

RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF MOUNT ARLINGTON IN THE COUNTY OF MORRIS, NEW JERSEY RECOMMENDING THAT ALL OR A PORTION OF CERTAIN PROPERTIES IDENTIFIED ON THE TAX MAP OF THE BOROUGH AS BLOCK 10, LOTS 77 & 78; BLOCK 17, LOT 18; BLOCK 20, LOT 5; BLOCK 28, LOTS 1, 3 & 4; BLOCK 30, LOTS 7, 15 & 16; BLOCK 33, LOTS 1 & 4; BLOCK 61.02, LOTS 23.02 & 23.08 BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an “area in need of redevelopment”, as defined in the Redevelopment Law; and

WHEREAS, on November 6, 2019, the Borough Council (the “Borough Council”) of the Borough of Mount Arlington, in the County of Morris, New Jersey (the “Borough”), adopted Resolution No. 2019-170, directing the Borough Land Use Board (the “Land Use Board”) to conduct an investigation of the following properties:

Study Area #1 Village Center

Block	Lot	Address
10	77	Edgemere Avenue
10	78	419 Howard Boulevard
17	18	Prospect St.
20	5	Howard Boulevard
28	1	393 Howard Boulevard
28	3	18 Park Ave
28	4	389 Howard Boulevard
30	7	390 Howard Boulevard
30	15	Howard Boulevard
30	16	Mountainview Ave
33	1	18 North Glen Avenue
33	4	526 Altenbrand Avenue

Study Area #2 Howard Boulevard

Block	Lot	Address
61.02	23.02	111 Howard Boulevard
61.02	23.08	181 Howard Boulevard

as generally depicted on the map attached hereto as Exhibit A (collectively, the “Study Area”) meets the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Study Area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, J. Caldwell & Associates, LLC (the “**Planning Consultant**”) prepared an area in need of redevelopment study for the above-referenced Study Area in accordance with the Redevelopment Law dated May 1, 2020 (the “**Study**”); and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Land Use Board to conduct a public hearing that was properly noticed prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Land Use 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 27, 2020, the Land Use Board conducted the requisite public hearing that was properly noticed; reviewed the Study; heard testimony from a representative of the Planning Consultant, afforded members of the general public to be heard, including all persons who were interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and received written or oral objections, if any; and made same a part of the public record; and

WHEREAS, the Planning Consultant concluded in the Study and testified to the Land Use Board on May 27, 2020 that the Study Area satisfies the criterion for redevelopment area designation set forth in the Redevelopment Law; and

WHEREAS, after careful consideration of all evidence presented and all testimony offered,

NOW, THEREFORE, BE IT RESOLVED BY THE LAND USE BOARD OF THE BOROUGH OF MOUNT ARLINGTON AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Land Use Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Borough Council.

Section 3. After consideration of all evidence presented and all testimony offered, the Land Use Board accepts and adopts the recommendation contained in the Study, and hereby recommends to the Borough Council 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 Study.

Section 4. This resolution shall take effect immediately.

We hereby certify this to be a true and complete copy of a resolution adopted by the Land Use Board of the Borough of Mount Arlington on the th day of June, 2020.

Kathy Appleby
Land Use Board Secretary

EXHIBIT A