

**RESOLUTION OF THE TOWNSHIP OF SOUTH HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY,
DESIGNATING CERTAIN PROPERTIES IN THE TOWNSHIP, KNOWN AS BLOCK
19 LOTS 4, 5 & 6 (AREA 1) AND BLOCK 30 LOT 7 (AREA 2), AS AN AREA IN NEED
OF REHABILITATION IN ACCORDANCE WITH N.J.S.A. 40A:12A-1, ET SEQ.**

WHEREAS, the New Jersey Legislature has granted powers to municipalities to redevelop areas determined to be “in need of rehabilitation;” and

WHEREAS, N.J.S.A. 40:12A-14 sets forth the conditions warrant rehabilitation area designation and provides that the governing body may determine an area to be in need of rehabilitation if the conditions are met; and

WHEREAS, the Township Committee of South Harrison Township (the Governing Body) authorized the Planning Board and its professional planner to prepare a report to determine whether Block 19, Lots 4, 5, AND 6; Block 30, Lot 7; Block 5, Lots 11, 12, 13, 14, 15, 19, 20, 21, 22, and 23; Block 2, Lots 2, 3, 3.02, 4 (unrestricted portion), 4.01, 4.02, 5, 7, 9, 10, 11, and 14, is in need of rehabilitation or redevelopment; and

WHEREAS, the Planning Board’s planner, Bach Associates PC, prepared a report dated July 27, 2012 which provides an overview of the study area property and the existing conditions, the statutory requirements for designating an Area in Need of Rehabilitation, the potential to use short term tax abatement and exemption as a redevelopment tool, the current zoning requirements for the area, and a recommendation that Area 1 (Block 19 Lots 4, 5, and 6) and Area 2 (Block 30 Lot 7) be designated as an Area in Need of Rehabilitation; and

WHEREAS, the planner’s report also includes photographs of the sites as well as a 2007 aerial photo of the sites; and

WHEREAS, the Planning Board has reviewed this Resolution and the planner’s recommendation at a meeting on September 10, 2012 and found that the property meets the criteria set forth in N.J.S.A. 40A:12A-14 for designation as an “Area in Need of Rehabilitation” under the Local Redevelopment and Housing Law for the following reasons:

AREA 1 (BLOCK 19, LOTS 4, 5 & 6)

1. The area is fallow land and the lots fronting on SR 45 with the exception of Lot 5 create an eyesore due to the abandoned nature of the area and existing construction debris.

2. Although Lot 5 is currently inhabited, due to its location between Lots 4 and 6, the inclusion of this lot will contribute to the cohesive nature of the development. Additionally, the structure on Lot 5 was built in 1948.

3. Although the buildings on Lots 4 and 6 were recently demolished, they were vacant and abandoned for a significant period of time and these lots remain in a state of disrepair.

4. A program of rehabilitation may be expected to prevent further deterioration, promote the overall development of the community and create additional opportunities for revitalization to benefit the community overall.

AREA 2 (BLOCK 30, LOT 7)

1. The property is vacant and underutilized and has been so since 2007.

2. The majority of the water and sewer infrastructure in the area is at least fifty (50) years old.

3. A program of rehabilitation may be expected to prevent further deterioration, promote the overall development of the community and create additional opportunities for revitalization to benefit the community overall.

WHEREAS, there is not a “persistent arrearage of property tax payments” on the properties; and

WHEREAS, the Planning Board has therefore recommended that the properties be formally designated as an “Area in Need of Rehabilitation”; and

WHEREAS, the Rehabilitation Area designation will allow the Township to encourage redevelopment and/or adaptive re-use of the property to ensure that long term vacancy does not have a detrimental effect on the surrounding community; and

WHEREAS, the Rehabilitation Area designation affords the Township the opportunity to undertake a planning effort similar to that which is permitted for a Redevelopment Area, except that eminent domain may not be used to acquire property, and long term tax exemption may not be offered as an incentive for redevelopment.

NOW THEREFORE, BE IT RESOLVED by the South Harrison Township Committee that, based upon the recommendations of the planner and the Planning Board following a discussion on September 10, 2012, the South Harrison Township Committee hereby determines that Block 19 Lots 4, 5, and 6 (Area 1) and Block 30 Lot 7 (Area 2) on the South Harrison Township Tax Maps be designated as an “Area in Need of Rehabilitation,” pursuant to the Redevelopment Law, and the property is hereby so designated.

NOW THEREFORE, BE IT FURTHER RESOLVED by the South Harrison Township Committee that a copy of this Resolution designating Block 19 Lots 4, 5, and 6 (Area 1) and Block 30 Lot 7 (Area 2) as a rehabilitation area shall be made available to the owner of record of the Property within the designated rehabilitation area, as well as any interested entities, pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the South Harrison Township Committee of the South Harrison Township, in the County of Gloucester and State of New Jersey, that, on this the 12th day of September, 2012, the Township hereby designates the Properties as an Area in Need of Rehabilitation pursuant to the Redevelopment Law, for the public purpose of rehabilitation, and directs that a true and correct copy of this Resolution so designating the area be immediately forwarded to the Commissioner of the New Jersey Department of Community Affairs, and that copies of same also be forwarded to the owners of the subject designated area by certified and regular or overnight mail.

Date: September 12, 2012

James McCall, Mayor

ATTEST:

Nancy E. Kearns, RMC
Municipal Clerk

CERTIFICATION

I hereby certify the above to be a true copy of a resolution adopted by the Township Committee of the Township of South Harrison at a regular meeting held on the 12th day of September 2012.

Nancy E. Kearns, RMC
Municipal Clerk