

RESOLUTION DESIGNATING THE
PRINCETON JUNCTION AT WEST
WINDSOR TRAIN STATION AREA AS
AN AREA IN NEED OF REDEVELOPMENT

- WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and
- WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and
- WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the governing body making a determination as to whether a particular study area qualifies as an area in need of redevelopment, the governing body must authorize the Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the area meets the criteria of an area in need of redevelopment as set forth in *N.J.S.A. 40A:12A-5*; and
- WHEREAS, on **April 12, 2004**, the Township Council of West Windsor adopted Resolution 2004-R096 directing the Planning Board to undertake a preliminary investigation to determine whether the proposed study area surrounding the Princeton Junction at West Windsor Train Station, consisting of Block 5, Lots 8.05, 14, 19, 20 and 78 and Block 6, Lots 6, 8, 9, 10, 11, 12, 14, 16.01, 16.02, 17, 18, 27, 32, 33, 41, 44, 48, 54, 55.01, 57, 60, 64-70, 76, 78.01, 79.01, 84.01, 84.02, 84.03 and 88 and Block 6.20, Lots 20-22, 49, 73, 74 and 83 and Block 12.04, Lots 2, 10, 17, 18, 25, 26 and 27 and Block 13, Lots 1, 9-13 and Block 57, Lot 1 and Block 59, Lots 1-3 and Block 64, Lot 170.01 qualified as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*; and
- WHEREAS, after notice to the public and all affected property owners, the Township Planning Board conducted a public hearing on November 2, 2005 and adopted a Resolution recommending that the proposed study area be designated as an area in need of redevelopment, based on a study and testimony provided by Township Planner John Madden; which study was supplemented by Mr. Madden on November 3 and December 12, 2005 in response to comments made by members of the Township Council and Planning Board; and
- WHEREAS, the Township Council has received the referenced study, as supplemented and the Planning Board Resolution which is attached hereto and made a part of this Resolution.
- NOW , THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the proposed study area is hereby designated as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-6b(5)*; and

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BE IT FURTHER RESOLVED that the Township Clerk is hereby directed to transmit a copy of this Resolution to the New Jersey Commissioner of Community Affairs, as required by *N.J.S.A. 40A:12A-6b(5)*.

Adopted: December 19, 2005

CERTIFICATION

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at its meeting held on the 19th day of December, 2005.

SHARON YOUNG
West Windsor Township Clerk