

**TOWNSHIP OF EVESHAM
RESOLUTION NO. 121-2018**

RESOLUTION AUTHORIZING AND DIRECTING THE EVESHAM TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, AS TO WHETHER CERTAIN PROPERTIES WITHIN THE MARLTON EXECUTIVE CAMPUS IN THE TOWNSHIP OF EVESHAM QUALIFY AS A “NON-CONDEMNATION REDEVELOPMENT AREA” IN ACCORDANCE WITH THE CRITERIA SET FORTH IN THE STATUTE

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, (“the Act”) allows municipalities to identify certain areas within their geographical boundaries as “Areas in Need of Redevelopment”, or “Areas in Need of Rehabilitation”, one of the purposes of which, among others, is to encourage private investment in certain properties through, for example, the demolition, clearance, or removal of deteriorated or unused site improvements and buildings, the rehabilitation of existing buildings, the construction of new buildings, the creation of new job opportunities and ratables within municipalities, etc.; and

WHEREAS, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to cause preliminary investigations to be made to determine whether areas exist within the municipality that are “in need of redevelopment” or “in need of rehabilitation”, N.J.S.A. 40A:12A-6; and

WHEREAS, over the last ten years the Township of Evesham has utilized the tools available to municipalities under the Act to encourage and facilitate private redevelopment and rehabilitation of underutilized and challenged properties, and to transform such properties in a manner that is responsive to market demands, raises the standard for design, and increases community value; and

WHEREAS, Lots 2.03, 2.04, and 2.05 in Block 36, part of the development known as “Marlton Executive Campus”, are located on the west side of Route 73, and on the south side of Evesham Road within the C-1 Highway Commercial zoning district; and

WHEREAS, “Marlton Executive Campus” received site plan approvals in 2001 for five office buildings, but only two were constructed (currently on lot 2.01). Some site improvements were constructed on the remaining lots (2.03, 2.04, 2.05), including the private Executive Drive, some parking areas, and stormwater infrastructure, but the lots remain vacant despite years of effort by the property owners to develop or sell the lots; and

WHEREAS, if determined to be a Redevelopment Area, the Area shall be a “Non-Condemnation Redevelopment Area” which designation shall not authorize the municipality to exercise the power of eminent domain to acquire the property; and

WHEREAS, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to undertake such studies and investigations.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Evesham, that the Evesham Township Planning Board be and is hereby authorized and directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether Lots 2.03, 2.04, and 2.05 in Block 36 located at 3, 4, and 5 Executive Drive are in need of redevelopment within the meaning and intent of the statute.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed with the Chairperson and Secretary of the Evesham Township Planning Board, and with the Burlington County Office of Land Use Planning, within ten (10) days of adoption, and that the Planning Board be urged to complete its preliminary investigation and file its written report with the Mayor and Council upon completion of same.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Township Council of the Township of Evesham, County of Burlington, State of New Jersey at their meeting held in the Meeting Room of the Municipal Complex, 984 Tuckerton Road, Marlton, New Jersey 08053 on April 10, 2018.

Mary Lou Bergh, RMC, Township Clerk

ROLL CALL VOTE						
COUNCIL MEMBER	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
D'ANDREA						
DIENNA						
HACKMAN						
ZEULI						
MAYOR BROWN						