

**TOWNSHIP OF HOPEWELL
MERCER COUNTY, NEW JERSEY**

RESOLUTION #25-326

**RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A
PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN LOTS
LOCATED WITHIN BLOCK 88 ON THE HOPEWELL TOWNSHIP TAX MAP QUALIFY
FOR DESIGNATION AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Township Committee desires to explore whether the real property commonly known as Block 88, Lot 4.011, C001; Lot 4.011, C002; Lot 4.011, C003; Lot 5.021; Lot 6.01; Lot 7; Lot 37; Lot 8; and Lot 9 on the Hopewell Township Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for a program of redevelopment; and

WHEREAS, the Local Redevelopment and Housing 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 Township Committee making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee wishes to direct the Hopewell Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and in accordance with the investigation and hearing process set forth at N.J.S.A. 40A:12A-6.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Hopewell hereby directs the Hopewell Township Planning Board to conduct the necessary preliminary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in N.J.S.A. 40A:12A-1 *et seq.*

BE IT FURTHER RESOLVED that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condemnation Redevelopment Area").

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supportive documentation.


BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Director of Community Development, Township Planning Board and Planning Board Secretary.

Date Adopted: August 11, 2025

Administratively Corrected: August 26, 2025

CERTIFICATION

I, Katherine Fenton-Newman, Municipal Clerk, of the Township of Hopewell, County of Mercer, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee at the regular meeting held on the 11th day of August 2025, in the Municipal Building Auditorium, Hopewell Township, New Jersey and via Zoom Video Communications and administratively corrected on the 26th day of August 2025, to address typographical errors by changing Block 38 to Block 88.


Katherine Fenton-Newman, RMC
Municipal Clerk