

**RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF EMERSON
AFFIRMING AND RECOMMENDING AMENDEMENTS TO THE
REDEVELOPMENT PLAN FOR "AN AREA IN NEED OF
REDEVELOPMENT" IN THE BOROUGH OF EMERSON, NEW JERSEY
PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, on February 3, 2004 the Governing Body of the Borough of Emerson authorized the Emerson Planning Board ("Planning Board"), now known as the Land Use Board, to undertake a preliminary investigation and hold the requisite public hearing to determine whether a certain area including Lots 1, 2, 3, 4, 5, 6.01, 6.02, 7, 8, 9 & 10 on Block 419 Lots 1, 2, 3, 4 & 5 on Block 412 Lots 2 & 16 on Block 420 Lots 1,10,11,12,13,14,15,16,17&18 on Block 422 Lots 1,16,17,19,20,21,22,23 & 24 on Block 616 and Lot 1 on 617.01 on the Official Tax Assessment Map of the Borough of Emerson ("Area") should be designated as "an area in need of redevelopment" as defined by the New Jersey Local Redevelopment and Housing Law ("N.J.S.A. 40a:12(A)(1) et seq."); and

WHEREAS, the Planning Board conducted the requested investigation and held the requisite hearings on July 29, 2004 and August 19, 2004, which were properly noticed, to determine whether the studied Area met the statutory criteria to be designated as "an area in need of redevelopment"; and

WHEREAS, the Planning Board adopted a Resolution dated September 7, 2004 recommending that the Governing Body designate the studied Area as "an area in need of redevelopment"; and

WHEREAS, the Governing Body adopted a Resolution No. 199-04 on September 7, 2004 designating the Area as "an area in need of redevelopment" and directing the Board to prepare a proposed Redevelopment Plan and forward its recommendation; and

WHEREAS, the Board prepared a proposed Redevelopment Plan prepared by Burgis Associates, Inc. dated March 2006 ("Redevelopment Plan") and recommended its adoption by Resolution dated April 6, 2006 to the Governing Body; and

WHEREAS, on July 11, 2006, by Ordinance No. 1305-06 the Governing Body adopted the 2006 Redevelopment Plan; and,

WHEREAS, on May 4, 2010 the Governing Body adopted Ordinance No. 1394-10, amending, supplementing and reaffirming the Redevelopment Plan; and,

WHEREAS, the Governing Body has determined that certain modifications to the Redevelopment Plan are necessary to achieve the goals and objectives of the redevelopment of the Area designated by the Governing Body as "an area in need of redevelopment" and to fulfill its Affordable Housing obligation; and,

WHEREAS, on August 16, 2016 the Governing Body adopted Resolution No. 222-16, requesting that the Board prepare revisions or amendments to the existing Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-7(f); and,

WHEREAS, the Board retained the professional planning and consulting services of Brigitte Bogart PP, AICP, CGW of Planning & Design Professionals LLC ("Bogart"), to assist it in the preparation of amendments and/or revisions to the Redevelopment Plan ("2016 Amendments"), attached hereto as **Exhibit A**; and,

WHEREAS, pursuant to the requests of the Governing Body and the Board, Bogart reviewed the Redevelopment Plan and presented before the Board on September 8, 2016 as follows:

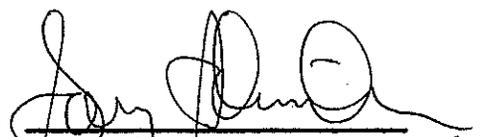
1. The Redevelopment Plan continues to meet the statutory criteria pursuant to N.J.S.A. 40A:12A-7;
2. The 2016 Amendments are substantially consistent with the municipal master plan or designed to effectuate the master plan;
3. The 2016 Amendments appropriately set forth and specifies the goals and objectives of the Borough; and,
4. Notice of the public presentation of the 2016 Amendments was proper.

NOW, THEREFORE BE IT RESOLVED, by the Land Use Board of the Borough of Emerson that it does hereby make the following findings of fact and conclusions based thereon:

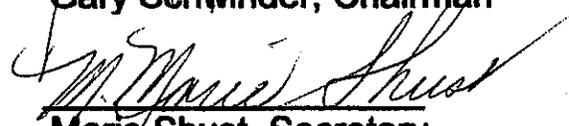
1. That all of the recitals hereinabove set forth are incorporated by reference herein and all the findings are hereby adopted.
2. That the proposed 2016 Amendments prepared by Bogart and known as with specific regard to a certain area including Lots 1, 2, 3, 4, 5, 6.01, 6.02, 7, 8, 9 & 10 on Block 419 Lots 1, 2, 3, 4 & 5 on Block 412 Lots 2 & 16 on Block 420 Lots 1,10,11,12,13,14,15,16,17&18 on Block 422 Lots 1,16,17,19,20,21,22,23 & 24 on Block 616 and Lot 1 on 617.01 on the Official Tax Assessment Map of the Borough of Emerson, attached hereto as **Exhibit A**, is hereby recommended to be adopted by the Governing Body.
4. The Redevelopment Plan, as presented, contains all of the components of a redevelopment plan required by N.J.S.A. 40A:12A-7, designating: 1) the relationship of the Redevelopment Plan to definite local objectives as to land use, density, traffic, transportation, community facilities and improvements; 2) proposed land uses and buildings requirements of the area; 3) adequate provisions for location; 4) identification of properties proposed for acquisition; 5) relationship of the Redevelopment Plan to the master plan and the State Development Plan; 6) the Redevelopment Plan's relationship to municipal development regulations.
5. In addition to the foregoing, the Redevelopment Plan provides a broad and readily available understandable, overview of a vision for a desirable redevelopment of the Area.

6. The Governing Body is hereby recommended to affirm the Redevelopment Plan, adopt the 2016 Amendments, and adopt any ordinance necessary to effectuate the implementation of the Redevelopment Plan.

Dated: 9/22/16


 Gary Schwinder, Chairman

Dated: 9/27/16


 Marie Shust, Secretary

Resolution for: Resolution to Redevelopment Ordinance
 Motion to Accept by: Mr. Goursky
 Second by: Mr. Deorio

	Yes	No	Abstain	Absent	Not Eligible
Adams			x		
Callagee				x	
De Orio	x				
Goursky	x				
Kutzin	x				
Malone	x				
Mc Kendry	x				
Ortiz				x	
Rieger	x				
Sudano	x				
Tripodi, Councilman			x		
Lamatina, May			x		
Schwinder, Chairman	x				