

**TOWNSHIP OF LAWRENCE PLANNING BOARD
RESOLUTION OF MEMORIALIZATION 10-23
RECOMMENDATION TO ADOPT PRELIMINARY INVESTIGATION REPORT FOR
PROPERTY DESIGNATED AS BLOCK 3801, LOTS 2, 3, 6, 18 AND 19 ON THE LAWRENCE
TOWNSHIP TAX MAP
COMMONLY KNOWN AS 3131 PRINCETON PIKE
TO BE DESIGNATED AS A NON-CONDEMNATION
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4.a(1)*, the Council of the Township of Lawrence, County of Mercer, State of New Jersey, adopted Resolution No. 377-22 initiating the process of considering whether or not property designated as Block 3801, Lots 2, 3, 6, 18 and 19 on the Lawrence Township Tax Map, commonly known as 3131 Princeton Pike, should be designated as a Non-Condemnation area in need of redevelopment; and

WHEREAS, in initiating the process, the Lawrence Township Council authorized and directed the Lawrence Township Planning Board to conduct a preliminary investigation and hold a hearing so as to make recommendations to the Council whether or not the above-referenced Property satisfies any of the criteria set forth in *N.J.S.A. 40A:12A-5* in order to be designated as a Non-Condemnation area in need of redevelopment; and

WHEREAS, following notice, the said Planning Board conducted a public hearing on March 20, 2023, to review a preliminary investigation report of the aforementioned Property to determine whether or not said Planning Board would recommend to the Lawrence Township Council designating said Property as a Non-Condemnation area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and 6; and

WHEREAS, at said hearing the said Planning Board reviewed a preliminary investigation report prepared by Kyle + McManus Associates entitled "3131 Princeton Pike Area in Need of Redevelopment Preliminary Investigation, Block 3801, Lots 2, 3, 6, 18, 19, Lawrence Township, New Jersey: March 2, 2023." This report depicts five separate lots on approximately 26.97 acres currently improved with six office buildings constructed in the 1970s totaling approximately 273,966 square feet, and currently zoned Office (O). This, the study area, contains numerous photographs depicting the existing office complex; and

WHEREAS, the Board having conducted the above-referenced hearing and having reviewed the aforementioned preliminary investigation report **RESOLVED** as follows:

1. The Lawrence Township Planning Board recommends the Property designated as Block 3801, Lots 2, 3, 6, 18 and 19 on the Lawrence Township Tax Map and commonly known as 3131 Princeton Pike be designated by the Lawrence Township Council as a Non-Condemnation area in need of redevelopment.
2. Before conducting said hearing as referenced hereinabove, the Planning Board did have prepared a map showing the boundaries of the aforementioned study area and the location of the various parcels within the study area and appended to said map a statement setting forth a basis of the preliminary investigation as required by *N.J.S.A. 40A:12A-6.b.(1)*.
3. The hearing notices with regard to the above-referenced hearing by the Planning Board provided the date, time and location of said hearing and further outlined the purposes of the hearing to persons who are interested in or would be affected by a determination that the study area should be a redevelopment area and further advised all interested parties as to the general boundaries of the study area that was investigated and the aforementioned map of the study area were all on file for inspection in the Lawrence Township Municipal Building. The Planning Board further recommended that any redevelopment determination should establish a Non-Condemnation redevelopment area.
4. The Planning Board hereby submits to the Township Council this Resolution with supporting documentation, its findings and conclusions that the study area meets several of the criteria set forth in *N.J.S.A. 40A:12A-5* and recommends that the study area be designated as a Non-Condemnation redevelopment area.
5. A certified true copy of this Resolution shall be furnished upon its adoption as the Planning Board's report and recommendation to the Municipal Clerk of the Township of Lawrence.

ACTION TAKEN BY THE PLANNING BOARD ON MARCH 20, 2023 RECOMMENDING ADOPTION OF THE PRELIMINARY INVESTIGATION REPORT:


MOTION TO APPROVE BY:	Di Sciallo
SECONDED BY:	Scipio
ROLL CALL ON THE VOTE:	
AYES:	Nerwinski, Kownacki, Leggett, Connolly, Dember, Di Sciallo & Scipio
NAYS:	Ryan
ABSTAINED:	None
ABSENT (EXCUSED):	Duran, Taylor & Akhtar
PRESENT BUT INELIGIBLE TO VOTE:	None

ACTION TAKEN ON THIS RESOLUTION ON APRIL 3, 2023:

MOTION TO APPROVE BY:	Di Sciallo
SECONDED BY:	Kownacki
ROLL CALL ON THE VOTE:	
AYES:	Nerwinski, Kownacki, Connolly, Di Sciallo
NAYS:	None
ABSTAINED:	None
ABSENT (EXCUSED):	Leggett, Dember, Taylor, Akhtar, Scipio
PRESENT BUT INELIGIBLE TO VOTE:	Duran, Ryan

CERTIFICATION

I, James F. Parvesse, P.E., Secretary to the Planning Board of the Township of Lawrence, County of Mercer, do hereby certify that the foregoing Resolution is a true and correct copy of a Resolution of Memorialization No. 10-23, adopted by said Planning Board at its regular meeting held on March 20, 2023. This Resolution memorializes formal action taken by the Board recommending adoption of the Preliminary Investigation Report at its meeting on April 3, 2023.



James F. Parvesse, P.E./C.M.E.
Secretary to the Planning Board