

BOROUGH OF HIGHLAND PARK
NO. 4-20-147

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF HIGHLAND PARK DESIGNATING THE PROPERTIES KNOWN AS BLOCK 173, LOTS 41, 42, 44 AND 45 ON THE TAX MAP OF THE BOROUGH OF HIGHLAND PARK, STATE OF NEW JERSEY, AS AN AREA IN NEED OF REDEVELOPMENT WITH THE POWER OF CONDEMNATION, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, *et seq.*

RESOLUTION: Economic Development and Planning Committee

WHEREAS, the Borough of Highland Park, a public body corporate and politic of the State of New Jersey (the "Borough"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Redevelopment Law") to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment, as further described therein; and

WHEREAS, by Resolution No. 8-19-237, adopted on August 6, 2019, the Borough Council (the "Council") of the Borough authorized and directed the Planning Board of the Borough of Highland Park (the "Planning Board") to investigate certain properties within the Borough and to recommend to the Council whether all or a portion of such properties should be designated as an area in need of redevelopment with the power of eminent domain ("Condemnation Redevelopment Area") in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-6; and

WHEREAS, in areas designated as Condemnation Redevelopment Areas, the Borough may use all of those powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, in accordance with the Redevelopment Law, the Planning Board caused LRK, Inc. (the "Planner") to conduct a preliminary investigation of the following properties (hereinafter referred to collectively as the "Study Area"):

BLOCK	LOT	ADDRESS
173	41	133 Raritan Avenue
173	42	127 Raritan Avenue
173	44	Denison Street
173	45	Denison Street

WHEREAS, the Planner prepared a map of the Study Area and an investigation report entitled "Preliminary Investigation of a Condemnation Area in Need of Redevelopment 'Gateway Redevelopment Area,'" dated January 29, 2020 (the "Study"); and

WHEREAS, the Study concluded that the Study Area qualifies as a Condemnation Redevelopment Area pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, on February 13, 2020, pursuant to the Redevelopment Law, the Planning Board held a duly noticed public hearing concerning the Study (the "Public Hearing"), giving all persons who are interested in or would be affected by a determination that the Study Area is a Condemnation Redevelopment Area the opportunity to be heard; and

WHEREAS, the Public Hearing was opened to the public for comment and there were concerns placed on the record with regard to the Study Area being designated as a Condemnation Redevelopment Area; and

WHEREAS, at the Public Hearing, the Planning Board considered the Study, heard the comments of the Planner, took the public comments into account, and deliberated on the matter using the criteria set forth in the Redevelopment Law; and

WHEREAS, on February 13, 2020, the Planning Board approved a resolution (the "Planning Board Resolution"), in the form introduced to it at the Public Hearing, accepting and adopting the recommendations contained in the Study, and recommending that the Study Area be declared a Condemnation Redevelopment Area for the reasons set forth therein; and

WHEREAS, on February 13, 2020, the Planning Board memorialized the Planning Board Resolution, accepting and adopting the recommendations contained in the Study, and recommending that the Study Area be declared a Condemnation Redevelopment Area for the reasons set forth therein; and

WHEREAS, after careful consideration of the Study, the Planning Board Resolution, and all of the relevant facts and circumstances concerning this matter,

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HIGHLAND PARK, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Based on substantial evidence and the recommendation of the Planning Board, the Council hereby designates the Study Area as a Condemnation Redevelopment Area.

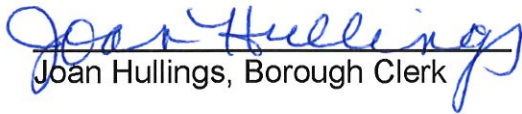
Section 3. The City Council hereby directs the Borough Clerk to transmit a certified copy of this Resolution forthwith to the Commissioner of the Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.

Section 4. The Council hereby directs the Borough Clerk to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Study Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the Public Hearing, service to be in the manner provided by Section 6 of the Redevelopment Law.

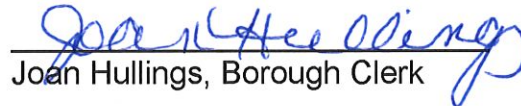
Section 5. This Resolution shall take effect immediately.

ADOPTED: April 21, 2020

ATTEST:


Joan Hullings, Borough Clerk

I, Joan Hullings, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the above to be a true copy of a resolution adopted by the Borough Council of said Borough on the 21st day of April, 2020.


Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

Council Member	Ayes	Nays	Abstain	Absent
Fine	✓			
Foster-Dublin	✓			
George	✓			
Hale	✓			
Kim-Chohan				✓
Welkovits				✓