

TOWNSHIP OF WALL

RESOLUTION NO. 18-0315

AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES REFERRED TO AS "PEDDLERS VILLAGE" QUALIFY FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION 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 Township Committee desires to explore whether the real property referred to as "Peddlers Village" and more commonly known as Block 810 Lots 1, 3 and 4 on the Township of Wall Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be considered an Area in Need of Redevelopment Without Condemnation; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing Area in Need of Redevelopment Without Condemnation; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-6, prior to the Township Committee making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment Without Condemnation, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the applicable statutory criteria of an Area in Need of Redevelopment Without Condemnation set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Township Committee wishes to direct the Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the statutory criteria for designation as an Area in Need of Redevelopment Without Condemnation pursuant to *N.J.S.A.* 40A:12A-5 and in accordance with the investigation and hearing process set forth at *N.J.S.A.* 40A:12A-6.

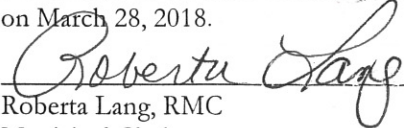
NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby directs the Wall Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an Area in Need of Redevelopment Without Condemnation under the criteria and pursuant to the public hearing process set forth in *N.J.S.A.* 40A:12A-1, et seq.; and

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer, Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED All Township officials including, but not limited to, the Mayor, Township Director of Engineering and Planning, and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on March 28, 2018.


Roberta Lang, RMC
Municipal Clerk