

RESOLUTION NO. 97-2016

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
HARRISON DESIGNATING 217 KRISHNA REALTY, LLC AS
REDEVELOPER FOR BLOCK 41, LOTS 1, 1.01, 2 AND 2.01**

WHEREAS, the Township Committee of the Township of Harrison adopted on December 4, 2014 Resolution No. 218-2014 authorizing the Township of Harrison Joint Land Use Board to undertake a preliminary investigation to determine whether the properties comprised of Block 41, Lots 1, 1.01, 2 and 2.01 on the Official Tax Map of the Township of Harrison should be designated as an area in need of redevelopment, pursuant to the procedures and the statutory criteria warranting designation as an area in need of redevelopment, as set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); 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", 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.

WHEREAS, on the basis of the Joint Land Use Board's recommendation and the Redevelopment Study and Preliminary Investigation Report, the Township Committee adopted Resolution No. 117-2015 on April 6, 2015, designating Block 41, Lots 1, 1.01, 2 and 2.01 as a non-condemnation "area in need of redevelopment"; and

WHEREAS, by Ordinance 14-2015 adopted on July 6, 2015, the Township Committee adopted a Redevelopment Plan prepared by Robert F. Melvin, AICP/PP that sets forth the Township's goals and objectives for redevelopment of the Redevelopment Area; and

WHEREAS, 217 Krishna Realty, LLC has requested that the Township committee designate it as the Redeveloper of the Redevelopment Area; and

WHEREAS, the Township has reviewed the Application submitted by 217 Krishna Realty, LLC, and has found it to be consistent with the Township's vision for redevelopment of the Non-Condensation Redevelopment Area as set forth in the Redevelopment Plan.

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

1. 217 Krishna Realty, LLC be and hereby is designated to serve as Redeveloper of the Redevelopment Area subject to the following conditions:

A. 217 Krishna Realty, LLC files complete application for Preliminary and Final Major Site Plan Approval with the Harrison Township Joint Land Use Board within sixty (60) days of the date that this Resolution is adopted by the Harrison Township Committee.

B. Within the ninety (90) day period following Redeveloper designation, and with an extension of thirty (30) days with the consent of the Harrison Township Committee, the Township and 217 Krishna Realty, LLC shall negotiate, and the Township must approve and execute a Redevelopment Agreement and PILOT Agreement for the properties located within the Redevelopment Area.

2. Upon completion of negotiation of a Redevelopment Agreement and PILOT Agreement and, upon approval of the Township's Committee, the Mayor be and hereby is authorized to review and execute said Redevelopment Agreement and PILOT Agreement, and to take such other steps as are necessary in order to complete and implement this redevelopment project.

3. Notice of this action shall be published in accordance with law.

4. A cop of this Resolution shall be filed in the Office of the Township Clerk.

5. 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 February 17, 2016.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY, Municipal 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 February 17, 2016 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.

DIANE L. MALLOY
Municipal Clerk