

TOWN OF WESTFIELD
WESTFIELD NEW JERSEY

RESOLUTION NO. 220-2019

CODE REVIEW & TOWN PROPERTY COMMITTEE

SEPTEMBER 3, 2019

RESOLUTION OF THE MAYOR AND COUNCIL FOR THE TOWN OF WESTFIELD, COUNTY OF UNION, NEW JERSEY AUTHORIZING THE PLANNING BOARD TO INVESTIGATE WHETHER CERTAIN PROPERTIES QUALIFY FOR DESIGNATION AS A NON-CONDEMNATION REDEVELOPMENT AREA PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment, and

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, authorizes municipalities to investigate and determine whether certain parcels of land in the municipality constitute non-condemnation redevelopment areas; and

WHEREAS, to determine whether certain parcels of land constitute a non-condemnation redevelopment area, the Mayor and Council for the Town of Westfield (the "Mayor and Council") must authorize the Planning Board for the Town of Westfield ("Planning Board") to conduct an investigation of the area and make recommendations to the Mayor and Council; and

WHEREAS, the Mayor and Council desires to explore whether the real property located at Block 3307, Lots 1 and 2; Block 4004, Lot 17; and Block 4005, Lots 3 and 4, all as shown on the Official Tax Map of the Town of Westfield (the "Study Area") may be an appropriate area for consideration for the program of redevelopment.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council for the Town of Westfield:

1. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the above referenced Study Area satisfies any of the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as a non-condemnation redevelopment area.

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

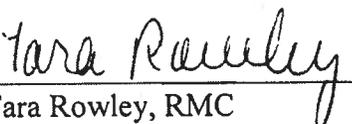
3. The Planning Board shall conduct a public hearing, after giving due notice of the boundaries of the proposed area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a non-condemnation redevelopment area.

4. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the area delineated in the notice is a non-condemnation redevelopment area. All objections to a determination that an area is a non-condemnation redevelopment area and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

5. After conducting its investigation, preparing a map of the proposed non-condemnation redevelopment area, conducting a public hearing at which all objections to the designation are received and considered, 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 designate all or some of the area identified above as an non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law.

6. That the redevelopment area determination shall further authorize the Town of Westfield to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of eminent domain.

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 September 3, 2019.


Tara Rowley, RMC
Town Clerk