

**TOWNSHIP OF LONG HILL
RESOLUTION 22-043
RESOLUTION DESIGNATING 1106-1122 VALLEY ROAD, BLOCK 11401, LOT 7 (A/K/A THE
FORMER CARWASH SITE) AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
PURSUANT TO THE NEW JERSEY 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.* (The "Redevelopment Law") authorizes municipalities to determine pursuant to subsection b of section 6 of *N.J.S.A. 40A:12A-6* that an area is in need of redevelopment; and

WHEREAS, the Township Committee adopted Resolution 21-166 on June 9, 2021 authorizing the Township Planning Board to undertake a preliminary investigation of property located at 1106-1122 Valley Road and known as Block 11401, Lot 7 (the Former Car Wash) (the "Study Area"), to determine whether that parcel constitutes a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, the Township Committee authorized Jessica Caldwell, PP, AICP of J. Caldwell & Associates, LLC (the "Planning Consultant"), to conduct a preliminary investigation to determine whether the study area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, Jessica Caldwell, PP, AICP prepared an investigative report dated November 1, 2021, and entitled "Area in Need of Redevelopment Study" for Block 11401, Lot 7 in the Township of Long Hill, Morris County, New Jersey; and

WHEREAS, after complying with all the procedural requirements of the Redevelopment Law, the Planning Board conducted a public hearing on November 23, 2021 to determine whether the proposed area qualifies as a non-condemnation redevelopment area meeting the criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Planning Board accepted the findings of the Planning Consultant that 1106-1122 Valley Road, Block 11401, Lot 7 should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, after conducting the public hearing described above, the Planning Board adopted Resolution 2021-12-PB on December 14, 2021, memorializing the conclusions set forth above and recommending that 1106-1122 Valley Road, Block 11401, Lot 7 be designated as a non-condemnation redevelopment area and; and

WHEREAS, the Township Committee agrees with the conclusions of the Planning Board for the reasons set forth in the Board's December 14, 2021 resolution;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey, as follows:

1. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated as an area in need of redevelopment without the power of eminent domain (the "Non-Condensation Redevelopment Area"), pursuant to the provisions of §§ 5 and 6 of the Redevelopment Law.
2. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to § 6B(5)(c) of the Redevelopment Law.
3. The Township Clerk is hereby directed to serve within ten (10) days hereof a copy of this Resolution upon (i) all record owners of property located within the non-condemnation redevelopment area, as reflected on the Tax Assessor's records and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by § 6 of the Redevelopment Law.
4. Township Planner Jessica Caldwell is hereby authorized and directed to draft a redevelopment plan for the Non-Condensation Redevelopment Area and to submit her report to



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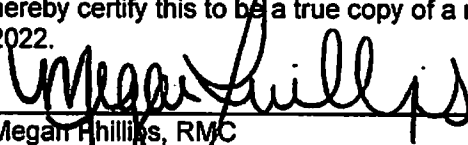


the Township Committee pursuant to the provisions of N.J.S.A. 40A:12A-7f.

5. This Resolution shall take effect immediately.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		DORSI			X	
		LAVENDER	X			
		PISERCHIA	X			
	X	RAE	X			
X		VERLEZZA	X			

I, Megan Phillips, Township Clerk of the Township of Long Hill, County of Morris, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the Township Committee January 19, 2022.



Megan Phillips, RMC
Township Clerk