

TOWNSHIP OF CHESTERFIELD

RESOLUTION 2022-9-13

RESOLUTION ACCEPTING RECOMMENDATION OF TOWNSHIP PLANNING BOARD TO DECLARE CERTAIN AREAS OF THE TOWNSHIP IN THE NORTHWEST QUADRANT AS NON-CONDEMNATION AREAS IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

WHEREAS, by Resolution 2020-6-11, the Chesterfield Township Committee, adopted on June 25, 2020 authorized and directed the Chesterfield Township Planning Board to conduct a preliminary redevelopment investigation to determine whether certain properties within the municipality qualified under the statutory criteria as “Non-Condemnation Areas in Need of Redevelopment”, within the meaning and intendment of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Study Area”); and

WHEREAS, the properties in question, and comprising the “Study Area”, are:

- 1) BLOCK 103, LOT 22 (40.99 +/- acres, owned by the State of New Jersey)
- 2) BLOCK 104, LOT 2 (23.05 +/- acres, owned by the State of New Jersey)
- 3) BLOCK 104, LOT 3 (0.91 acres)
- 4) BLOCK 104, LOT 4 (15.06 +/- acres)
- 5) BLOCK 104, LOT 5 (4.91 +/- acres)
- 6) BLOCK 105, LOTS 1 (22.42 acres)
- 7) BLOCK 105, LOT 2.01 (555.147 acres, owned by the State of New Jersey)
- 8) 302 Bordentown-Chesterfield Road (BLOCK 600, LOT 16.02): the former Emergency Squad building;
- 9) 300 Bordentown-Chesterfield Road (BLOCK 600, part of LOT 14.03 and LOT 15): this is the old Municipal Building, and only a portion of LOT 14.03 is included which immediately surrounds the Municipal Building; the balance are recreation fields which are not subject to the Study;
- 10) 18 New Street (BLOCK 300, LOT 12): the former Crosswicks Fire House;

11) 11 New Street (BLOCK 301, LOT 10): vacant LOT across from the former Crosswicks Fire House; and

WHEREAS, the Chesterfield Township Planning Board conducted a public hearing on the matter on September 20, 2020, as a result of which hearing, the Planning Board unanimously recommended to the Township Committee that it designate the Study Area as Non-
Condemnation Areas in Need of Redevelopment; and

WHEREAS, contemporaneous with said Resolutions, the Planning Board transmitted to the Township Committee the Study Report dated September, 2022 prepared by Leah Furey Bruder, P.P., AICP; and

WHEREAS, said Report recommended designation of said properties as Non-
Condemnation Areas in Need of Redevelopment; and

WHEREAS, the Areas to be recommended for determination as Non-
Condemnation Redevelopment Areas are more specifically described in said Report, and the boundaries of same are shown on the map attached to same, which map is incorporated herein by reference; and

WHEREAS, the Township Committee reviewed said Report.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chesterfield County of Burlington, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein and adopted hereby as the factual predicate, along with those set forth below, for the adoption of this Resolution.

2. In accordance with the provisions of N.J.S.A. 40A:12A-14, the Township Committee, as the governing body of this municipality, hereby accepts the factual findings set forth in the aforementioned Report dated September, 2022, and unanimously approved by Planning Board on September 20, 2022;

3. The Township Committee hereby accepts the recommendations of the Planning Board regarding the geographical boundaries for same and hereby declares the following properties to constitute Non-Condensation Areas in Need of Redevelopment.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Chesterfield Township Planning Board, to the Burlington County Office of Land Use Planning, to the Department of Community Affairs; that a copy be posted on the municipal bulletin board; and that a copy be published in the *Burlington County Times* within fourteen (14) days of the date of the adoption of this Resolution.

CHESTERFIELD TOWNSHIP COMMITTEE

~~~~~

~~~~~

~~~~~

I, Caryn M. Hoyer, Clerk of the Township of Chesterfield in the County of Burlington and State of New Jersey do hereby certify the foregoing Resolution to be a true and accurate copy of the Resolution approved by the Township Committee at a duly advertised meeting held on September 22, 2022, at which a quorum was present.

---

Caryn M. Hoyer, RMC  
Township Clerk