

**LAMBERTVILLE PLANNING BOARD**  
**RESOLUTION No. 2-2001**  
**PRELIMINARY INVESTIGATION FOR THE CONNAUGHT HILL AREA PURSUANT**  
**TO THE LOCAL REDEVELOPMENT AND HOUSING LAW,**  
**N.J.S.A. 40A:12A-1 et seq.**

**WHEREAS**, by resolution dated February 20, 2001, the Mayor and Council of the City of Lambertville authorized and directed the Lambertville Planning Board to conduct a preliminary investigation and hearing to evaluate and make recommendations to the City Council as to whether the area and the properties located on Tax Map Sheets 13 and 14 and described as Blocks 1086, 1087, 1088, 1089, 1092, 1093 and 1094 (the "Proposed Redevelopment Area") are in need of redevelopment utilizing the statutory criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

**WHEREAS**, pursuant to Section 6(b)(1) of the Redevelopment Law, the Planning Board prepared a map showing the boundaries of the Proposed Redevelopment Area, with an attached explanatory statement, and filed same with the City Clerk; and

**WHEREAS**, pursuant to and in accordance with Section 6(b)(2) and (3) of the Redevelopment Law, notice of the Planning Board's preliminary investigation and hearing thereon scheduled for May 2, 2001 was duly given, both by publication in the Hunterdon County Democrat newspaper on April 12 and 19, 2001 and by certified mailing on April 19, 2001 to the owner of each parcel of property within the Proposed Redevelopment Area and to all claimants of an interest in any such parcel; and

**WHEREAS**, pursuant to Section 6(b)(4) of the Redevelopment Law, the Planning Board conducted a hearing on May 2, 2001 at which it reviewed a report on the Proposed Redevelopment Area entitled "Determination of Need", prepared by the Planning Board's planning consultants, Clarke Caton Hintz of Trenton, New Jersey, and at which it received and considered the comments of all interested persons with regard to the Proposed Redevelopment Area; and

**WHEREAS**, the Planning Board has completed its hearing on the matter; and

**WHEREAS**, the Planning Board makes the following findings of fact and conclusions of law:

1. The Proposed Redevelopment Area has significant areas of vacant, unimproved land, obsolete for modern building construction. Difficult topographic conditions also exist on the perimeter of the area that contribute to the underutilization of the land. Poor access from other parts of Lambertville and West Amwell to the Proposed Redevelopment Area is present due to these difficult topographic constraints. The grid pattern of streets is ill-suited for the steep slope areas where access must be

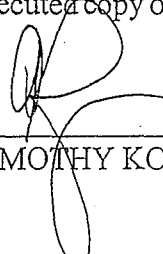
gained. The Proposed Redevelopment Area includes significant areas of vacant land, overgrown and straggly vegetation, and gerrymandered lot access.

2. A number of buildings in the Proposed Redevelopment Area are dilapidated and obsolete and detrimental to the safety, health, morals and welfare of the community.
3. The land ownership patterns in the Proposed Redevelopment Area, when ownership can be determined, are highly mixed. A wide difference exists between the sizes of the largest and smallest parcels. Differing and unknown ownership with clouded titles make the utilization of land inefficient and unproductive. This situation is endemic to the Proposed Redevelopment Area and this pattern of ownership, vacant and underutilized land has endured for at least thirty years. The diversity of ownership, lack of infrastructure and a checkerboard pattern of blight have prevented the acquisition and development of vacant lots for modern, well-designed housing.
4. Based upon the above findings of fact, the conditions set forth under Sections 5(c), (d) and (e) of the Redevelopment Law exist in the Proposed Redevelopment Area, and the Proposed Redevelopment Area therefore meets the criteria necessary for it to be determined as being in need of redevelopment.


\* Amendments: REMOVE DATE OF ADOPTION / OWNER OCCUPIED PROPERTIES EXEMPT.

**NOW THEREFORE, BE IT RESOLVED**, by the Lambertville Planning Board, County of Hunterdon, State of New Jersey, that a recommendation be made to the City Council that the Proposed Redevelopment Area be determined to be a redevelopment area.

**BE IT FURTHER RESOLVED**, that a duly executed copy of this resolution be transmitted to the City Council.

  
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TIMOTHY KORZUN, CHAIRMAN

ATTEST:

  
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CHRISTOPHER R. COLT, SECRETARY

ROLL CALL VOTE

THOSE IN FAVOR:   - 6 -  

THOSE OPPOSED:   - 0 -  

Date Memorialized: May 2, 2001