

**TOWNSHIP OF FRANKLIN
GLOUCESTER COUNTY, NEW JERSEY**

R-173-22

RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN INVESTIGATION OF THE LAND AREA COMPRISED OF THE BLOCKS AND LOTS IDENTIFIED HEREIN TO DETERMINE WHETHER IT IS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, 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., as amended and supplemented (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

WHEREAS, to make such a determination, the Township Committee of the Township of Franklin (the “Township”) must first authorize the Township Planning Board (“Planning Board”) to conduct a preliminary investigation to determine in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 whether the area in question is an area in need of redevelopment (“Investigation”); and

WHEREAS, the Township Committee believes it is in the best interest of the Township that such an Investigation is undertaken with respect to certain properties within the Township and therefore authorizes and directs the Planning Board to conduct an Investigation of the following properties identified on the tax map of the Township:

Block 4701 Lot 1; Block 4701, Lot 2; Block 4701 Lot 3; Block 4702, Lot 1; Block 4703, Lot 1; Block 4704, Lot 1; Block 4707 Lot 3; Block 4709, Lot 1; Block 4710, Lot 1; Block 4711, Lot 1; Block 4712, Lot 1; Block 4713, Lot 1; Block 4713, Lot 2; Block 4713, Lot 3; Block 4713, Lot 4; Block 4713, Lot 5; Block 4713, Lot 6; Block 4714, Lot 1; Block 4715, Lot 1; Block 4716, Lot 1; Block 4717, Lot 1; Block 4720 Lot 1; Block 4721, Lot 1; Block 4722, Lot 1; Block 4722, Lot 2; Block 4722, Lot 3; Block 4723, Lot 1; Block 4723, Lot 2; Block 4724, Lot 1; Block 4724, Lot 2; Block 4724, Lot 3; Block 4724, Lot 5; Block 4724, Lot 7; Block 4724, Lot 9; Block 4725, Lot 3; Block 4725, Lot 5; Block 4725, Lot 6; Block 4726, Lot 1; Block 4726, Lot 2; Block 4726 Lot 3; Block 4726 Lot 4; Block 4726, Lot 5; Block 4726, Lot 6; Block 4726, Lot 7; Block 4726, Lot 8; Block 4727, Lot 1; Block 4727, Lot 2; Block 4727, Lot 3; Block 4727, Lot 4; Block 4727, Lot 5; Block 4727, Lot 6; Block 4727, Lot 7; Block 4728, Lot 1; Block 4729, Lot 1, Block 4731, Lot 1; Block 4805, Lot 1; Block 4814, Lot 11; Block 4814 Lot 13; Block 4601 Lot 5; Block 4601 Lot 6; Block 4601 Lot 7; Block 4601 Lot 8; block 4601 Lot 9; Block 4601 Lot 10; Block 4601 Lot 11; Block 4601 Lot 12; Block 4601 Lot 13; Block 4601 Lot 14; Block 4601 Lot 15; Block 4601 Lot 16; Block 4602 Lot 1, Block 4603 Lot 1; Block 4604 Lot 1; Block 4605 Lot 1; Block 4606 Lot 1; Block 4607 Lot 1; Block 4608 Lot 1; Block 4609 Lot 1; Block 4610 Lot 1; Block 4611 Lot 1; Block 4612 Lot 1; Block 4613 Lot 1; Block 4616 Lot 1; Block 4615 Lot 1; Block 4614 Lot 1; Block 4617 Lot 1; Block 4618 Lot 1; Block 4619 Lot 1; Block 4620 Lot 1; Block 4621 Lot 1; Block 4622 Lot 1; Block 4623 Lot 1; Block 4624 Lot 1; Block 4625 Lot 1; Block 4705 Lot 1; Block 4706 Lot 1; Block 4708 Lot 1; Block 4707 Lot 1; Block 4718 Lot 1; Block 4719 Lot 1; Block 4719 Lot 2; Block 4719 Lot 3; Block 4730 Lot 1, Block 4301 Lot 6; Block 4301 Lot 7; Block 4301 Lot 8; Block 4301 Lot 9; Block 4301 Lot 10; block 4301 Lot 11; Block 4302 Lot 1; Block 4303 Lot 1; Block 4304 Lot 1; Block 4305 Lot 1; Block 4306 Lot 1; Block 4307 Lot 1; Block 4308 Lot 1; Block 4309 Lot 1; Block 4310 Lot 1; Block 4311 Lot 1; Block 4312 Lot 1; Block 4313 Lot 1; Block 4314 Lot 1; Block 4315 Lot 1; Block 4316 Lot 1; Block 4317 Lot 1; Lot 4318 Lot 2; Block 4318 Lot 3; Block 4318 Lot 4; Block 4318 Lot 5; Block 4318 Lot 6; Block 4318 Lot 7; Block 4318 Lot 8; Block 4318 Lot 22; Block 4319 Lot 1; Block 4320 Lot 1; Block 4321 Lot 1; Block 4322 Lot 1; Block 4323 Lot 1; Lot 4324 Lot 1; Block 4325 Lot 1; block 4326 Lot 1; Block 4327 Lot 1; Block 4328 Lot 1; Block 4329 Lot 1; Block 4330 Lot 1; Block 4331 Lot 1; Block 4332 Lot 1; Block 4333 Lot 1; Block 4334 Lot 1; Block 4335 Lot 1; Block 4336 Lot 1; Block 4337 Lot 1; Block 4338 Lot 1; Block 4339 Lot 1; Block 4340 Lot 1; Block 4341 Lot 1; Block 4342 Lot 1; Block 4343 Lot 1; Block 4344 Lot 1; Block 4345 Lot 1; Block 4346 Lot 1; block 4347 Lot 1; Block 4347 Lot 1; Block 4348 Lot 1; Block 4349 Lot 1; Block 4349 Lot 2;

Block 4350 Lot 1; Block 4351 Lot 1; Block 4352 Lot 1; Block 4353 Lot 1; block 4354 Lot 1; Block 4355 Lot 1; Block 4356 Lot 1; Block 4357 Lot 1; Block 4358 Lot 1; Block 4359 Lot 1; Block 4360 Lot 1; Block 4361 Lot 1; Block 4362 Lot 1; Block 4363 Lot 1; Block 4364 Lot 1; Block 4365 Lot 1; Block 4366 Lot 1; Block 4367 Lot 1; Block 4368 Lot 1; Block 4369 Lot 1; Block 4370 Lot 1; (the “Study Area”); and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, the Township Committee has determined to use of all of the powers provided to it by the Legislature for use in a redevelopment area other than the use of eminent domain and, therefore, this Resolution authorizes the Planning Board to investigate the Study Area as a potential Non-Condensation Redevelopment Area; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Franklin, Gloucester County, New Jersey, as follows:

1. The foregoing recitals are incorporated into and made a part hereof as if fully restated herein.
2. The Planning Board is hereby authorized and directed to conduct an Investigation pursuant to *N.J.S.A. 40A:12A-1*, et seq., to determine whether the Study Area should be designated as a Non-Condensation Redevelopment Area.
3. As part of the Investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the locations of the properties included therein and shall append to the map a statement setting forth the basis for the Investigation.
4. As part of the Investigation and prior to rendering a determination, the Planning Board shall conduct a public hearing in accordance with the notice and hearing requirements of the Redevelopment Law, *N.J.S.A. 40A:12A-6*, during which it shall hear all persons who are interested in or would be affected by a determination that the Study Area is a Non-Condensation Redevelopment Area.
5. All objections to such a determination and evidence in support of those objections, whether oral or in writing, shall be received and considered and made a part of the public record.
6. After conducting its Investigation, the Planning Board shall make a recommendation to the Township Committee as to whether the all or a portion of the Study Area should be designated as a Non-Condensation Redevelopment Area.
7. The Planning Board may enlist the assistance of the Township Engineer, CME Associates (“CME”), in the Investigation subject to its first entering into a Memorandum of Understanding (“MOU”) with CME that sets forth the associated costs and after such MOU is approved by the Township Committee.

Adopted: October 25, 2022

COMMITTEE MEMBER	MOTION	2 nd	YES	ABSTAIN	NO	ABSENT
T. Doyle						
D. Deegan						
M. Petsch-Wilson						
H. Flaim						
J. Bruno						

Attest:

Township of Franklin

Barbara Freijomil, Clerk

John Bruno, Mayor

CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting held on Tuesday, October 25, 2022.

Barbara Freijomil, Clerk