

**TOWNSHIP OF CHESTERFIELD**

**RESOLUTION 2020-2-6**

**RESOLUTION AUTHORIZING AND DIRECTING THE CHESTERFIELD  
TOWNSHIP PLANNING BOARD TO CAUSE OF A PRELIMINARY  
INVESTIGATION TO BE MADE PURSUANT TO NEW JERSEY LOCAL  
REDEVELOPMENT AND HOUSING LAW AS TO WHETHER A CERTAIN AREA  
IS AN “AREA IN NEED TO REHABILITATION”**

**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 Rehabilitation”, 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 rehabilitation”, N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Township of Chesterfield has determined that : (1) Block 701, Lot 2.01, comprising approximately 159 acres, and familiarly known as the Old York County Club, is a property 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 rehabilitation”, 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 Rehabilitation Area shall authorize the municipality to use all those powers provided by the Legislature for use in a Rehabilitation Area; 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 701, Lot 2.01 is an area in need of 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**

~~~~~

~~~~~

~~~~~

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 February 27, 2020, at which a quorum was present.

---

Caryn M. Hoyer, RMC  
Township Clerk

4852-7125-2404, v. 1