

R2025-229

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, DESIGNATING BLOCK 506 LOT 1 AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION AUTHORITY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitutes an area in need of redevelopment; and

WHEREAS, on September 10, 2025, the Town Council adopted Resolution 2025-175 directing the Town Planning Board (the "Planning Board") to undertake an investigation to determine whether all or a portion of certain property identified on the tax maps of the Town as Block 506, Lot 1, known as 675 Corliss Avenue, constituted a non-condemnation area in need of redevelopment (the "Study Area") pursuant to the Redevelopment Law; and

WHEREAS, the Planning Board caused Van Cleef Engineering Associates (the "Planning Consultant") to conduct an investigation to determine whether the Study Area should be designated a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board received a report setting forth the basis for the investigation and a map depicting the Study Area prepared by the Planning Consultant dated September 23, 2025, entitled, "Preliminary Investigation: Block 506, Lot 1, Area in Need of Redevelopment" (the "Report"); and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation to the Town Council, as to whether the Study Area should be designated as non-condemnation area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by the determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on October 23, 2025 Planning Board held a duly noticed public meeting at which time the Planning Board reviewed the Report, heard testimony from representatives of the Planning Consultant, conducted a public hearing during which time all persons who were interested in or would be affected by a determination regarding the Study Area had the opportunity to be heard; and

WHEREAS, the Planning Consultant concluded in the Report and testified to the Planning Board that the Study Area satisfies the criteria for a redevelopment area designation as set forth in the Redevelopment Law pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board adopted a resolution accepting and adopting the recommendation contained in the Report and recommending that the Study Area be declared a non-condemnation area in need of redevelopment, in accordance with the Redevelopment Law, for the reasons set forth in the Report; and

WHEREAS, the Town Council agrees with the conclusion of the Planning Board that the Study area satisfies the criteria for redevelopment area designation set forth in the Redevelopment Law and finds that such conclusion is supported by substantial evidence; and

WHEREAS, the Town Council now desires to declare the Study Area as a non-condemnation area in need of redevelopment, pursuant to N.J.S.A.40A:12A-6.

NOW THEREFORE, be it resolved by the Town Council of the Town of Phillipsburg, County of County of Warren and State of New Jersey as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Based on the Report and the recommendation of the Planning Board, the Study Area satisfies the criterion for redevelopment area designation as set forth in the Redevelopment Law. Accordingly, the Study Area is hereby designated as a non-condemnation area in need of redevelopment.

Section 3. The Study Area is further hereby designated as a Non-Condensation Redevelopment Area” as referenced in the Redevelopment Law.

Section 4. The Town Clerk is hereby directed to transmit a certified copy of this resolution forthwith to the Commissioner of the Department of Community Affairs for review.

Section 5. This resolution shall take effect in accordance with applicable law.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by Council at a meeting November 12, 2025.

Susan Turner, Acting Municipal Clerk