

## TOWNSHIP OF UPPER DEERFIELD

### RESOLUTION 18-121

**REQUEST THE UPPER DEERFIELD PLANNING BOARD TO UPDATE, IF NECESSARY, THE PREVIOUS PLANNING BOARD'S REPORT ON THE AREA IN NEED OF REDEVELOPMENT DESIGNATION WITH REFERENCE TO THE PROPOSED REDEVELOPMENT PLAN FOR BLOCK 1901, LOTS 15, 15.03 & 16, REFERRED TO AS THE BRISTOL PONDS DEVELOPMENT**

**WHEREAS**, AB Realty, LLC (“Developer”) is the owner of certain lands in Upper Deerfield Township being known as Block 1901, Lots 15, 15.03, and 16 as shown on the Upper Deerfield tax map (the “Property”); and

**WHEREAS**, Developer had previously requested that Upper Deerfield Township (“UDT”) consider designating the Property as an Area in Need of Redevelopment; and

**WHEREAS**, the UDT Township Committee has previously referred the request for Area in Need of Redevelopment designation to the UDT Planning Board; and

**WHEREAS**, the UDT Planning Board had previously conducted the requested study; and

**WHEREAS**, the Developer has now indicated a desire to proceed further with the potential development of the Property as a Redevelopment Project, and as a result, has requested that UDT update the prior area in need of redevelopment study; and

**WHEREAS**, the Developer has also submitted a proposed Redevelopment Plan for UDT’s consideration; and

**WHEREAS**, pursuant to the New Jersey Redevelopment laws, redevelopment plans are subject to the review and recommendation of municipal planning boards; and

**WHEREAS**, the UDT Township Committee acknowledges that the proposed plan includes a substantial number of residential units; and

**WHEREAS**, the UDT Township Committee is desirous of promoting commercial development as an integral part of the proposed redevelopment plan.

**NOW THEREFORE BE IT RESOLVED** by the Upper Deerfield Township Committee as follows:

1. The request to update the previous Upper Deerfield Planning Board’s report on Area in Need of Redevelopment designation is hereby referred to the Upper Deerfield Planning Board to be updated if necessary.
2. The Redevelopment Plan proposed by the Developer is hereby referred to the Upper Deerfield Planning Board for study, comment and recommendation. Such review and recommendation shall incorporate the Township Committee’s desire of promoting commercial development and in that regard shall consider and recommend a phasing plan

that requires the completion of commercial development in phases along with the completion of residential development in phases. The Redevelopment Plan shall also require compliance with the Upper Deerfield Township Affordable Housing plan currently in development providing an appropriate number of affordable housing units in locations consistent with New Jersey Redevelopment laws.

3. The Developer shall deposit in escrow with UDT the additional sum of \$10,000.00 to be utilized to pay UDT professionals' and consultants' (including those serving the Upper Deerfield Township Redevelopment Entity) services rendered in connection with the request for area in need of redevelopment designation, the proposed redevelopment plan, and applications for review and approval of the redevelopment project, including site plan approval. The escrow deposit may need replenishment as the development process proceeds.
4. Nothing contained herein shall be construed as an approval of any requests, plans, or project proposed by the Developer and shall only be construed as an indication of willingness to consider those requests.

Moved By: John T. O'Neill

Seconded By: Bruce Peterson

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 June 7, 2018.

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Roy J. Spoltore, Township Clerk