

RESOLUTION

*A Resolution Requesting Planning Board to Consider Whether Properties
within the Township Qualify 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 or redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, the Township of West Orange (the “**Township**”) requests the Planning Board consider whether all properties within the Township should be considered for designation as an area in need of rehabilitation pursuant to *N.J.S.A. 40A:12A-14a*, inclusive of any and all streets, “paper” streets, private drives and right of ways (the “**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 A (the “**Rehabilitation Report**”), stating that the 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 Area as an area in need of rehabilitation, the Township must first submit a copy

of the Rehabilitation Report to the Township of West Orange Planning Board (the “**Planning Board**”) for its review and recommendations; and

WHEREAS, based on the Rehabilitation Report, the Planning Board should consider whether the 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

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 refers and requests the Planning Board to analyze whether the Area qualifies 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 transmitted to the Chairperson and Secretary of the Planning Board and 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

Cindy Matute-Brown
Council President

Adopted: August 17, 2021