

**RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK,
COUNTY OF MIDDLESEX, NEW JERSEY, DESIGNATING BLOCK 143, LOT 24.06
BE CLASSIFIED A NON-CONDEMNATION
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitutes an area in need of redevelopment; and

WHEREAS, on September 18, 2023, the Township Council adopted Resolution 291-9.23 directing the Planning Board to undertake an investigation 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.

WHEREAS, in furtherance of the referral by the Governing Body, the Planning Board retained planning consultants Heyer, Gruel & Associates (the "Consultant"), to conduct a study and prepare a report as to the proposed redevelopment of the Study Area; and

WHEREAS, on or about June 13, 2024, Heyer, Gruel & Associates prepared a report entitled, "Block 143, Lot 24.06 Area in Need of Redevelopment Investigation Report," (the "Report"); and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation to the Township Council, as to whether the Study Area should be designated as non-condemnation area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by the determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on July 16, 2024, the Planning Board held a duly noticed public meeting and reviewed the Report, heard testimony from representatives of the Consultant, and conducted a public hearing during which time all persons who were interested in or would be affected by a determination regarding the Study Area had the opportunity to be heard; and

WHEREAS, the Consultant concluded in the Report and testified to the Planning Board that the Study Area satisfies the criteria for a redevelopment area designation as set forth in the Redevelopment Law pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, after the conclusion of the public hearing, the Planning Board adopted a resolution memorializing its recommendation that the Study Area be designated as a "non-condemnation area in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, the Mayor and Township Council concurs with the conclusion of the Planning Board that the Study area satisfies the criteria for redevelopment area designation set forth in the Redevelopment Law and finds that such conclusion is supported by substantial evidence; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Township Council of the Township of North Brunswick, County of Middlesex, State of New Jersey, based on the Report and recommendation of the Planning Board, that the study area and 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 the Township Clerk transmit a copy of this resolution to the Commissioner of the Department of Community Affairs (NJDC) for review and approval, of which the NJDC has 30-days to approve or disapprove the area, If the NJDC takes no action within 30 days, the study area is approved.

RECORDED VOTE

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
HUTCHINSON				
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 29th day of July, 2024.

Lisa Russo, Township Clerk