

RESOLUTION #2023-15

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE BOROUGH OF BELLMAWR JOINT LAND USE BOARD TO THE BOROUGH OF BELLMAWR MAYOR AND BOROUGH COUNCIL REGARDING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ., FOR BLOCK 141, LOTS 1.01 AND 15 (A/K/A EMS)

WHEREAS, on April 27, 2023 the Borough of Bellmawr Mayor and Council passed Resolution #04:88-23 directing and authorizing the Borough of Bellmawr Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Borough were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the areas to be investigated pursuant to said resolution were Block 141, Lots 1.01 & 15, on the tax maps of Bellmawr Borough; and

WHEREAS, the Borough of Bellmawr Joint Land Use Board passed a motion wherein the Board authorized the Board's Professional Planner, Bach Associates, PC, to investigate and prepare a report for submission to the Board as to whether the area in question is an area in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, Candace A. Kanaplie, ACIP, PP of Bach Associates, PC, issued a report dated July 2023, entitled "Preliminary Need Investigation Determination of Need Report" for said investigation area and forwarded same to the Borough of Bellmawr Joint Land Use Board for review by the Board, as well as, by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference as Exhibit A; and

WHEREAS, the Borough of Bellmawr Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on November 6, 2023; and

WHEREAS, at the time of the public hearing the Board heard testimony from Candace A. Kanaplie, AICP, PP, who testified before the Board with respect to the preliminary investigation report she prepared. Ms. Kanaplie reviewed the boundary areas of the investigation, reviewed the various criteria required for the finding that an area is in need of redevelopment, explained the benefits involved regarding an area being declared a redevelopment area and noted that the power of eminent domain would not be a part of the redevelopment plan for this area and gave general testimony regarding the report; and

WHEREAS, in her report Ms. Kanapue determined that all the properties of the area studied, specifically Block 141, Lots 1.01 & 15, qualified as a non- condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and recommended that said area be so declared by the Mayor and Borough Council; and

WHEREAS, the Borough Planner further recommended that the Mayor and Borough Council find that the intent of the Borough 's Master Plan is to foster economic development through the redevelopment process and to promote an equitable balance of land use which may be furthered by the designation of this area as a non-condemnation redevelopment area. This designation will assist in the revitalization of properties that may not be effectively revitalized without the use of the redevelopment process and which will have social and economic benefits for Bellmawr Borough ; and

WHEREAS, this resolution incorporates by way of reference any and all testimony given at the hearing by members of the public, the Board's professionals and members of the Board, said testimony having been considered by the Board in connection with the passage of this resolution; and

WHEREAS, the Bellmawr Borough Joint Land Use Board did its review and made its recommendation based on the above documents, the July 2023 report of Bach Associates and the testimony provided at the time of the hearing, including the testimony of its own professionals.

WHEREAS, no public appeared to testify or ask questions.

NOW, THEREFORE BE IT RESOLVED as follows:

1. The Bellmawr Borough Joint Land Use Board approves and adopts the report dated July 2023, entitled "Preliminary Need Investigation Determination of Need Report" and the findings contained therein, and same is referred to the Bellmawr Borough Mayor and Council for review and consideration; and

2. The Bellmawr Borough Joint Land Use Board notes that the power of eminent domain is not made a part of the recommendations of the Board nor is it to be used in connection with the redevelopment area in question; and

3. The Bellmawr Borough Joint Land Use Board recommends to the Bellmawr Borough Mayor and Council, that the entire area referred to the Board for investigation, specifically, Block 141, Lots 1.01 & 15, on the tax maps of Bellmawr Borough , be declared a non-condemnation area in need of redevelopment; and

4. The Bellmawr Borough Joint Land Use Board recommends that the Bellmawr Borough Mayor and Council find the intent of the Borough's Master Plan is to foster economic development through the use of the redevelopment process and to promote an equitable balance of land use which may be furthered by the designation of this area as a redevelopment area and further recommends that this designation be incorporated into the next Master Plan Reexamination Report. This designation will assist in the revitalization of properties that may not be effectively revitalized without the use of the redevelopment process.

Those Eligible to Vote

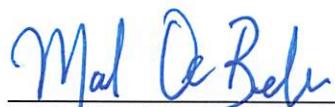
Ken Murray
Josh Haas
Mark DeBerardinis
John Scarborough ~~ABSENT~~
Ray Staszak
Emil Andrae
Daniel DiRenzo
Craig Wilhelm
Mayor, Charles Sauter

Those in Favor

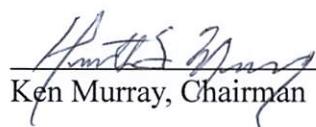
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Those Opposed

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ATTEST:

Mark DeBerardinis, Secretary

JOINT LAND USE BOARD:

Ken Murray, Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Borough of Bellmawr Joint Land Use Board at a meeting held on the 4th day of December 2023.



Mark DeBerardinis, Secretary