This report provides an evaluation and recommendation as to whether Block 1901, Lots 1, 2, 2.02, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6-8, 8.01 & 9 qualify as an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law.

Township of Upper Deerfield Preliminary Investigation

August 11, 2026

UPPER DEERFIELD TOWNSHIP

James P. Crilley, Mayor

Joseph Spoltore, Deputy Mayor

William Whelan, Committeeman

Thomas Speranza, Committeeman

Anthony Lamanteer, Committeeman

Roy Spoltore, Administrator/Clerk

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The original of this Preliminary Investigation

has been signed and sealed as required by NJSA 45:14A-12.

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Preliminary Investigation

INTRODUCTION.

This Preliminary Investigation is responsive to Upper Deerfield Township Committee Resolution 26-123, adopted May 21, 2026 directing the Planning Board to investigate whether Block 1901, Lots 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6-8, 8.01 and 9 (collectively referred to herein as the "Property" or "Study Area") qualify as a Non-condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law NJSA 40A:12A, et seq.

NJSA 40A:12A-5 DETERMINATION OF NEED FOR REDEVELOPMENT.

Section 40A:12A-5 of the Local Redevelopment and Housing Law (LRHL) describes the following criteria for assessment in determining whether an area qualifies as an Area in Need of Redevelopment. Under the, a municipality may designate an area as "in need of redevelopment" if *any* of the statutory criteria are met.

5. A delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in section 6 of P.L.1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable.
c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the

resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning

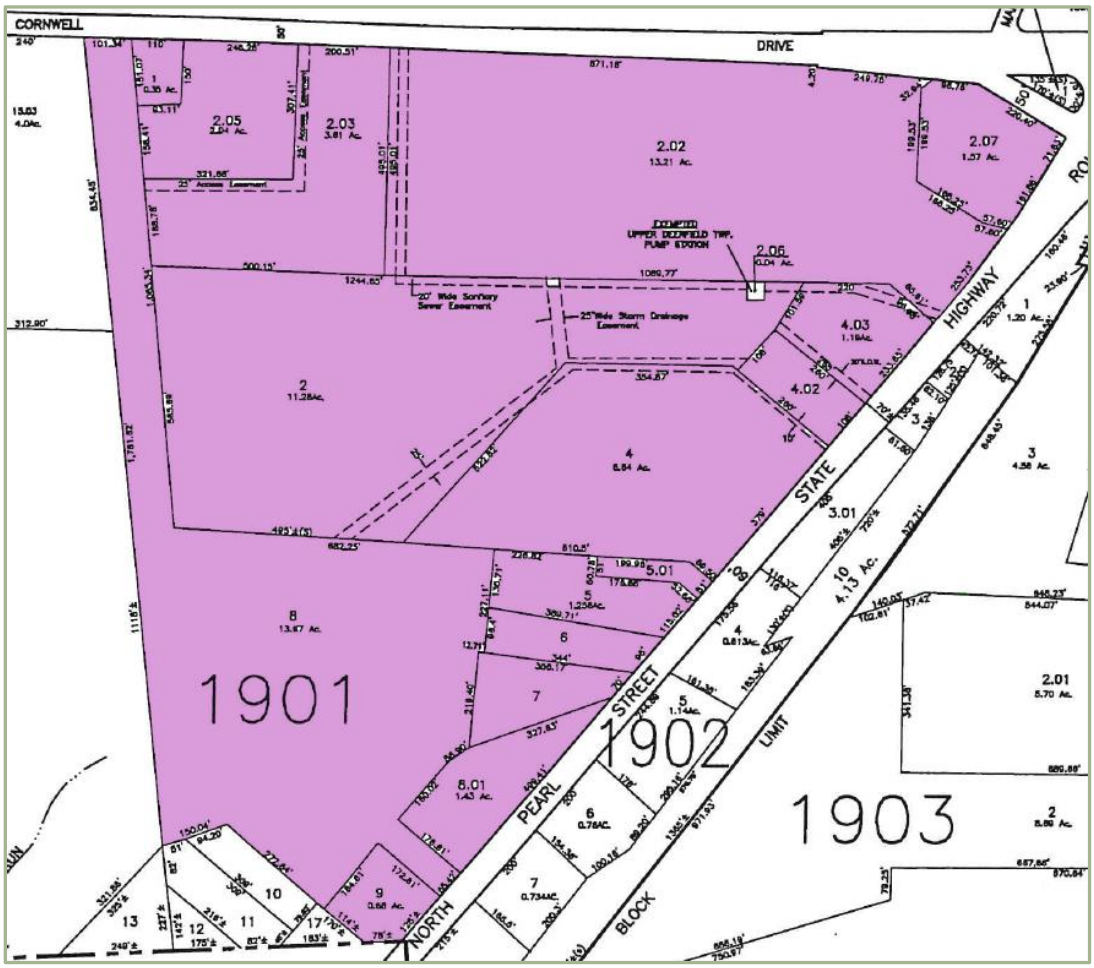
board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

PROPERTY DESCRIPTION.

Figure 1 depicts the tax parcels being evaluated in this report.

Figure 1 – Tax Map



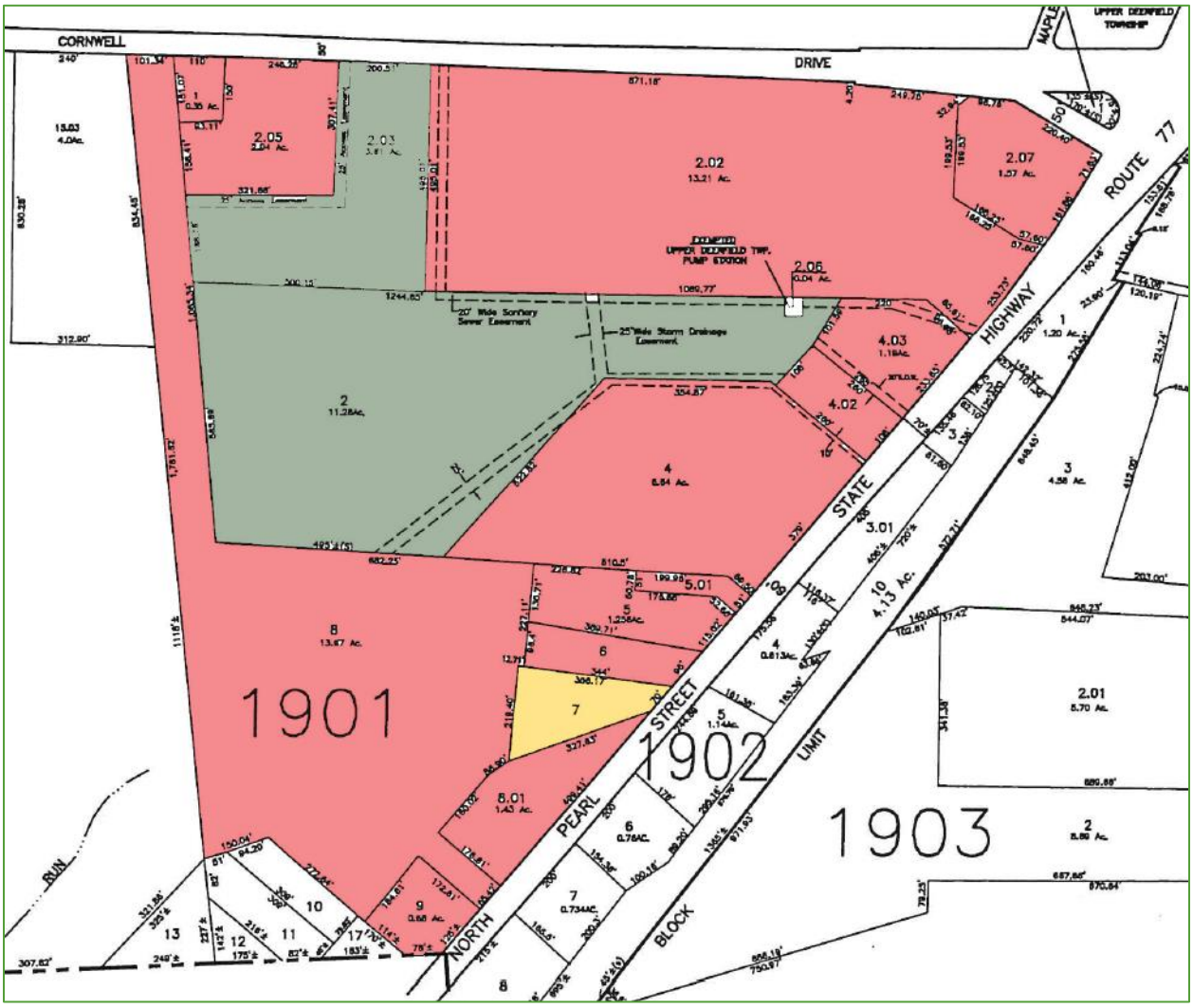
The information in Table 1 is from the Upper Deerfield Township tax assessment records.

Table 1 - 2026 Tax Assessment Data

Block	Lot	Address	Owner	Acreage	Real Property Class Code	Assessment Land/Imp./Total	Year Built	Building Square Footage
1901	1	57 Cornwell Drive	Stephanie Boggs	0.35	4A	70,000 145,000 215,000	1998	1,440 (2 stories) 432
	2	Cornell Drive	McDonald's Corp.	11.27	1	338,300	-	-
	2.02	947 Cornwell Drive	Carll's Corner Partners, LLC (Strip Bldg.) Stand-alone Building – 2 units + storage	13.21	4A	1,981,500 1,824,000 3,805,500	1967 1985	56,360 49,600 105,960 6,488 2,784 9,272
	2.03	51 Cornwell Drive	Century Savings Bank	3.61	1	299,300 - 299,300	1947	L-shaped parcel
	2.05	53 Cornwell Drive	Century Savings Bank	2.04	4A	408,000 808,800 1,216,800	-	-
	2.07	1070 N. Pearl	Parsi Investments, LLC Rite Aid	1.57	4A	326,000 1,450,000 1,776,000	1999	13,140
	4	1040 N. Pearl	Bridgeton Hospitality, LLC	6.64	4A	700,000 103,300 803,300	-	-
	4.02	1050 N. Pearl	Parkside Place, LLC 3 tenant spaces	0.59	4A	178,000 308,500 486,500	1960	6,325
	4.03	1056 N. Pearl	McDonald's Corp.	1.18	4A	238,000 1,158,500 1,396,500	-	-
	5	1034 N. Pearl	Sun Rising USA, LLC	1.23	4A	252,000 140,300 302,300	1980	1,853 1,752 3,605
	5.01	1036 N. Pearl	Samuel Lairson, III	0.29	4A	58,000 109,500 167,500	1948 1950	1.280

	6	1030 N. Pearl	Edrabel & Badillo Gonzalez	0.83	4A	119,500 59,100 178,600	1930	1,016
	7	1024-26 N. Pearl	John & Diane Burt	0.88	2	44,000 76,000 120,000	1900	1,728
	8	1000-1020 N. Pearl	Patriot Exchangeright	13.67	4A	2,367,100 4,686,400 7,053,400	-	Total = 81,347 SF 2 tenant spaces (6,000 SF) vacant
	8.01	1020 N. Pearl	Robert & Laurel Rone, LLC	1.43	4A	286,000 388,700 674,700	-	-
	9	950 N. Pearl	Jersey Bridgeton, LLC	.68	4A	202,400 745,700 948,100	2005	3,190
Total Acres				59.48				

Figure 2 - Existing Land Use



Legend

Residential	Vacant	Commercial

Figure 3 – Aerial Image

MASTER PLAN & ZONING ANALYSIS

The Master Plan encourages commercial development along major roadways where public services and facilities are available. Professional offices, including banks, real estate, insurance and financial offices are permitted business uses. This classification is deemed appropriate long State Highways 77 and 56, and Old Deerfield Pike. Business-retail refers to stores, shops, large retail establishments, food establishments and commercial recreation facilities. The Master Plan encourages Commercial-Professional and Business-Retail as planned developments.

Upper Deerfield Township's current zone plan identifies the subject properties as being wholly located within the Business-3 (B-3) Zoning District. Permitted Principal Uses in the B3 Zone:

- Professional office centers
- Banks and financial institutions
- Professional office buildings and complexes
- Personal service shops and minor appliance or office machinery repair shops
- Restaurants and other prepared food outlets, including those permitting the on-premises consumption of alcoholic beverages pursuant to Chapter 114 of the Township Code
- Theaters, auditoriums, and similar facilities
- Indoor commercial recreation, including fitness centers
- Small-scale and medium-scale retail stores, including retail alcoholic beverage sales of off-premises consumption (package goods)
- Health care, medical offices and clinics
- The sale of alcoholic beverages for on-premises consumption subject to and in accordance with the terms and conditions of Chapter 114 of the Township Code
- The sale of alcoholic beverages for off-premises consumption (package goods) subject to and in accordance with the terms and conditions of Chapter 114 of the Township Code

Figure 4 depicts the relative location of the Study Area on the Upper Deerfield Zoning Map.

Figure 4 - Zoning Map Detail

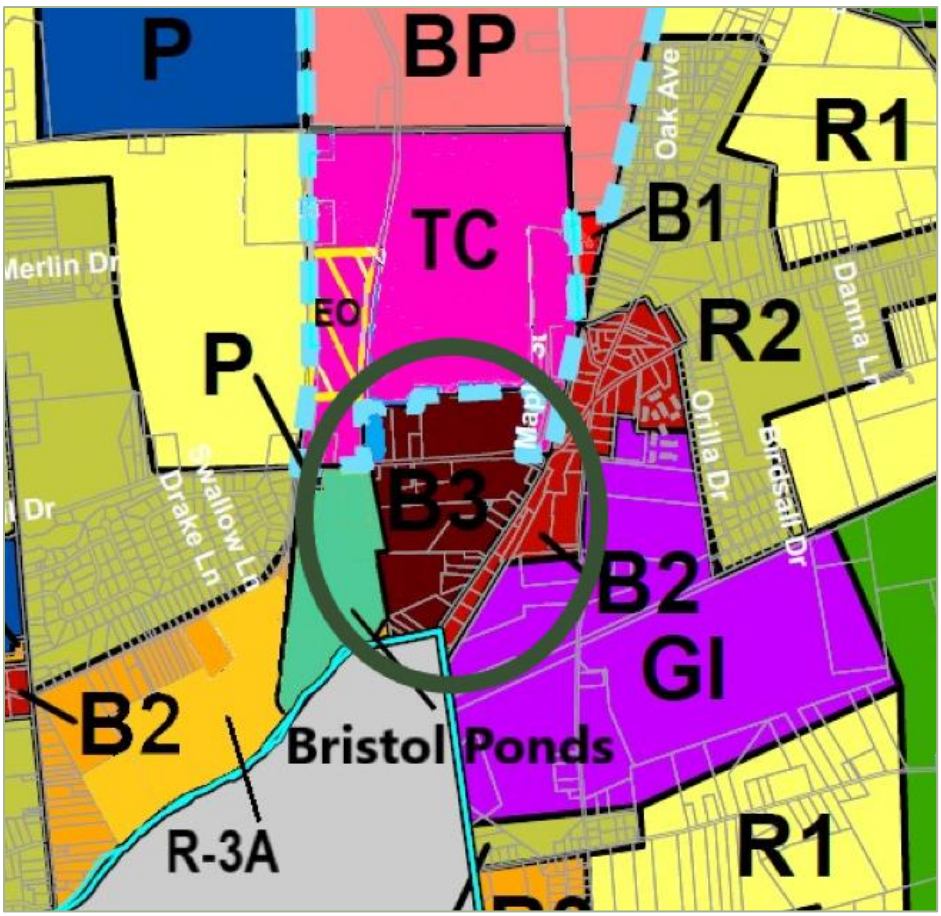
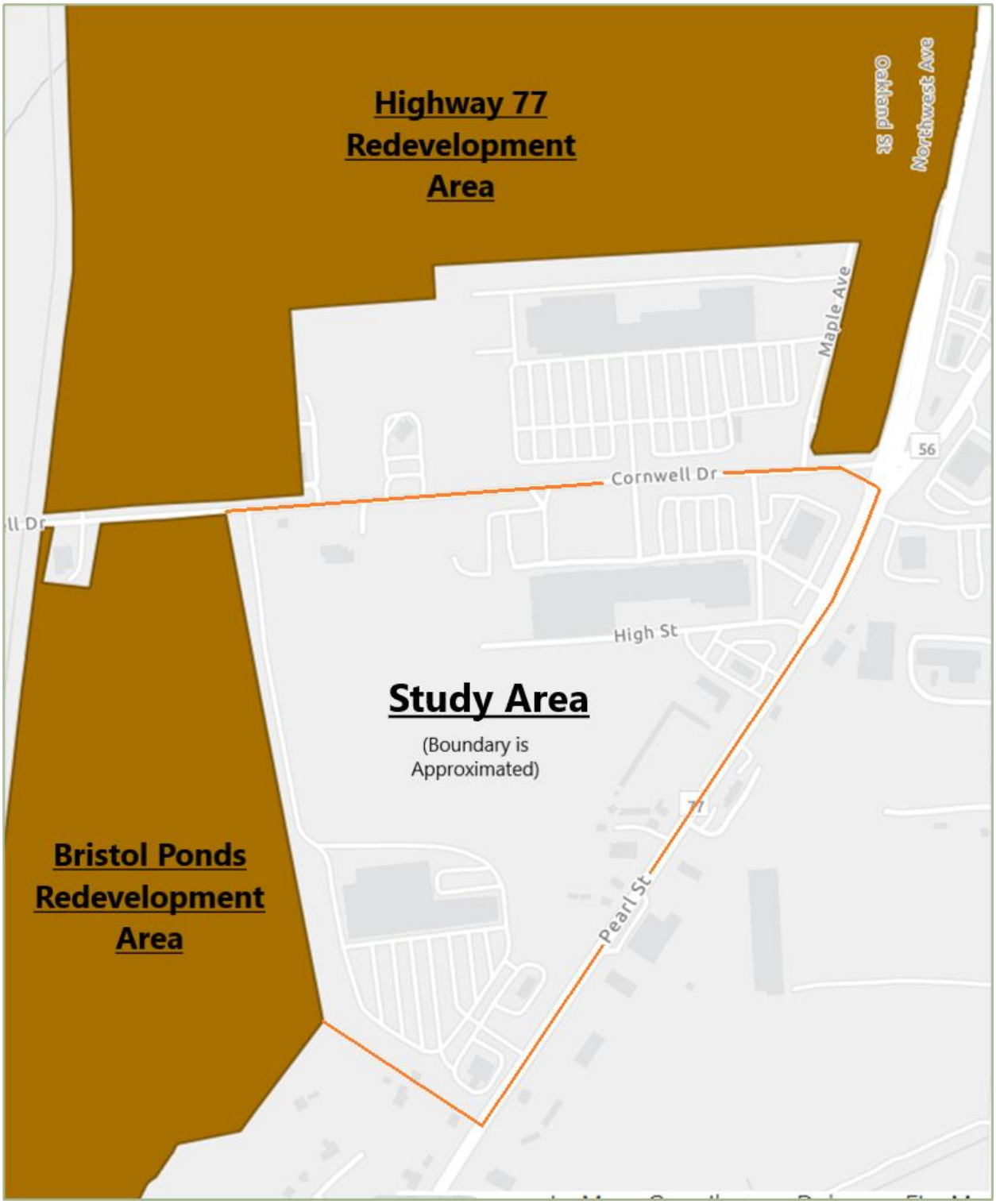


Figure 5 provides a spatial representation of two designated Areas in Need of Redevelopment (Bristol Ponds and Highway 77) in proximity to the Study Area.

Figure 5 – Designated Redevelopment Areas



Source: New Jersey Department of State Office of Planning Advocacy Locator Map.

NEW JERSEY LAND USE POLICIES.

In the context of the New Jersey State Development and Redevelopment Plan, Upper Deerfield Township intersects with the Bridgeton Regional Center, a cross-jurisdictional designated growth area shared with the City of Bridgeton and Fairfield and Hopewell Townships. The Township contains six of the seven state planning area designations.

The Study Area is located wholly within the Metropolitan Planning Area (PA1), defined in the 2025 New Jersey State Development and Redevelopment Plan (SDRP) by its existing infrastructure, dense development, and proximity to public transportation. The State Plan sets specific directives for this area:

- Transit-Oriented Development: Promoting high-quality, mixed-income housing near transit hubs to increase affordability and accessibility.
- Reinvestment: Revitalizing and redeveloping the state's underutilized developed urban and suburban areas.
- Economic Development: Directing major infrastructure investments and advanced transportation/logistics projects into established centers.
- Climate Resilience: Integrating climate change mitigation strategies into everyday land use and redevelopment.

The Property is also identified as a Smart Growth Area which are designated under the SDRP to concentrate development, preserve open space, and boost economic development. Smart Growth planning guidelines prioritize several foundational strategies including:

- Mix of Land Uses: Integrating residential, commercial, and civic spaces so daily needs are closer to home.
- Compact Building Design: Efficiently using existing infrastructure to limit suburban sprawl and accommodate population growth.
- Transit-Oriented Development (TOD): Designing walkable, pedestrian-friendly neighborhoods around multi-modal

transportation options (trains, buses, bikes) to reduce car dependency.

- Diverse Housing Choices: Expanding the availability of varied housing types and price points.
- Open Space & Farmland Protection: Permanently preserving critical environmental resources and productive agricultural lands.
- Sense of Place: Fostering community identity by developing unique civic spaces, tree-lined streets, and preserving local heritage.

Adhering to smart growth principles helps municipalities control long-term municipal costs, grow their tax bases, and improve public health outcomes. Programs that cite Smart Growth Area status as one of the criteria used in their decision-making process include: BPU-Energy Star & Smart Start Programs, BPU-Utility Main Extension Regulations, EDA-Business Employment Incentive Program, HMFA-Loan and Subsidy programs, Treasury-Property Management Space Approval Request, Treasury-Property Management Smart Growth Site Location Unit.

The Property is wholly within a Statewide Sewer Service Area and Drinking Water Purveyor Service Area. NJDEP rules establish a mechanism for the determination of consistency between proposed projects or activities requiring permits and the Water Quality Management (WQM) Plans (N.J.A.C. 7:15).

ANALYSIS AND CONCLUSION

This Preliminary Investigation is responsive to Upper Deerfield Township Committee Resolution 26-123, adopted May 21, 2026 directing the Planning Board to investigate whether Block 1901, Lots 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6-8, 8.01 and 9 (collectively referred to herein as the "Property" or "Study Area") qualify as a Non-condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law NJSA 40A:12A, et seq.

Evaluating properties as a non-condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law requires demonstrating statutory criteria such as stagnation, underutilization, or obsolete layout, while aligning with the municipal master plan and smart growth principles.

The primary planning justifications under N.J.S.A. 40A:12A-5 focus on transitioning an underperforming commercial layout into an economically viable commercial/mixed-use center. The following statutory and planning rationales are applicable.

- Underutilization and Obsolescence: Properties exhibiting stagnant commercial/industrial use, obsolete platting, or a lack of modern infrastructure hinder proper economic productivity.
- Consistency with Master Plan: Designation supports goals to concentrate commercial and business park growth along major corridors like Route 77 rather than sprawling into agricultural zones.
- Non-Condemnation Status: Proceeding under a non-condemnation designation protects existing property owners from eminent domain while granting the municipality tools to guide orderly growth.
- Infrastructure and Economic Vitality**:** Opens pathways for coordinated utility expansion, private investment, and long-term economic revitalization or tax stabilization agreements.

Table 2 – Summary of LRHL Qualifications

Block	Lot	Street Address	Property Owner	LRHL Criteria Satisfied (Y/N)	Applicable LRHL Criteria (NJSA 40A:12A-5)						Comments
					"a"	"b"	"c"	"d"	"e"	"h"	
1901	1	57 Cornwell Drive	Stephanie Boggs	Y						√	Stephanie's Salon
	2	Cornell Drive	McDonald's Corp.	Y			√		√	√	Vacant, landlocked lot.
	2.02	947 Cornwell Drive	Carll's Corner Partners, LLC	Y		√				√	70,520 SF (67%) of strip building, and 5,198 SF (56%) of standalone building have

											been vacant for 2+ years.
	2.03	51 Cornwell Drive	Century Savings Bank	Y			√		√	√	Vacant. Developing L-shaped lot for commercial use introduces unique spatial limitations, including poor street frontage, complex site circulation, inefficient parking layouts, and wasted "corner" space
	2.05	53 Cornwell Drive	Century Savings Bank	Y						√	Century Savings Bank
	2.07	1070 N. Pearl	Parsi Investments, LLC	Y						√	Vacant. Former Rite Aid closed 7/10/25.
	4	1040 N. Pearl	Bridgeton Hospitality, LLC	Y	√	√				√	Vacant since 2017/18.
	4.02	1050 N. Pearl	Parkside Place, LLC	Y						√	Baby Boutique Little Caesars
	4.03	1056 N. Pearl	McDonald's Corp.	Y						√	McDonald's Restaurant
	5	1034 N. Pearl	Sun Rising USA, LLC	Y		√				√	Partial occupancy. Pearl Brite Laundry occupies 1,853 SF; 1,752 SF vacant 2+ years.
	5.01	1036 N. Pearl	Samuel Lairson, III	Y						√	Lairson's Electronics

	6	1030 N. Pearl	Edrabel & Badillo Gonzalez	Y						√	G. Scull Real Estate
	7	1024-26 N. Pearl	John & Diane Burt	Y						√	Residence
	8	1000-1020 N. Pearl	Patriot Exchangeright	Y				√		√	Limited access and visibility. Street frontage and visibility are the primary drivers of commercial real estate value, directly impacting a business's revenue potential and long-term viability. These economic and operational principles are well-documented throughout commercial real estate market analyses and investment guidelines.
	8.01	1020 N. Pearl	Robert & Laurel Rone, LLC	Y						√	Wendy's Restaurant
	9	950 N. Pearl	Jersey Bridgeton, LLC	Y		√				√	Vacant. Truist Bank closed 3/19/24

Summary of Applicable Criteria (N.J.S.A. 40A:12A-5).

Criterion (a): *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions***.**

Several parcels within this study area harbor older, deteriorating structures—such as the motel footprint located on Lot 4 (1040 N. Pearl St.)—which exhibit substandard maintenance, obsolete construction, or unsupportable vacancy.

Criterion (b): *The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable.*

Criterion (b) was specifically expanded by the New Jersey Legislature to target "stranded assets"—specifically including shopping plazas and retail spaces that suffer from significant vacancies for at least two consecutive years or have fallen into disrepair. The subject site fits this description due to its layout. The area is anchored by older, sprawling strip centers like Carll's Corner, Laurel Plaza, Upper Deerfield Plaza and adjacent retail pads built during the mid-to-late 20th century.

When big-box or anchor tenants historically vacated or left storefronts empty for consecutive years, it triggered the exact "significant vacancies" clause of Criterion (b), providing the legal justification to declare the parcels an Area in Need of Redevelopment. Criterion (b) provides the legal vehicle to transform obsolete commercial layouts into mixed-use communities. Overcoming these vacancy hurdles facilitated the Bristol Ponds redevelopment to repurpose underutilized commercial properties.

Criterion (c): *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

The study area contains a jagged patchwork of active commercial hubs alongside land-locked or vacant parcels, including Lot 2 (Cornwell Drive, Rear) and Lot 2.03 (51

Cornwell Drive). Their persistent vacancy over decades demonstrates a lack of private market attraction.

Criterion (d): *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*

While Criterion (b) targets vacant structures, Criterion (d) specifically focuses on active design flaws, obsolete property layouts, and faulty arrangements. For an older suburban commercial hub, the physical and operational setup often creates structural friction that directly harms public safety and economic viability.

The platting configuration of Block 1901 creates severe land constraints. Truncated lot lines, insufficient lot coverage allowances, and poor vehicular coordination around the primary access routes create traffic or loading anomalies that stymie competitive modern development

Carll's Corner's layout is characterized by expansive front parking lots and standalone retail footprints. This configuration causes severe vehicle conflict points at the intersection of State Highway 77, Route 56, and Cornwell Drive. The individual, uncoordinated commercial driveways creating unrestricted traffic entry and exit points increases traffic accidents, directly threatening public safety.

The extent of impervious surface creates significant stormwater runoff problems. Unmanaged runoff from obsolete layouts forces localized flooding and strains public infrastructure, directly affecting the health and welfare of the surrounding area.

Older, single-story retail plazas lack modern energy efficiencies, flexible loading docks, or fiber-optic utilities. Over time, these deficiencies prevent modern retail tenants from operating efficiently. This systemic stagnation drives down commercial property values, which weakens the local municipal tax base and creates an economic drain on the community.

Reliance on Criterion (d) will enable the Township to address concerns with the obsolete layout. Through redevelopment, a master-planned design can be utilized to force shared access driveways, modernize stormwater management, and establish safe pedestrian paths—even if the buildings themselves are not completely abandoned.

Criterion (e): *A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.*

While Criterion (b) focuses on vacancies and Criterion (d) targets obsolete structural design, Criterion (e) explicitly addresses real estate mechanics: title issues, diverse ownership, and the inability to assemble land. When a strategic commercial area is split among many different owners who cannot or will not work together, the land stagnates. This gridlock blocks modern upgrades and causes economic harm to the community.

Criterion (e) can be applied since the subject property is characterized by diverse ownership, small standalone retail parcels, independently owned fast-food pads, older single-owner strips, and utility easements. Because different owners control adjacent driveways and parking fields, a single property owner cannot unilaterally execute modern, comprehensive site overhauls (like building integrated access roads, centralized stormwater retention basins, or continuous pedestrian networks).

The Township can invoke Criterion (e) to establish that the diverse ownership creates an insuperable hurdle to market-driven land assemblage. This justifies using municipal redevelopment powers to coordinate the parcels into a single master-planned site.

Designating the Study Area as an Area in Need of Redevelopment (ANR) perfectly mirrors the goals established in the Township Master Plan that prioritize commercial and business density in areas where the necessary infrastructure exists. The ANR designation will also enable the Township to coordinate its municipal Water and Sewer Utility capacity, utility easements, stormwater mitigation infrastructure, and road widening to be financed through redevelopment agreements.

Criterion (e) allows Upper Deerfield Township to create a mechanism to bundle these parcels together, making the location attractive to modern developers who require clean, unified properties to build large-scale projects like the adjacent mixed-use Bristol Ponds community.

By declaring the subject properties as an Area in Need of Redevelopment based in-part on diverse ownership, the Township can introduce customized Redevelopment Agreements to allow a designated master developer(s) to systematically acquire, unify, and re-zone the fragmented pieces under a single, cohesive smart-growth vision.

Criterion (h): *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation*.

The intersection of NJ State Highway 77, NJ Route 56, and Cornwell Drive handles the highest traffic volume in the Township, causing routine congestion. Historically dominated by single-story, auto-dependent retail plazas like Carll's Corner, Laurel Plaza and Upper Deerfield Plaza, the Township's zoning plans encourage higher-density infill. Instead of expanding outward into open space, smart growth principles typically encourage mixed use residential and retail. A prime example is the adjoining Bristol Ponds Redevelopment project which involves 240 multi-family residential units and 3 commercial spaces to encourage foot traffic for local businesses.

Adjoining parcels in Block 1901 were successfully designated as a Non-Condemnation Redevelopment Area for the Bristol Ponds project. Extending a redevelopment status to the Study Area establishes a unified, predictable zoning envelope across the entire block.

Criterion (h) applies to the *entire Study Area* because concentrating density there advances smart regional planning principles by maximizing "infill" development, and converting the area from a vehicle-centered commercial crossroads into a walkable, mixed-use regional core. As the primary commercial node in the Township, this area serves as a targeted "growth boundary" designed to absorb local development. Concentrating high-intensity retail (like the recent Planet Fitness, Chipotle, and Wingstop developments) directly within the existing commercial footprint protects over 5,000 acres of preserved farmland elsewhere in the Township from suburban sprawl.

Designating the study area is consistent with smart growth principles which will allow the Township to leverage economic mechanisms (like PILOT programs) to generate jobs and scale localized consumer options within an established growth boundary.

New Jersey planning law requires local redevelopment initiatives to match the state's regional geographic planning goals. Under the NJ State Plan, the Study Area is located within the Metropolitan Planning Area (PA1). By utilizing Criterion (h), Upper Deerfield

legally aligns its local zoning with the state's mandate to establish defined compact centers rather than sprawling highway commercial zones.

By applying Criterion (h) to the Study Area, Upper Deerfield Township legally establishes that the properties do not need to be structurally broken to qualify for government-backed redevelopment tools. Rather, the designation is legally valid because it concentrates growth, protects thousands of acres of rural farmland, and maximizes public utility investments in total alignment with New Jersey smart growth laws.

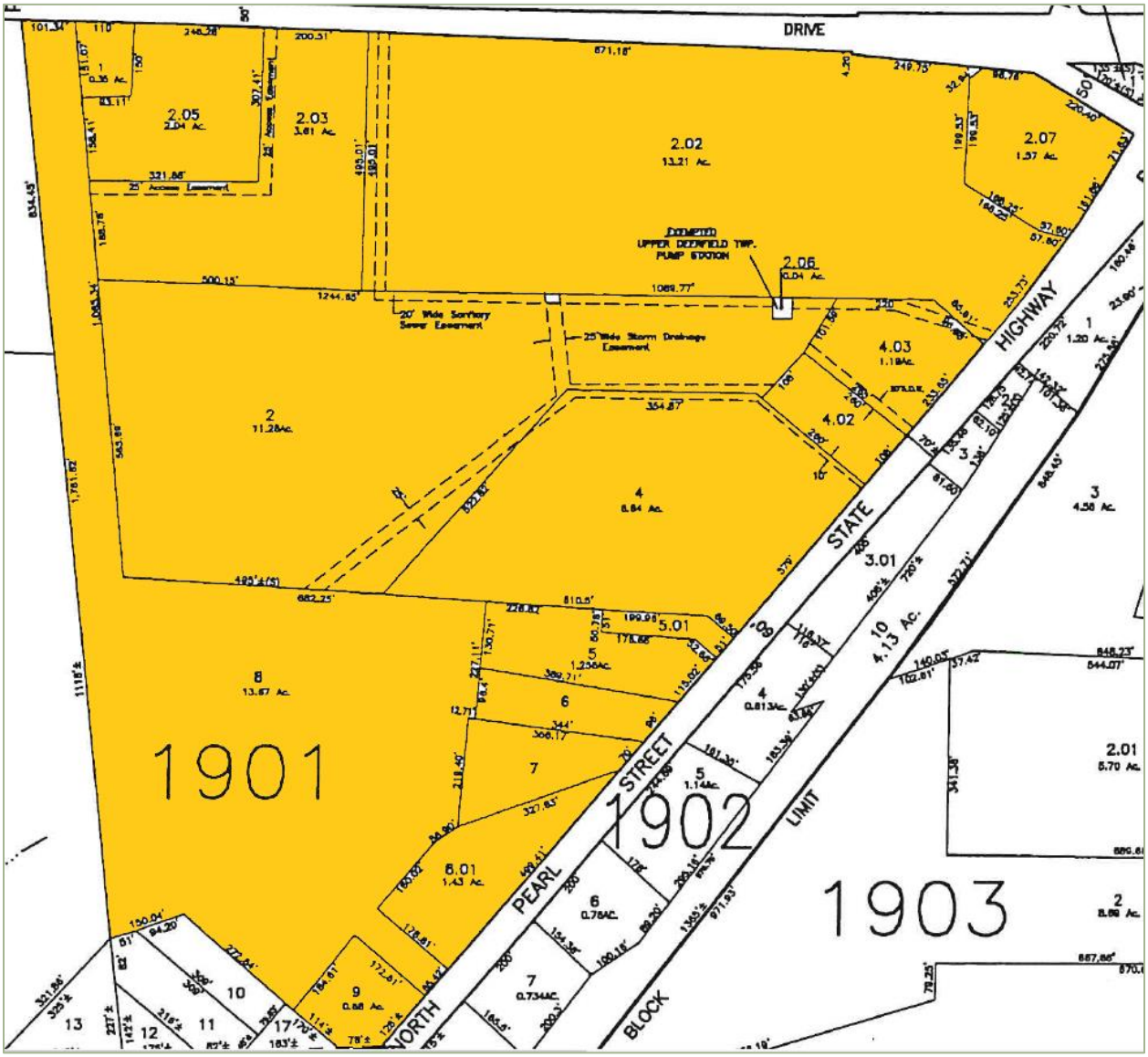
In addition to the above criteria, Section 3 of the Local Redevelopment and Housing Law (LRHL) allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.

Collectively, the above analysis demonstrates that the entire Study Area meets the intent and standards of the LRHL. For the reasons cited herein, the Study Area satisfies the cited LRHL criteria and supports the designation as a Non-condemnation Area in Need of Redevelopment.

The parcels constituting the proposed Redevelopment Area are depicted on Figure 6.

Figure 6

Proposed Redevelopment Area



IMPLEMENTATION OF REDEVELOPMENT PLAN (NJSA 40A:12A-15).

In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with clearance, replanning, conservation, development, redevelopment and redevelopment of an area in need of redevelopment. With respect to a redevelopment project in an area in need of redevelopment, the municipality or redevelopment entity,

upon the adoption of a redevelopment plan for the area, may perform any of the actions set forth in section 8 of P.L.1992, c.79 (C.40A:12A-8), except that with respect to such a project the municipality shall not have the power to take or acquire private property by condemnation in furtherance of a redevelopment plan, unless: a. the area is within (1) an area determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area and the municipality has complied with the notice requirements under subparagraph (e) of paragraph (5) of subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6); or b. exercise of that power is authorized under any other law of this State.

APPENDIX A – UPPER DEERFIELD TOWNSHIP RESOLUTION NO. 26-123.

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION 26-123

DIRECTING THE UPPER DEERFIELD TOWNSHIP PLANNING BOARD TO CONDUCT A STUDY TO DETERMINE WHETHER THE PROPERTIES KNOWN AS BLOCK 1901, LOTS 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6, 7, 8, 8.01 & 9 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 1901, Lots 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6, 7, 8, 8.01 & 9 as shown on the Upper Deerfield Township Tax Map (the "Property"); and

WHEREAS, the Property is zoned for development as Business-3; 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 the preparation of a Redevelopment Plan; and

WHEREAS, the Township Committee recognizes that the Property could be rehabilitated for commercial 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 an investigation to determine whether or not the Property qualifies as a "Non-Condemnation Redevelopment Area" 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 a Non-Condemnation 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 Properties qualify as a Non-Condemnation 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 a Non-Condemnation area in need of redevelopment, and only refers the matter to the Planning Board, for study and report to Township Committee.

Moved By: Joseph Spoltore

Seconded By: William Whelan

VOTING	In Favor	Against	Abstain	Absent
James P. Crilley	X			
Anthony Lamanteer	X			
Thomas Speranza	X			
Joseph Spoltore	X			
William Whelan	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 21, 2026.

Roy J. Spoltore, Township Clerk

APPENDIX B – UPPER DEERFIELD TOWNSHIP RESOLUTION XX-XXX (DESIGNATION).

RESOLUTION TO BE ADDED.