

MEMORIALIZING RESOLUTION
FRANKLIN BOROUGH PLANNING BOARD

RESOLUTION
FINDING THE REDEVELOPMENT PLAN
FOR AREA "E" EAST CONSISTENT WITH
THE MASTER PLAN

Decided: 8/20, 2012
Adopted: 10/15, 2012

WHEREAS, the Planning Board of the Borough of Franklin was authorized by the governing body of the Borough of Franklin pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to undertake a preliminary investigation to determine whether all or portions of the Route 23 Corridor in the southern part of the Borough meet the requirements for designation as "an area in need of redevelopment" as established under the Redevelopment Law; and

WHEREAS, the Planning Board authorized The Nelson Consulting Group to prepare a redevelopment area study with reference to the study area; and

WHEREAS, The Nelson Consulting Group prepared a Preliminary Investigation report in connection with this proposed designation, dated March 12, 2012, including a map of the proposed redevelopment area, entitled "A Preliminary Investigation Regarding the Designation of a Proposed Area in Need of Redevelopment known as "Area E" (referred to herein as the "Area E Redevelopment Study"); and

WHEREAS, the Area E Redevelopment Study was received and reviewed by the Planning Board; and

WHEREAS, on May 21, 2012, the Planning Board held a duly noticed public hearing at the Franklin Borough Municipal Building during which the Planning Board considered the Area E Redevelopment Study and received comments from the public; and

WHEREAS, having considered the Area E Redevelopment Study, the comments of the Board professionals, and the comments of members of the public, the Planning Board adopted, in full, the factual findings, historical background and the application of the applicable statutory criteria to the Area E properties contained in the Area E Redevelopment Study, and recommended to the governing body that Area E qualifies as a "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-5 and that each of the properties be determined to be in need of redevelopment; and

WHEREAS, the Department of Community Affairs approved the designation of Area E as an area in need of redevelopment; and

WHEREAS, Area E consists of two geographic parts (Area E East and Area E West) separated by Route 23; and

WHEREAS, the aforesaid separation allows the redevelopment of each part to be undertaken independently; and

WHEREAS, the Borough Council, after public hearing and deliberation regarding Area E East determined to remove Block 70, Lot 13 owned by the Hardyston Township Board of Education and Block 70, Lot 14 owned by Richard and Carolyn Rowett from the redevelopment area, but declared the four remaining properties in the area to be in need of redevelopment; and

WHEREAS, the Council directed the Nelson Consulting Group to prepare a Redevelopment Plan for Area E East, which plan is dated August 9, 2012 and

WHEREAS, on August 20, 2012, the Planning Board held a duly noticed public hearing at the Franklin Borough Municipal Building during which the Planning Board considered the Area E East Redevelopment Plan and received comment from the public, the Planning Board makes the following factual findings and conclusions:

1. The Redevelopment Plan is consistent with the Franklin Borough Master Plan and the planning goals of the Borough.

NOW THEREFORE, BE IT

RESOLVED, that the Planning Board of the Borough of Franklin hereby recommends to the governing body of the Borough of Franklin.

1. That it adopt the Area E East Redevelopment Plan prepared by the Nelson Consulting Group;

2. The Board encourages the Council to continue its effort to persuade all property owners in the original Redevelopment Study to become included in the plan so as to increase the viability of the future construction of the collection road discussed in the plan.

I HEREBY CERTIFY that this is a true copy of a resolution of the Borough of Franklin Planning Board duly adopted at a regular public meeting held on September ____, 2012.

Pursuant to N.J.S.A. 40:55D-10g(2), this Resolution memorializes the action taken by this Board at a public meeting of the Board held on August 20, 2012.

On motion of: Mr Foulds

Seconded by: Mayor Crowley

Members voting in favor of action taken:

Christiano, Crowley, Lermont, Zydon, Foulds, Chelminski

Members voting against action taken:

None

Members abstaining:

None

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Resolution Adopted on motion of:

Mr. Zydon

Seconded by:

Mr. Foulds

Members voting in favor of the Resolution:

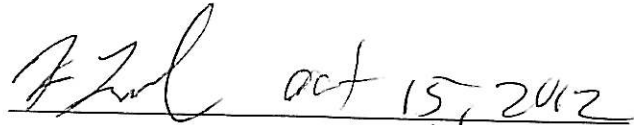
Christiano, Crowley, Lermont, Zydon, Foulds

Members voting against the Resolution:

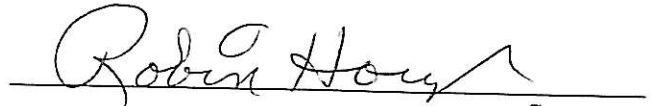
None

Members abstaining:

None



Vice-Chairman
FRANKLIN BOROUGH PLANNING BOARD



Secretary
FRANKLIN BOROUGH PLANNING BOARD

Dated: ~~September~~ ^{October} 15, 2012

Prepared by: David Burton Brady, Esq.
Brady & Correale, L.L.P.