

RESOLUTION #_2022-13

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE BOROUGH OF
STRATFORD RECOMMENDING DESIGNATION OF BLOCK 116, LOTS 14 AND
14.04 AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, specifically N.J.S.A. 40A:12-6, authorizes the governing body of any municipality, by resolution, to have its Joint Land Use Board conduct a preliminary investigation to determine whether any area of a municipality is a redevelopment area; and

WHEREAS, pursuant to Resolution # 2022-45, adopted by the Mayor and Council of the Borough of Stratford, the Joint Land Use Board of the Borough of Stratford (“JLUB”) conducted an investigation to determine whether Block 116, Lots 14 and 14.04 (“Study Area”) should be designated as a condemnation area in need of redevelopment and considered the “Determination of Need Report as prepared by Bach Associates, PC, dated July 2022 (“Study Area Report”); and

WHEREAS, the JLUB conducted a public hearing on July, 2022 concerning the potential designation of the Study Area as a condemnation redevelopment area and the meeting was open to the public and all members of the public, as well as all affected property owners, had an opportunity to address questions and comments to the JLUB Board and its professionals; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was provided to the property owners as mandated by the aforesaid statute and also notice was posted and published in accordance with the law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the JLUB prepared a map showing the boundaries of the Study Area and the location of the various parcels of property included therein. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, the Study Area Report is adopted herein by reference; and

WHEREAS, all members of the JLUB Board reviewed the Study Area Report.

NOW, THEREFORE, the JLUB of the Borough of Stratford makes the following findings of fact and conclusions of law with respect to the Study Area Report for the Study Area;

1. The Mayor and Council have directed the JLUB to conduct a preliminary investigation to determine whether the Study Area is a condemnation redevelopment area in accordance with the criterion set forth in N.J.S.A. 40A:12A-1 *et seq.*
2. The Planning Board finds and recommends to the Mayor and Council that the Study Area consisting of , Block 116, Lots 14 and 14.04, , satisfies criteria “a” “b” “d” ‘h” as set forth in N.J.S.A. 40A:12A-5 and as set forth in the Study Area Report and the testimony of Steven M. Bach, PE, RA, PP, CMEspecifically finding that the following conditions exist:

Criterion “a”

Criterion "a" allows for a redevelopment designation of areas exhibiting the generality of buildings being substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possesses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

Block 116 Lot 14 falls within this criteria.

Lot 14: Because of the building on this parcel being obsolete and substandard, this criterion applies to Lot 14. Lot 14 contains a dilapidated and obsolete, vacant strip shopping mall on the property that is directly across from a public school and set back on an expansive parking lot that is in disrepair. It is on the rear of the lot that backs up onto a single-family residential development. It is an obsolete commercial strip center with boarded up windows and is the subject of several code violations and outstanding fines. The structure on Lot 14 satisfies the "a" criteria, exhibiting the generality of buildings being substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possesses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

Criterion "b"

Criterion "b" allows for a redevelopment designation of areas exhibiting the discontinuance of the use of buildings previously used for commercial, retail, Shopping malls or plazas, office parks; the abandonments of such buildings; significant vacancies of such buildings or buildings for at least two consecutive years; or the same being allowed to fall within so great a state of disrepair as to be untenable.

Block 116 Lot 14 falls within this criteria.

Block 116 Lot 14 contains a shopping plaza and has been vacant for over two years and therefore falls within this criteria. This plaza has been served with violations (See Appendix 3) of graffiti and other maintenance issues, boarded up and other damages done to the structure. The structure would require large amount of overhaul in order to be made tenantable once again.

Criterion "d"

Criterion "d" allows for a redevelopment designation of areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, excessive land coverage, deleterious land use or obsolete layout or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Block 116 Lots 14 and 14.04 fall within this criteria. These two parcels make up the entirety Redevelopment Study Area.

Because of the design of the shopping plaza, as a dated and obsoleted plaza set back far from Warwick Road, too close to the residential development, and far distance from the street traffic, there is little visibility. The parking lot layout and circulation is inadequate and needs to be designed to meet current standards and uses that will fit in with more modern standards. broken and dilapidated parking lot, no striping, boarded up strip mall, dated. Cracked asphalt, grass and weeds growing through. Not maintained. No circulation. Vacant strip mall for over two years. The parking lot is oversized for the size of the shopping plaza. Because of the building on these parcels

being obsolete and substandard, as well as having excessive land coverage, observed dilapidation, obsolescence faulty arrangement of the structures and layout of the site. The parcel has had many violations over the past two years applying to the maintenance of the site. The windows are boarded up, there is graffiti and broken asphalt and weeds. The property is in disrepair and allows for the public to view the interior of the site, which is comprised of cracked pavement and not maintained. The curbing and sidewalk were observed to have cracks as well as weeds growing through the pavement in multiple locations. Lot 14 contains the dilapidated and obsolete structure on the property, which is along the frontage of Warwick Road and directly across the street from the school. The property is predominantly paved, with overgrown vegetation throughout. Both the building and improvements on Lots 14 and 14.04 satisfy the "d" criteria, which allows for a redevelopment designation of areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, excessive land coverage, deleterious land use or obsolete layout or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

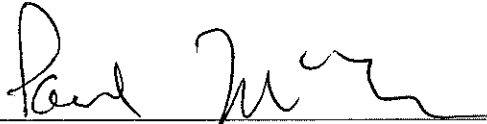
Criterion "h"

The 'h' criteria of Smart Growth consistency applies to all of the parcels in the Study Area, which are entirely located within Metropolitan State Planning Area (PA1). The New Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within the PA1 area. As such, redevelopment of these properties is consistent with the Smart Growth objectives of the New Jersey State Development and Redevelopment Plan and would be useful and valuable in contributing to the social and economic benefit of Stratford Borough. Block 116, Lots 14 and 14.04 fall within this criteria.

The Borough's intent in designating the site as a Redevelopment Area is to facilitate positive change – to give this site a productive use that will assist not only in economic development and overall improvement of this area, but produce viable uses that can be developed in accordance with the existing zoning designation or a specific use that is deemed to be an acceptable use and a positive addition to the surrounding neighborhood. In addition, if Borough Council opts to offer them, temporary tax incentives may assist in attracting re-investment in the site.

On Motion made and duly seconded, the JLUB voted to recommend to the Borough Council, based upon the "Determination of Need Report as prepared by Bach Associates, dated July 2022 and testimony provided by Steven M. Bach, PE, RA, PP, CME that the Study Area consisting of Block 116 lots 14 and 14.04 be designated as a Redevelopment Area with Condemnation.

NOW THEREFORE, BE IT RESOLVED that the JLUB Board recommends to the Mayor and Council of the Borough of Stratford that Block 116, Lots 14 and 14.04, of the Study Area, be designated as a Redevelopment Area with Condemnation within the Borough of Stratford pursuant to N.J.S.A. 40A:12A-1 *et seq.*



PAUL McGOVERN, **CHAIRPERSON**

ATTEST:



Sharon McCart, SECRETARY

ROLL CALL: On Motion to recommend Block 116 Lots

14 and 14.04 as a Redevelopment Area with

Condemnation

LIST NAMES

Mr. McGovern

Mr. Hall

Ms. Campbell

Mr. Keenan

Mr. Kozeniewski

Mr. Chicalo

Ms. Lomano

I, Sharon McCart, Secretary of the Joint Land Use Board of the Borough of Stratford, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Joint Land Use Board of the Borough of Stratford on the 28th day of July, 2022.

Anthony P. Costa

Secretary

Prepared by:
ANTHONY P. COSTA, Esquire