

## TOWNSHIP OF CHESTERFIELD

### RESOLUTION 2019-6-9

**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 A CERTAIN AREA IN THE CENTER OF CROSSWICKS VILLAGE, FAMILIARLY KNOWN AS “THE HAMILTON UNIFORM” PROPERTY, IS “AN AREA IN NEED OF REDEVELOPMENT OR REHABILITATION” 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”, or “Areas in Need of Rehabilitation”, one of the purposes of which, among others, is to encourage private investment in certain properties through, e.g., , the construction and rehabilitation of existing buildings, construction of new building where demolition and clearance of previously blighted building existed, 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” or “in need of rehabilitation”, N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Township Committee of the Township of Chesterfield has determined that it is in the best interests of the Township of Chesterfield, to determine whether certain property familiarly known as “The Hamilton Uniform” property, 5 Crosswick-Chesterfield Road, Crosswicks, NJ 08515, also known as Block 302, Lot 1, comprised of approximately 3 +/- acres, and which has been vacant for a number of years, a portion of which was recently demolished and cleared and another part of which has been in deteriorating condition, should be

studied to determine whether it constitutes an area in need of redevelopment or rehabilitation, so that the municipality can undertake various initiatives to incentivize developers to improve the property; 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, County of Burlington, State of New Jersey, 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 the property at 5 Crosswick-Chesterfield Road, Crosswicks, NJ 08515, Block 302, Lot 1, qualifies as an area in need of redevelopment or rehabilitation within the meaning and intendment of said 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 Mayor and 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 June 27, 2019 at which a quorum was present.

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Caryn M. Hoyer, RMC  
Township Clerk