

**PLANNING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK
RESOLUTION TO THE GOVERNING BODY OF THE TOWNSHIP OF NORTH
BRUNSWICK RECOMMENDING THAT BLOCK 252, LOT 1.06 NOT BE
DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT PURSUANT
TO THE LOCAL REDEVELOPMENT AND HOUSING LAW**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (“LHRL”), the Township Council of the Township of North Brunswick (“Governing Body”) may direct the Planning Board of the Township of North Brunswick (“Planning Board”) to conduct an investigation and conduct a public hearing to determine whether an area within the Township is in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to the LRHL, the Governing Body adopted Resolution #368-1223 on December 18, 2023, authorizing and directing the Planning Board to undertake a preliminary investigation to determine whether Block 252, Lot 1.06 (the “Study Area”) qualifies as a non-condemnation area in need of redevelopment as defined in the LHRL; and

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

WHEREAS, on or about July 26, 2024, Heyer, Gruel & Associates prepared a report entitled, “Block 252, Lot 1.06 Area in Need of Redevelopment Investigation,” (the “Report”); and

WHEREAS, the Report was prepared by analyzing the applicability of statutory criteria under N.J.S.A. 40A:12A-5 to the Study Area, the boundaries of which are set forth on a Study Area Map contained at page 2 of the Report; and

WHEREAS, upon duly made public notice, the Planning Board conducted a hearing on September 10, 2024, to consider the matter of the proposed designation of the Study Area as an area in need of redevelopment; and

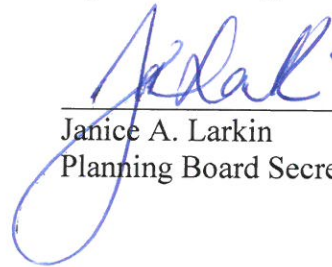
WHEREAS, at the public hearing, the Board considered the findings of the Report, and the conclusion that the Study Area did not meet any of the statutory criteria for designation an area in need of redevelopment under N.J.S.A. 40A:12A-5(a); and

WHEREAS, the hearing was opened to the public, with no member of the public commenting on the proposed designation of the Study Area as an area in need of redevelopment; and

WHEREAS, at the conclusion of the public hearing, the Planning Board concurred with the findings in the Report that the Study Area does not meet the criteria under the LHRL, and therefore the Board does not recommend that the Governing Body determine and declare it to be a non-condemnation area in need of redevelopment;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of North Brunswick that it is hereby recommended that the Township Council of the Township of North Brunswick not declare Block 252, Lot 1.06 to be a non-condemnation area in need of redevelopment.

THIS IS TO CERTIFY that the foregoing is a true copy of the Resolution adopted by the Planning Board of the Township of North Brunswick at its public meeting held on September 10, 2024.



Janice A. Larkin
Planning Board Secretary