RESOLUTION AUTHORIZING TOPOLOGY, THE PLANNING BOARD PLANNING CONSULTANT, TO CONDUCT A STUDY TO DETERMINE WHETHER 209 VALLEY STREET AND 8-14 FOURTH STREET, OTHERWISE KNOWN AS BLOCK 2303, LOTS 7 -11 SHOULD BE DEEMED A CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, N.J.S.A. 40A:12A-1 et seq., known as the "Local Redevelopment and Housing Law" provides for the procedures required to declare a delineated area within a municipality "in need of redevelopment"; and

WHEREAS, a municipal planning board is authorized to conduct a preliminary investigation, when authorized by the municipal governing body, pursuant to N.J.S.A. 40A:12A-4b(1) to determine whether property(ies) meet the statutory criteria for designation as areas in need of redevelopment under N.J.S.A. 40A:12A-3 and 5; and

WHEREAS, in furtherance of the Township of South Orange Village Planning Board's authority under N.J.S.A. 40A:12A-4b(1), the Trustees of the Township of South Orange Village (the "Trustees" have requested that the Planning Board authorize the Board Planner to undertake a preliminary investigation to determine whether properties known as 209 Valley Street and 8, 10, 12 and 14 Fourth Street, otherwise known as Block 2303, Lots 7, 8, 9, 10 and 11, (the "Study Area"), each meet one (1) or more of the conditions set forth in N.J.S.A. 40A:12A-5 so as to enable the Planning Board and Trustees, after proper notice, hearing and resolution, to deem the Study Area a Condemnation Redevelopment Area as provided in N.J.S.A. 40A:12A-8c.

NOW THEREFORE, BE IT RESOLVED that the Planning Board of the Township of South Orange Village hereby authorizes Topology, the Planning Board's planning consultant to prepare a preliminary investigation of the Study Area consistent with N.J.S.A. 40A:12A-6; and

BE IT ALSO RESOLVED, that upon completion of the preliminary investigation, Topology shall issue a report delineating their findings as to whether one (1) or more of the conditions set forth in N.J.S.A. 40A:12A-5 exist, and their conclusions with regard thereto and shall submit copies of said report to the Planning Board for public hearing, review by the Planning Board, and adoption of recommendations to the Trustees as to whether the Trustees should designate the Study Area as a Condemnation Area in need of redevelopment pursuant to law.

The undersigned secretary certifies the within resolution was adopted by this Board on and memorialized herein on April 1, 2019 pursuant to N.J.S.A. 40:12A-6.

Ojetti Davis, Board Secretary

Vote on Action Taken by the Board

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
BUSCH-VOGEL		X	X			
COLTON-MAX (Ch.)			X			
HARRIS (1ST Alt)			X			
LERMAN (V.Ch)	X		X			
LOEHNER			X			
MILLER					X	
ROSNER			X			
KRAIKER			X			
FREEMAN			X			