

R E S O L U T I O N

PLANNING BOARD OF THE BOROUGH OF EMERSON

IN THE MATTER OF THE ADOPTION OF A
REDEVELOPMENT PLAN

Introduced By: *Councilman Jodd*
Seconded By: *Mr. Drecchio*

WHEREAS, pursuant to N.J.S.A. 40A:12A-1, et seq., (The Local Redevelopment and Housing Law) a municipal Governing Body may undertake the redevelopment of a portion of the municipality and designate a property or properties as being "in need of redevelopment" and otherwise exercise the powers set forth in the aforesaid statute; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4b the Planning Board has conducted the appropriate studies, prepared the boundaries of an "area in need of redevelopment", held public hearings, and previously made recommendations that certain properties within the Borough fall within an area in need of redevelopment; and

WHEREAS, the Governing Body has authorized the preparation of a Redevelopment Plan, and charged the Planning Board with undertaking the preparation of said Plan and assuring that same is consistent with the municipal Master Plan; and

WHEREAS, in order to complete the Redevelopment Plan, the Planning Board has obtained the professional assistance of Burgis Associates, Inc. (hereinafter, "Burgis") and Burgis has prepared a "Redevelopment Plan" that applies to the approximately 19.7 acre area previously designated as an area in need of redevelopment; and

WHEREAS, at a public hearing, in compliance with the relevant statutes, the Planning Board has undertaken public hearing with regard to the Redevelopment Plan; and

NOW, THEREFORE BE IT RESOLVED, by the Board 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. That all of the exhibits and documents relevant thereto are herein incorporated.
2. More specifically, but not by way of limitation, the report prepared by Burgis Associates, Inc., and known as the "Redevelopment Plan" with regard to the properties designated as "an area in need of redevelopment" was presented to the Board and the public in hard copy format and through a photograph and slide presentation at a public

hearing of the Planning Board held on March 16, 2006.

3. Such public hearing was held in accordance with law and the Planning Board reviewed, discussed and heard public comment upon the Redevelopment Plan.
4. The Redevelopment Plan clearly sets forth the goals and objectives of the Redevelopment Plan which includes the design of the Central Business District; a Plan for improved Parking and Vehicle Circulation and Pedestrian Safety and Circulation; and a Plan as to the Architecture, Signage and Streetscape of the area.
5. The Redevelopment Plan, as presented, contains all of the components of a Redevelopment Plan required by NJSA 40A:12A-7, by designating: 1) the relationship of the Plan to definite local objectives as to land use, density, traffic, transportation, community facilities and improvements. 2) Proposed land uses and building requirements of the area. 3) Adequate provisions for relocation. 4) Identification of properties proposed for acquisition; 5) Relationship of the Redevelopment Plan to the Master Plan and

the State Development and Redevelopment Plan.

6) The Plan's relationship to municipal development regulations.

6. In addition to the foregoing, the Redevelopment Plan provides a broad, and readily understandable, overview of a vision for a desirable and vibrant downtown for Emerson.
7. The Redevelopment Plan, and testimony adduced by Mr. Burgis, specifically provides for consistency with the Borough's Master Plan documents and the recommendations contained therein. The Master Plan seeks to encourage the Borough to undertake a downtown plan to address the issues of revitalization of the area adjacent to the rail station. The goals and objectives of the Redevelopment Plan reflect the goals of the Borough's previously adopted Central Business District Plan and the Plan contains specific reference thereto.
8. The Redevelopment Plan is also consistent with those portions of the 1999 Master Plan Reexamination Report that specifies the need to examine the land use designations and the zoning of properties in close proximity to the train station to determine if changes are

required. The 2003 Central Business Plan also determined that changes are required and detailed specific zoning recommendations to implement change. These changes and recommendations are included in the Redevelopment Plan.

9. Finally, the Master Plan Reexamination Report also specifically states that "the Borough may also wish to consider the use of the Local Redevelopment and Housing Law to create a redevelopment plan for all or part of the Downtown area to upgrade the appearance and efficiency of the Downtown." The Redevelopment Plan is consistent with the Master Plan Reexaminations and the Central Business District Plan.
10. The Board has considered the Redevelopment Plan and the findings and recommendations made by therein.
11. The Board has considered public comment regarding the Redevelopment Plan. The Board finds that much of the public's comments were favorable and much public comment concerned the idea that the Borough should move briskly forward, if there was a desire for redevelopment, rather than leaving doubt in

the community as to the plans for the downtown area.

12. Based upon the comments of the public and the Board the Redevelopment Plan which is forwarded to the Governing Body shall contain revisions/additions as follows: 1) The Plan should indicate that, to the greatest extent possible and lawful, COAH requirements should be satisfied though the use of senior housing designed to serve Emerson's Senior Citizens; 2) Underground utilities should be favored or required for the area subject to the Redevelopment Plan; 3) Consideration should be given to enhanced area parking, municipal parking or a "parking bank" ordinance to assure that adequate parking is available and serves to encourage implementation of the Redevelopment Plan; 4) Section 6.3 which specifies the Permitted Uses at Section 290-65 shall be revised to provide at 6(b) "South of Demarest Avenue"; 5) Section 6.3 which specifies the Permitted Uses at Section 290-67 shall be revised at Section A(1)c(i) an adjusted total percentage of clear window glass in the first floor primary building frontage that provides for a numerical

consistency with the total clear glass area specified thereafter for both windows and doors. See, Section A(1)c(ii)

NOW THEREFORE, BE IT FUTHER RESOLVED that the Planning Board hereby recommends that the Governing Body adopt the Redevelopment Plan prepared by Burgis Associates, with the additions set forth above, and requests that same be forwarded to the Governing Body by the Board Secretary with a recommendation that the Governing Body adopt the Redevelopment Plan and Ordinances necessary to implement said Plan.

BE IT FURTHER RESOLVED, that the Planning Board finds that the Redevelopment Plan is consistent with the Master Plan and Central Business District Plan.

ROLL CALL:

AYES

NAYS

ABSTAIN

Mr. Cassidy	✓
Mr. Adams	✓
Mayor Setteducate	✓
Mrs. De Salvo	✓
Mr. Oracchio	✓
Councilman Jodd	✓
Chairman Bair	✓

St. L. Bair

, Chairman

Barbara Looney
Barbara Looney, Secretary

RESOLUTION ADOPTED AT THE MARCH 31, 2006 MEETING OF THE
EMERSON PLANNING BOARD

April 1, 2006