

**PLANNING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK
RESOLUTION RECOMMENDING TO THE GOVERNING BODY OF THE
TOWNSHIP OF NORTH BRUNSWICK THAT BLOCK 143, LOT 24.06 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 #291-923 on September 18, 2023, authorizing and directing the Planning Board to undertake a preliminary investigation to determine whether Block 143, Lot 24.06 (the “Study Area”) qualifies as a non-condemnation area in need of redevelopment; 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 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 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 map entitled, “Redevelopment Area Study Map,” contained at page 5 of the Report; and

WHEREAS, after public notice was published in the Home News Tribune on June 27, 2024 and July 5, 2024, and mailed by regular and certified mail to the owners of property in the Study Area, the Planning Board conducted a hearing on July 16, 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 John Barree of Heyer, Gruel & Associates presented testimony regarding the findings and conclusions of the Report, and the conclusion that the Study Area meets the criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-5(a)

due to the Study Area's substandard and dilapidated condition and obsolesce for its intended purpose, and 5(b) due to substantial prolonged vacancies; and

WHEREAS, the following exhibits were entered into the record and considered by the Planning Board: Exhibit A-1, a twenty-five slide power point presentation highlighting the salient points of the Report; and

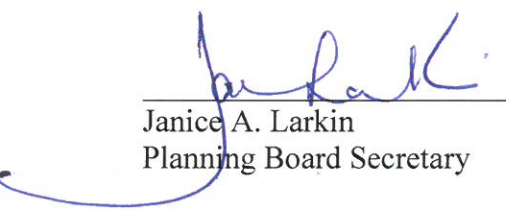
WHEREAS, the hearing was opened to the public, with no member of the public commenting on the proposed designation of the Study Area as an area in need of redevelopment; and

WHEREAS, at the conclusion of the public hearing, the Planning Board concurred with the findings in the Report that the Study Area constitutes and meets the criteria under the LHRL and supports a recommendation to the Governing Body that the Study Area be determined and declared 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 declare Block 143, Lot 24.06 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

July 16, 2024.



Janice A. Larkin
Planning Board Secretary