

**RESOLUTION NO. 137-2016**

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON  
DIRECTING THE HARRISON TOWNSHIP JOINT LAND USE BOARD TO PREPARE A  
REDEVELOPMENT PLAN, AND TO FURTHER TRANSMIT THE BOARD'S  
RECOMMENDATIONS RELATING TO THE REDEVELOPMENT PLAN FOR  
CERTAIN LOTS IN BLOCKS 37.04, 38.01, 56, 57, 61, 62, 64, 65, 66, 67,  
69, 70, 71, 72 AND 73**

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**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 as a Condemnation Redevelopment Area 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 prepared by the Joint Land Use Board's Planner, Robert F. Melvin, AICP/PP, dated January 22, 2016 and amended April 15, 2016 entitled "Preliminary Investigation (Redevelopment)" 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; 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 designated as a Non-Condensation Area in Need of Redevelopment 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**, on June 20, 2016, via Resolution No. 136-2016, the Harrison Township Committee designated the following Blocks/Lots as a non-condemnation redevelopment area: 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**, in accordance with, and consistent with the provisions of N.J.S.A. 40A:12A-7 of the Redevelopment Law, the Township Committee hereby directs the Harrison Township Joint Land Use Board to prepare a Redevelopment Plan for the delineated area, and transmit its recommendations to the Township Committee relating to said Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Committee of the Township of Harrison, County of Gloucester, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Harrison Township Joint Land Use Board is hereby directed to prepare a Redevelopment Plan, and transmit its findings and recommendations to the Township Committee pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.
3. A copy of this Resolution shall be available for public inspection at the office of the Municipal Clerk of the Township of Harrison.
4. This Resolution shall take effect immediately.

**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

<b>ROLL CALL VOTE</b>				
<b>COMMITTEE MEMBER</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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.

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**DIANE L. MALLOY**  
Clerk