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100 Washington Street  
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**RESOLUTION 20-232**

**RESOLUTION OF THE TOWN OF BOONTON, IN THE COUNTY OF MORRIS, NEW JERSEY, DESIGNATING BLOCK 70, LOTS 1, 2, 3, 5, 21.01, 21.02 AND BLOCK 1, LOTS 1, 2, 5, 5.01, 5.02, 6, 6.01, 6.02 (INCLUDING FORMER LOT 6.03), 7, 8, 9, 10, 11, 12, 13, 14 AND 15 BE CLASSIFIED AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION AUTHORITY**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land located therein constitutes an area in need of redevelopment; and

**WHEREAS**, on May 18, 2020, the Mayor and Board of Aldermen ("**Board of Aldermen**") of the Town of Boonton, ("**Town**"), adopted Resolution 20-134 directing the Town of Boonton Planning Board (the "**Planning Board**") to undertake an investigation to: (i) determine whether all or a portion of certain property identified on the tax maps of the Town as Block 70, LOTS 1, 2, 3, 5, 21.01, 21.02 AND Block 1, LOTS 1, 2, 5, 5.01, 5.02, 6, 6.01, 6.02 (including former lot 6.03), 7, 8, 9, 10, 11, 12, 13, 14 AND 15 constitute a non-condemnation area in need of redevelopment (the "**Study Area**") pursuant to the Redevelopment Law; and

**WHEREAS**, the Planning Board caused Topology (the "**Planning Consultant**") to conduct an investigation to determine whether the Study Area should be designated a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Planning Board received a report setting forth the basis for the investigation and a map depicting the Study Area prepared by the Planning Consultant dated July 24, 2020, entitled, "Preliminary Investigation, Block 1 and Block 70, Boonton, NJ (the "**Report**")"; and

**WHEREAS**, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation to the Board of Aldermen, as to whether the Study Area should be designated as non-condemnation area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by the determination that the Study Area is an area in need of redevelopment; and

**WHEREAS**, the Planning Board held a duly noticed public meeting at which time the Planning Board reviewed the Report, heard testimony from representatives of the Planning Consultant, conducted a public hearing during which time all persons who were interested in or would be affected by a determination regarding the Study Area had the opportunity to be heard; and

**WHEREAS**, the Planning Consultant concluded in the Report and testified to the Planning Board on August 12, 2020 that the Study Area satisfies the criteria for a redevelopment area designation as set forth in the Redevelopment Law pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, after the conclusion of the public hearing described above, the Planning Board adopted a resolution accepting and adopting the recommendation contained in the Report and recommending that the Study Area be declared a non-condemnation area in need of redevelopment, in accordance with the Redevelopment Law, for the reasons set forth in the Report; and

**WHEREAS**, on September 9, 2020, the Planning Board adopted a resolution memorializing its recommendation that the Study Area be designated as a “non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the Mayor and Board of Aldermen agrees with the conclusion of the Planning Board that the Study area satisfies the criteria for redevelopment area designation set forth in the Redevelopment Law and finds that such conclusion is supported by substantial evidence; and

**WHEREAS**, the Mayor and Board of Aldermen now desire to declare the Study Area as a non-condemnation area in need of redevelopment, pursuant to N.J.S.A.40A:12A-6.

**NOW THEREFORE**, be it resolved by the Mayor and Board of Aldermen of the Town of Boonton, County of Morris, New Jersey as follows:

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 Planning Board, the Study Area satisfies the criterion for redevelopment area designation as set forth in the Redevelopment Law. Accordingly, the Study Area is hereby designated as a non-condemnation area in need of redevelopment.

Section 3. The Study Area is further hereby designated as a Non-Condemnation Redevelopment Area” as referenced in the Redevelopment Law.

Section 4. The Mayor and Board of Aldermen hereby direct the Town Clerk to transmit a certified copy of this resolution forthwith to the Commissioner of the Department of Community Affairs for review.

Section 5. This resolution shall take effect in accordance with applicable law.

I, Cynthia A. Oravits, Clerk of the Town of Boonton, County of Morris and State of New Jersey, hereby certifies this to be a true copy of a resolution adopted by the Mayor and Board of Aldermen of the Town of Boonton on \_\_\_\_\_.

\_\_\_\_\_  
Cynthia A. Oravits, RMC  
Town Clerk