

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

RESOLUTION

R2023-134: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS DECLARING PROPERTY IDENTIFIED AS BLOCK 202, LOTS 3.12 AND 3.20, AND LOCATED AT 3 CAMPUS DRIVE AND 2 CAMPUS DRIVE, RESPECTIVELY, AS AN AREA IN NEED OF REDEVELOPMENT ON A NON-CONDEMNATION BASIS

WHEREAS, on May 16, 2023, the Township Council of the Township of Parsippany-Troy Hills (the “Township”) adopted Resolution No. R2023-067, which authorized the Planning Board of the Township of Parsippany-Troy Hills (the “Board”) to conduct a Preliminary Investigation to determine whether property identified as Block 202, Lots 3.12 and 3.20 on the Township’s official Tax Map and located at 3 Campus Drive and 2 Campus Drive, respectively (the “Property”), was a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 , et seq. (the “Redevelopment Law”); and

WHEREAS, the Board accepted the Township Council's directive and assigned ARH Associates (“ARH”) Licensed Professional Planners in the State of New Jersey and the Board's appointed Planner, to conduct the Preliminary Investigation of the Property; and

WHEREAS, ARH prepared the “Report of Findings Non-Condensation Preliminary Redevelopment Investigation, Campus Drive Study Area (Block 202, Lots 3.12 and 3.20), Parsippany-Troy Hills, Morris County, New Jersey” and submitted the same to the Board (the “Study”); and

WHEREAS, on August 21, 2023, the Board conducted a duly noticed public hearing on the Study of the Property at which Christine Winter, P.P., AICP of ARH, Board Planner, presented the Study to the Board and responded to questions from the Board; and

WHEREAS, the Study and Ms. Winter's testimony indicated that the Property qualifies for Redevelopment Area designation under the Redevelopment Law by conforming with Redevelopment Criteria 'a', 'b', 'd', and 'h'; and

WHEREAS, an opportunity was afforded to members of the public and/or interested persons or parties to be heard, ask questions and participate in the Board's consideration of the Study and no individuals appeared to be heard; and

WHEREAS, on September 11, 2023, the Board voted to adopt a Resolution memorializing its findings with respect to the Property and its recommendation that the Property designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Council has reviewed and agrees with the Board’s findings and recommendation that the Property designated as an area in need of redevelopment on a non-condemnation basis, as supported by the Study and the testimony provided in support thereof.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Parsippany-Troy Hills, County of Morris, New Jersey, that:

1. The aforesaid recitals be and hereby are incorporated as if repeated at length; and
2. The property identified as Block 202, Lot 3.12 and 3.20 on the official Tax Map of the Township of Parsippany-Troy Hills and located at 3 Campus Drive and 2 Campus Drive, respectively, be and hereby is declared as an area in need of redevelopment on a non-condemnation basis; and
3. The Township Council hereby directs the Township Clerk to serve notice that Block 202, Lots 3.12 and 3.20 is designated a non-condemnation redevelopment area on the Commissioner of the Department of Community Affairs, and within ten (10) days of the date hereof, on the owners of such Property and other parties as per N.J.S.A. 40A:12A-6.b(5), such notice stating that:
 - a. the determination herein operates as a finding of public purpose, but the Township is not authorized to exercise the power of eminent domain to acquire property in the redevelopment area; and
 - b. legal action to challenge the determination herein must be commenced within forty-five (45) days of receipt of notice of such determination, and that failure to do so shall preclude an owner from later raising such challenge.

COUNCIL MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Carifi	X					X
Mr. dePierro	X					
Mrs. Gragnani	X					
Mr. Musella	X				X	
Mr. Neglia	X					

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND LAWFUL COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY AT ITS MEETING OF SEPTEMBER 19, 2023.

LESLIE MILLER DEPUTY CLERK

COUNCIL PRESIDENT LORETTA GRAGNANI