

RESOLUTION NO. 117-2015

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
DESIGNATING PORTIONS OF THE TOWNSHIP OF HARRISON (BLOCK 41, LOTS 1, 1.01,
2 AND 2.01) AS A NON-CONDEMNATION REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., authorizes the governing body of any municipality, by Resolution, to determine whether, according to the criteria set forth therein that any area of the municipality is an area in need of redevelopment, and that, where warranted by consideration of the overall conditions and requirements of the community, the finding of need for redevelopment may extend to the entire area of the municipality; and

WHEREAS, the Governing Body has determined that the following Blocks and Lots within the municipality satisfy one, or more, of the criteria set forth in N.J.S.A. 40A:12A-5: Block 41, Lots 1, 1.01, 2 and 2.01; and

WHEREAS, the Governing Body has further determined that a program of redevelopment as defined in N.J.S.A. 40A:12A-3 may be necessary to prevent further deterioration and promote overall development of the above described areas within the municipality; and

WHEREAS, on December 1, 2014, the Governing Body adopted Resolution No. 218-2014 authorizing the Joint Land Use Board to conduct a preliminary investigation to determine whether the aforementioned properties are areas in need of redevelopment pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

WHEREAS, on March 19, 2015, pursuant to N.J.S.A. 40A:12A-6, the Harrison Township Joint Land Use Board conducted a public hearing; considered the Preliminary Redevelopment Investigation Report dated January, 2015 from the Joint Land Use Board's Planner, Robert F. Melvin, AICP/PP, entitled "Preliminary Redevelopment Investigation of Block 41, Lots 1, 1.01, 2 and 2.01", attached hereto; and reviewed and considered the proposed Resolution designating an area, or areas, of the municipality in need of redevelopment as well as considered the evidence presented to the Joint Land Use Board regarding satisfaction of the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on April 2, 2015, the Joint Land Use Board concurred with the Governing Body's determination and recommended that the delineated area be a redevelopment area since the following Block/Lots satisfy the criteria set forth in N.J.S.A. 40A:12A-5: Block 41, Lots 1, 1.01, 2 and 2.01.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Harrison, that Block 41, Lots 1, 2.01, 2 and 2.01 within the municipality are designated as areas in need of redevelopment according to the criteria of N.J.S.A. 40A:12A-5; specifically the statutory criterion identified in N.J.S.A. 40A:12A-5(a), (d) and (h).

BE IT FURTHER RESOLVED, that the Redevelopment Area is a Non-Condemnation Redevelopment Area and that this redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on April 6, 2015.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY
Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo				
Clowney				
Diggons				
Heim				
Shearer				

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on April 6, 2015 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.

DIANE L. MALLOY
Clerk