

**RESOLUTION R:265-2023**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
AUTHORIZING THE PLANNING BOARD OF THE TOWNSHIP OF MONROE  
TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE  
IF CERTAIN REAL PROPERTY IN THE TOWNSHIP OF MONROE IS  
AN “AREA IN NEED OF REDEVELOPMENT” PURSUANT TO THE  
LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “Act”) authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment and areas in need of rehabilitation in accordance with the Act; and

**WHEREAS**, the Township has determined that the designation of redevelopment and rehabilitation areas pursuant to the Act will foster the investment of private capital, the construction of projects, and the rehabilitation of housing and business that will benefit the Township, its residents, and property owners; and

**WHEREAS**, the Township has identified certain real property within the Township that may qualify as “an area in need of redevelopment,” including the following parcels as identified on the Tax Map of the Township of Monroe: Block(s) 8401, Lot(s) 8, 9 and 10 (the “Proposed Redevelopment Area”); and

**WHEREAS**, the Act requires “[n]o area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area,” N.J.S.A. 40A:12A-6a; and

**WHEREAS**, the Township Council, under the authority of N.J.S.A. 40A:12A-6a, desires that the Planning Board of the Township of Monroe (“Planning Board”) undertake said preliminary investigation to determine if the Proposed Redevelopment Area qualifies as an area in need of redevelopment; and

**WHEREAS**, the Planning Board’s redevelopment determination shall authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area including the use of eminent domain; N.J.S.A. 40A:12A-6a; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Planning Board is hereby authorized and directed to undertake a preliminary investigation to determine if the Proposed Redevelopment Area qualifies as an area in need of redevelopment under the Act, N.J.S.A. 40A:12A-5, and to transmit its findings, conclusions, and recommendations back to Township Council upon the completion of the preliminary investigation in accordance with the Act. N.J.S.A. 40A:12A-6b(5).

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3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. This Resolutions shall take effect immediately and a copy shall be made available for public inspection at the offices of the Township Clerk.

**ADOPTED** at a meeting of the Township Council of the Township of Monroe on October 23, 2023.

**TOWNSHIP OF MONROE**

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**CNCL. PRES. CAROLANN FOX**

**ATTEST:**

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**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 23<sup>rd</sup> day of October 2023 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

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

**ROLL CALL VOTE**

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Cncl. Adams</b>				
<b>Cncl. Garbowski</b>				
<b>Cncl. Heverly</b>				
<b>Cncl. McKinney</b>				
<b>Cncl. O'Reilly</b>				
<b>Cncl. Valcourt</b>				
<b>Cncl. Pres. Fox</b>				
<b>Tally:</b>				