

RESOLUTION R:188-2017

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
MONROE AUTHORIZING THE MONROE TOWNSHIP PLANNING
BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND
CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN
AREAS ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE
QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT
(SOUTH MAIN STREET)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area, as set forth in Schedule "A", determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a 'Non-Condernation Redevelopment Area"; and

WHEREAS, the Township Council of the Township of Monroe, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, the governing body wishes to direct the Monroe Township Planning Board to undertake a preliminary investigation to determine whether the properties identified in Schedule "A" qualify as areas in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Council of the Township of Monroe considers it to be in the best interest of the residents of the Township to directs its Monroe Township Planning Board to conduct such an investigation regarding said areas/properties.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Gloucester and State of New Jersey as follows:

1. The Monroe Township Planning Board is hereby directed to undertake a preliminary investigation and conduct a public hearing to determine

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whether the areas described in Schedule "A" are a "Non-Condernation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area", other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

2. The staff of the Monroe Township Planning Board and its consultants are hereby directed to assist the Monroe Township Planning Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Monroe Township Planning Board for immediate action; and

4. The preliminary investigation, once completed, shall be submitted to the Township Council for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a meeting of the Township Council of the Township of Monroe on July 24, 2017.

TOWNSHIP OF MONROE



CNCL. PRES., BART MCILVAINE

ATTEST:



**TWP. CLERK, SUSAN McCORMICK, RMC
OR DEPUTY CLERK, SHARON WRIGHT, RMC**

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CERTIFICATION OF CLERK

The foregoing resolution was duly adopted at a special meeting of the Township Council of the Township of Monroe held on the 24th day of July 2017 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094.

Susan McCormick

**TWP. CLERK, SUSAN McCORMICK, RMC
OR DEPUTY CLERK, SHARON WRIGHT, RMC**

ROLL CALL VOTE

	Aye	Nay	Abstain	Absent
Cncl Dilks				✓
Cncl. DiLucia	✓			
Cncl. Garbowski	✓			
Cncl. Heffner	✓			
Cncl. Marino	✓			
Cncl. Miller	✓			
Cncl. Pres. McIlvaine	✓			
TALLY:	6			1

SCHEDULE "A"

S. Main Street Preliminary Investigation Study Area				
Block	Lot	Address	Zone ID	Owner
1807	29	8 N Main St		
1810	8	52 S Main St		
1810	9	34 S Main St		
1810	10	12 S Main St		
3204	9	402 S Main St		
3204	13	420 S Main St		
3204	14	428 S Main St		
3204	15	428 S Main St		
3205	3	320 S Main St		
3205	4	30 Hall St		
3205	5	306 S Main St		
3205	6	328 Main St		
3205	7	334 S Main St		
3205	8	344 S Main St		
3205	9	348 Main St		
3205	10	354-56 S Main St		
3205	11	362 S Main St		
3205	12	370 S Main St		
3205	13	372 S Main St		
3205	14	382 S Main St		
3205	19	25 Washington Ave		
3205	20	33 Washington Ave		
3205	25	345 Clinton Ave		
3205	28	Off Main St		
3206	8	206-210 Main St		
3206	9	220 Main St		
3206	10	230 S Main St		
3206	11	246 S Main St		
3206	12	266 S Main St		
3207	10	108 S Main St		
3207	11	114 S Main St		
3207	13	156 Main St		
3301	12	500 S Main St		
3301	13	502 S Main St		
3301	14	508 S Main St		
3301	15	514 Main St		
3301	16	520 S Main St		
3302	2	604 S Main St		
3302	3	600 S Main St		
3302	4	610 S Main St		
3302	5	622 S Main St		
3302	6	Main St		

Block	Lot	Address	Zone ID	Owner
3302	7	628 Main St		
3302	8	632 S Main St		
3302	9	S Main St		
3302	10	704 S Main St		
3302	11	712 S Main St		
3302	12	Main St		
11601	1	401 S Main St		
11601	3	405 S Main St		
11601	4	409 S Main St		
11601	5	425 Main St		
11601	6	427 Main St		
11601	7	431 Main St		
11601	8	30 Library St		
11601	9	26 Library St		
11601	10	20 Library St		
11602	1	Library St		
11602	2	Water St		
11602	3	410 Bluebell Rd		
11602	4	412 Bluebell Rd		
11602	5	418 Bluebell Rd		
11602	6	420 Bluebell Rd		
11602	7	428-430 Bluebell Rd		
11602	8	440 Bluebell Rd		
11602	9	101 Chestnut St		
11603	1	503 Main St		
11603	2	509 Main St		
11603	3	515 S Main St		
11603	4	519 S Main St		
11603	5	525 S Main St		
11603	6	529-531 Main St		
11603	7	125 Virginia Ave		
11603	8	125 Virginia Ave		
11603	9	125 Virginia Ave		
11603	10	125 Virginia Ave		
11603	11	125 Virginia Ave		
11603	12	100 Chestnut St		
11603	13	100 Chestnut St		
11603	14	512 Bluebell Rd		
11603	14.01	510 Bluebell Rd		
11603	15	112 Chestnut St		
11603	15.01	114 Chestnut St		
11603	16	100 Chestnut St		
11603	17	100 Chestnut St		
11603	18	100 Chestnut St		
11603	19	18 Chestnut St		
11604	4	607 S Main St		

Block	Lot	Address	Zone ID	Owner
11604	5	615 S Main St		
11604	6	621 S Main St		
11701	10	305 S Main St		
11701	14	147 S Main St		
11701	16	229-231 Main St		
11701	17	241 Main St		
11701	18	301 Main St		
11701	19	313 Main St		
11701	22	315 Bluebell Rd		
11701	23	323 Bluebell Rd		
11701	24	329 Bluebell Rd		
11701	25	335 Bluebell Rd		
11701	26	337 Bluebell Rd		
11701	27	343 Bluebell Rd		
11701	29	351-353 Bluebell Rd		
11701	30	359 Bluebell Rd		
11701	31	361 Bluebell Rd		
11701	32	367 Bluebell Rd		
11701	33	373 Bluebell Rd		
11702	1	345 S Main St		
11702	2	353 S Main St		
11702	3	357 S Main St		
11702	4	363 Main St		
11702	5	369 Main St		
11702	6	373 S Main St		
11702	7	377 S Main St		
11702	8	383 Main St		
11702	9	385-387 Main St		
11702	10	11 Library St		
11702	11	13 Library St		
11702	12	Bluebell Rd		
11702	13	354 Bluebell Rd		
11702	14	336 Bluebell Rd		
11702	15	334 Bluebell Rd		
11804	1	115 S Main St		
11804	2	155 S Main St		
11804	3	155 S Main St		
11804	4	159 S Main St		
11804	5	22 W Garwood Ave		
11805	10	Glassboro Rd	RG-TC	
11806	1	5 S Main St		
11806	2	13-17 Main St		
11806	3	27 Main St		
11806	4	47 S Main St		
11902	21	401 Bluebell Rd		
11902	23	411 Bluebell Rd		

Block	Lot	Address	Zone ID	Owner
11902	24	419 Bluebell Rd		
11904	14	213 Chestnut St		
11904	15	207 Chestnut St		
11904	16	445 Bluebell Rd		
11904	18	439 Bluebell Rd		
11904	19	433-435 Bluebell Rd		
11904	20	427-429 Bluebell Rd		
11904	21	Center St		
11905	6	222 Chestnut St		
11905	7	220 Chestnut St		
11905	8	Chestnut St		
11905	9	208 Chestnut St		
11905	10	533 Bluebell Rd		