

RESOLUTION NO. 134-2016

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
DESIGNATING CERTAIN LOTS IN BLOCKS 37.04, 38.01, 56, 57, 61, 62, 64, 65, 66, 67,
69, 70, 71, 72 AND 73 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 37.04, Lots 1 and 21; Block 38.01, Lot 21; Block 56, Lots 3.01 and 3.02; Block 57, Lots 18, 20 and 20.01; Block 61, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21; Block 62, Lots 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28 29 and 30; Block 64, Lots 2, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22; Block 65, Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29 and 30; Block 66, Lots 1, 2, 3, 3.01 and 4; Block 67, Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12 and 21; Block 69, Lots 1, 14, 15 and 16; Block 70, Lots 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9 and 16; Block 71, Lots 1, 2, 3 and 4; Block 72, Lot 2; and Block 73, Lots 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41 and 42; 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 7, 2015, the Governing Body adopted Resolution No. 233-2015 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 February 18, 2016, April 7, 2016, June 2, 2016 and June 16, 2016, pursuant to N.J.S.A. 40A:12A-6, the Harrison Township Joint Land Use Board conducted public hearings; considered the Preliminary Redevelopment Investigation Report dated January 22, 2016 and amended April 5, 2016 from the Joint Land Use Board's Planner, Robert F. Melvin, AICP/PP, entitled "Preliminary Redevelopment Investigation of Block 37.04, Lots 1 and 21; Block 38.01, Lot 21; Block 56, Lots 3.01 and 3.02; Block 57, Lots 18, 20 and 20.01; Block 61, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21; Block 62, Lots 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28 29 and 30; Block 64, Lots 2, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22; Block 65, Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29 and 30; Block 66, Lots 1, 2, 3, 3.01 and 4; Block 67, Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12 and 21; Block 69, Lots 1, 14, 15 and 16; Block 70, Lots 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9 and 16; Block 71, Lots 1, 2, 3 and 4; Block 72, Lot 2; and Block 73, Lots 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41 and 42 ", 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 June 16, 2016, the Joint Land Use Board concurred with the Governing Body's determination and recommended that the delineated area be a non-condemnation redevelopment area since the following Block/Lots satisfy one or more of the criteria set forth in N.J.S.A. 40A:12A-5: Block 37.04, Lots 1 and 21; Block 38.01, Lot 21; Block 56, Lots 3.01 and 3.02; Block 57, Lots 18, 20 and 20.01; Block 61, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21; Block 62, Lots 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28 29 and 30; Block 64, Lots 2, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22; Block 65, Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29 and 30; Block 66, Lots 1, 2, 3, 3.01 and 4; Block 67, Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12 and 21; Block 69, Lots 1, 14, 15 and 16; Block 70, Lots 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9 and 16; Block 71, Lots 1, 2, 3 and 4; Block 72, Lot 2; and Block 73, Lots 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41 and 42; and

WHEREAS, the Joint Land Use Board determined that the following parcels do not meet the qualifying criteria set forth in N.J.S.A. 40A:12-5 and, therefore, the Board recommends that the following Blocks and Lots not be designated as an area in need of redevelopment: Block 38.01, Lots 20 and 22; Block 44.06, Lot 13; Block 45, Lot 14.01; Block 56, Lots 1.03, 1.04, 1.05 and 2; and Blok 60.01, Lots 25 and 26.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Harrison, that Block 37.04, Lots 1 and 21; Block 38.01, Lot 21; Block 56, Lots 3.01 and 3.02; Block 57, Lots 18, 20 and 20.01; Block 61, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21; Block 62, Lots 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28 29 and 30; Block 64, Lots 2, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22; Block 65, Lots 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29 and 30; Block 66, Lots 1, 2, 3, 3.01 and 4; Block 67, Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12 and 21; Block 69, Lots 1, 14, 15 and 16; Block 70, Lots 1, 2, 2.01, 2.02, 2.03, 3, 4, 5, 6, 7, 8, 9 and 16; Block 71, Lots 1, 2, 3 and 4; Block 72, Lot 2; and Block 73, Lots 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41 and 42 within the municipality are designated as non-condemnation 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), (e) and (h).

BE IT FURTHER RESOLVED, that the Redevelopment Area is a Non-Condensation 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 June 20, 2016.

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				
Williams				

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 June 20, 2016 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.

DIANE L. MALLOY
Clerk