



Borough of Chatham

BOROUGH HALL

54 FAIRMOUNT AVENUE • CHATHAM • NEW JERSEY 07928

RESOLUTION #17-188

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 March 13, 2017, the Mayor and Council adopted Resolution No. 17-093, requesting and authorizing the Planning Board to undertake a preliminary investigation to determine whether the properties identified as Block 121, Lots 10, 11, 12, 13, 14 and 17, and Block 122, Lots 1, 2, 13, 14, 15, 16, 17 and 18, as identified on the Official Tax Map of the Borough of Chatham (collectively, the “Study Area”) to determine if such properties qualify as a “non-condemnation” area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq. (the “Redevelopment Law”); and

WHEREAS, Resolution No. 17-093 provides in part that the powers of eminent domain may not be applied to the Study Area; 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 Post Office Plaza Chatham New Jersey*” dated March 22, 2017 (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 April 5, 2017, 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 and Leigh Anne Hindenlang, the primary authors of the Redevelopment Investigation Report, as well as comments from members of the public in attendance; and

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

WHEREAS, based upon the Redevelopment Investigation Report, Mr. Abramson’s and Ms. Hindenlang’s testimony concerning the Redevelopment Investigation Report, and the comments from the public, on April 19, 2017, 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 Mayor and Council accept the conclusions of the Redevelopment Investigation Report and the Planning Board's recommendation and wish to designate the Revised Study Area as a non-condemnation area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and 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: May 22, 2017

Attest:



Robin R. Kline, Borough Clerk

BOROUGH OF CHATHAM



Bruce A. Harris, Mayor

CERTIFICATION

I, Robin R. Kline, Municipal Clerk of 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 May 22, 2017.



Robin R. Kline, MAS, RMC, CMR