

# BLOCK 56 REDEVELOPMENT INVESTIGATION

HARRISON TOWNSHIP, NEW JERSEY

Preliminary Investigation (Resolution 79-2021)

Non-Condemnation

DRAFT: April 15, 2021

BLOCK 56

LOT 3

## ACKNOWLEDGEMENTS

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## **1.0 Introduction**

### **1.1. Study Authorization**

Harrison Township through Resolution No. 79-2021 has requested that Pennoni perform a Preliminary Investigation into Block 56 Lot 3, to ascertain whether this area qualifies under N.J.S.A. 40A:12A-5 as an “Area in Need of Redevelopment”

Figure 1 identifies the location and surrounding environs of the Investigation Area.

### **1.2. Summary of Findings**

#### **1.2.a. Block 56, Lot 3: Criterion C**

The analysis presented within this document serves as the basis for the recommendation that the Study Parcel of Block 56 Lots 3 qualifies as an Area in Need of Redevelopment.

It is the determination of this report that the Study Parcel Block 56, Lot 3 meets Criterion C. Because of the presence of a wetland, soils’ acidity (pH level) or potential for acidification, corrosive qualities, developmental and agricultural limitations, and site access limitations, these parcels are not likely to be developed through the instrumentality of private capital.

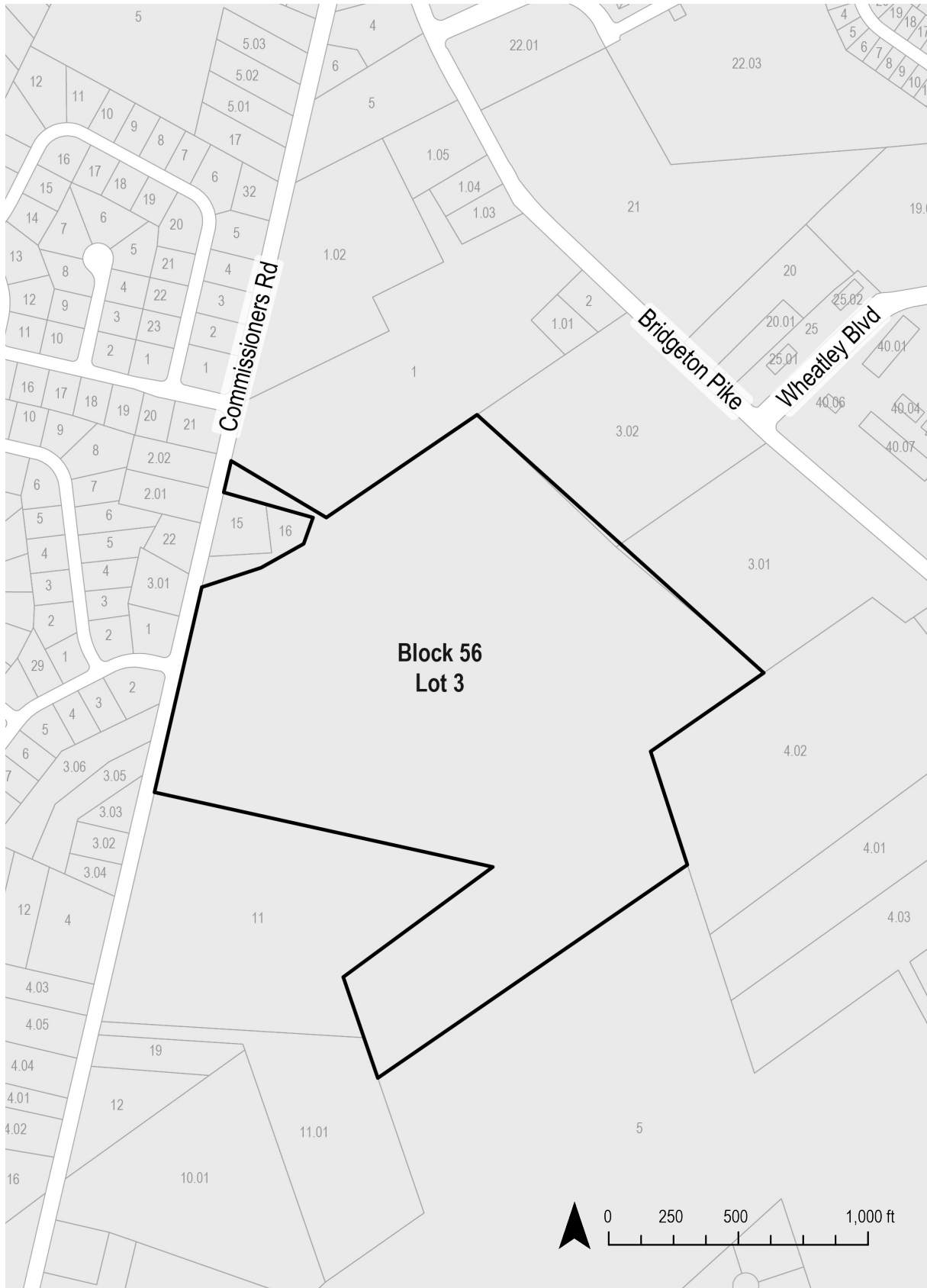
Criterion C only applies to publicly owned land, or unimproved privately owned that has remained as unimproved vacant land for a period of at least 10 years. Lot 3 is owned by Harrison Township and has been vacant and unimproved for over 10 years.

### **1.3. Non-Condemnation**

Resolution 79-2021 authorized the Study to establish a “Non-Condemnation Redevelopment Area” and the findings of this report are consistent with that authorization.

As of 2013, the Legislature required that Preliminary Investigations state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including eminent domain. Those Redevelopment Areas where the municipality declares it will not use eminent domain are referred to as “Non-Condemnation Redevelopment Areas.”

Figure 1. Redevelopment Parcel Blocks and Lots



## **2.0 Redevelopment Law**

### **2.1. Purpose of the Act**

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across New Jersey to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

### **2.2. Redevelopment Procedure**

The LRHL requires municipalities to perform a number of steps before it may exercise its Redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Township Council. The required steps are as follows:

- A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- B. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- C. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- D. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment". The Governing Body must make the final determination as to the Redevelopment Area boundaries.
- E. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- F. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the Township's Zoning Ordinance.

Only after completion of this process is the Township able to exercise the powers granted to it under the State Redevelopment Statute.



Figure 2. Redevelopment Parcel Aerial





### 3.0 Existing Conditions

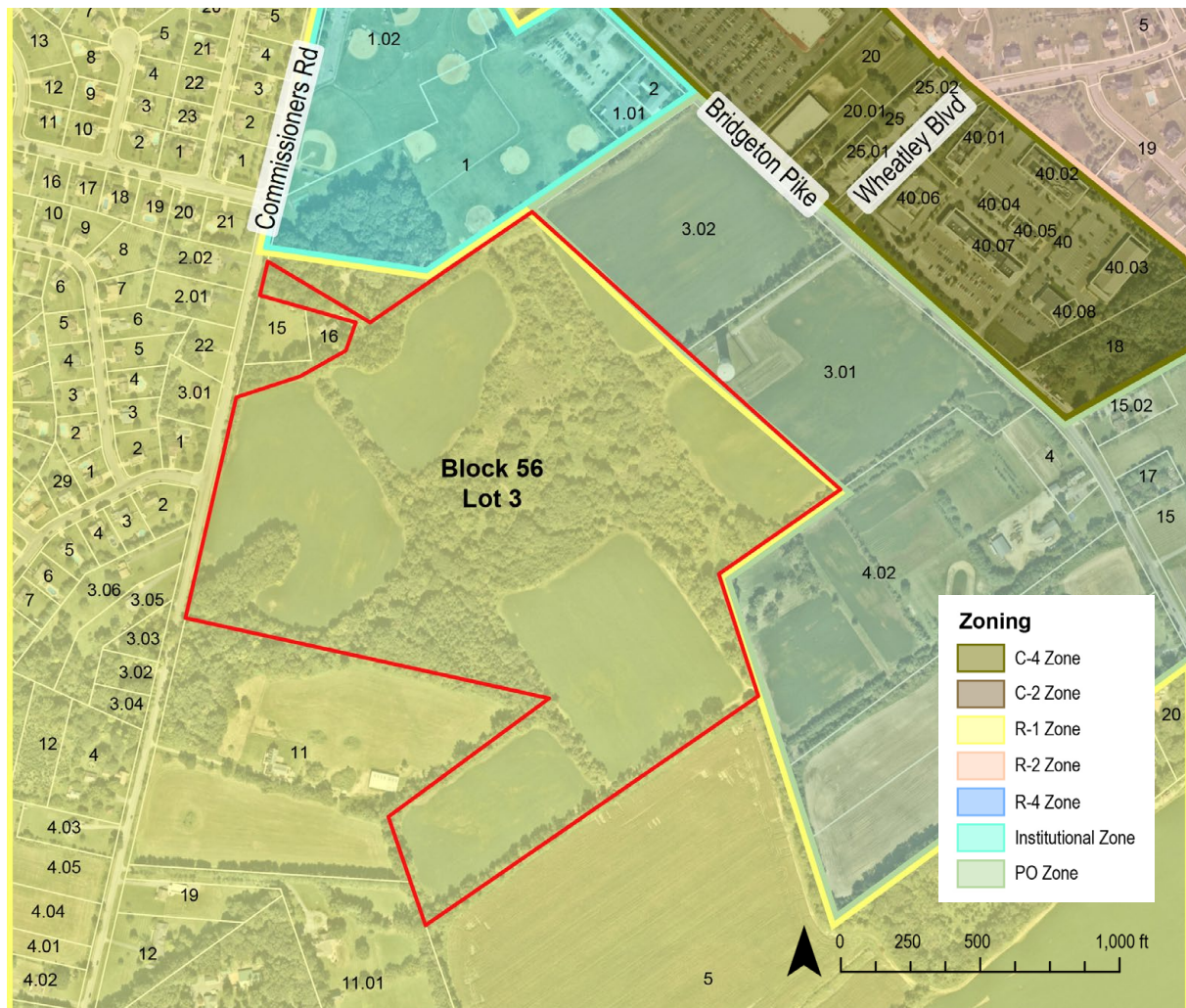
#### 3.1. Description of Site Area

The study area site (the site) is located along Commissioners Road, south of the Ella Harris Recreation Park. The site is currently open fields and trees and is zoned R-1 (see X below).

Directly adjacent to the site on the west are two other Lots, 3.01 and 3.02, both of which were designated as “Area in Need of Redevelopment” in October of 2017. Those lots are zoned at Professional Office (PO). South of the site are two lots used for agricultural uses.

Block	Lot	Use	Address	Owner	Area
56	3	Public Property	171 Commissioners Rd	Township of Harrison	68.32 acres

Figure 3. Redevelopment Parcels Zoning





## 4.0 Statutory Criteria

A study area qualifies as being an “Area in Need of Redevelopment” if it meets at least one of the eight statutory criteria listed in Section 40A:12A-5 of the Local Redevelopment and Housing Law:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or poses 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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- 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

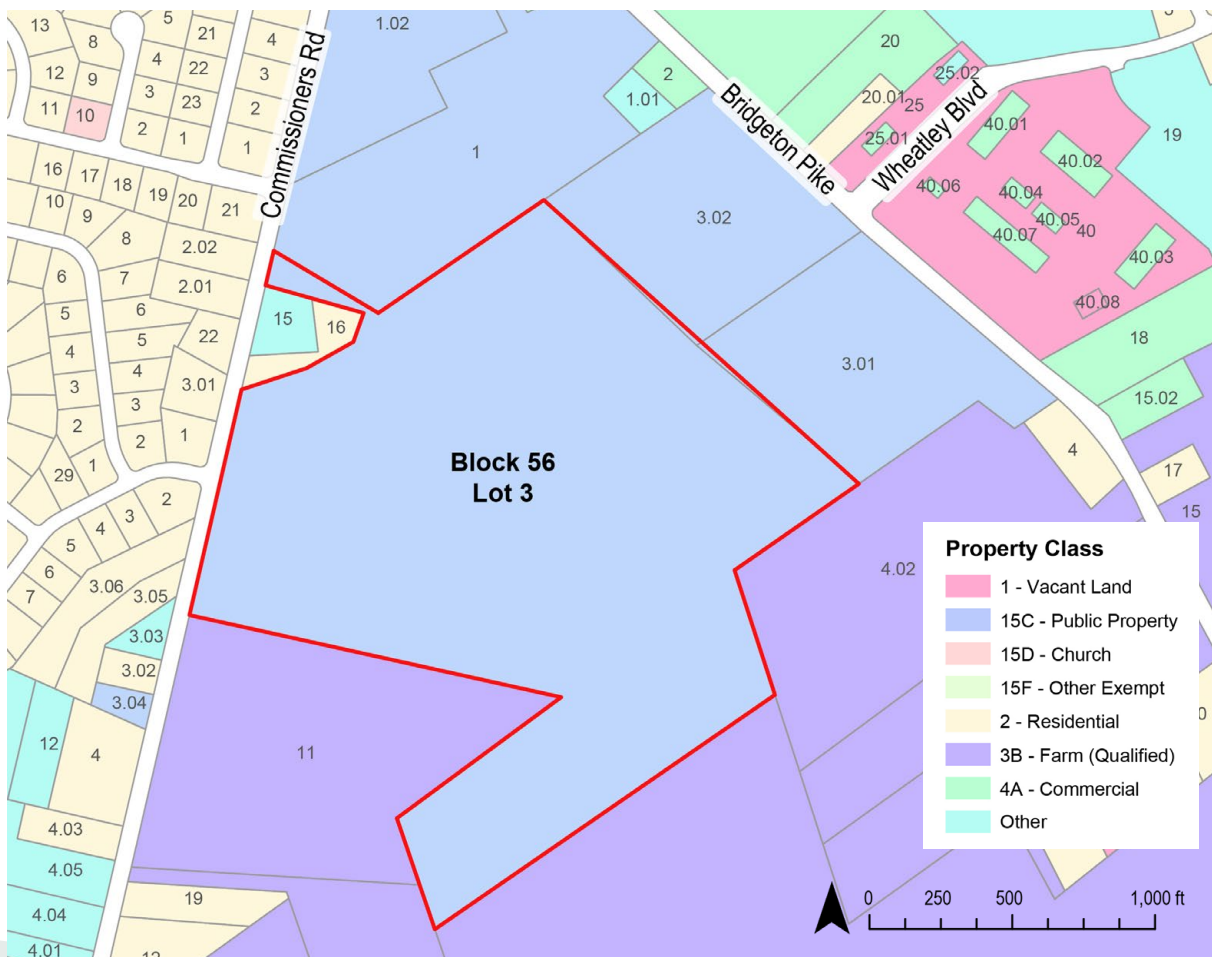
municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

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

N.J.S.A. 40A:12A-3 further states that “A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective development of the area of which they are a part.” This is commonly referred to as the “Section 3 Criteria.”

According to the Redevelopment Handbook, this section allows for the inclusion of properties that do not meet the statutory criteria but are, “essential to be included in the designation to effectively redevelop the area.” Examples of such properties include properties located within and surrounded by otherwise blighted area, property that are needed to provide access to an area to be redeveloped, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area’s successful redevelopment.

Figure 4. Redevelopment Parcels Property Class



## 5.0 Applicability of Statutory Criterion “C”

### 5.1. Introduction

#### 5.1.a. Statutory Language: 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.

#### 5.1.b. Applicability

The following analysis of Statutory Criterion C is applicable to Block 56, Lot 3.

### 5.2. Background

#### 5.2.a. Ownership and Vacancy

In order to meet Criterion C, an investigation property must be publicly owned (i.e. public property) or unimproved, vacant privately-owned land, which has remained unimproved and vacant for at least ten years. The ownership/vacancy portion of Statutory Criterion “C” is applicable to Block 56, Lots 3.

Lot 3 is land owned by the municipality (Harrison Township). Lot 3 has also been substantially unimproved vacant land that has remained so for a period of ten years prior to adoption of the Resolution authorizing this investigation (2010 - 2021). MOD-IV property classifications can be seen in Figure 4 and aerials going back 5 and 10 years can be seen in Figure 5.

#### 5.2.b. Sediment with Potential to Form Acid (Sulfate) Soils

As displayed in Figure 7, a wide band of coastal plain sediments with the potential to form acid (sulfate) soils, runs across the state of New Jersey. The entirety of Block 56 in Harrison Township is within the Lower Member of Kirkwood Formation (Tkl), a sedimentary unit with the potential to produce acidic soils.

Figure 5. Redevelopment Parcels Historic Aerials

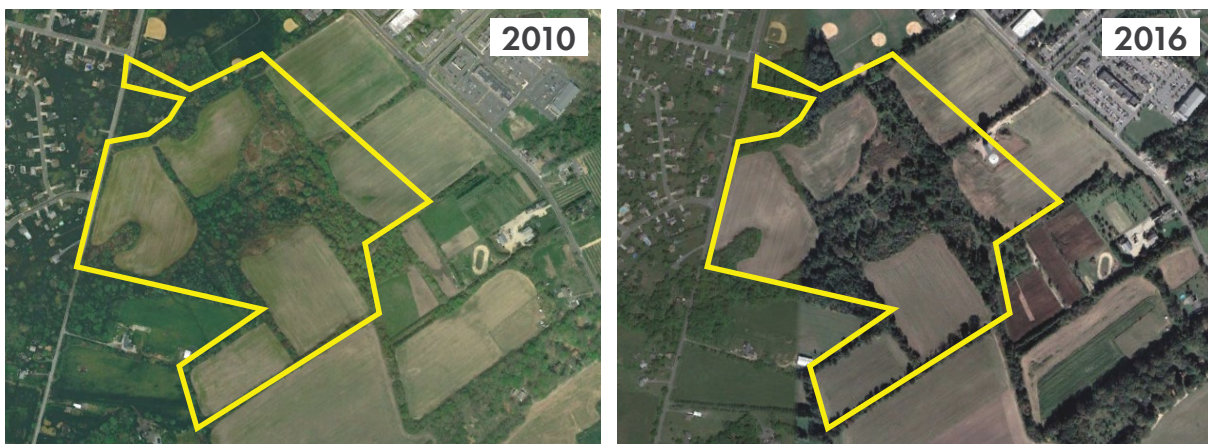


Figure 6. pH levels of investigation area soils

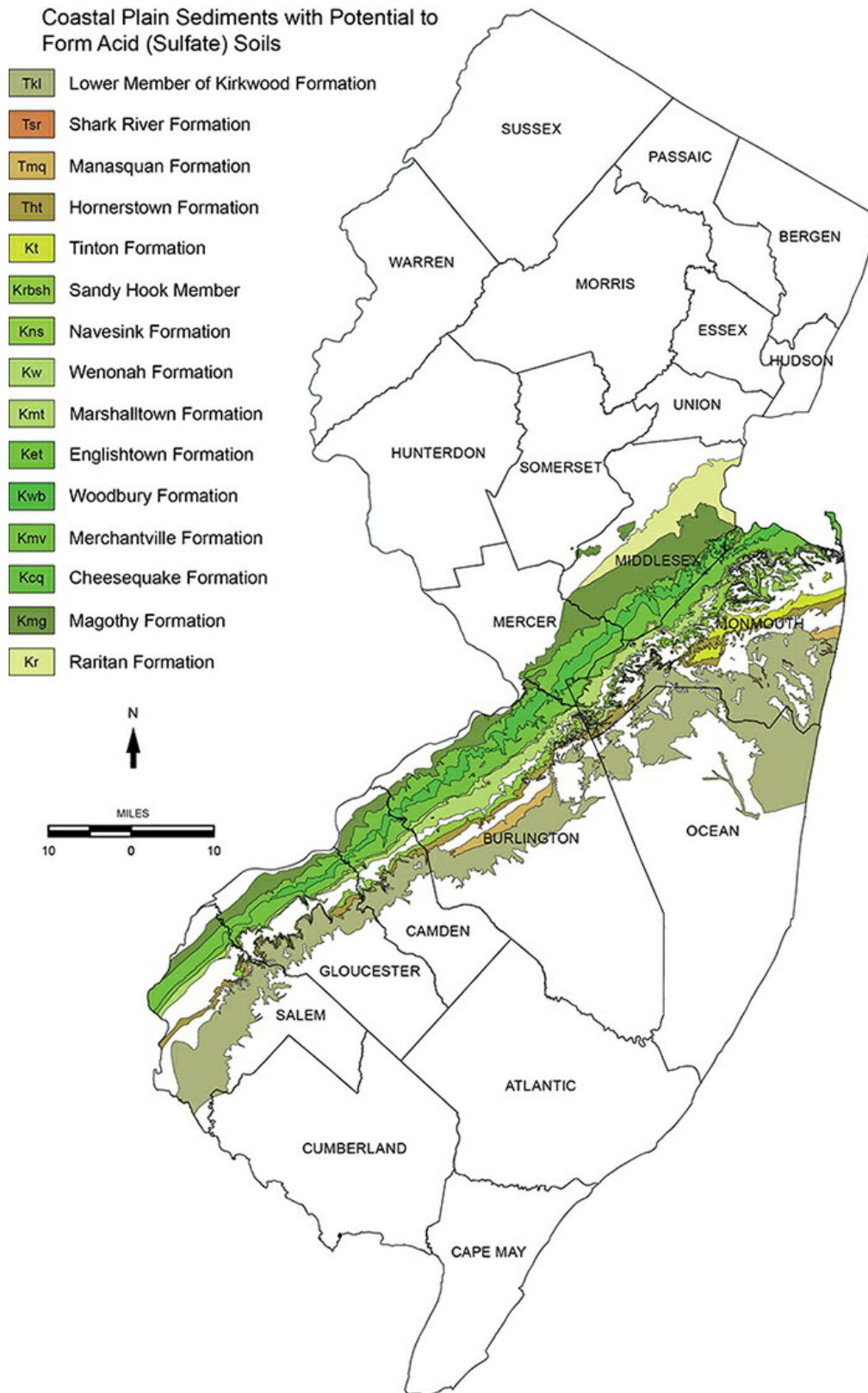


Soil pH is the measure of the pH of soil water, which depends on the hydrogen ion ( $H^+$ ) activity in solution. Soils become naturally acidic for three major reasons: rainfall and leaching, acidic parent material, and decay of organic matter which produces hydrogen ions. Sulfide-bearing (pyritic) Cretaceous and Paleogene (formerly the Tertiary period) marine and estuarine sediments, such as the Lower Member of Kirkwood Formation (Tkl), are potential acid-soil producers. The development of acid-sulfate soils occurs when sulfide minerals oxidize upon air exposure during construction, drainage, or earth-moving operations. The overall acid-sulfate, soil-forming process involves a complex chain of reactions that connect the oxidation of iron sulfides to the release of iron oxyhydrates and sulfuric acids.

Acid-sulfate soil formation occurs if the reduced sulfur components exceed the acid-neutralizing capacity of adsorbed bases and easily weatherable silicate and carbonate minerals. Natural Resource Conservation Service reports (such as the Soil Resource Report included as Appendix B of this investigation) demonstrate that soils developed on these sulfidic, non calcareous, marine sediments are strongly ( $pH < 5.5$ ) to extremely acid ( $pH < 4.5$ ) (Figure 6).



Figure 7. Sediments with Potential to Form Acid Soils in New Jersey



### 5.3. Site Constraints - Wetland & Site Access

#### 5.3.a. Wetland

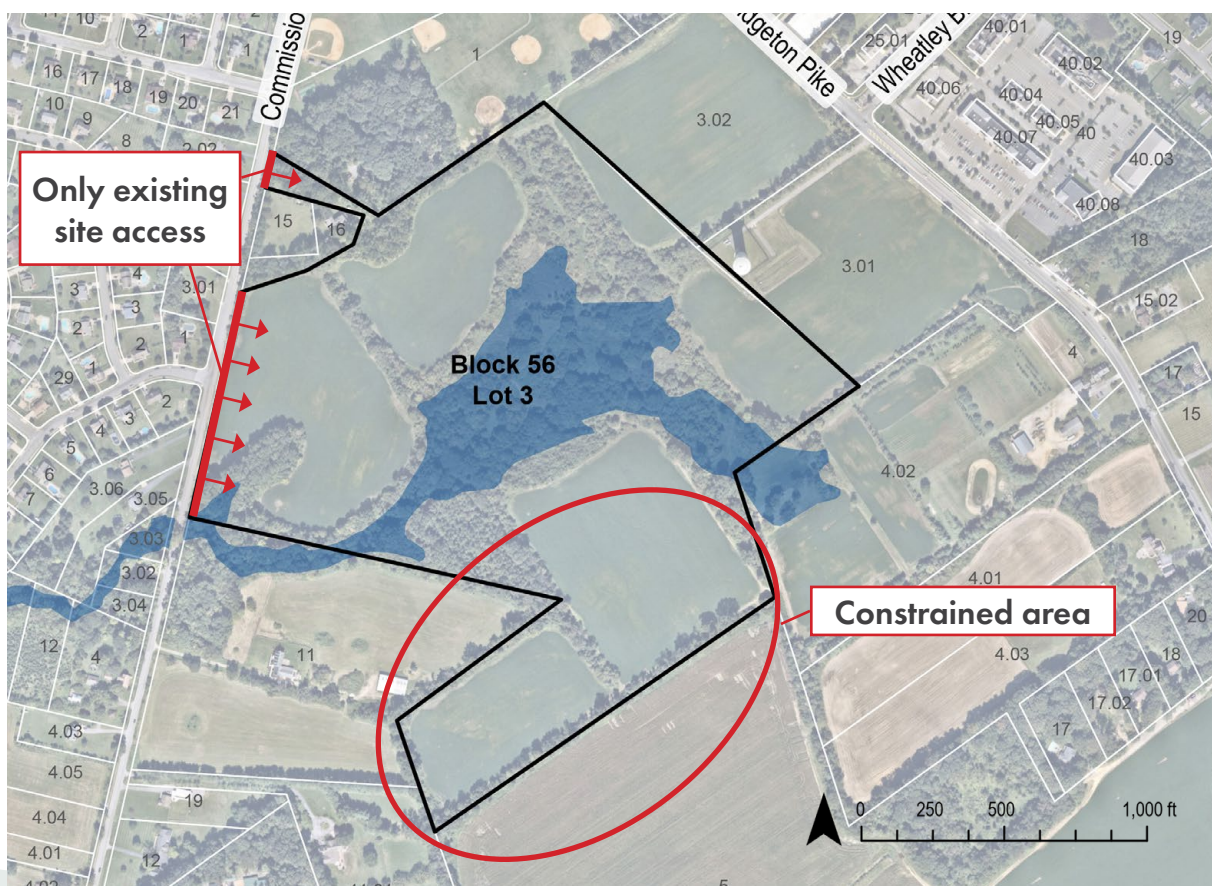
As illustrated in Figure 8, according to New Jersey Department of the Environmental Protection (NJDEP), a wetland covers a large portion of the middle of Lot 3. This fragments and constrains the site for future development, especially the area in red below which is isolated and landlocked. The presence of the wetland will also trigger the need for a Letter of Interpretation (LOI), which is an extra cost.

Permits may be available to develop in this area, but permits would also come as a cost penalty to the developer. This increase in construction costs has likely deterred development through the instrumentality of private capital. All of these issues limit the full utilization of the property and challenge the development ability of the site.

#### 5.3.b. Site Access

Also illustrated Figure 8, the only existing site access to Lot 3 is along Commissioners Rd. The southern part of the Lot is likely only accessible through Block 56, Lot 11. Development on the west side of the Lot could require public access through Lots 3.01 and 3.02. This, in addition to the wetland and the soil barriers discussed in Section 5.4 will make it more expensive and difficult for development through private capital.

Figure 8. Wetland in the site area



#### 5.4. Site Development Limitations

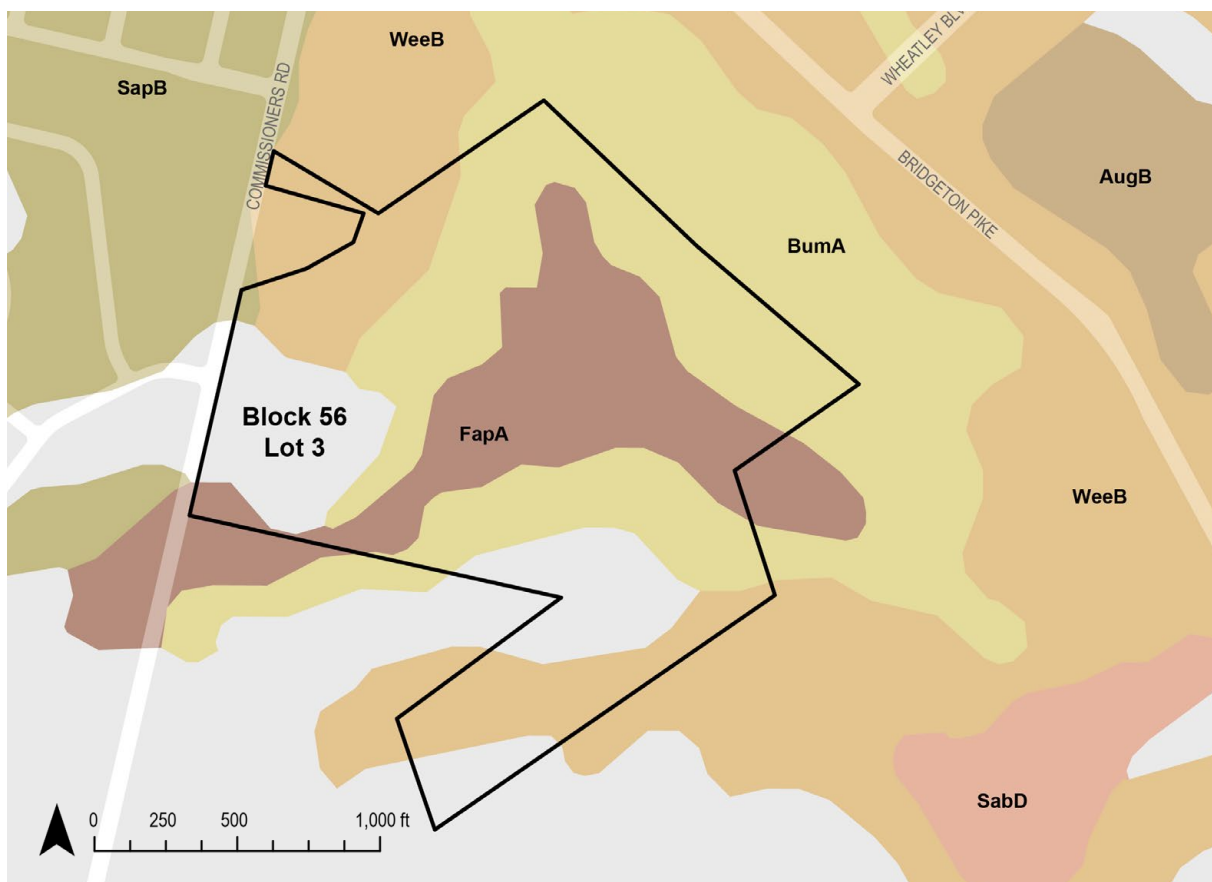
Site Development Limitations are to be used as tools for evaluating soil suitability and identifying soil limitations for various development or construction purposes. Soils' potential to corrode concrete or steel, and soils' limitations for construction or development of numerous uses are presented herein, in Subsections 5.4.a. through 5.4.f. Each of the site development limitations applies to the soils in their current condition, and do not consider present land use.

Risk of corrosion for concrete or steel is expressed as "low," "moderate," or "high." Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete or uncoated steel. Soils with moderate or high risk of corrosion may require special site examination and design, significantly increasing site development costs.

The concrete or steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer. Lots 3 contains multiple soils (*BumA*, *FapA*, and *WeeB*) and are thus intersected by soil boundaries (Figure 9).

Soil properties may limit the types of uses that can be easily built on a property. Area soils have been examined to determine inherent limitations for a number of possible land uses. Rating class terms

Figure 9. Soil types in the site area





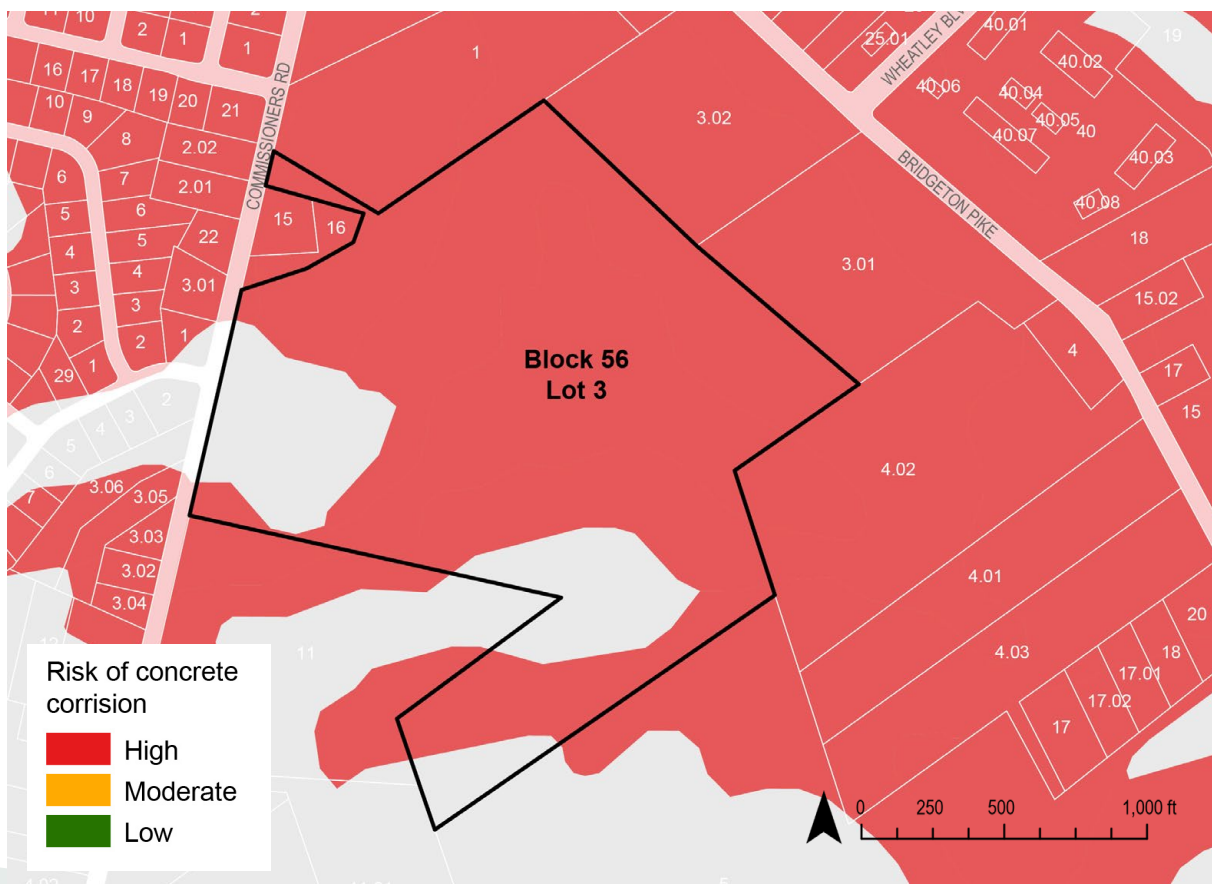
indicate the extent to which the soils are limited by all of the soil features that affect the specified use. “Very limited” indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. “Somewhat limited” indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. “Not limited” indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

#### 5.4.a. Corrosion of Concrete

As illustrated in Figure 10, almost all of the Investigation Area is comprised of soils with a high risk of concrete corrosion. Soil boundaries intersecting these parcels further increase the risk of corrosion.

As concrete is an essential material in the construction of building foundations, it is highly likely that the soils’ corrosive nature will increase development costs, as soil remediation or special design considerations may be necessary.

Figure 10. Risk of Corrosion of Concrete in investigation area soils.





The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil.

#### 5.4.b. Corrosion of Steel

As illustrated in Figure 11, large parts of Lot 3 are comprised of soils with a high risk of steel corrosion. Soil boundaries intersecting these parcels further increase the risk of corrosion.

As steel is an essential material in the construction of building frames, it is highly likely that the soils' corrosive nature will increase development costs, as soil remediation or special design considerations may be necessary.

The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil.

Figure 11. Risk of Corrosion of Steel in investigation area soils.



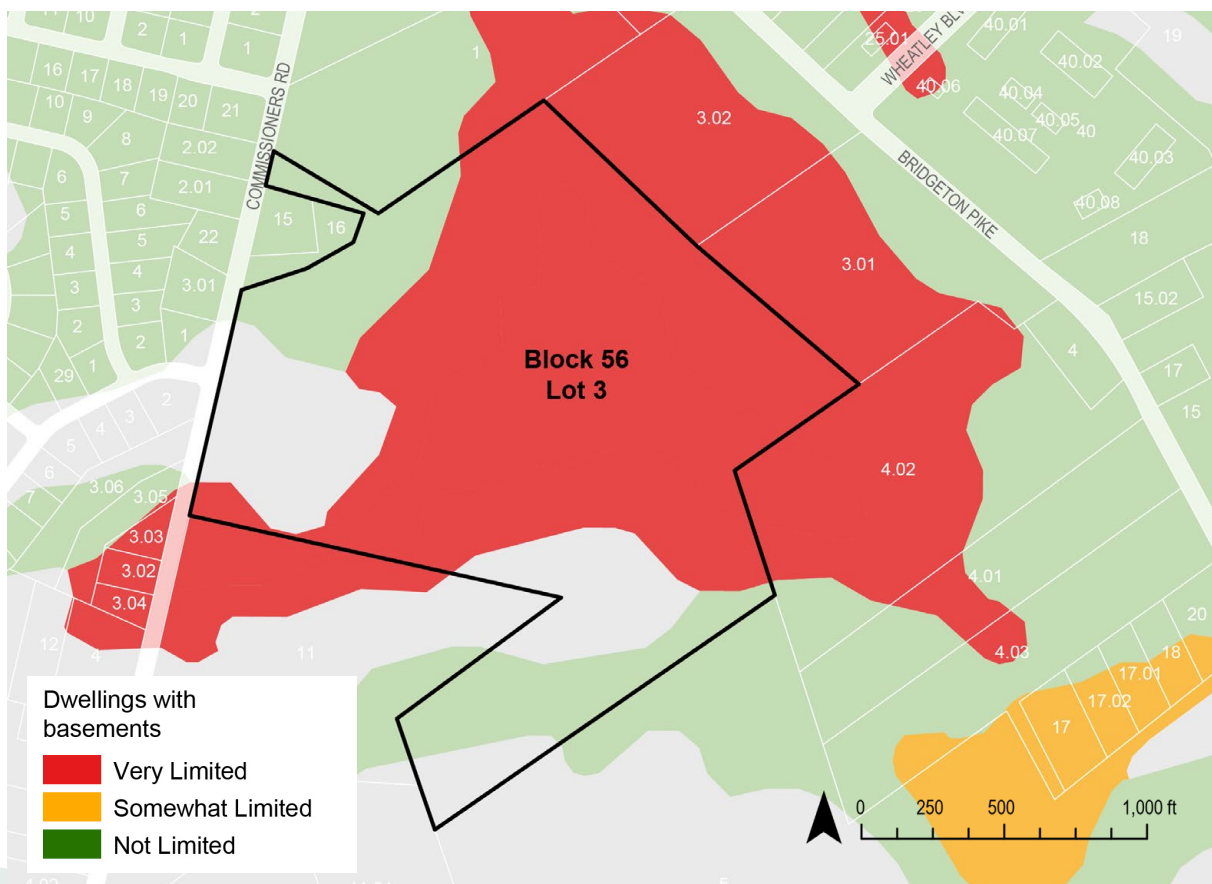
#### 5.4.c. Dwellings with Basements

As illustrated in Figure 12, large portions of Lot 3 are partially comprised of soils with “Very Limited” development potential for dwellings with basements. These limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Increased development costs, poor performance and high maintenance can be expected. This increase in construction and maintenance costs has deterred development through the instrumentality of private capital.

Dwellings are defined in the *Custom Soil Resource Report* as single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Figure 12. Soil limitation for development of Dwellings with Basements.



#### 5.4.d. Lawns, Landscaping, and Golf Fairways

As illustrated in Figure 13, Lot 3 comprised of soils with “Very Limited” or “Somewhat Limited” development potential for lawns, landscaping, or golf fairways. These limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Increased development costs, poor performance and high maintenance can be expected. This increase in construction and maintenance costs has deterred development through the instrumentality of private capital.

This evaluation rates soils for their use in establishing and maintaining turf for lawns and golf fairways and ornamental trees and shrubs for residential or commercial landscaping. Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Golf fairways are subject to heavy foot traffic and some light vehicular traffic. Cutting or filling may be required.

The ratings are based on the use of soil material at the site, which may have been altered by some land smoothing. Irrigation may or may not be needed and is not a criterion in rating. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are reaction; depth to a water table; ponding; depth to bedrock or a cemented pan; the available water capacity in the upper 40 inches; the content of salts, sodium, or calcium carbonate; and sulfidic materials. The properties that affect trafficability are flooding, depth

Figure 13. Soil limitation for use in Lawns, Landscaping, or Golf Fairways



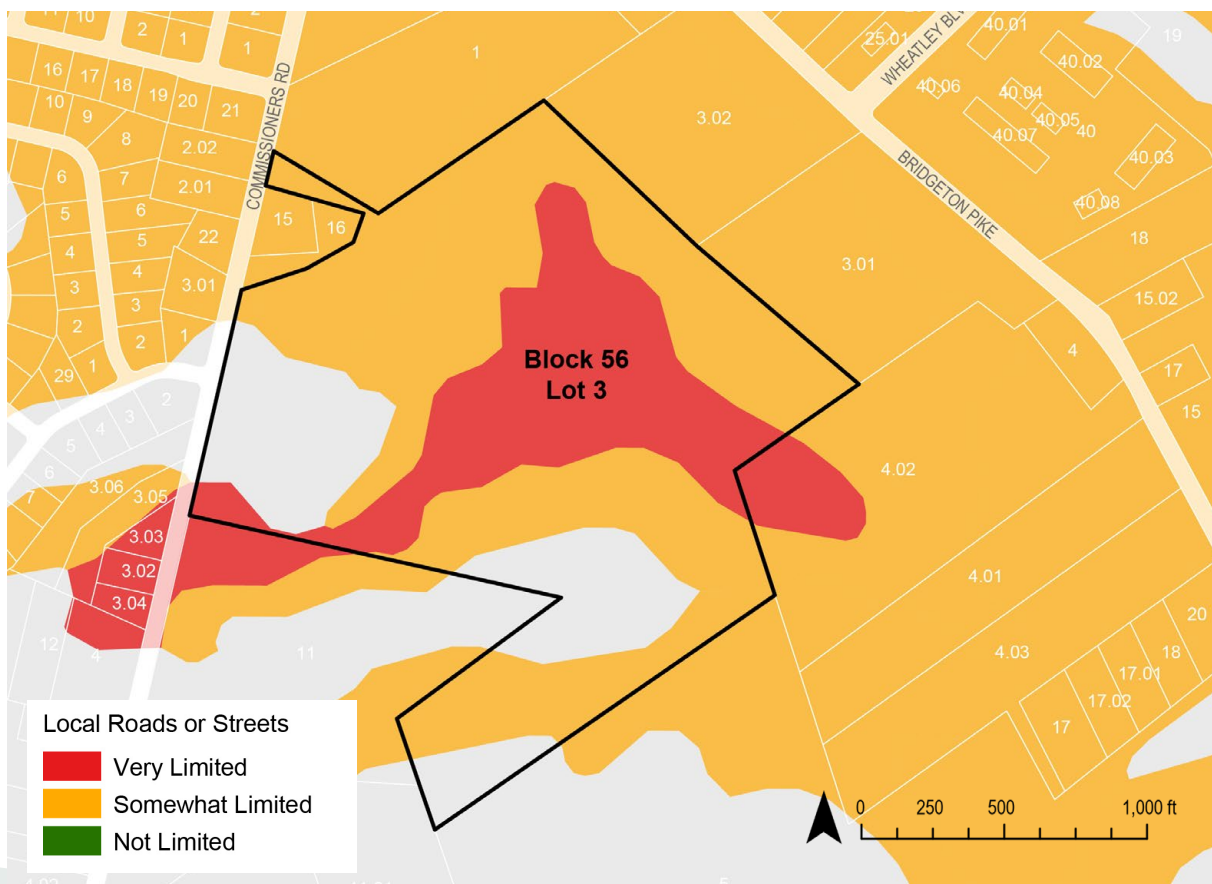
to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer. The suitability of the soil for traps, tees, roughs, and greens is not considered in the ratings.

#### 5.4.e. Local Roads and Streets

As illustrated in Figure 14, Lot 3 is comprised of soils with “Very Limited” or “Somewhat Limited” development potential for local roads or streets. Through special planning, design, or installation these limitations can be overcome or minimized, although the development process will likely be longer and more expensive. Fair performance and moderate maintenance can be expected. Such an increase in construction and maintenance costs has deterred development through the instrumentality of private capital.

Local roads and streets are defined in the Custom Soil Resource Report as all-weather surfaces that carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the

Figure 14. Soil limitation for development of Local Roads or Streets





AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

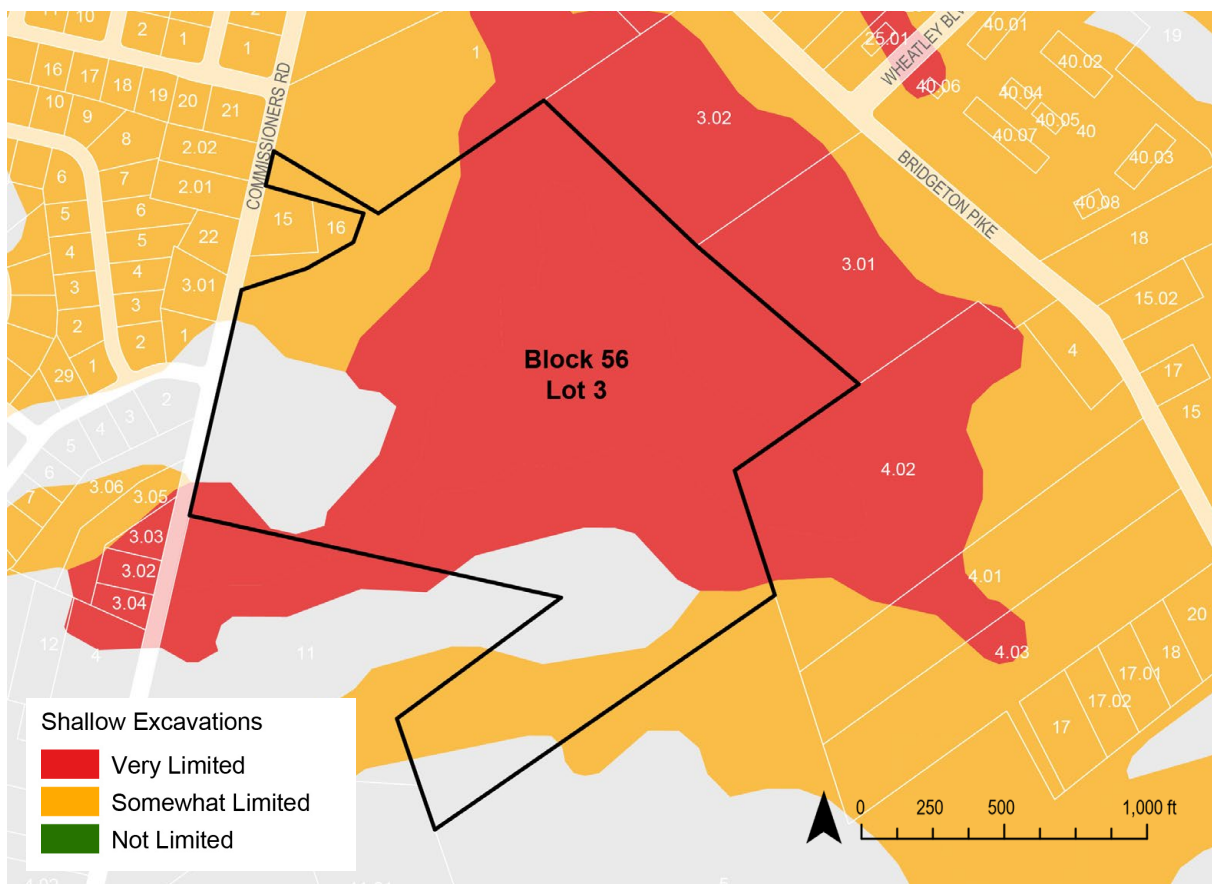
#### 5.4.f. Shallow Excavations

As shown in Figure 15, Lot 3 is comprised of soils with “Very Limited” or “Somewhat Limited” development for shallow excavations. These limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Increased development costs, poor performance and high maintenance can be expected.

As shallow excavations for building foundations, drainage, or utility lines are required in most building projects, the added planning and construction costs for shallow excavations are likely to affect any development on site. This increase in construction and maintenance costs has deterred development through the instrumentality of private capital.

Shallow excavations are defined in the *Custom Soil Resource Report* as trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope

Figure 15. Soil limitation for Shallow Excavations



influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing. The ratings are both verbal and numerical.

## **5.5. Land Management Limitations**

Land management interpretations are tools designed to guide the user in evaluating existing conditions in planning and predicting the soil response to various land management practices for agricultural land uses, including cropland, forestland, hayland, pastureland, horticulture, and rangeland. Soils' potential for the leaching or runoff of agricultural pesticides are presented in Subsections 5.5.a and 5.5.b.

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable and leaching potential or surface runoff is high. "Somewhat limited" indicates that the soil has features that are moderately rated for leaching or runoff potential. Some leaching or runoff can be expected. "Not limited" indicates that the soil has features that have low leaching or runoff potential.

### **5.5.a. Pesticide Leaching Potential**

As illustrated in Figure 16, Lot 3 is comprised of "Very Limited" and "Somewhat Limited" soils with a moderate-to-high potential for pesticide leaching. Extra precautions must be made to avoid agricultural pesticide leaching and resulting ground-water contamination. Because of this high potential for pesticide leaching, agriculture should be discouraged in this area.

The ratings for Pesticide Loss Potential-Leaching are used for evaluating and determining the potential of the soil to transmit pesticides through the profile and the likelihood of the contamination of ground-water supplies. Evaluations consider movement of water through the soil and underlying fractured bedrock. Ratings are for soils in their natural condition and do not consider present land use. The properties that affect the pesticide loss potential include the soil's hydrologic group, depth to water table, saturated hydraulic conductivity at different depths, and the possibility of water movement in fractured bedrock.

### **5.5.b. Pesticide Runoff Potential**

As illustrated in Figure 17, portions of Lot 3 are comprised of "Not Limited" and "Somewhat Limited" soils with a moderate potential for pesticide runoff. Extra precautions must be made to avoid agricultural pesticide runoff and resulting surface water contamination. Because of this heightened potential for pesticide runoff, agriculture should be discouraged in this area.

The ratings for Pesticide Loss Potential-Soil Surface Runoff are used for evaluating and determining the potential of the soil to transmit pesticides through surface runoff and the likelihood of the contamination of surface waters. Ratings are for soils in their natural condition and do not consider present land use. The properties that affect the pesticide loss potential include the occurrence of permafrost, surface ponding, flooding, and slope.

Figure 16. Pesticide Leaching Potential of area soils.

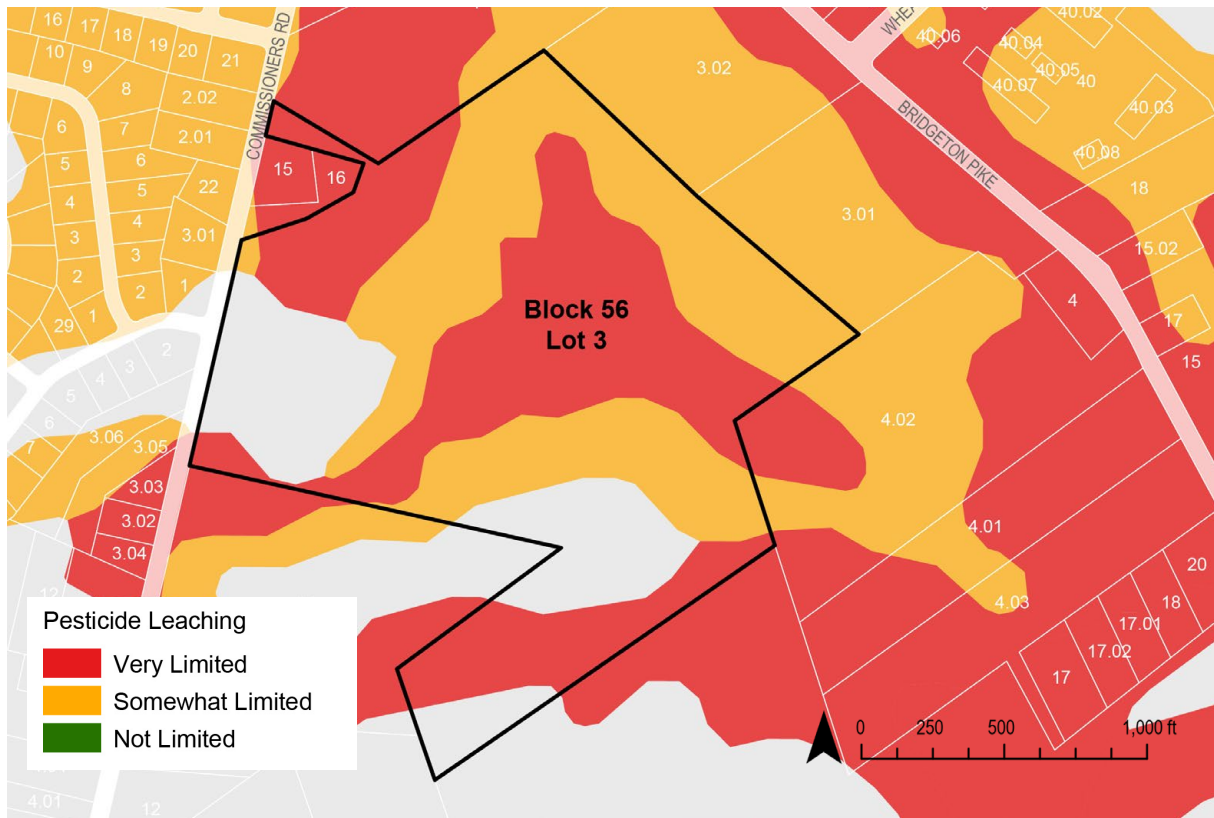
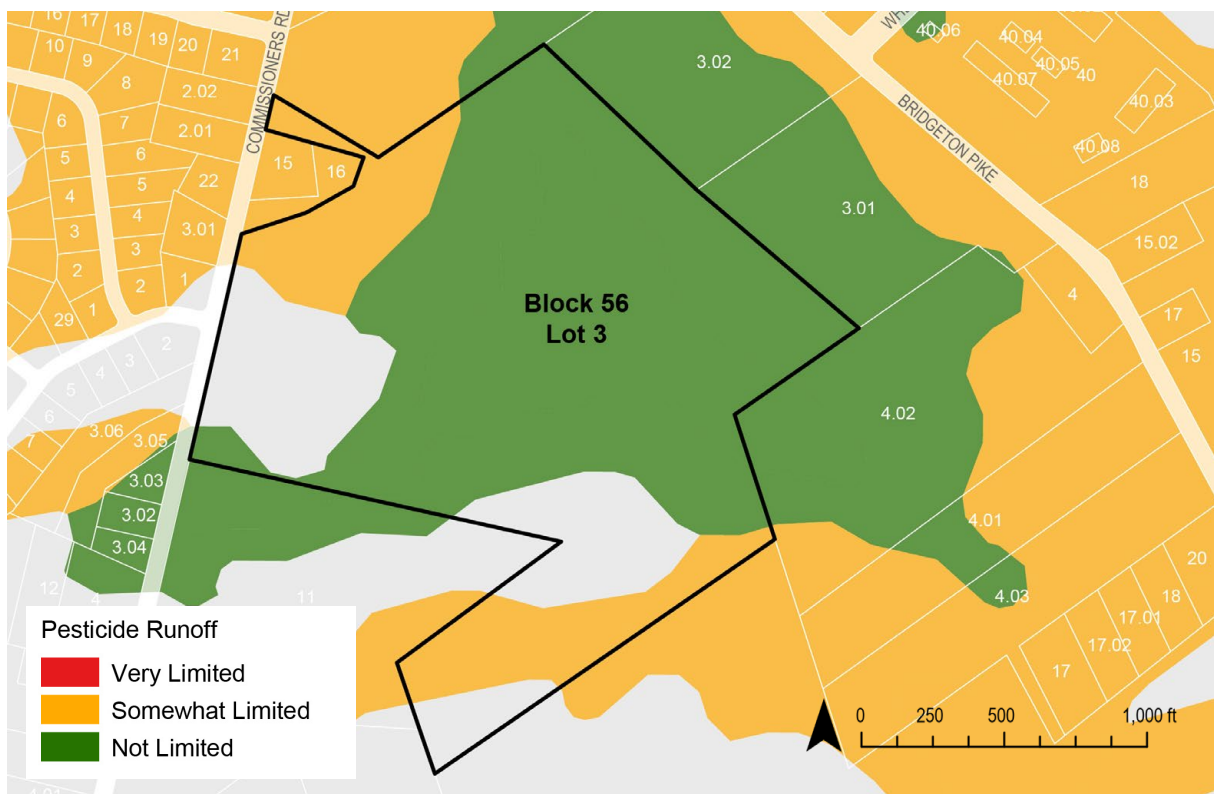


Figure 17. Pesticide Runoff Potential of area soils.



## 5.6. Conclusion

Block 56, Lot 3 is publicly owned and has been vacant for at least ten years. In addition, because of the nature of the soil of Lot 3 namely the soils' acidity (pH level) or potential for acidification, corrosive qualities, and developmental and agricultural limitations, this parcel will be harder to develop through the instrumentality of private capital.

Soils within Lot 3 have been identified as current and potential high acid-producing soils; are highly corrosive to both concrete and steel (two essential construction materials); display properties which make the development and maintenance of dwellings, lawns, golf fairways, and/or roads and shallow excavations difficult and costly; and have moderate-to-high potential for pesticide leaching or runoff. Soils within these parcels will likely require special site examination, design, and potential remediation, and the soils' limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures significantly increasing site development costs. Expensive remediation, planning, design, and construction considerations have deterred development through the instrumentality of private capital in development.

Block 56, Lot 3's development is also constrained by its location between Commissioner's Road and Bridgeville Road, which make it difficult to access via existing roads, and by the presence of a wetland.

These parcels thus qualify as an "Area in Need of Redevelopment" in accordance with Statutory Criterion "C."



## Appendix A - Resolution No. 79-2021

**RESOLUTION NO. 79-2021**

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON  
AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO  
DETERMINE WHETHER LOT 3 IN BLOCK 56 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF  
HARRISON QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT**

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**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the proposed Redevelopment Area (Block 56, Lot 3) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Non-Condensation Redevelopment Area"; and

**WHEREAS**, the Township Committee of the Township of Harrison, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

**WHEREAS**, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following property identified as and consisting of Block 56, Lot 3 qualifies as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Committee considers it to be in the best interest of the Township to direct its Joint Land Use Board to conduct such an investigation regarding said area/property.

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

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether Block 56, Lot 3 is a "Non-Condensation Redevelopment Area" such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area", other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and

4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

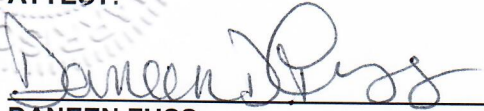
**ADOPTED** at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on March 15, 2021.

**TOWNSHIP OF HARRISON**

BY: 

**LOUIS F. MANZO, MAYOR**

**ATTEST:**

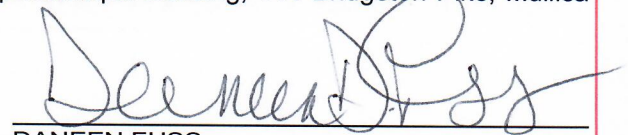


**DANEEN FUSS**  
Acting Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
DeLaurentis	✓			
Heim	✓			
Williams	✓			
Wingate	✓			

**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 March 15, 2021, in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.



**DANEEN FUSS**  
Acting Municipal Clerk

DRAFTED FOR THE TOWNSHIP OF HARRISON BY:

