

TOWN OF WESTFIELD
WESTFIELD NEW JERSEY

RESOLUTION NO. 77-2020

CODE REVIEW & TOWN PROPERTY COMMITTEE

MARCH 10, 2020

RESOLUTION OF THE TOWN OF WESTFIELD, COUNTY OF UNION, STATE OF NEW JERSEY, AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWN OF WESTFIELD TO UNDERTAKE A PRELIMINARY INVESTIGATION OF THE PROPERTIES KNOWN AS BLOCK 2405, LOT 15; BLOCK 2505, LOT 12.01; BLOCK 3001, LOT 5; BLOCK 3101, LOT 5; BLOCK 3103, LOT 7; AND BLOCK 3116, LOT 11 TO DETERMINE WHETHER THE PROPERTIES QUALIFY AS NON-CONDEMNATION AREAS IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**Redevelopment Law**”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential and civic facilities; and

WHEREAS, the Redevelopment Law empowers the Town of Westfield (the “**Town**”), by and through its Mayor and Council (the “**Governing Body**”), to direct the Town’s Planning Board to conduct a preliminary investigation into certain real property to determine whether such property qualifies as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Governing Body desires to authorize and direct the Planning Board of the Town (the “**Planning Board**”) to undertake a preliminary investigation to determine whether certain real properties, specifically:

Block	Lot	Street Address
2405	15	146 Elm Street
2505	12.01	131 Elm Street
3001	5	360 Waterson Street
3101	5	300 South Avenue West
3103	7	301 North Avenue West
3107	2	116 Elmer Street

3116	11	148 Central Avenue
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(collectively, the “**Study Areas**”) qualify as non-condemnation areas in need of redevelopment pursuant to and in accordance with the Redevelopment Law; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Westfield, County of Union, and State of New Jersey, as follows:

1. The Planning Board is hereby authorized and directed to undertake a preliminary investigation pursuant to *N.J.S.A. 40A:12A-6* to determine if the Study Areas, or any part thereof, qualify as non-condemnation areas in need of redevelopment pursuant to and in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5* (the “**Investigation**”).

2. As part of the Investigation, the Planning Board shall prepare a map covering the Study Areas and showing the boundaries of the proposed non-condemnation redevelopment areas and the location of the various parcels contained therein and attaching to the map a statement setting forth the basis for the investigation.

3. The Planning Board shall conduct a public hearing, after giving due notice of the boundaries of the Study Areas and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Areas be designated as non-condemnation areas in need of redevelopment (the “**Public Hearing**”). The Public Hearing shall be conducted in accordance with the provisions set forth at *N.J.S.A. 40A:12A-6*.

4. At the conclusion of the Public Hearing, the Planning Board shall make a recommendation to the Mayor and Council in the form of a resolution with supporting documentation as to whether the Mayor and Council should or should not designate all or part of

the Study Areas as non-condemnation areas in need of redevelopment pursuant to the Redevelopment Law.

5. Any designation made by the Mayor and Council with respect to the Study Areas, or any part thereof, as areas in need of redevelopment shall authorize the Town of use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of eminent domain.

6. All Town officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

7. This Resolution shall take effect immediately.

I hereby certify that the within Resolution is a true and exact copy of the Resolution adopted by the Westfield Town Council at their meeting of March 10, 2020.


Tara Rowley, RMC
Town Clerk