

Egg Harbor Township

Resolution No. 107

2018

Resolution directing the Egg Harbor Township Planning Board to conduct a preliminary investigation to determine whether or not Block 2118, Lot 4 qualifies as an "Area in need of Redevelopment" pursuant to the New Jersey Local Redevelopment and Housing Law; and commissioning Polistina & Associates to assist the Planning Board with such investigation

WHEREAS, there exists in Egg Harbor Township ("Township"), an approximate 5 acre parcel located in the Farmington section of the Township of Egg Harbor; and

WHEREAS, the property is known as Block 2118, Lot 4 on the Township's tax map; and

WHEREAS, the Township desires to have the property redeveloped; and

WHEREAS, in 1992, the New Jersey Legislature empowered local municipalities to address conditions as exist at this property by adopting the *Local Redevelopment and Housing Law* (N.J.S.A. 40A:12A-1 et seq. - "Redevelopment Statute"); and

WHEREAS, the purpose of the Redevelopment Statute is to provide municipalities with the tools and powers necessary to (re)plan abandoned, deteriorated, obsolescent or unproductive / under-productive portions of a municipality and to actively redevelop said areas into assets for the community. Such tools include the power to acquire (through negotiations or condemnation) private property deemed necessary to effectuate redevelopment, to clear said lands, to install infrastructure and/or other site improvements and to negotiate and enter into partnerships with public and private entities in order to accomplish certain defined municipal goals and objectives; and

WHEREAS, the first step in the redevelopment process as mandated by the Redevelopment Statute is for a municipal Governing Body to direct the municipal Planning Board to undertake what the Statute describes as a Preliminary Investigation to determine if a targeted area meets any one (1) of the eight (8) Statutory Criteria under which an area may be determined to be a "Non-Condemnation Redevelopment Area" pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, typically, a municipal Planning Board will require the services of a Professional Planning Consultant to assist the Board with such Preliminary Investigation.

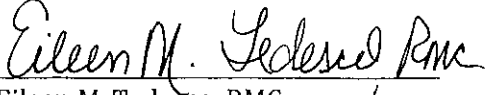
NOW, THEREFORE, BE IT RESOLVED, that the Egg Harbor Township Committee hereby directs the Egg Harbor Township Planning Board to conduct the necessary investigations, make the requisite public notice and hold the Statutorily-mandated public hearing to determine whether or not the property, more particularly described as Block 2118, Lot 4 on the tax map of the Township of Egg Harbor thereof, does or does not meet the statutory criteria for designation as a "Non-Condemnation Redevelopment Area" pursuant to the New Jersey *Local Redevelopment and Housing Law* (N.J.S.A. 40A:12A-5).

BE IT FURTHER RESOLVED, that the Township herewith engages the services of Vincent Polistina, Polistina & Associates, a licensed Professional Planner in the State of New Jersey, to assist the Planning Board with this Investigation.

BE IT FURTHER RESOLVED, that at the conclusion of the Preliminary Investigation, the

Planning Board shall submit its findings and recommendations in the form of a Resolution with supportive documentation.

Dated: February 21, 2018


Eileen M. Tedesco, RMC
Township Clerk



Township of Egg Harbor

3515 BARGAINTOWN ROAD, EGG HARBOR TOWNSHIP, NJ 08234-8321

TOWNSHIP COMMITTEE
James J. McCullough, Mayor
Paul W. Hodson, Deputy Mayor
Joe Cafero
Laura Pfrommer
Frank Finnerty

NOTICE OF PUBLIC HEARING EGG HARBOR TOWNSHIP PLANNING BOARD

Non-Condemnation Redevelopment Area Investigation Study

Administrator
(609) 926-4027 • 926-4002 Fax

Building Inspections
(609) 926-4122 • 926-4003 Fax

Finance
(609) 926-4094 • 926-4108 Fax

Fire
(609) 926-4070 • 926-4003 Fax

Information Technology
(609) 926-4037 • 926-4135 Fax

Municipal Court
(609) 926-4195 • 926-4001 Fax

Parks & Recreation
(609) 272-8120 • 272-8151 Fax

Planning Board
Board of Adjustment
(609) 926-4093 • 926-4011 Fax

Police
(609) 927-5200 • 926-4004 Fax

Public Works
(609) 926-3838 • 926-0638 Fax

Tax Assessor
(609) 926-4083 • 926-4005 Fax

Tax Collections
(609) 926-4079 • 926-4090 Fax

Township Clerk
(609) 926-4085 • 926-4104 Fax

Township Committee
(609) 926-4088 • 926-4002 Fax

Zoning
(609) 926-4048 • 926-4003 Fax

www.ehtgov.org

PLEASE TAKE NOTICE pursuant to N.J.S.A. 40A:12A-6, the Planning Board of the Township of Egg Harbor, County of Atlantic will conduct a Public Hearing on Monday, March 19, 2018, 5:00 p.m., prevailing time, Township Hall (Courtroom), 3515 Bargaintown Road, Egg Harbor Township, New Jersey, 08234.

The purpose of this Public Hearing is for the Egg Harbor Township Planning Board to determine whether or not Block 2118 Lot 4 – 6817 Black Horse Pike, conforms with any of the statutory criteria established under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq. – “Local Redevelopment and Housing Law”).

The redevelopment determination shall establish a “Non-Condemnation Redevelopment Area” and the redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.

All documents concerning this public hearing, including the map of the concerned area referenced above, may be viewed during regular business hours (8:30 a.m. – 4:30 p.m.) in the Department of Planning and Development, Division of Planning and within the Municipal Clerk’s Office, 3515 Bargaintown Road, Egg Harbor Township, New Jersey, 08234. In addition, copies are available, for review, on the Egg Harbor Township Website: www.EHTGov.org

Theresa Wilbert
Secretary

Block-2112
Lot 2

Block-2112
Lot 3

Black Horse Pike

Block-2118
Lot 1

Block-2118
Lot 3

Block-2118
Lot 2

Block-2118
Lot 4

Block-2118
Lot 6

Block-2118
Lot 5

Block-2118
Lot 15

Legend

-  Study Area - BHP ALR
-  EHT Parcels



Source: Esri, DigitalGlobe, GeoEye, I-cub, Aerogrid, IGN, IGP, swisstopo, and the GIS user community