

CITY COUNCIL

The City of Orange Township, New Jersey

DATE June 3, 2020

NUMBER 228-2020

TITLE:

A RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A-6 FOR DESIGNATION OF CERTAIN PROPERTIES AS A NON-CONDEMNATION REDEVELOPMENT AREA AND/OR AN AREA IN NEED OF REHABILITATION, DIRECTING THE PLANNING BOARD TO HOLD THE PUBLIC HEARING AND REPORT TO THE CITY COUNCIL, AND DIRECTING THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN FOR ANY PROPERTIES SO DESIGNATED BY THE CITY COUNCIL FOR THE EXPANDED REOCK STREET AREA OF THE CITY OF ORANGE TOWNSHIP

WHEREAS, the City of Orange Township (the "City") seeks to identify areas in need of redevelopment and areas in need of rehabilitation, as such terms are defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), and to develop plans for the redevelopment of such areas and to undertake or oversee the redevelopment of such areas, all as part of an overall comprehensive city-wide redevelopment initiative; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, no area of a municipality shall be determined to be an area in need of redevelopment unless the governing body of the municipality, by resolution, authorizes the planning board of the municipality to undertake a preliminary investigation to determine whether the proposed area meets the criteria set forth in N.J.S.A. 40A:12A-5; and

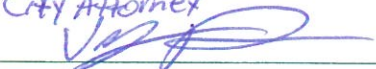
WHEREAS, the City seeks to investigate whether certain properties, identified on the City's tax map as:

- Block 2901 Lots 1, 2**
- Block 2904 Lots 1, 2**
- Block 2907 Lots 1, 2**
- Block 3001 Lots 1, 2**
- Block 3103 Lots 1, 2, 3;**

(collectively, the "**Expanded Reock Street Study Area**") meet the statutory criteria warranting designation as an area in need of redevelopment without condemnation powers in accordance with the procedures and requirements of the Redevelopment Law specifically N.J.S.A. 40A:12A-5, and/or designation as an area in need of rehabilitation in accordance with the requirements of the Redevelopment Law, specifically N.J.S.A. 40A:12A-14; and

WHEREAS, as shown on the City's tax map sheets, the subject properties comprising the Expanded Reock Street Study Area are identified by the following street addresses:

- Hill Street - 119, 194-150 (Milligan Al), 175, 182**
- Hickory Street - 43**
- Freeway Drive West - 95-123**
- Oakwood Avenue - 37, 46-66, 66**

Vaughn Parchment on behalf of the City Attorney


WHEREAS, pursuant to N.J.S.A.40A:12A-6 the City Council of the City has determined that any designation of all or part of the Expanded Reock Street Study Area as an area in need of redevelopment shall authorize the City to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (i.e., a Non-Condensation Redevelopment Area), and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, any designation by the City of a Non- Condensation Redevelopment Area shall be made after public notice has been given, and a public hearing has been held, by the Planning Board of the City, as provided in the Redevelopment Law.

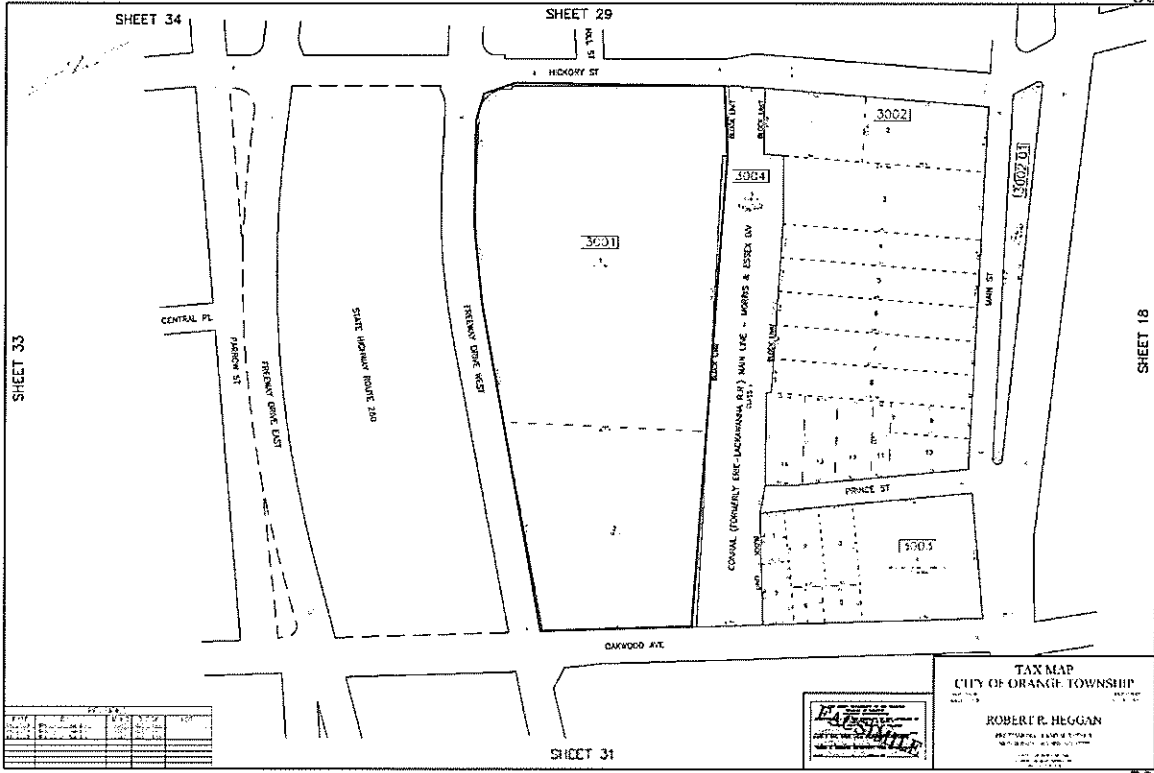
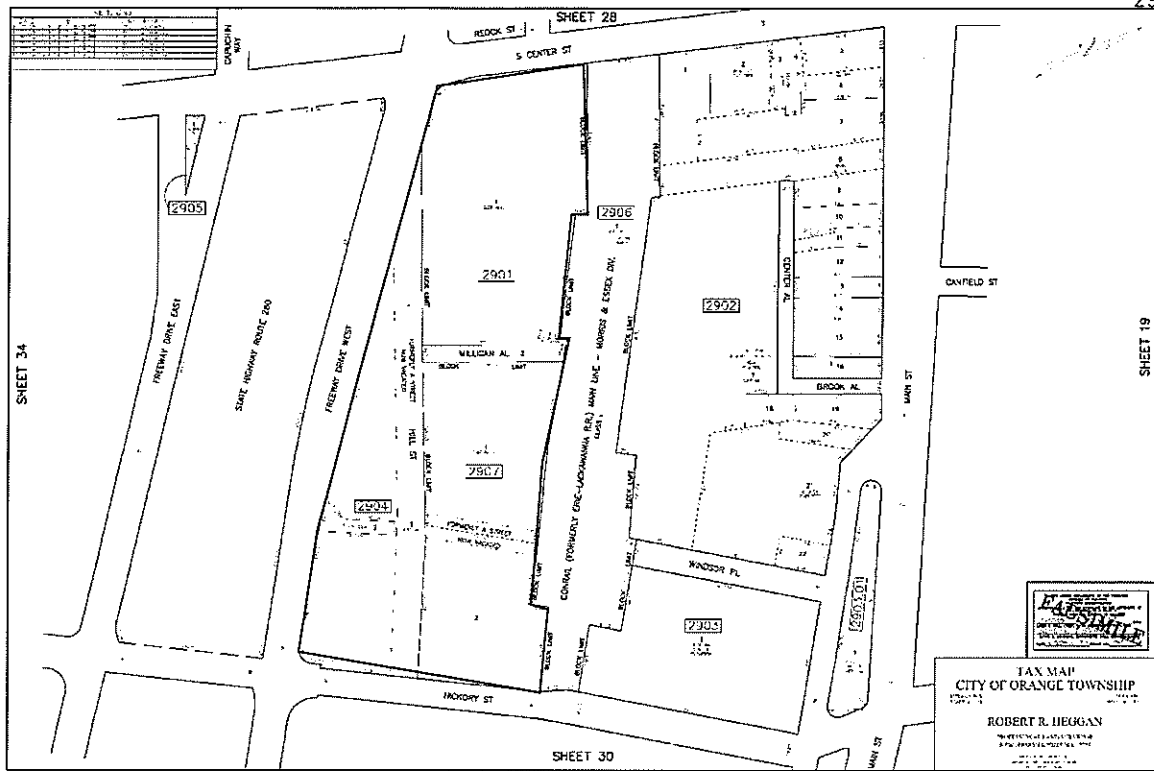
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Orange Township, New Jersey, as follows:

1. The Planning Board is hereby authorized pursuant to N.J.S.A. 40A:12A-6(a) to undertake a preliminary investigation to determine whether the above-listed properties comprising the Study Area are a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5 and/or are an area in need of rehabilitation according to the criteria set forth in N.J.S.A. 40A:12A- 14, and to report such determination to the City Council after public notice and public hearing as provided in the Redevelopment Law. Any designation of all or part of the Expanded Reock Street Study Area as an area in need of redevelopment shall authorize the City to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (i.e., a Non-Condensation Redevelopment Area).
2. In connection with such investigation, the Planning Board is hereby directed to give such notice(s), to hold such public hearing(s) and to make such report(s) as may be required under the Redevelopment Law in connection therewith.
3. The Planning Board is hereby directed pursuant to N.J.S.A. 40A:12A-7(t) to prepare a redevelopment plan for any properties in the Reock Street Study Area that may be designated by the City Council as an area in need of redevelopment and/or an area in need of rehabilitation.
4. A copy of this resolution shall be filed in the Office of the City Clerk.

Adopted

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President



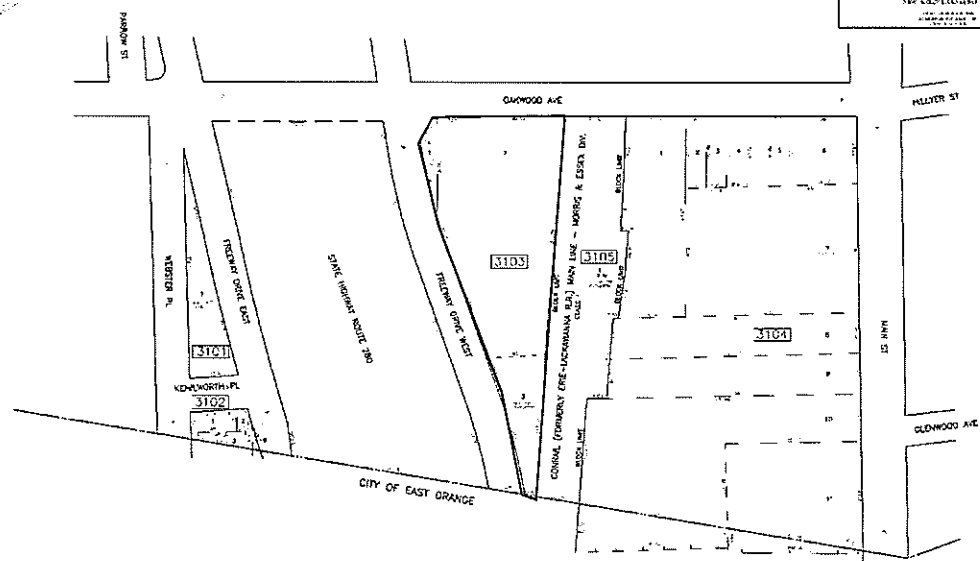
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SHEET 30



TAX MAP
 CITY OF ORANGE TOWNSHIP
 ROBERT F. HIGGAN
 PROFESSIONAL SURVEYOR
 STATE OF FLORIDA
 NO. 12456

SHEET 32



SHEET 17