promote and encourage the rehabilitation and reconstruction of those substandard and deteriorated residential structures.

**BE IT FURTHER RESOLVED**, that the Township Committee of Upper Deerfield Township does hereby declare the entirety of Upper Deerfield Township to be an area in need of rehabilitation for the purpose of allowing exemptions and abatements for improvements to residential dwellings in accordance with Five-Year Exemption and Abatement Law (N.J.S.A. 40A:21-1 et seq.).

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is hereby directed to transmit a copy of this Resolution together with the accompanying proposed form of Ordinance for Tax Abatements and Exemptions for Improvements to Dwellings More than 20 Years Old to the Upper Deerfield Township Planning Board who shall conduct its review within forty-five (45) days as more particularly set forth in N.J.S.A. 40A:12A-14 and thereafter report its recommendations to Township Committee within that time.

Moved By: Bruce Peterson

Seconded By: Scott Smith

VOTING

James P. Crilley  
 John L. Daddario  
 John T. O'Neill, Sr.  
 Bruce T. Peterson  
 Scott Smith

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
X			
X			
X			
X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held March 20,, 2014.

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Roy Spoltore, Township Clerk