

**Township of Lawrence  
County of Mercer**

**Resolution No. 155-23**

**ACCEPTING THE RECOMMENDATION OF THE LAWRENCE TOWNSHIP  
PLANNING BOARD AND DECLARING THE PROPERTIES KNOWN AS  
BLOCK 3801, LOTS 2, 3, 6, 18 AND 19 TO BE A  
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS, the Local Redevelopment and Housing law, N.J.S.A. 40A:12A et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and**

**WHEREAS, on December 6, 2022, the township Council ("Council") of the Township of Lawrence ("Township") adopted Resolution 377-22 authorizing and directing the Planning Board of the Township of Lawrence ("Board") to conduct a preliminary investigation to determine whether certain properties, identified as Block 3801, Lots 2, 3, 6, 18 and 19 or any portions thereof ("Study Area"), meets the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment law; and**

**WHEREAS, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and**

**WHEREAS, as part of its preliminary investigation, the Board cause Elizabeth McManus, AICP, PP, LEED AP, the Board's Consulting Planner, to prepare a report dated March 2, 2023, entitled "3131 Princeton Pike Area in Need of Redevelopment Preliminary Investigation" ("Area in Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condemnation Redevelopment Area; and**

**WHEREAS, a public hearing was conducted by the Board on March 20, 2023, with notice having been properly given pursuant to N.J.S.A. 12A-6(b)(3); and**

**WHEREAS, at the public hearing, the Board reviewed the Area in Need Study, the map and associated documents and heard testimony from Elizabeth McManus, AICP, PP, LEED AP; and**

**WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condemnation Redevelopment Area; and**

**WHEREAS, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly N.J.S.A. 40A:12A-5.b and h., for designating the Study Area as a Non-Condemnation Redevelopment Area; and**

**WHEREAS, on April 3, 2023, the Board adopted Resolution 10-23 accepting the findings and conclusion of the Area in Need Study and recommending that this Council designate the Study Area as a Non-Condemnation Area in Need of Redevelopment; and**

**WHEREAS, Council reviewed the Area in Need Study which includes (6) office buildings on approximately 27 acres of land, and concurs that the office buildings have been experiencing significant vacancy for not less than six (6) years; and**

**WHEREAS, Council also concurs that designation of the Study Area is consistent with smart growth planning principles; and**

**WHEREAS, the Council accepts the recommendation of the Planning Board to declare the Study Area as a Non-Condemnation Area in Need of Redevelopment;**

**Township of Lawrence  
County of Mercer**

**NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Lawrence, County of Mercer, State of New Jersey finds as follows:**

**1. Council accepts the recommendation of the Planning Board of the Township of Lawrence and finds that Block 3801, Lots 2, 3, 6, 18 and 19, as shown on the official tax map of the Township of Lawrence, be and is hereby determined to be a Non-Condernation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and**

**2. The designation of Block 3801, Lots 2, 3, 6, 18 and 19 as a Non-Condernation Redevelopment Area shall not authorize the Township to exercise the power of eminent domain to acqire any property in the Study Area; and**

**3. The Township hereby reserves all other authority and powers granted to it under the Redevelopment Law; and**

**4. The Township's professionals and staff are hereby authorized to render professional services to prepare a redevelopment plan and to take such further action as is necessary to effectuate the redevelopment of the Property; and**

**5. In accordance with N.J.S.A. 40A-12A-6b(5)(c) the Clerk of the Township of Lawrence shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs; and**

**6. In accordance with N.J.S.A. 40A-12A-6b(5)(d), within ten (10) days of the Township Council's adoption of the within resolution, the Clerk of the Township of Lawrence shall serve notice of the Township Council's determination and this Resolution upon the record owner of property within the Non-Condernation Redevelopment Area, and upon each person who filed a written objection thereto and stated, in or upon the written submission, and address to which notice of the determination and Resolution may be sent.**

**Adopted: May 2, 2023**

**RECORD OF VOTE**

<b>COUNCIL</b>	<b>AYE</b>	<b>NAY</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>ABSTAIN</b>	<b>MOVE</b>	<b>SECOND</b>
<b>Mr. Bobbitt</b>	✓						✓
<b>Mr. Kownackl</b>	✓						
<b>Ms. MacDuff</b>		✓					
<b>Mr. Powers</b>	✓					✓	
<b>Mayor Ryan</b>		✓					