

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE TOWNSHIP OF CRANFORD, COUNTY OF UNION, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT CONSISTING OF CERTAIN PROPERTIES LOCATED AT BLOCK 193, LOTS 6.01, 10, 11, 12, 13 & 14 IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, by Resolution No. 2020-131 adopted on February 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 designated on the Township tax map as Block 193, Lots 6.01, 10, 11, 12, 13 & 14 (the “**Properties**”) qualifies as a condemnation area in need of redevelopment according to the criteria set forth in Section 5 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

WHEREAS, the Planning Board directed Maser Consulting P.A. (now Collier’s Engineering and Design) to undertake an investigation of the Properties and prepare a preliminary investigation report as required by the statute, and Maser Consulting P.A. (Maser) prepared a Preliminary Investigation Report (“Preliminary Investigation”); and

WHEREAS, the Planning Board provided the required legal notices and conducted a public meeting in accordance with the requirements of N.J.S.A. 40A:12A-6 on August 19, 2020; and

WHEREAS, during the aforesaid hearings, the Planning Board reviewed the Preliminary Investigation Report prepared by Maser dated July 2020, and heard testimony from Nick Dickerson, PP, a planning expert employed by Maser, and author of said report; and

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 a Condemnation Area in Need of Redevelopment pursuant to the aforementioned statute; and

WHEREAS, on August 19, 2020, the Planning Board voted to recommend to the Township Committee that the Properties be designated a Condemnation Redevelopment Area; and

WHEREAS, on September 2, 2020, the Planning Board adopted Resolution No. 2020-011 memorializing its August 19, 2020 vote accepting and adopting the conclusions contained in the Study and recommending designation of the Properties as a Condemnation Redevelopment Area; and

WHEREAS, by Resolution No. 2020-298, (“Redevelopment Resolution”), dated September 8, 2020, the Township Committee designated the Property as a Condemnation Area in Need of Redevelopment, as provided in N.J.S.A.40A:12A-5; and

WHEREAS, the Redevelopment Resolution was transmitted to the State of New Jersey Commissioner of the Department of Community Affairs (“DCA”) via overnight delivery, in accordance with N.J.S.A. 40A: 12A-6; and

WHEREAS, a redevelopment project located in an Area in Need of Redevelopment 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 Property 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 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: April 12, 2022

Adopted: May 10, 2022

Approved:

Kathleen Miller Prunty
Chair, Township Committee

Attest:

Patricia Donahue, RMC
Municipal Clerk

Recorded Vote

Introduced

Adopted

Kathleen Miller Prunty

Aye

Aye

Brian Andrews

Aye

Aye

Jason Gareis

Aye

Aye

Gina Black

Nay

Nay

Mary O'Connor

Aye

Nay