

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 19-86

DETERMINING THAT THE PROPERTIES IDENTIFIED AS BLOCK 905, LOTS 1, 9, 10 AND 12 AND BLOCK 1108, LOT 7 SHOWN ON UPPER DEERFIELD TAX MAP BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET. SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitutes a Non-Condemnation area in need of redevelopment; and

WHEREAS, on May 17, 2018 , the Township Committee for Upper Deerfield Township (the “Committee”) adopted Resolution 18-113 authorizing the Planning Board for the Township of Upper Deerfield (the “Planning Board”) to conduct a preliminary investigation to determine whether the properties identified on the Upper Deerfield Tax Map as Block 905, Lots 1, 9, 10 and 12 and Block 1108, Lot 7 (the “Study Area”) meet the criteria set forth for designation as a Non-Condemnation Area in Need of Redevelopment; and

WHEREAS, the Planning Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Area In Need of Redevelopment in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, as part of the preliminary investigation, Randall (“Scheule”), PP, New Jersey prepared an Area in Need of Redevelopment Study dated October 11, 2018 (the “Redevelopment Study”) and presented the Redevelopment Study to the Planning Board for its consideration in determining whether the Study Area should be designated as a Non-Condemnation Area in Need of Redevelopment; and

WHEREAS, in addition to the foregoing, Scheule prepared a map showing the boundaries of the Study Area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A- 6(b)(1); and

WHEREAS, a public hearing was conducted by the Planning Board on November 19, 2018, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, after completing its investigation and public hearing on this matter, the Planning Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Non-Condensation Area in Need of Redevelopment and said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by Resolution 21-2018, adopted December 10, 2018, annexed hereto as Exhibit “A,” the Planning Board found the Study Area to meet the requirements of a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, the Committee considered the Planning Board's recommendation at its regularly scheduled public meeting on May 2, 2019 with public comment; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby accepts the conclusion of the Planning Board and finds that Block 905, Lots 1, 9, 10 and 12 and Block 1108, Lot 7 as shown on the Upper Deerfield official tax map are hereby deemed to be a Non - Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED, that the Township hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

BE IT FURTHER RESOLVED, that the Clerk of the Township of Upper Deerfield shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

BE IT FURTHER RESOLVED, that the Clerk of Upper Deerfield Township shall serve notice of the Township Committee's determination and together with a copy of this Resolution upon all record owners of property within the Non-Condensation Redevelopment Area, as are listed on the Tax

Assessor's records, and upon each person who filed a written objection hereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commissioner of the New Jersey Department of Community Affairs; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

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 May 2, 2019.

Roy J. Spoltore, Township Clerk