

**A RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPERTY KNOWN AS FIDELITY PLAZA, BLOCK 143 LOT 24.06, MEETS THE STATUTORY CRITERIA FOR “AN AREA IN NEED OF REDEVELOPMENT NON-CONDEMNATION” PURUSANT TO LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET. SEQ.**

**WHEREAS**, the Township Council of the Township of North Brunswick wishes to direct the Planning Board to undertake a preliminary investigation to determine whether the property currently known as Fidelity Plaza, Block 143 Lot 24.06, the “Study Area”, qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the ‘Redevelopment Law’); and

**WHEREAS**, the Redevelopment Law provides a mechanism to empower and assist the local government in its efforts to promote programs of redevelopment; and

**WERHEAS**, the Redevelopment Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, prior to the Governing Body making a determination as to whether the Study Area qualifies as an area in need of redevelopment non-condemnation, the Governing Body must authorize the Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the area meets the criteria of an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5; and

**NOW, THEREFORE, BE IT RESOLVED** on this 18th day of September, 2023, by the Township Council of the Township of North Brunswick, County of Middlesex, State of New Jersey, that it hereby directs and authorizes the Planning Board to determine whether the property known as Fidelity Plaza, Block 143 Lot 24.06, qualifies as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

**BE IT FURTHER RESOLVED**, that prior to the public hearing on the matter, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation; and

**BE IT FURTHER RESOLVED**, that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as an area in need of redevelopment; and

**BE IT FURTHER RESOLVED**, that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the Township Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Governing Body, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the

hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area, and within 200' of the Study Area, according to the assessment records of the Township of North Brunswick, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel; and

**BE IT FURTHER RESOLVED**, that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records; and

**BE IT FURTHER RESOLVED**, that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a resolution with supporting documentation.

**RECORDED VOTE**

<b>COUNCIL MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>NOTES</b>
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
MAYOR WOMACK				

I do hereby certify that the foregoing is a true copy of a Resolution passed by the Township Council of North Brunswick at a meeting duly held on the 18th day of September 2023.

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Lisa Russo, Township Clerk