

RESOLUTION

*A Resolution Authorizing the Planning Board to Draft a Redevelopment Plan for Block 88, Lot 1
Pursuant to N.J.S.A. 40A:12A-1 et seq.*

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, on December 14, 2021, the Township of West Orange (the “Township”) declared the entirety of the Municipality as an Area in Need of Rehabilitation in 2021 (Resolution No. 323-21); and

WHEREAS, the Township desires to explore whether the real property located at 80 Main Street, West Orange, New Jersey more commonly known as Block 88, Lot 17 on the Township of West Orange Tax Map, (the “Property” and/or “Study Area”) may be an appropriate for a Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(f); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Township hereby desires to direct the Township of West Orange Planning Board to prepare a Redevelopment Plan after holding a public hearing concerning the Property and reviewing a package of materials appended hereto from the Property’s Ownership concerning the Property and potential permitted uses, rules and standards that would be set forth in a Redevelopment Plan; and

WHEREAS, as part of this process, the Property Owner shall pay into Escrow with the Township in the amount of \$15,000.00 within ten (10) days of the adoption of this Resolution and agrees to pay for any and all reasonable costs incurred by the Township of West Orange and Township Planning Board’s professionals in connection with the preparation of a Redevelopment Plan; and

WHEREAS, the Township Council, when considering the proposed Redevelopment Plan after it is referred back to the Township Council pursuant to N.J.S.A. 40A:12A-7(f), *may* amend or revise any portion of the proposed Redevelopment Plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision, should it choose to adopt the Redevelopment Plan.; and

NOW, THEREFORE, BE IT RESOLVED that the Township Council hereby directs the West Orange Planning Board to prepare a Redevelopment Plan after holding a public hearing concerning the Property and reviewing a package of materials appended hereto from the Property's Ownership concerning the Property and potential permitted uses, rules and standards that would be set forth in a Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7(f)*; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

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

Joe Krakoviak
Council President

Adopted: August 12, 2025