

RESOLUTION # PB 2022-17PI

**MOORESTOWN TOWNSHIP PLANNING BOARD
DOCKET #PB 2022-17 PRELIMINARY INVESTIGATION OF THE PULVERIZING
SERVICES PROPERTY**

**A RESOLUTION RECOMMENDING DESIGNATION OF BLOCK 1400,
LOT 13, 14 & 15 AND BLOCK 900, LOTS 3, 7, 8 & 9 AS A CONDEMNATION
REDEVELOPMENT AREA FOLLOWING A PRELIMINARY INVESTIGATION**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes a municipality to determine whether certain parcels of land located therein constitute areas in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on March 14, 2022, the Township Council ("Council") of the Township of Moorestown ("Township") adopted Resolution 110-2022 authorizing and directing the Planning Board of the Township ("Planning Board") to conduct a preliminary investigation to determine whether certain property, identified as Block 1400, Lots 13, 14, & 15 and Block 900, Lots 3, 7, 8 & 9 on the official Tax Maps of the Township of Moorestown ("Study Area") satisfy the criteria set forth N.J.S.A. 40A:12A-5 to be designated as a "Condemnation Redevelopment Area" ("Preliminary Investigation") and to report the results of its Preliminary Investigation to the Council; and

WHEREAS, as part of its Preliminary Investigation, the Planning Board caused Michelle Taylor, PP, AICP, the Board's Planner ("Board Planner"), to prepare a report dated May 12, 2022 entitled "PRELIMINARY INVESTIGATION PULVERIZING SERVICES CONDEMNATION AREA IN NEED OF REDVELOPMENT BLOCK 1400 LOTS 13, 14, AND 15; AND BLOCK 900, LOTS 3, 7, 8 AND 9" ("Preliminary Investigation Study") to aid the Planning Board in making its determination whether the Study Area should be designated as a Condemnation Redevelopment Area; and

WHEREAS, in furtherance of its Preliminary Investigation, the Planning Board conducted a public hearing on June 2, 2022, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Planning Board reviewed the Preliminary Investigation Study, the Study Area map and associated documents, and heard testimony from the Board Planner, and members of the public were given an opportunity to be heard, to present evidence and to ask questions concerning the potential designation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, the Planning Board, having considered the Investigation Study, the Study Area map and associated documents, as well as the testimony of the Board Planner and members of the public, finds as follows:

1. The Planning Board incorporates herein the facts and findings set forth in the report prepared by Michelle Taylor, PP, AICP, the Board's Consulting Planner ("Board Planner"), dated May 12, 2022, and entitled "PRELIMINARY INVESTIGATION PULVERIZING SERVICES CONDEMNATION - AREA IN NEED OF REDVELOPMENT BLOCK 1400 LOTS 13, 14, AND 15; AND BLOCK 900, LOTS 3, 7, 8 AND 9."
2. The Study Area consists of multiple lots known as Block 1400, Lots 13, 14, and 15; and Block 900, Lots 3, 7, 8, and 9, totaling approximately 24 to 26 acres, within the BP-1 Business Park-1 District.
3. The preliminary investigation, along with this Resolution, which was conducted by the Planning Board is to be submitted to the Mayor and Council as the report of the Planning Board for governing body consideration in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
4. The Planning Board accepts the findings and conclusions contained in the Preliminary Investigation Study and adopts said findings and conclusions herein by reference.
5. The Study Area, as a whole, satisfies criterion set forth at N.J.S.A. 40A:12A-5 (b), (c), (e) and (h) for the reasons set forth in the Preliminary Investigation Report, and based upon the testimony and evidence presented at the public hearing.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Moorestown, that on motion duly made and seconded that the Moorestown Planning Board hereby recommends to the Moorestown Township Council that Block 1400, Lots 13, 14, & 15 and Block 900, Lots 3, 7, 8 & 9 be designated as a Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq. for the reasons set forth in the above Findings of Fact and Conclusions of Law and in the report prepared by Michelle Taylor, PP, AICP, the Board's Consulting Planner ("Board Planner"), dated May 12, 2022, and entitled "PRELIMINARY INVESTIGATION PULVERIZING SERVICES CONDEMNATION - AREA IN NEED OF REDVELOPMENT BLOCK 1400 LOTS 13, 14, AND 15; AND BLOCK 900, LOTS 3, 7, 8 AND 9."

The foregoing action was taken by the Moorestown Township Planning Board on June 2, 2022 upon the motion of Musgnug, seconded by Arcaro Burns, with the vote on the motion being as follows:

AYE: Aberant, Arcaro Burns, Balikov, Barker, Maguire, Musgnug, Petriello and Moriuchi

NAY:

The foregoing action was memorialized by the Moorestown Township Planning Board on June 30, 2022 upon the motion of _____, seconded by _____ with the vote on the motion being as follows:

AYE:

NAY:

ABSTAIN:

ABSENT:

DID NOT PARTICIPATE:

The undersigned Secretary of the Moorestown Township Planning Board hereby certifies that the above is a true copy of Resolution # PB-2022-15 adopted by the Moorestown Township Planning Board on June 30, 2022.

NANCY W. JAMANOW, SECRETARY
Moorestown Township Planning Board

