



RESOLUTION 21-144

Resolution Expressing Interest in Acquiring Open Space and Authorizing Municipal Action in Support of Acquisition

WHEREAS, the Princeton Ridge Homeowners Association, Inc. (hereinafter the "HOA") is the owner of 40± acres of private open space in the Municipality of Princeton (hereinafter "Princeton"), known as Block 501, Lots 3 and 10 on the tax maps of the Municipality of Princeton, as shown on Exhibit A attached hereto, (hereinafter the "HOA Property"); and

WHEREAS, there is a stormwater detention facility located on the HOA Property, shown on Exhibit A attached hereto, which serves as part of the stormwater management system for the Princeton Ridge subdivision and is maintained by the HOA; and

WHEREAS, the HOA has offered to donate the HOA Property to Princeton, excluding the area of the stormwater detention facility (as shown on Exhibit B attached hereto) for public open space; and

WHEREAS, the HOA Property contains mature woods, streams, and other desirable natural features, as well as paths created by the HOA; and

WHEREAS, members of the Ridgeview Conservancy have been working since 2009 to create an environmental/historical/cultural corridor in the forested area between Great Road and Cherry Hill Road, and between Cherry Valley Road and Ridgeview Road, known collectively as Ridgeview Woods, of which the HOA Property would be an integral part; and

WHEREAS, the Municipality has been in discussions with representatives from the HOA for the past five years to find a mutually agreeable process through which the donation could be accomplished; and

WHEREAS, as a result of those discussions, Princeton is prepared to express its interest in accepting the donation of the HOA Property excluding the stormwater detention facility for public open space and for public use of the trails thereon; and

WHEREAS, Princeton and the HOA wish to ensure that public access to the HOA Property does not result in visitors parking in a deleterious manner on Ridgeview Road; and

WHEREAS, HOA has requested the creation of parallel parking in the right-of-way on the south side of Ridgeview Road, preferably as shown on Exhibit B, which requires the evaluation of the potential impact on wetlands (shown on Exhibit C attached hereto) and the need for a permit from the New Jersey Department of Environmental Protection; and

WHEREAS, such a determination will require the assistance of a consultant to assist the Engineering Department; and

WHEREAS, although an agreement in concept to transfer the HOA Property excluding the detention basin has been reached, there are several details including survey and subdivision of the HOA Property, vegetative barriers and signage, creation of a new walking trail, and creation of public parking; and


WHEREAS, to comply with the New Jersey Local Lands & Buildings Law, *N.J.S.A. 40A:12-1 et seq.*, Princeton will be required to introduce and adopt an ordinance authorizing acquisition of the HOA Property excluding the detention basin.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council as follows:

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. The Mayor and Council are hereby expressing their desire to move forward with the acquisition of the HOA Property, subject to the introduction and adoption of an ordinance authorizing such acquisition.
3. Municipal staff and the municipal attorney's office are authorized to undertake and complete the due diligence required to resolve the details of the acquisition, including subdivision of the HOA Property and a resolution of a location for parking.
4. This resolution shall take effect immediately.

Councilperson	Absent	Present	1 st	2 nd	Yea	Nay	Abstain	Disqualified
Mr. Cohen		X			X			
Ms. Fraga		X			X			
Ms. Niedergang		X		X	X			
Ms. Pirone Lambros		X			X			
Ms. Sacks		X	X		X			
Mr. Williamson		X			X			
Mayor Freda		X						

I, Delores A. Williams, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held April 26, 2021.

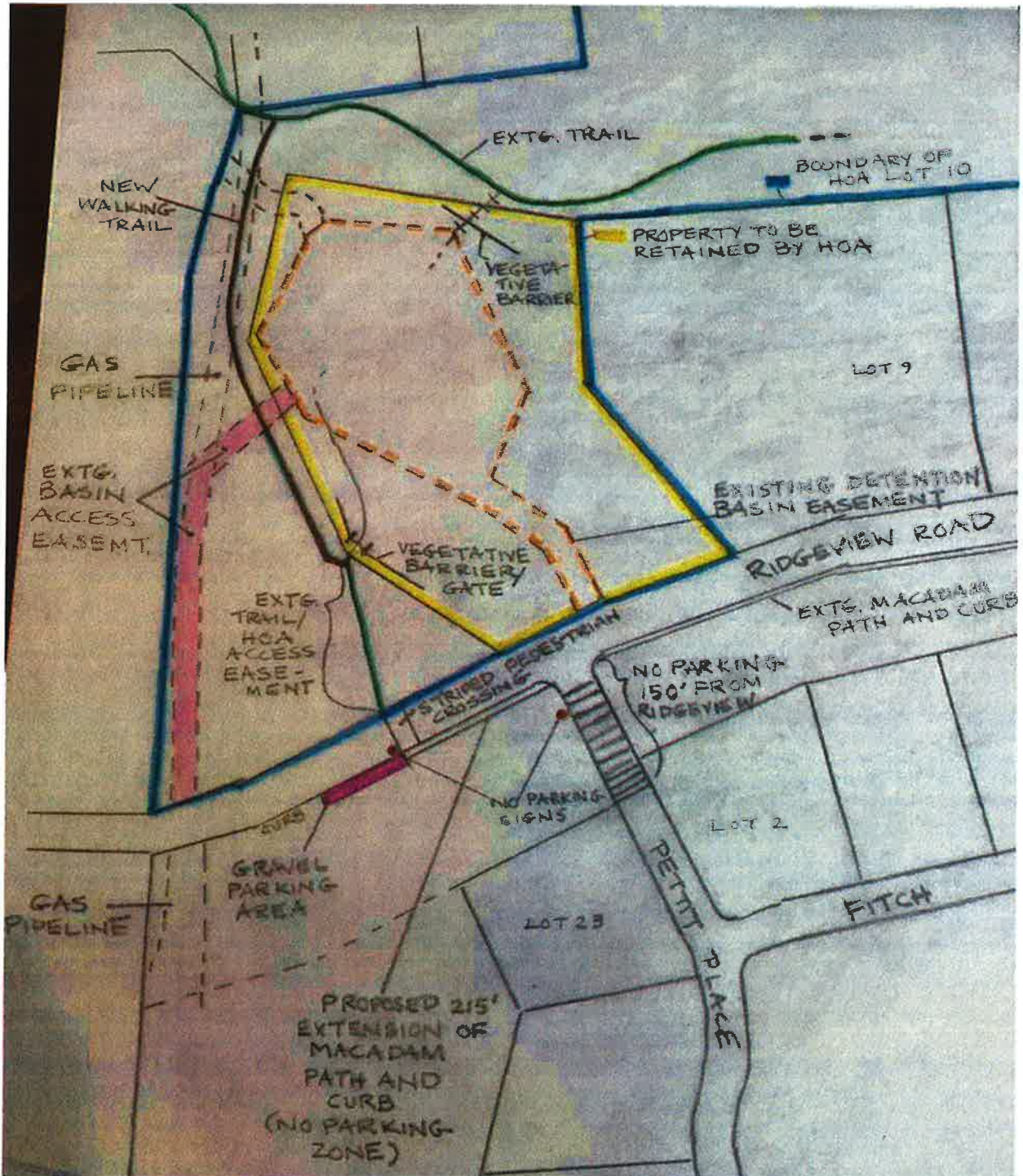


Delores A. Williams, Municipal Clerk

ATTACHMENTS:

- Exhibit A to 04 22 21 resolution (PDF)
- Exhibit B to 04 22 21 resolution (PDF)
- Exhibit C to 04 22 21 resolution (PDF)

EXHIBIT B

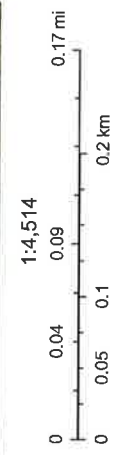


Prepared by HOA

EXHIBIT C ArcGIS Web Map



12/21/2020, 9:05:07 AM



- Potential Wetlands
- Roads
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- Flood Hazard Boundaries
 - Other Boundaries
 - Limit Lines
 - SFHA / Flood Zone Boundary
 - FIRM Panels
- LOMAS
- Incorporated
- Superseded
- Not Incorporated
- No Revalidation Status
- Reevaluated
- Contact Community for Revalidation Status