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RESOLUTION 21-120

RESOLUTION DECLARING THE TOWN OF BOONTON IN ITS ENTIRETY AS AN AREA IN NEED OF REHABILITATION

WHEREAS, Resolution 21-80 adopted by the Town Council on February 16, 2021 directed the Town Planning Board to investigate and determine whether the Town of Boonton in its entirety (the “delineated area”) meets the criteria of the Local Redevelopment and Housing Law (NJSA 40A:12A-14) as an “Area In Need of Rehabilitation”; and

WHEREAS, the Town’s planning consulting firm, Topology NJ, LLC (“Topology”) has investigated and researched the status of the existing conditions in the entirety of the Town of Boonton including the age of the existing housing stock; and

WHEREAS, Topology’s findings, presented in a report dated January 22, 2021, (“Topology Report”) include the fact that 78% of the residential housing structures were built before 1970 and, therefore, are at least 50 years old; and

WHEREAS, on April 14, 2021, the Town Planning Board heard testimony from Topology regarding the age and physical condition of the Town’s housing stock, and that the delineated area meets criteria (a) (2) of NJSA 40A:12A-14; and

WHEREAS, the Town Planning Board recommends that the Town of Boonton Council adopt the following findings of fact, conclusions, and determines:

“the property comprising the Study Area, as specifically identified in the Topology January 22, 2021 report, be designated an area in need of rehabilitation because the Study Area satisfies criteria “2) of NJSA 40A-12A-14 in that more than half the housing stock in the study area is at least 50 years old. Specifically, 78.5 of Boonton’s housing stock is more than 50 years old.”

WHEREAS, the Topology Report and testimony shall form the principal basis for making the determination that the Town of Boonton in its entirety is an “Area In Need of Rehabilitation”; and

WHEREAS, the Town Planning Board has provided its recommendation that the conditions that warrant designating the Town of Boonton in its entirety as an “Area in Need of Rehabilitation” to the Town Council for consideration of adoption.

NOW THEREFORE, BE IT RESOLVED that the Council of the Town of Boonton, New Jersey:

Section 1. The Town of Boonton in its entirety be and is hereby designated as an “Area In Need of Rehabilitation” pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12A-14).

Section 2. The Town Clerk I hereby directed to serve within ten (10) days a copy of this Resolution upon each person who filed a written objection thereto and state, in or upon the written submission an address to which notice of determination may be sent.

Section 3. This Resolution shall be forwarded for approval to the Commissioner of the Department of Community Affairs for the State of New Jersey before this Resolution shall become effective.

Section 4. Upon approval of the Resolution by the Commission of the Department of Community affairs for the State of New Jersey, the Town Planning Board is hereby directed and authorized to prepare one or more redevelopment plans indicating that the Town of Boonton in its entirety has been declared an Area in Need of Rehabilitation pursuant to this resolution such other amendments as may be necessary and appropriate in furtherance of each redevelopment plan’s goals and objections.

STATEMENT OF PURPOSE

This Resolution designate the Town of Boonton in its entirety as an "Area In Need of Rehabilitation" in accordance with Local Redevelopment and Housing Law NJSA 40A:12A-14.

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 Town Council on April 19, 2021.



Cynthia A. Oravits, RMC
Town Clerk