

A RESOLUTION DECLARING THE PROPERTY KNOWN AS OAK LEAF VILLAGE, BLOCK 30, LOT 2.01, IN THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, NEW JERSEY, AN AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1 et seq., a municipality may, by Resolution, determine that a proposed area is in need of redevelopment, provided that the statutory criteria is established after an investigation and hearing pursuant to law; and

WHEREAS, prior to consideration of this Resolution, the Township Council of the Township of North Brunswick by Resolution 161-5.12 requested that the North Brunswick Township Planning Board undertake a preliminary investigation to determine if the premises known as Oak Leaf Village Lot 2.01 in Block 30 on the Official Tax Map of the Township of North Brunswick, County of Middlesex, State of New Jersey, also known as 1435 Oak Tree Drive, (the "Premises") is an area in need of redevelopment pursuant to N.J.S.A.40A:12A-3, 5 and 6; and

WHEREAS, Clarke Caton Hintz, professional planning consultants, undertook a Redevelopment Study of the Premises (the "Redevelopment Study") and issued a report dated July 2, 2012 which reports serves as a "statement setting forth the basis for the investigation", as required by N.J.S.A.40A:12A-6; and

WHEREAS, the Redevelopment Study determined that the Premises qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. under criteria (a) and (d) of N.J.S.A.40A:12A-5 for the reasons set forth in the Redevelopment Study; and

WHEREAS, pursuant to law, the North Brunswick Township Planning Board held a public hearing on August 14, 2012 giving all persons who are interested in or who would be affected by a determination that the delineated lands are an area in need of redevelopment, an opportunity to be heard, and has recommended to the Township Council of the Township of North Brunswick in a Resolution of Memorialization that the Premises known as Oak Leaf Village Lot 2.01 in Block 30, as shown on the Official Tax Map of the Township of North Brunswick, County of Middlesex, State of New Jersey be declared an area in need of redevelopment pursuant to the provisions of N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to N.J.S.A.40A:12A-1 et seq., the Township Council of the Township of North Brunswick hereby finds that Oak Leaf Village Lot 2.01 in Block 30 on the Official Tax Map of the Township of North Brunswick in the County of Middlesex and State of New Jersey, is an area in need of redevelopment for the reasons set forth in the Redevelopment Study and the Planning Board's Resolution of Memorialization, specifically that the Premises meet the "a" and "d" criteria set forth in N.J.S.A. 40A-12A-5.