

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 18-175

DIRECTING THE UPPER DEERFIELD TOWNSHIP PLANNING BOARD TO CONDUCT A STUDY TO DETERMINE WHETHER THE PROPERTIES KNOWN AS BLOCK 807, LOTS 1-6; BLOCK 808, LOTS 1-15; BLOCK 906, LOTS 1-8; BLOCK 907, LOTS 1-12; BLOCK 908, LOTS 1-16; BLOCK 909, LOTS 1-24; BLOCK 910, LOTS 1-16; BLOCK 911, LOTS 1-24; BLOCK 912, LOTS 1-16; BLOCK 913, LOTS 1-24; BLOCK 914, LOTS 1-8; BLOCK 915, LOTS 1-12, AS SHOWN ON THE UPPER DEERFIELD TOWNSHIP TAX MAP MEETS THE REQUIREMENTS FOR A DECLARATION AS AN AREA IN NEED OF REDEVELOPMENT.

WHEREAS, Upper Deerfield Township adopted a Redevelopment Plan dated November 2005 that includes 52 parcels and approximately 1,060 acres adjacent to the Highway 77 corridor; and

WHEREAS, there exists in Upper Deerfield Township certain lands and premises identified as Block 807, Lots 1-6; Block 808, Lots 1-15; Block 906, Lots 1-8; Block 907, Lots 1-12; Block 908, Lots 1-16; Block 909, Lots 1-24; Block 910, Lots 1-16; Block 911, Lots 1-24; Block 912, Lots 1-16; Block 913, Lots 1-24; Block 914, Lots 1-8; Block 915, Lots 1-12 as shown on the Upper Deerfield Township Tax Map (the “Property”); and

WHEREAS, the Property is zoned for development as Residential-4; and

WHEREAS, the Township is considering declaring the aforementioned lots (collectively referred to herein as the “Property”), to be an area in need of redevelopment preparatory to the Township considering an amendment to the Redevelopment Plan; and

WHEREAS, the Township Committee recognizes that the Property could be rehabilitated for residential uses consistent with the Township’s Master Plan Housing Element, which is an important goal of the Township Committee; and

WHEREAS, the Township Committee of the Township of Upper Deerfield is requesting that the Planning Board of the Township of Upper Deerfield conduct a “Non-Condemnation Redevelopment Area” investigation to determine whether or not the Property qualifies as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”); and

WHEREAS, the Township Committee of Upper Deerfield Township has agreed to direct the Planning Board to proceed with the necessary studies to determine whether or not the Property qualifies as an area in need of redevelopment under the Redevelopment Law, without making any commitment as to the declaration of the Property to be an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by Township Committee as follows:

1. The Planning Board is hereby directed to proceed with the study to determine whether or not the Property qualifies as an area in need of redevelopment pursuant to the Redevelopment Law.

2. The action taken herein does not constitute a commitment to declare the Property to be an area in need of redevelopment, and only refers the matter to the Planning Board, for study and report to Township Committee.

Moved By: Bruce T. 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 August 16, 2018.