TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #20-50

A RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION WHETHER THE PROPERTY IDENTIFIED AS BLOCK 84, LOT 34 IN THE TOWNSHIP OF RARITAN MEETS THE CRITERIA AS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION)

WHEREAS, Mavrode Holdings, LLC (the "Developer") has approached the Township of Raritan (the "Township") for the potential redevelopment of the property identified as Block 84, Lot 34 on the Tax Map of the Township of Raritan, located at 99 Route 31/202, Ringoes, New Jersey (the "Property" or "Study Area"); and

WHEREAS, the Developer wishes for the Township to perform a study of whether the Property meets the criteria as an "area in need of redevelopment" pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Redevelopment Law"); and

WHEREAS, the Developer and the Township have entered into a Funding Agreement which provides for the Developer's payment toward the reasonable fees of the Township's professionals (including the Planning Board's professionals) in connection with the redevelopment investigations, the preparation of any redevelopment plans, along with related agreements; and

WHEREAS, the Redevelopment Law sets forth the procedures for the Township to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to P.L. 2003, Chapter 159, the resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a 'Non-Condemnation Redevelopment Area') or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a 'Condemnation Redevelopment Area'); and

WHEREAS, the Township Committee of the Township of Raritan finds it to be in the best interest of the Township and its residents to authorize the Township Planning Board to undertake such preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, that the Planning Board is hereby authorized to undertake a preliminary investigation, pursuant to the notice, hearing and other requirements of the Redevelopment Law, in order to make a recommendation to the Township Committee whether the Study Area, or any portion thereof, is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.

BE IT FURTHER RESOLVED that at least ten (10) days prior to the public hearing before the Planning Board, a map showing the boundaries of the Study Area and location of the various parcels of property included therein will be on file with the Planning Board for public inspection.

BE IT FURTHER RESOLVED that, pursuant to New Jersey P.L.2013, c.159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain, also know as a "Non-Condemnation Redevelopment Area."

BE IT FURTHER RESOLVED that a certified copy of this Resolution is to be forwarded to the Township Planning Board.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

ATTEST:

Lisa Fania

Lisa Fania, RMC
Township Clerk

TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN

Jeff Kuhl

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on February 4, 2020.

Lisa Fania

Lisa Fania, RMC
Township Clerk