

**HOPEWELL TOWNSHIP PLANNING BOARD**

**RESOLUTION NO. 17-013**

**RESOLUTION RECOMMENDING THAT THE SITE COMMONLY DESCRIBED AS KLOCKNER AND MORE SPECIFICALLY DESCRIBED AS BLOCK 78.09, LOT 21, CONSTITUTES AN AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN N.J.S.A. 40A:12A-5**

WHEREAS, the Township Committee of the Township of Hopewell has authorized and directed the Hopewell Township Planning Board to undertake an expedited investigation of the site commonly described as Klockner, and more specifically described as Block 78.09, Lots 21 to determine whether the proposed area constitutes an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on July 27, 2017, the Hopewell Township Planning Board conducted a hearing as to Block 78.09, Lot 21 (“study area”) as a potential area in need of redevelopment under N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board reviewed the “Preliminary Investigation Report for Designation of an Area in Need of Redevelopment Block 78.09, Lot 21, Hopewell Township Mercer County, New Jersey” dated July 2017, prepared by Banisch Associates, Inc, as well as heard the testimony of Francis J. Banisch, III, AICP/PP; and

WHEREAS, the Board in its review considered the testimony and comments raised by one resident of the Township as to the proposed study area and the designation of the same as an area in need of redevelopment; and

WHEREAS, the public hearing was held on July 27, 2017, with all notice and jurisdictional requirements having been met; and

WHEREAS, after the hearing, the Board pursuant to law has made the following findings of fact and conclusions:

1. The subject property is a 22-acre parcel occupied by one single family home and several accessory buildings.
2. The accessory buildings include several storage buildings and a discontinued garden center and farm marked (formerly Oasis Garden Center).
3. A cellular tower is also situated on the site.
4. West of the buildings on the site, the area is used for storage by a landscaping business and includes mulch and landscape materials and equipment.

5. The subject property is situated in the southeastern corner of the Township, adjoining the access ramp to eastbound I-95 and across Federal City Road from a strip of nonresidential uses in Lawrence Township. As such, the likelihood of development for the permitted single family residential use is limited.
6. Based on the characteristics of the site, the condition of the structures and the underutilization of the property, the site meets several of the criteria as an area in need of redevelopment including the following:
  - (a) N.J.S.A. 40A:12A-5c – Unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution and that by reason of its location is not likely to be developed through the instrumentality of private capital in that much of the property is unimproved vacant land that has remained so for decades. The traffic and noise from the highway and the vehicular activity on the access ramp jughandle, which imposes unique burdens on this parcel, make the property unlikely to develop for the permitted single family uses.
  - (b) N.J.S.A. 40A:12A-5d – Areas with buildings or improvements which, by reason of dilapidation, obsolescence, faulty arrangement or design, excessive land coverage, obsolete layout are detrimental to the welfare of the community. The lack of a proper utilization of the site has led to a condition where the site houses accessory structures in poor condition and the utilization of the property as a construction yard for landscapers.
  - (c) N.J.S.A. 40A:12-5e – A growing lack of proper utilization of areas caused by conditions resulting in a stagnant or not fully productive condition of land in that the abandonment of the commercial use (garden center/farm stand) left behind accessory buildings and site improvements that are not easily adapted to permitted residential uses or any other permitted use and which will need to be removed to make way for a productive use of the site.
  - (d) N.J.S.A. 40A:12-5h – Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. This property is within PA-2 and the State Plan encourages incentives for beneficial development that protects resources and community character while providing for growth in appropriate locations. In light of the circumstances that affect this property, a redevelopment area designation is clearly supportive of the intent of the State Plan.
7. An area in need designation must be based upon a demonstration that at least one of the statutory requirements of the Local Redevelopment and Housing Law is satisfied. Based on the foregoing

findings, the subject parcel is eligible for designation as an area in need of redevelopment based upon a demonstration that it meets four of the statutory criteria.

WHEREAS, at the conclusion of the hearing, the Board took action and voted to recommend to the Township Committee that the site commonly described as Block 78.09, Lot 21 constitutes an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, and directed that the Board Attorney prepare a resolution memorializing the action taken.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Hopewell, County of Mercer, New Jersey, that the Planning Board recommends that the Study Area (Block 78.09, Lot 21) be designated as an area in need of redevelopment and adopts the recommendations set forth in the Preliminary Investigation Report for Designation of an Area in Need of Redevelopment Block 78.09, Lot 21, Hopewell Township Mercer County, New Jersey” dated July 2017, prepared by Banisch Associates, Inc.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board hereby directs the Assistant Secretary to forward this Resolution and the Banisch Preliminary Investigation Report to the Township Clerk for Township Committee consideration.


ROLL CALL VOTE ON THE RESOLUTION – July 27, 2017

Yes - 4      No - 0      Absent - 5      Abstain - 1      Not Voting – 1

Belmont:	Yes	Murphy:	Yes
Blake:	Absent	Parker:	Absent
Clarke:	Absent	Swanson:	Yes
Ferrara:	Absent	Khare:	Absent
Kiss:	Yes	Peters-Manning:	Not Voting
Kuchinski:	Abstain		

**CERTIFICATION**

I hereby CERTIFY that the foregoing is a true copy of a Resolution adopted by the Hopewell Township Planning Board at a duly advertised meeting held on July 27, 2017, at which a quorum was present.

  
Linda Barbieri  
Assistant Secretary