

**CITY OF LAMBERTVILLE
RESOLUTION NUMBER 93-2022**

A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, DESIGNATING BLOCK 1002, LOT 41 (CLOSSON PROPERTY) AS AN AREA IN NEED OF REDEVELOPMENT, PURSUANT TO N.J.S.A. 40A:12A-6

WHEREAS, the Governing Body of the City of Lambertville (the “Governing Body”) 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 (the “Board”) conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, on April 5, 2022, the Governing Body adopted resolution Number 65-2022, which directed the Board to conduct such an investigation regarding **BLOCK 1002, LOT 41** (the “Study Area”), as described and delineated on the official Tax Map of the City of Lambertville; and

WHEREAS, City Planner Emily Goldman, PP, AICP (the “Planner”) prepared a map of the Study Area and conducted an investigation to determine whether the Study Area qualified as an “area in need of redevelopment” in conformance with statutory criteria and the City’s efforts toward redevelopment, pursuant to the Master Plan; and

WHEREAS, the Planner prepared a preliminary investigation report entitled, “Preliminary Investigation of Area in Need of Redevelopment (Non-Condemnation) for Closson Tract,” dated April 14, 2022, concerning the determination of the Study Area as an area in need of redevelopment (the “Report”); and

WHEREAS, the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1, et seq. requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as a non-condemnation area in need of redevelopment, at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on May 4, 2022, the Board reviewed the Report, heard testimony from the Planner, conducted a public hearing during which members of the general public were given an opportunity to present their own evidence and/or to cross-examine the Planner, and to address questions to the Board and its representatives, concerning the potential designation of the Study Area as an area in need of redevelopment; and

WHEREAS, the Planner concluded in the Report and testified to the Board on May 4, 2022 that the Study Area satisfies the statutory criterion (c), as the property within the Study Area is owned by the City and criterion (d), due to persistent negative effects resulting from site conditions that exhibit faulty design, obsolescence and dilapidation for a redevelopment area designation, pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, after the conclusion of the public hearing described above, the Board adopted a resolution accepting and adopting the recommendation contained in the Report, and recommended that the Study Area be declared a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5, for the reasons set forth in the Report, and memorialized the actions taken by the Board by resolution on May 4, 2022; and

WHEREAS, the Governing Body now desires to accept the recommendations of the Board and declare the Study Area as a non-condemnation area in need of redevelopment pursuant to

N.J.S.A. 40A:12A-6(b), which designation does not authorize the City to exercise the power of eminent domain to acquire property within the Study Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Governing Body further directs the Board to prepare a redevelopment plan for the Study Area, and to take any action necessary to effectuate its review of same so that a recommendation may be made to the Governing Body; and

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

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 Board, the Study Area satisfies the criterion for designation as an area in need of redevelopment.

Section 3. The Study Area is further hereby designated as a “Non-Condensation Redevelopment Area,” as referenced in the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1, et seq.

Section 4. The Governing Body directs the Board to prepare a redevelopment plan for the Study Area, and to take any action necessary to effectuate its review of same so that a recommendation may be made to the Governing Body.

Section 5. The Governing Body hereby directs the City Clerk to transmit a certified copy of this resolution forthwith to the Commissioner of the Department of Community Affairs for review.

Section 6. This resolution shall take effect in accordance with applicable law.

ADOPTED at a meeting of the Governing Body of the City of Lambertville, Hunterdon County, on May 19, 2022.



I, Cynthia L. Ege, CMR, RMC, City Clerk of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, certify this to be a true copy of the resolution adopted by the Governing Body of the City of Lambertville at the voting session held on May 19, 2022 held in-person at the Phillip L. Pittore Justice Center located at 25 South Union Street in the City and streamed live using the virtual meeting platform Zoom.

A handwritten signature in cursive script, reading "Cynthia L. Ege".

Cynthia L. Ege, CMR, RMC, City Clerk