



TOWN OF DOVER

MAYOR AND BOARD OF ALDERMEN

RESOLUTION NO. 146-2019

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY DESIGNATING AN AREA OF THE TOWN OF DOVER, AS MORE PARTICULARLY DESCRIBED HEREIN, AS “AN AREA IN NEED OF REDEVELOPMENT”, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, on March 26, 2019, the Mayor and Board of Alderman of the Town of Dover adopted Resolution # 88-2019, requesting and authorizing the Planning Board to undertake a preliminary investigation to determine whether the properties identified as:

Block 1201, Lots 6, 6.01 & 6.04;
Block 1204, Lots 1 & 2;
BLOCK 1205, Lots 1, 2, 8, 9, 10, 11, 12 & 13;
and Block 1206, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 16

as identified on the Official Tax Map of the Town of Dover (the “Study Area”) to determine if such properties qualify as a “non-condemnation” area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq. (the “Redevelopment Law”); and

WHEREAS, the Planning Board retained the services of David G. Roberts, PP, AICP of dgROBERTS Planning & Design, LLC (Roberts) to assist in conducting the necessary investigations and analysis to determine whether the Study Area does or does not qualify as an area in need of redevelopment under the criteria set forth in the Redevelopment Law; and

WHEREAS, Roberts conducted such investigations and prepared a report of its investigations entitled “*Redevelopment Study Area Determination of Need Report – Bassett Highway Study Area*” dated May 3, 2019 (the “Redevelopment Investigation Report”); and

WHEREAS, the Redevelopment Investigation Report concludes that the Study Area and the properties therein exhibit conditions which conform with various redevelopment criteria, including criteria d, e under Section 5 and Section 3 of the Redevelopment Law, *N.J.S.A. 40A:12A-5*, as more specifically set forth in the Redevelopment Investigation Report; and

WHEREAS, on May 22, 2019, the Planning Board conducted a duly-noticed public hearing, pursuant to *N.J.S.A. 40A:12A-6*, at which time it heard a presentation of the Redevelopment Investigation Report by David G. Roberts, AICP/PP, LLA, RLA, the author of the Redevelopment Investigation Report, as well as comments from Michael Hantson, PE, PP, CME, the Town Engineer and Planner and members of the public in attendance; and

WHEREAS, Mr. Roberts and Mr. Hantson responded to questions from the Planning Board members and members of the public; and

WHEREAS, based upon the Redevelopment Investigation Report, Mr. Roberts’ testimony concerning the Redevelopment Investigation Report and the comments from the public, the Planning Board accepted the findings of the Redevelopment Investigation Report and concludes that the Study Area meets the criteria

for designation as a “non-condemnation” area in need of redevelopment under the Redevelopment Law as detailed in the Redevelopment Investigation Report.

WHEREAS, the Mayor and Board of Alderman accept the conclusions of the Redevelopment Investigation Report and the Planning Board’s recommendation and wish to designate the Study Area as a “non-condemnation” area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman of the Town of Dover that the Study Area described herein be and hereby is designated as a Non-Condemnation Redevelopment Area, pursuant to *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12A-6*.

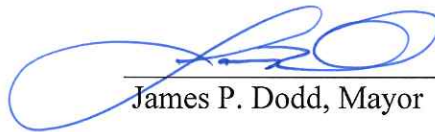
BE IT FURTHER RESOLVED, that the Town Clerk shall transmit a copy of this Resolution to the Commissioner of Community Affairs and serve a notice of determination, within 10 days of this determination upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent, all in accordance with *NJSA 40A:12A-6*.

BE IT FURTHER RESOLVED, that the Dover Planning Board prepare a Redevelopment Plan for said properties in accordance with *NJSA 40A:12A-7*.

ATTEST:



Tara Pettoni, Municipal Clerk



James P. Dodd, Mayor

ADOPTED: 6/11/2019