

**CITY OF LAMBERTVILLE
RESOLUTION NUMBER 65-2022**

A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, DIRECTING THE CITY PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1002, LOT 41 (CLOSSON PROPERTY), OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS DEFINED IN *N.J.S.A. 40A:12-6*

WHEREAS, the governing body of the City of Lambertville (the “**City**”) seeks to undertake a redevelopment effort within the City; and

WHEREAS, *N.J.S.A. 40A:12A-6* authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Governing Body of the City of Lambertville (the “**Governing Body**”) considers it to be in the best interest of the City to have the City’s Planning Board conduct such an investigation regarding **BLOCK 1002, LOT 41**, which parcel is currently owned by the City of Lambertville, as described and delineated on the official Tax Map of the City of Lambertville (the “**Property**”); and

WHEREAS, such preliminary investigation will be designed to evaluate such area to determine whether designation of the Property as an “area in need of redevelopment” is in conformance with statutory criteria and the City’s efforts toward redevelopment, pursuant to the Master Plan; and

WHEREAS, the redevelopment area determination requested hereunder authorizes the City and Governing Body to use all those powers provided by the Local Housing and Redevelopment Law, *N.J.S.A. 40A:12A-1, et seq.*, for use in a redevelopment area, except for the

power of eminent domain (hereinafter referred to as a “**Non-Condensation Redevelopment Area**”).

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, that:

Section 1. The Planning Board of the City of Lambertville is hereby directed to conduct a preliminary investigation to determine whether the Property meets the statutory requirements for designation as a Non-Condensation Redevelopment Area according to the criterion set forth in *N.J.S.A. 40A:12A-5*.

Section 2. The Planning Board of the City of Lambertville is hereby directed to study the Property, to develop a map showing the boundaries of the proposed Non-Condensation Redevelopment Area, to provide public notice and conduct public hearings pursuant to *N.J.S.A. 40A:12A-6* and to draft a report and resolution containing its findings.

Section 3. Pursuant to *N.J.S.A. 40A:12A-6*, the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, except for the use of eminent domain, as to the Property within the Non-Condensation Redevelopment Area.

Section 4. The results of such preliminary investigation shall be submitted to the Governing Body for review and approval in accordance with the provisions of the Local Housing and Redevelopment Law, *N.J.S.A. 40A:12A-1, et seq.*

Section 5. This resolution shall take effect as provided by applicable law.

ADOPTED at a meeting of the Governing Body of the City of Lambertville, Hunterdon County, on April 5, 2022;

CITY OF LAMBERTVILLE

ANDREW J. NOWICK
MAYOR

ATTEST:

CYNTHIA L. EGE, CMR, RMC
City Clerk