



**TOWNSHIP OF DOWNE
CUMBERLAND COUNTY, NEW JERSEY**

	YES	NO	ABSTAIN	ABSENT
Jordan, Sr., L.				X
Byrne, S.	X			
Rothman, M.	X			
Bart, E.	X			
Campbell, R.	X			

Resolution Number: R-131-2019 Dated: December 9, 2019 Offered By: JORDAN Seconded By: ROTHMAN
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**RESOLUTION DETERMINING THAT BLOCK 27, LOT 3 BE
DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT IN
ACCORDANCE WITH LOCAL REDEVELOPMENT LAW AND FURTHER
THAT THE REDEVELOPMENT PLAN PREPARED BY RUTALA
ASSOCIATES ON BEHALF OF DOWNE TOWNSHIP BE IMPLEMENTED**

WHEREAS, the local Redevelopment and Housing Law at N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes Municipalities to determine whether certain parcels of land located therein constitutes an area in need of redevelopment as well as whether or not such property constitutes a condemnation area or not; and

WHEREAS, on October 14, 2019, the Township Committee of the Township of Downe adopted Resolution R-112-2019 directing the Downe Township Combined Planning and Zoning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6, to determine whether the property known as Block 27, Lot 3 as shown on the Downe Township Tax Map, meets the criteria for an area in need of redevelopment; and

WHEREAS, the parcel in question is being considered as a non-condemnation area as the lot is presently owned by the Township; and

WHEREAS, on November 12, 2019, the Downe Township Combined Planning and Zoning Board adopted Resolution 2019-8 to identify Block 27, Lot 3 on the Downe Township Tax Map as an area that meets the criteria set forth in N.J.S.A. 40A:12A-5 (c) in that the lot is owned by the Township, has remained undeveloped for a period of ten (10) or

more years and is unlikely to be developed through the instrumentality of private capital, which determination was made at a properly advertised public meeting and in consideration of a report by the Township Planner, Rutala Associates, which report is dated September 30, 2019 and which preliminary investigation was the subject of review by the Downe Township Combined Planning and Zoning Board and its determination and conduct of a public hearing by that body on November 12, 2019;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Downe, County of Cumberland and State of New Jersey that the Township Committee accepts the recommendation of the Downe Township Combined Planning and Zoning Board and finds that Block 27, Lot 3 as shown on the official Tax Map of the Township of Downe be and are hereby deemed to be a non-condemnation area in need of redevelopment pursuant to the local Redevelopment Law set forth at N.J.S.A. 40A:12A-5 (c) et seq.; and

BE IT FURTHER RESOLVED, that the Township hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

BE IT FURTHER RESOLVED, that within ten (10) days of the Township's adoption of the within Resolution, the Clerk of the Township of Downe shall serve notice of the Township Committee's determination to any person who has filed a written objection thereto and stated in or upon the written submission an address to which the notice of determination and resolution may be sent and upon the Commissioner of the New Jersey Department of Community Affairs; and

BE IT FURTHER RESOLVED, the designation shall not take effect for thirty (30) days or until DCA approval.

BE IT FURTHER RESOLVED, that Township Planner Rutala Associates having been previously retained by the Township, is authorized and directed to prepare a Redevelopment Plan for the study area, including an outline for the planning, development and redevelopment of the study area pursuant to law and present same to the Downe Township Combined Planning and Zoning Board and Township Committee; and

BE IT FURTHER RESOLVED, that the Downe Township Combined Planning and Zoning Board shall transmit a report containing its recommendation concerning the Redevelopment Plan to the Township Committee. The Downe Township Combined Planning and Zoning Board shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Downe Township Combined Planning and Zoning Board deems appropriate; and

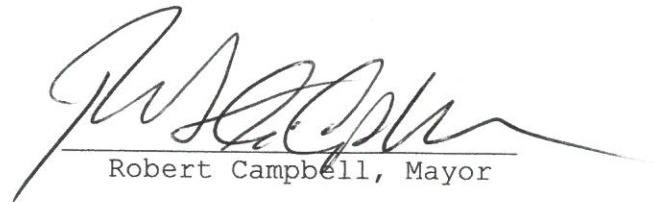
BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Chief Financial Officer and Downe Township Combined Planning and Zoning Board Secretary; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

THIS RESOLUTION was adopted by the Township Committee of the Township of Downe on December 9, 2019.

ATTEST:


Nadine E. Lockley, Municipal Clerk


Robert Campbell, Mayor

C E R T I F I C A T I O N

I, **NADINE E. LOCKLEY, RMC, CMR**, Municipal Clerk of the Township of Downe, County of Cumberland, State of New Jersey do hereby certify the foregoing to be a true and accurate copy of the Resolution adopted by the Downe Township Committee of the Township of Downe, County of Cumberland, State of New Jersey, at their Regular Meeting held on December 9, 2019 at 7:00 pm at the Municipal Complex.

Date

NADINE E. LOCKLEY, RMC, CMR
Municipal Clerk