



RESOLUTION 20-402

Resolution Authorizing and Directing the Princeton Planning Board to Conduct a Preliminary Investigation to Determine Whether Certain Properties Located on Terhune Road, North Harrison Street and Clearview Avenue Meet the Criteria for Designation as a Non-Condemnation Redevelopment Area

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), was enacted to provide an effective mechanism to empower and assist local governments in their efforts to arrest and reverse deteriorated conditions in housing and commercial and industrial installations and in public services and facilities, and to promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives for the expansion and improvement of commercial, industrial, residential and civic facilities; and

WHEREAS, the Redevelopment Law authorizes a municipality to determine whether certain properties or parcels of land located within the municipality constitute an area in need of redevelopment pursuant to the enumerated criteria set forth in the Redevelopment Law; and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, before an area of the municipality is determined to be a redevelopment area, the governing body of the municipality shall, by resolution, authorize the municipal planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Redevelopment Law at N.J.S.A. 40A:12A-6 also requires the governing body to specify whether the area being investigated will be considered for determination as a "non-condemnation redevelopment area," such that the municipality shall be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain, or as a "condemnation redevelopment area," such that the municipality shall be authorized to use all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, the Mayor and Council of Princeton has determined that an investigation and inquiry should be made of certain properties located on Terhune Road, North Harrison Street and Clearview Avenue in order to determine if the properties, or portion thereof, qualifies under the Redevelopment Law as a non-condemnation area in need of redevelopment; and

WHEREAS, the Mayor and Council hereby requests and directs the Princeton Planning Board to undertake an investigation of the following real property situated in the municipality, located at, and designated on the Tax Map of Princeton as:

301 North Harrison Street	Block 7401	Lots 1.01 and 1.01 C01
351 Terhune Road	Block 7401	Lot 1.02
North Harrison Street	Block 7401	Lots 2 and 3
North Harrison Street	Block 7307	Lot 1
8 Clearview Avenue	Block 7307	Lot 2
14 Clearview Avenue	Block 7307	Lot 3

said properties being hereinafter known as the “Study Area”, and produce a report containing its findings as to whether the Study Area meets one or more of the criteria set forth at N.J.S.A. 40A:12A-5, and make a recommendation to the Mayor and Council as to whether all or a portion of the Study Area should be designated as a non-condemnation redevelopment area.


NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, on this 21st day of December, 2020, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. The Princeton Planning Board (“Board”) is hereby directed to conduct a preliminary investigation of the Study Area defined hereinabove, consisting of Lots 1.01, 1.01 C01, 1.02, 2 and 3 in Block 7401 and Lots 1, 2 and 3 in Block 7307 as designated on the Tax Map of Princeton, in accordance with the requirements set forth in N.J.S.A. 40A:12A-6 of the Redevelopment Law, in order to determine whether the Study Area, or part(s) thereof, meet the requirements for designation as a non-condemnation redevelopment area, such that the municipality may be authorized to use all those powers provided by the Legislature for use in a redevelopment area, other than the use of eminent domain.
3. The Board is directed to prepare a map of the Study Area showing the boundaries of the proposed redevelopment area and locations of the various parcels of property included therein, along with a statement setting forth the basis for the investigation appended to the map; to prepare a report containing the Board’s findings; and to hold a duly noticed public hearing for the purpose of presenting the results of its investigation, hearing from all persons who are interested in, or would be affected by, a determination that the Study Area is a redevelopment area, and receiving into the record and considering all objections and evidence in support of such objections to a determination that the Study Area be designated as a non-condemnation redevelopment area.
4. After completing its public hearing on the matter, the Board shall make a recommendation to the Mayor and Council as to whether all, or any portion thereof, of the Study Area should be designated as a non-condemnation redevelopment area.
5. The Board staff and Municipal Land Use Departments, and their consultants, are hereby authorized and directed to assist the Board in conducting its investigation of the Study Area.

- 6. This resolution shall take effect immediately.
- 7. The Municipal Clerk shall cause a copy of this resolution to be transmitted forthwith to the Princeton Planning Board.
- 8. The findings and recommendations of the Board, once completed, shall be submitted to the Mayor and Council for review and consideration in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

Councilperson	Absent	Present	1 st	2 nd	Yea	Nay	Abstain	Disqualified
Mr. Cohen		X		X	X			
Ms. Fraga		X			X			
Ms. Niedergang		X	X		X			
Ms. Pirone Lambros		X			X			
Ms. Sacks		X			X			
Mr. Williamson		X			X			
Mayor Lempert		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 on December 21, 2020.



Delores A. Williams, Municipal Clerk