

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

RESOLUTION #17-299

RESOLUTION ACCEPTING RECOMMENDATION OF TOWNSHIP PLANNING BOARD AND DESIGNATING THE SITE COMMONLY DESCRIBED AS ZAITZ AND MORE SPECIFICALLY DESCRIBED AS BLOCK 85, LOTS 3, 4, 5.01, 7 & 24 AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.,

WHEREAS, the Local Redevelopment and Housing Law (“Redevelopment Law”), N.J.S.A. 40A:12A-1 et seq., grants broad powers to municipalities to create and implement redevelopment plans for areas determined to be in “need of redevelopment,” and

WHEREAS, by Resolution No. 17-174, adopted May 8, 2017, the Township Committee of the Township of Hopewell authorized and directed the Hopewell Township Planning Board to conduct a preliminary redevelopment investigation to determine whether certain properties within the municipality qualified under the statutory criteria as “Areas in Need of Redevelopment”, or alternatively, “Areas in Need of Rehabilitation” within the meaning and intent of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Study Area”); and

WHEREAS, the property in question, and comprising the Study Area, includes Block 85, Lots 3, 4, 5.01, 7 & 24; and

WHEREAS, the Hopewell Township Planning Board, pursuant to all notices required by law, conducted a public hearing on September 7, 2017 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto, and

WHEREAS, as the result of the hearing, the Planning Board made recommendations to the Township Committee regarding the property within the Study Area, which recommendations were memorialized in Hopewell Township Planning Board Resolution No. 17-014 adopted by the Planning Board on September 7, 2017; and

WHEREAS, the Township Committee reviewed this Resolution, as well as the report of the Township Planner Banisch Associates, Inc. entitled, “Preliminary Investigation for Designation of an Area in Need of Redevelopment Block 85, Lots 3, 4, 5.01, 7 & 24, Hopewell Township Mercer County, New Jersey” and dated July 2017 for the area specified in the Resolution; and

WHEREAS, said report recommended the designation of “Redevelopment Area” for the property identified by the Township Committee in its Referral Resolution; and

WHEREAS, the area recommended for determination as redevelopment or rehabilitation is more specifically described in said report, and the boundaries of same are shown on the maps and exhibits included within said “Preliminary Investigation”; and

WHEREAS, the Township Committee reviewed said report and based upon same, expressed its belief that the recommendation should be adopted and accepted; and

WHEREAS, the Township Committee has further determined that a program of redevelopment as defined in N.J.S.A. 40A:12A-3 may be necessary to prevent further deterioration and promote overall development of the above described area within the municipality; and

WHEREAS, as a result of said review and consideration, the Township Committee accepts the Planning Board's recommendations set forth in Hopewell Township Planning Board Resolution No. 17-014, and accepts the designation of Block 85, Lots 3, 4, 5.01, 7 & 24 as "an area in need of redevelopment"; pursuant to the Redevelopment Law and

WHEREAS, the Local Redevelopment and Housing Law provides for supplementary procedures to establish a Redevelopment Plan for the municipality, and the Township Committee has determined that it will embark upon the preparation of such a Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, as follows:

1. The foregoing Recitals are incorporated herein and adopted hereby as the factual predicate, along with those set forth below, for the adoption of this resolution.
2. In accordance with the provisions of N.J.S.A. 40A:12A-6(b)(5), the Township Committee, as the governing body of this municipality, hereby accepts the factual findings set forth in the Planner's reports adopted by the Hopewell Township Planning Board in its Resolution No. 17-014.
3. The Township Committee hereby declares its desire to invite and encourage the participation and involvement of land owners, private investors, private developers and the general public in the process of advancing the interest of the municipality in redeveloping and rehabilitating the area in question.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Hopewell Township Planning Board, to the Mercer County Planning Department, to the Department of Community Affairs of the State of New Jersey; and that a copy be posted on the municipal bulletin board, and that a copy be published in the *Hopewell Valley News* within fourteen (14) days of the date of the adoption of this resolution.

BE IT FURTHER RESOLVED that a true and correct copy of this resolution so designating any Area in Need of Redevelopment be immediately forwarded to the Commissioner of the New Jersey Department of Community Affairs, and that a copy of same also be forwarded to the owner of the redevelopment property as well as all interested parties who have submitted written objections to the Redevelopment Area designation during the Land Use Board process, pursuant to the Redevelopment Law.

Date Adopted: September 11, 2017