

RESOLUTION R:71-2021

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-Condensation 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 direct 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 whether the areas described in Schedule "A" are a "Non-Condensation 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

RESOLUTION R:71-2021

**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)**


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 February 22, 2021.

TOWNSHIP OF MONROE

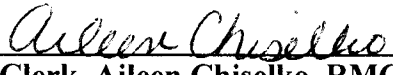
CNCL. PRES., PATRICK O'REILLY

ATTEST:


**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, held on the 22nd day of February 2021 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.


**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Falcone	✓			
Cncl. Fox	✓			
Cncl. Garbowski	✓			
Cncl. McKinney	✓			
Cncl. Valcourt	✓			
Cncl. Wolfe	✓			
Cncl. Pres. O'Reilly	✓			
Tally:	7			

Schedule "A"--South Main Street Preliminary Investigation Study Area

Block	Lot	Area (Calculated)	Property Location
1807	29	0.45	8 N MAIN ST
1810	8	0.41	52 S MAIN ST
1810	9	0.29	34 S MAIN ST
1810	10	0.56	12 S MAIN ST
3204	15	1.17	428 S MAIN ST
3204	14	0.70	428 S MAIN ST
3204	13	0.63	420 S MAIN ST
3204	9	0.97	402 S MAIN ST
3205	19	0.20	25 WASHINGTON AVE
3205	11	0.21	362 S MAIN ST
3205	20	0.25	33 WASHINGTON AVE
3205	10	0.36	354-56 S MAIN ST
3205	9	0.16	348 MAIN ST
3205	8	0.19	344 S MAIN ST
3205	7	0.62	334 S MAIN ST
3205	6	0.20	328 MAIN ST
3205	25	0.60	345 CLINTON AVE
3205	5	0.20	306 S MAIN ST
3205	28	0.60	OFF MAIN ST
3205	4	0.29	30 HALL ST
3205	3	1.30	320 S MAIN ST
3205	13	0.09	372 S MAIN ST
3205	12	0.20	370 S MAIN ST
3205	14	0.58	382 S MAIN ST
3206	12	0.24	266 S MAIN ST
3206	11	0.20	246 S MAIN ST
3206	10	0.23	230 S MAIN ST
3206	9	0.21	220 MAIN ST
3206	8	0.18	206-210 MAIN ST
3207	10	0.16	108 S MAIN ST
3207	13	0.21	156 MAIN ST
3207	11	0.64	114 S MAIN ST
3301	16	0.29	520 S MAIN ST
3301	15	0.30	514 MAIN ST
3301	13	0.11	502 S MAIN ST
3301	14	0.35	508 S MAIN ST
3301	12	0.16	500 S MAIN ST

Block	Lot	Area (Calculated)	Property Location
11601	7	0.75	431 MAIN ST
11601	6	0.08	427 MAIN ST
11601	5	0.07	425 MAIN ST
11601	4	0.70	409 S MAIN ST
11601	3	0.20	405 S MAIN ST
11601	1	0.03	401 S MAIN ST
11603	7	2.66	125 VIRGINIA AVE
11603	6	0.19	529-531 MAIN ST
11603	5	0.17	525 S MAIN ST
11603	4	0.21	519 S MAIN ST
11603	3	0.21	515 S MAIN ST
11603	2	0.18	509 MAIN ST
11603	1	0.24	503 MAIN ST
11604	4	0.34	607 S MAIN ST
11701	10	0.13	305 S MAIN ST
11701	19	8.66	313 MAIN ST
11701	18	0.24	301 MAIN ST
11701	17	0.33	241 MAIN ST
11701	16	0.18	229-231 MAIN ST
11701	14	0.87	147 S MAIN ST
11702	9	0.07	385-387 MAIN ST
11702	8	0.05	383 MAIN ST
11702	7	0.11	377 S MAIN ST
11702	6	0.14	373 S MAIN ST
11702	5	0.09	369 MAIN ST
11702	4	0.24	363 MAIN ST
11702	3	0.10	357 S MAIN ST
11702	2	0.10	353 S MAIN ST
11702	1	0.04	345 S MAIN ST
11804	4	5.21	159 S MAIN ST
11804	5	0.23	22 W GARWOOD AVE
11804	2	0.96	155 S MAIN ST
11804	1	0.40	115 S MAIN ST
11804	3	0.69	155 S MAIN ST
11805	10	0.90	GLASSBORO RD
11806	4	0.24	47 S MAIN ST
11806	3	0.49	27 MAIN ST
11806	2	0.18	13-17 MAIN ST

	Block	Lot	Area (Calculated)	Property Location
11806		1	0.16	5 S MAIN ST