

TOWNSHIP OF CHESTERFIELD

RESOLUTION 2020-6-11

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 NON-CONDEMNATION REDEVELOPMENT”

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 Non-Condemnation 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 Non-Condemnation Redevelopment”, N.J.S.A. 40A:12A-6; and

WHEREAS, the Township of Chesterfield has determined that : (1) the following properties 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:

- 1) BLOCK 103, LOT 22 (40.99 +/- acres, owned by the State of New Jersey)

- 2) BLOCK 104, LOT 2 (23.05 +/- acres, owned by the State of New Jersey)
- 3) BLOCK 104, LOT 3 (0.91 acres)
- 4) BLOCK 104, LOT 4 (15.06 +/- acres)
- 5) BLOCK 104, LOT 5 (4.91 +/- acres)
- 6) BLOCK 105, LOTS 1 (22.42 acres)
- 7) BLOCK 105, LOT 2.01 (555.147 acres, owned by the State of New Jersey)
- 8) 302 Bordentown-Chesterfield Road (BLOCK 600, LOT 16.02): the former Emergency Squad building;
- 9) 300 Bordentown-Chesterfield Road (BLOCK 600, part of LOT 14.03 and LOT 15): this is the old Municipal Building, and only a portion of LOT 14.03 is included which immediately surrounds the Municipal Building; the balance are recreation fields which are not subject to the Study;
- 10) 18 New Street (BLOCK 300, LOT 12): the former Crosswicks Fire House;
- 11) 11 New Street (BLOCK 301, LOT 10): vacant LOT across from the former Crosswicks Fire House; 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 these areas of the Township, to determine if same or portions of same, are “In Need of Non-Condemnation 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 Non-Condemnation Redevelopment Areas shall qualify so as to authorize the municipality to use all those powers provided by the Legislature for use in such an 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 the following properties constitute Areas in Need of Non-Condensation Redevelopment within the meaning and intendment of the statute:

- 1) BLOCK 103, LOT 22 (40.99 +/- acres, owned by the State of New Jersey)
- 2) BLOCK 104, LOT 2 (23.05 +/- acres, owned by the State of New Jersey)
- 3) BLOCK 104, LOT 3 (0.91 acres)
- 4) BLOCK 104, LOT 4 (15.06 +/- acres)
- 5) BLOCK 104, LOT 5 (4.91 +/- acres)
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- 10) 18 New Street (BLOCK 300, LOT 12): the former Crosswicks Fire House;
- 11) 11 New Street (BLOCK 301, LOT 10): vacant LOT across from the former Crosswicks Fire House.

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 June 25, 2020, at which a quorum was present.

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Caryn M. Hoyer, RMC  
Township Clerk

4833-7793-8368, v. 1