

RESOLUTION

*A Resolution Designating Certain Properties within
Blocks 116 and 116.01 as an Area in Need of Rehabilitation*

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, in accordance with the Redevelopment Law, the Township of West Orange (the “**Township**”) has determined that the following property should be considered for designation as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14a: the real property located at Block 116, Lots 44, 47, 48, 50, 51, 53, 53.01, and 55, and Block 116.01, Lots 81.03, 86, 87, 88, 89, 91, 93, 95, 96, 97, 98, 99, 100, 101 and 101.01 on the Township of West Orange Tax Map as further described in the attached Exhibit A, inclusive of any and all streets, “paper” streets, private drives and right of ways (the “**Study Area**”); and

WHEREAS, Leonard R. Lepore, P.E., the engineer for the Township, submitted a report, a copy of which is attached hereto as Exhibit B (the “**Rehabilitation Report**”), stating that the Study Area meets the criteria set forth in subsections (2) and (6) of Section 14 of the Redevelopment Law, N.J.S.A. 40A:12A-14(a), as: (i) more than half the housing stock in the delineated area is at least 50 years old, and (ii) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance; and that a program of rehabilitation is expected to prevent further deterioration and to promote the overall development of the Township in accordance with the requirements of Section 14 of the Redevelopment Law, N.J.S.A. 40A:12A-14(a); and

WHEREAS, N.J.S.A. 40A:12A-14(a), provides that prior to the adoption of a resolution designating the Study Area as an area in need of rehabilitation, the Township must first submit a copy of the proposed resolution designating the Study Area to the Township Planning Board for its review and recommendations; and

WHEREAS, on May 19, 2019, the Township adopted Resolution 134-19 referring a copy of the Rehabilitation Report and this resolution to the Planning Board for review and comment pursuant to Section 14 of the Redevelopment Law, N.J.S.A. 40A:12A-14(a); and

WHEREAS, based on the Rehabilitation Report, the Planning Board found that the Study Area satisfied the statutory criteria to be designated as an area in need of rehabilitation under Section 14 of the Redevelopment Law, N.J.S.A. 40A:12A-14(a); and

WHEREAS, on August 7, 2019, the Planning Board, acting by resolution, reviewed this resolution and recommends its adoption and the designation of the Property as an area in need of rehabilitation in accordance with Section 14 of the Redevelopment Law, N.J.S.A. 40A:12A-14(a),

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Orange as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Township Council hereby designates the Study Area as an area in need of rehabilitation pursuant to Section 14 of the Redevelopment Law, N.J.S.A. 40A:12A-14(a).

Section 3. A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.

Section 4. This resolution shall take effect immediately.

Karen J. Carnevale, R.M.C.
Township Clerk

Jerry Guarino
Council President

Adopted: August 13, 2019

Exhibit A

The Study Area consists of the following properties identified by block and lot and address in accordance with the City Tax Records and as shown on the attached tax map, along with the adjacent streets, “paper” streets, private drives and right of ways.

Block 116, Lot 44	239-245 Main Street
Block 116, Lot 47	247 Main Street
Block 116, Lot 48	249 Main Street
Block 116, Lot 50	251 Main Street
Block 116, Lot 51	253-255 Main Street
Block 116, Lot 53	259 Main Street
Block 116, Lot 53.01	257 Main Street
Block 116, Lot 55	Kling Street
Block 116.01, Lot 81.03	Kling Street
Block 116.01, Lot 86	261 Main Street
Block 116.01, Lot 87	263 Main Street
Block 116.01, Lot 88	265-267 Main Street
Block 116.01, Lot 89	269-271 Main Street
Block 116.01, Lot 91	273 Main Street
Block 116.01, Lot 93	955 Main Street
Block 116.01, Lot 95	277 Main Street
Block 116.01, Lot 96	279-281 Main Street
Block 116.01, Lot 97	283 Main Street
Block 116.01, Lot 98	285 Main Street
Block 116.01, Lot 99	92 Washington Street

Block 116.01, Lot 100 88 Washington Street

Block 116.01, Lot 101 86 Washington Street

Block 116.01, Lot 101.01 84 Washington Street



Exhibit B
The Rehabilitation Report