

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE NO. 2022-03**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REHABILITATION CONSISTING OF CERTAIN PROPERTIES LOCATED AT 100-126 SOUTH AVENUE (BLOCK 478, LOTS 1.01, 1.02, 2, 3, 4 AND 5), 32 HIGH STREET (BLOCK 478, LOT 6), 2 CHESTNUT STREET (BLOCK 483, LOT 18) AND 201 WALNUT AVENUE (BLOCK 484, LOT 19.01) IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, by Resolution No. 2020-270 adopted on August 11, 2020, the Cranford Township Committee directed the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties identified and designated on the Township tax map as 100-126 South Avenue, Block 478, Lots 1.01, 1.02, 2, 3, 4, and 5; 32 High Street, Block 478, Lot 6; 2 Chestnut Street, Block 483, Lot 18 and 201 Walnut Avenue, Block 484, Lot 19.01 (the “Properties”) qualifies as an area in need of rehabilitation according to the criteria set forth in Section 14 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

**WHEREAS**, on September 16, 2020, the Planning Board directed Topology NJ, LLC to undertake an investigation of the Properties and prepare a preliminary investigation report as required by the statute, and Topology NJ, LLC prepared an Area in Need of Rehabilitation Report dated January 28, 2021 (“Rehabilitation Investigation”); and

**WHEREAS**, on February 3, 2021, the Planning Board held their regular meeting wherein Topology NJ, LLC presented its Area in Need of Rehabilitation Report and Leigh Anne Hindenlang, AICP/PP and Teun Deuling, AICP candidate both of Topology NJ, LLC and co-author of said report, testified to its conclusion that the Properties meet one or more of the statutory criteria and do qualify as an Area in Need of Rehabilitation;

**WHEREAS**, upon review and consideration of the aforementioned report, the exhibits entered into evidence, and the testimony presented during the hearings, the Planning Board determined that the Properties satisfy the criteria for designation as an Area in Need of Rehabilitation pursuant to the aforementioned statute; and

**WHEREAS**, on February 3, 2021, the Planning Board voted to adopt the conclusions in the Area in Need of Rehabilitation Report and recommend referral of said report to the Township Committee and adoption of a resolution declaring the Properties an Area in Need of Rehabilitation; and

**WHEREAS**, on March 17, 2021, the Planning Board reviewed and approved the form of the Township Committee’s draft resolution designated the Properties as an Area in Need of Rehabilitation, as provided in N.J.S.A.40A:12A-14; and

**WHEREAS**, by Resolution 2021-164, (“Rehabilitation Resolution”), dated March 30, 2021, the Township Committee designated the Properties as an Area in Need of Rehabilitation, as provided in N.J.S.A.40A:12A-14; and

**WHEREAS**, the Rehabilitation Resolution was transmitted to the Commissioner of the Department of Community Affairs (“DCA”), in accordance with N.J.S.A. 40A: 12A-6 and -14; and

**WHEREAS**, a redevelopment project located in an Area in Need of Rehabilitation must be undertaken in accordance with a Redevelopment Plan, in accordance with N.J.S.A. 40A:12A-7; and

**WHEREAS**, the Township Committee authorized Topology NJ, LLC to prepare a Redevelopment Plan for the Properties in accordance with the requirements of the Redevelopment Law.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranford, County of Union and State of New Jersey as follows:

**Section 1.** The Redevelopment Plan, a copy of which is annexed hereto and made part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Redevelopment Law.

**Section 2.** This Ordinance constitutes an amendment to the Zoning Map for the Township of Cranford included in the 2014 Land Development Ordinance of the Township of Cranford, New Jersey.

**Section 3.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 4.** If any section, paragraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**Section 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

**Section 6.** This Ordinance shall take effect in accordance with all applicable laws.

Introduced: January 25, 2022

Adopted: February 22,2022

Approved:

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Kathleen Miller Prunty  
Chair, Township Committee

Attest:

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Patricia Donahue, RMC  
Municipal Clerk

Recorded Vote

Introduced

Adopted

Kathleen Miller Prunty  
Brian Andrews  
Jason Gareis  
Gina Black  
Mary O'Connor

Aye  
Aye  
Aye  
Abstain  
Aye

Aye  
Aye  
Aye  
Nay  
Aye