

TOWNSHIP OF CHESTERFIELD

RESOLUTION 2019-3-8

RESOLUTION AUTHORIZING AND DIRECTING THE CHESTERFIELD TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, AS TO WHETHER CERTAIN AREAS ARE “AREAS IN NEED OF REDEVELOPMENT” WITHIN THE MEANING AND INTENDMENT OF SAID STATUTE

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, (“the Act”) allows municipalities to identify certain areas within their geographical boundaries as “Areas in Need of Redevelopment”, one of the purposes of which, among others, is to encourage private investment in certain properties through, e.g., the demolition, clearance, or removal of buildings, the construction and rehabilitation of existing buildings, the creation of new job opportunities and ratables within municipalities, etc.; and

WHEREAS, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to cause preliminary investigations to be made to determine whether areas exist within the municipality that are “in need of redevelopment”, N.J.S.A. 40A:12A-6; and

WHEREAS, the Township of Chesterfield has determined that : (1) Block 1102, Lot 6.03 and Block 1103, Lot 8.01, are properties that may benefit from the tools available to municipalities under the New Jersey Housing and Redevelopment Law; and (2) that there is a need for increased employment opportunities, tax ratables, and other benefits which communities generally derive from the redevelopment of commercial corridors within these areas; and

WHEREAS, the Township Committee of the Township of Chesterfield has determined that it is in the best interest of the Township of Chesterfield, in order to compete

with neighboring municipalities for new commercial and other opportunities which will result in increased employment opportunities, and tax ratables for the municipality, to further study this area of the Township in that general vicinity, to determine if same or portions of same, are “in need of redevelopment”, so that this municipality can undertake various initiatives to incentivize commercial and other developers to locate their businesses with this municipality; and

WHEREAS, the Planning Board shall undertake this investigation and shall determine whether or not the Redevelopment Area shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, excluding the power of Eminent Domain; and

WHEREAS, the New Jersey Redevelopment and Housing Law empowers municipalities to authorize and direct their Municipal Planning Boards to undertake such studies and investigations.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chesterfield, that the Chesterfield Township Planning Board be and is hereby authorized and directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether Block 1102, Lot 6.03 and Block 1103, Lot 8.01, and surrounding and nearby areas as described above, within the Township of Chesterfield, are in need of redevelopment or rehabilitation within the meaning and intendment of the statute.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed with the Chairperson and Secretary of the Chesterfield Township Planning Board, and with the Burlington County Office of Land Use Planning, within ten (10) days of adoption, and that

the Planning Board be urged to complete its preliminary investigation and file its written report within the Township Committee upon completion of same.

CHESTERFIELD TOWNSHIP COMMITTEE

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I, Caryn M. Hoyer, Clerk of the Township of Chesterfield in the County of Burlington and State of New Jersey do hereby certify the foregoing Resolution to be a true and accurate copy of the Resolution approved by the Township Committee at a duly advertised meeting held on March 28, 2019, at which a quorum was present.

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Caryn M. Hoyer, RMC  
Township Clerk

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