



Borough of Chatham

BOROUGH HALL

54 FAIRMOUNT AVENUE • CHATHAM • NEW JERSEY 07928

RESOLUTION #18-102

RESOLUTION OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, NEW JERSEY, DESIGNATING AN AREA OF THE BOROUGH AS MORE PARTICULARLY DESCRIBED HEREIN AS "AN AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, on September 25, 2017, the Borough Council adopted Resolution #17-288, requesting and authorizing the Planning Board to revisit and undertake a preliminary investigation to determine if certain real property within the Borough of Chatham, specifically:

Bowers Lane

Block 121, Lot 11

Block 121, Lot 17

Block 122, Lots 13 through 18

South Passaic Avenue

Block 121, Lot 10

Block 121, Lots 12 through 14

Main Street

Block 122, Lots 1 and 2

are areas in need of redevelopment pursuant to and in accordance with the local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.; and

WHEREAS, Resolution #17-288 further provided that the redevelopment area determination shall authorize the Borough to use all powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain; and

WHEREAS, the Planning Board retained the services of Topology NJ, LLC, a professional planning firm ("Topology") to assist in conducting the necessary investigations and analysis to determine whether the Study Area does or does not qualify as an area in need of redevelopment under the criteria set forth in the Redevelopment Law; and

WHEREAS, Topology conducted such investigations and prepared a report of its investigations entitled "*Preliminary Investigation of Post Office Plaza, Chatham, New Jersey*" dated January 4, 2018 (the "Redevelopment Investigation Report"); and

WHEREAS, the Redevelopment Investigation Report concludes that the Study Area, with the exception of Block 121, Lot 14, exhibit conditions which conform with various redevelopment criterion under Section 5 of the Redevelopment Law, N.J.S.A. 40A:12A-5, as more specifically set forth in the Redevelopment Investigation Report; and

WHEREAS, on January 17, 2018, the Planning Board conducted a duly-noticed public hearing, pursuant to N.J.S.A. 40A:12A-6, at which time it heard a presentation of the Redevelopment Investigation Report by Philip A. Abramson, the author of the Redevelopment Investigation Report, as well as comments from members of the public in attendance; and

WHEREAS, Mr. Abramson responded to questions from the Planning Board members and members of the public; and

WHEREAS, based upon the Redevelopment Investigation Report, Mr. Abramson's testimony concerning the Redevelopment Investigation Report, and the comments from the public on January 17, 2018, the Planning Board adopted a Memorializing Resolution accepting the findings of the Redevelopment Investigation Report, concluding that Block 121, Lots 10, 11, 12, 13 and 17, and Block 122, Lots 1, 2, 13, 14, 15, 16, 17 and 18 (the "Revised Study Area") meet the criteria for designation as a non-condemnation area in need of redevelopment under the Redevelopment Law, and recommending that the Mayor and Council designate the Revised Study Area as a non-condemnation area in need of redevelopment, pursuant to the Redevelopment Law; and

WHEREAS, the Borough Council accepts the conclusions of the Preliminary Investigation Report dated January 4, 2018 and the Planning Board's recommendation memorialized in its Resolution dated January 17, 2018 and wish to designate the Revised Study Area as a non-condemnation area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Chatham that the Revised Study Area described herein be and hereby is designated as a Non-Condensation Redevelopment Area, pursuant to *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12A-6*.

Adopted: February 12, 2018 on roll call vote as follows:

Name	Motion	Second	Yes	No	Abstain	Absent
Collander						X
Fife	Recused					
Resto	X		X			
Hoffman			X			
Weber		X	X			
Kobylarz			X			

Attest:



Robin R. Kline, Borough Clerk

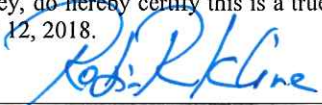
BOROUGH OF CHATHAM



Bruce A. Harris, Mayor

CERTIFICATION

I, Robin R. Kline, Borough Clerk for the Borough of Chatham, County of Morris, State of New Jersey, do hereby certify this is a true and correct copy of the resolution adopted by the Borough Council at its Regular Meeting held on February 12, 2018.



Robin R. Kline, MAS, RMC, CMR