

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 20-76

DIRECTING THE UPPER DEERFIELD TOWNSHIP PLANNING BOARD TO CONDUCT A STUDY TO DETERMINE WHETHER THE PROPERTY KNOWN AS BLOCK 1205, LOTS 1, 1.01, 1.02, 1.03, 2, 3.01, and 4 AS SHOWN ON THE UPPER DEERFIELD TOWNSHIP TAX MAP MEETS THE REQUIREMENTS FOR A DECLARATION FOR 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 a need to re-examine in Upper Deerfield Township certain lands and premises identified as Block 1205, Lots 1, 1.01, 1.02, 1.03, 2, 3.01, and 4 as shown on the Upper Deerfield Township Tax Map (the “Property”); and

WHEREAS, the Property is zoned for development as Agri-Business; and

WHEREAS, the Township is considering reaffirming the declaration of 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 further developed for commercial and industrial uses, 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-Condensation 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 a property 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: John T. O'Neill, Sr.

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 19, 2020.

Roy J. Spoltore, Township Clerk