

**TOWNSHIP OF JEFFERSON
COUNTY OF MORRIS, NJ**

CONSENT AGENDA RESOLUTION #17-262

**“RESOLUTION AUTHORIZING AND DIRECTING THE JEFFERSON TOWNSHIP PLANNING BOARD
TO UNDERTAKE A PRELIMINARY INVESTIGATION OF THE PROPERTY IN THE ROUTE 15 AREA
– THE FORMER PATHMARK SITE –
TO DETERMINE IF THE PROPERTY QUALIFIES AS AN AREA IN NEED OF REDEVELOPMENT (ANR)
FOR CONDEMNATION PURPOSES”**

WHEREAS, the Township of Jefferson is seeking to implement potential development projects along the Route 15 corridor which will reduce the property tax burden for Jefferson taxpayers that will sustain the delivery of local government services to the citizens and businesses of the Township of Jefferson; and

WHEREAS, the administration of the Township of Jefferson (“Township”) is commencing the redevelopment study of the former Path Mark site to achieve certain objectives, including improving property values and increasing the Township's tax base; and

WHEREAS, Article VIII, Section III of the Constitution of the State of New Jersey establishes that the clearance, planning, development, or redevelopment of certain areas of the State of New Jersey is a viable public purpose; and

WHEREAS, the Legislature of the State of New Jersey has adopted a comprehensive set of laws, the centerpiece of which is the Local Redevelopment and Housing Law (N.J. S.A. 40A:12A-1 et seq.), allowing for the substantial improvement to, and turnaround of, underutilized, unused, and deteriorated properties through the careful design, writing and implementation of local redevelopment plans; and

WHEREAS, it appears that within the general area of what is commonly referred to as the Path Mark property of the Township and identified in the following chart there exists property (land) which, by reason of faulty arrangement of design, deleterious land use, obsolescence or obsolete layout or other factors, have remained vacant, stagnant, unproductive, under-utilized and undervalued and may be detrimental to the safety, health, morals or welfare of the Township of Jefferson as specifically to be studied by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Jefferson, Morris County, New Jersey, pursuant to N.J.S.A. 40A:12A-1 et seq., that the Jefferson Planning Board is hereby authorized and directed to undertake a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether a certain vacant property in the Jefferson Route 15 corridor, and as identified in the following Figure 1, and as depicted on the official tax map of the Township of Jefferson, is a condemnation redevelopment area in accordance with the criteria of N.J.S.A. 40A-12A-5.

Figure 1.

The Township of Jefferson, New Jersey	
Identification of Potential “Path Mark” Site (Area) ANR-Parcel to be Investigated-SUBJECT to Condemnation.	
Block-Lot	Property Location
273.03, 1	757 ROUTE 15-SOUTH

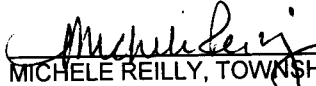
BE IT FURTHER RESOLVED that Benecke Economics has been retained and is authorized to study said area and to guide the Mayor and Council and the Planning Board in the redevelopment process, deliberations, and public hearing(s).

BE IT FURTHER RESOLVED that the Jefferson Planning Board shall conduct a public hearing at the appropriate time respecting the proposed redevelopment area and after public notice is given in accordance with N.J.S.A. 40A:12A-6.

BE IT FURTHER RESOLVED that after completing its public hearing(s) and deliberation, the Jefferson Planning Board shall submit a recommendation to the Mayor and Council as to whether the delineated area, or any part thereof, be or not be determined to be an area in need of redevelopment (ANR) for condemnation purposes, with any conditions related thereto.

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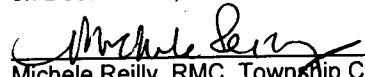
ATTEST:


MICHELE REILLY, TOWNSHIP CLERK
Dated: December 6, 2017

COUNCIL OF THE TOWNSHIP OF JEFFERSON:


DEBI MERZ, COUNCIL PRESIDENT

CERTIFICATION: I, Michele Reilly, Clerk of the Township of Jefferson, County of Morris, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Jefferson Township Council at a meeting held on December 6, 2017.


Michele Reilly, RMC, Township Clerk

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
Birmingham			X			
Finnegan			X			
Smith		X	X			
Dunham	X		X			
Merz			X			