

**PENNSVILLE TOWNSHIP PLANNING BOARD
RESOLUTION NO. 14-10**

**RESOLUTION ADOPTING EXPANDED REDEVELOPMENT PLAN FOR THE
PENNSVILLE NORTH REDEVELOPMENT AREA**

WHEREAS, by Resolution No. 113-2011 dated May 19, 2011 the Township Committee of the Township of Pennsville directed the Planning Board to conduct a preliminary investigation to determine if a designated area was in need of redevelopment, and

WHEREAS, by Resolution No. 164-2011 dated September 15, 2011 the Township Committee amended the designated area and added additional parcels to be considered and directed the Planning Board to conduct a preliminary investigation to determine if a designated area was in need of redevelopment, and

WHEREAS, by Resolution No. 12-05 dated May 14, 2012 the Pennsville Township Planning Board recommended for adoption by the Township Committee of the Township of Pennsville the "Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as the Expanded Pennsville North Redevelopment Area" dated April 3, 2012 with amendments, and

WHEREAS, by Resolution No. 174-2012 dated July 5, 2012 the Township Committee adopted the "Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as the Expanded Pennsville North Redevelopment Area", specifically limiting that area to Block 401, Lots 4, 16, 17, 18, 19, 20 and 21; and Block 501, Lot 2 and found it was an "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Clerk sent the said Resolution to Richard E. Constable, III, Commissioner of the New Jersey Department of Community Affairs for review and he replied by letter dated July 31, 2012 saying the area in need of redevelopment took effect upon transmittal by the Township Clerk to the Department of Community Affairs, and

WHEREAS, by Resolution No. 12-18 dated September 24, 2012 the Pennsville Township Planning Board authorized Timothy D. Michel, a New Jersey Licensed Professional Planner to prepare a redevelopment plan for the area designated in need of redevelopment, and

WHEREAS, a redevelopment plan entitled "Expanded Redevelopment Plan for the Pennsville North Redevelopment Area" dated October 22, 2012 prepared by Timothy D. Michel, P.P. ("Plan") was received by the Planning Board and reviewed at the November 26, 2012 meeting, and

WHEREAS, a public hearing was held and members of the public were permitted to make comment, and

WHEREAS, as a result of the hearing and review, the Planning Board recommended several changes to the Plan, and

WHEREAS, the changes recommended by the Planning Board were incorporated into the Plan, and

WHEREAS, the revised Plan entitled "Expanded Redevelopment Plan for the Pennsville North Redevelopment Area" dated July 30, 2013 prepared by Timothy D. Michel, P.P. ("Revised Plan") was received by the Planning Board and reviewed at the October 27, 2014 meeting, and

WHEREAS, the Planning Board also received and reviewed a memo titled "Expanded Redevelopment Plan for the Pennsville North Redevelopment Area" dated October 24, 2014 from Timothy D. Michel, P.P. which detailed additional revisions required to be made part of the Revised Plan which would incorporate Pennsville Township Ordinance A-2-2014, and

WHEREAS, the Planning Board engineer, Mark R. Brunermer, PE, CME, of Sickels & Associates referenced Pennsville Township Ordinance A-7-2013 and recommended to the Planning Board that the Revised Plan also incorporate said ordinance, and

WHEREAS, the Pennsville Township Planning Board finds that the changes proposed to the Revised Plan are acceptable and approves same to be incorporated into the Revised Plan, and

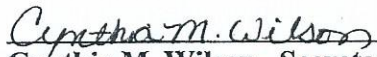
WHEREAS, the Pennsville Township Planning Board finds that the Revised Plan with the incorporation of the suggested changes to be consistent with the Master Plan for Pennsville Township.

NOW, THEREFORE, BE IT RESOLVED by the Pennsville Township Planning Board that the "Expanded Redevelopment Plan for the Pennsville North Redevelopment Area" dated July 30, 2013 prepared by Timothy D. Michel, P.P. is hereby recommended for adoption by the Township Committee, subject to the Plan being revised to incorporate Pennsville Township Ordinances A-2-2014 and A-7-2013 as detailed above, and

BE IT FURTHER RESOLVED that the Planning Board Secretary is hereby directed to forward this Resolution and the "Expanded Redevelopment Plan for the Pennsville North Redevelopment Area", that includes the above detailed revisions, to the Township Committee for consideration and adoption by ordinance.

The undersigned, Chair of the Pennsville Township Planning Board, hereby certifies that the above is a true copy of a resolution as adopted by said Board on Nov 10, 2014.

Attest:


Cynthia M. Wilson, Secretary
Pennsville Township Planning Board


Victoria Beatty, Chair
Pennsville Township Planning Board