

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

R E S O L U T I O N #20-102

**RESOLUTION AUTHORIZING AND DIRECTING THE HOPEWELL TOWNSHIP
PLANNING BOARD TO UNDERTAKE AN INVESTIGATION OF CERTAIN
PROPERTY IN THE TOWNSHIP, IDENTIFIED AS THE BMS SITE (BLOCK 46,
LOT 8.01), TO DETERMINE WHETHER THOSE PROPERTIES CONSTITUTE A
REDEVELOPMENT AREA PURSUANT TO THE NEW JERSEY LOCAL
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, Hopewell Township’s affordable housing obligations may be met through rental and/or for-sale housing; and

WHEREAS, the rules guiding the development of affordable housing offer bonus credits when housing is included in a redevelopment area; and

WHEREAS, in addition to bonus credits for housing, Hopewell Township will also benefit from comprehensive planning undertaken as part of a redevelopment plan, rather than the site being developed piecemeal or in isolation; and

WHEREAS, the New Jersey Local Redevelopment and Housing Law (the “Redevelopment Law”) provides the means and methods for permitting the comprehensive planning of such sites.

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

Section 1. The Hopewell Township Planning Board is hereby authorized and directed to undertake a thoughtful investigation of the site commonly described as described as Block 46, Lot 8.01 to determine whether the proposed area constitutes an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.

Section 2. The investigation shall be undertaken by the planning, architecture and design firm of Banisch Associates (the “Planners”).

Section 3. In addition to a map of the proposed area, the Planners shall prepare and submit a detailed written report containing the findings resulting from their investigation and submit such report to the Township Planning Board.

Section 4. The Township Planning Board shall consider the report of the Planners and make its recommendations to the Township Committee in connection with conditions of the aforesaid properties in accordance with the provisions of the Redevelopment Law.

Section 5. In the event the Township Committee shall designate the property referenced above, or any portion thereof as an area in need of redevelopment, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain (Non-Condensation).

Section 6. This Resolution shall take effect immediately. A certified copy of the Resolution shall be filed with the Secretary of the Township Planning Board as well as the Clerk of the Township.

Date Adopted: March 2, 2020

CERTIFICATION

I, Laurie E. Gompf, 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 2nd day of March, 2020, in the Municipal Building, Hopewell Township, New Jersey.



Laurie E. Gompf, RMC, CMC
Municipal Clerk