

RESOLUTION

A Resolution Designating the Entire Township as an Area in Need of Rehabilitation, Pursuant to N.J.S.A. 40A:12A-14

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, on August 17, 2021, the Township of West Orange (the “**Township**”) adopted Resolution 210-21, proposing the designation of all properties within the Township 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 referring such resolution to the Township of West Orange Planning Board (the “**Planning Board**”) for review and recommendation, pursuant to *N.J.S.A. 40A:12A-14(a)*; and

WHEREAS, attached to Resolution 210-21 was a report prepared by Leonard R. Lepore, P.E., the engineer for the Township, 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, on September 1, 2021, at its regular meeting, the Planning Board reviewed Resolution 21-21 and the Rehabilitation Report and the Planning Board agreed that the Rehabilitation Report supported a conclusion that 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, accordingly, voted to recommend the adoption of a resolution designating the Area as an area in need of rehabilitation.

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 Area, comprising the entirety of the Township, 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. This resolution shall take effect immediately.

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

Cindy Matute-Brown
Council President

Adopted: December 14, 2021