

**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-0409**

**AUTHORIZATION TO DESIGNATE BLOCK 274 LOT 25; BLOCK 301 LOT 9;  
BLOCK 745 LOT 2, AND BLOCK 831 LOT 30, 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 Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; 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, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the 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 on May 26, 2021 passed Resolution 21-0512 which authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether the real property more commonly known as Block 151 Lot 9; Block 271 Lot 29; Block 706 Lot 6; Block 274 Lot 25; Block 301 Lot 9; Block 745 Lot 2, and Block 831 Lot 30, 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 an appropriate area for consideration for the program of redevelopment without condemnation; and,

**WHEREAS**, the Wall Township Planner, prepared and provided a Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment Block 151 Lot 9; Block 271 Lot 29; Block 706 Lot 6; Block 274 Lot 25; Block 301 Lot 9; Block 745 Lot 2, and Block 831 Lot 30, which was reviewed by the Planning Board and was made available to the public; and,

**WHEREAS**, the Wall Township Planner in her Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment determined that Block 274 Lot 25; Block 301 Lot 9; Block 745 Lot 2, and Block 831 Lot 30 qualified as an area in need of redevelopment without condemnation pursuant to *N.J.S.A.* 40A:12-1 et seq.; and,

**WHEREAS**, as required by *N.J.S.A.* 40A:12-1 et seq. the Wall Township Planning Board conducted a public hearing on March 7, 2022 at the Wall Township Municipal Building to determine whether the Study Area should be designated as an area in need of redevelopment; and,

**WHEREAS**, on April 4, 2022 the Wall Township Planning Board determined by Resolution that the property consisting of Block 274 Lot 25; Block 301 Lot 9; Block 745 Lot 2, and Block 831 Lot 30, may be designated by the Township of Wall as an area in need of redevelopment without condemnation; and,

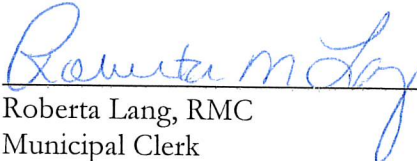
**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Wall hereby designates the area more commonly known as Block 274 Lot 25; Block 301 Lot 9; Block 745 Lot 2, and Block 831 Lot 30, on the Township of Wall Tax Map as an area in need of redevelopment without condemnation; and,

**BE IT FURTHER RESOLVED** that the Township's determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, excluding the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area"); 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 Planner, 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 April 13, 2022.

  
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Roberta Lang, RMC  
Municipal Clerk