

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

RESOLUTION

R2023-155: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS DECLARING A CERTAIN PROPERTY IDENTIFIED AS BLOCK 202, LOT 3.8 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS AND LOCATED AT 7 CAMPUS DRIVE, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “LRHL”) authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment pursuant to the criteria contained in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, on September 19, 2023, the Township Council of the Township of Parsippany-Troy Hills (the “Township”) adopted Resolution R2023-130 which authorized and directed the Township Planning Board to conduct a preliminary investigation to determine whether the property identified as Block 202, Lot 3.8 on the official Tax Map of the Township of Parsippany-Troy Hills and located at 7 Campus Drive (collectively, the “Property”), or any portions thereof, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, the Township Council believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Township; and

WHEREAS, on behalf of the Planning Board, ARH Associates prepared a report entitled Statement of Basis for Investigation and Maps, Non-Condensation Preliminary Redevelopment Investigation, Block 202, Lot 3.8 Study Area, Parsippany-Troy Hills, Morris County, New Jersey, which concluded, for the reasons stated therein, that the Property meets certain criteria under the LRHL supporting a declaration that the Property is a non-condemnation redevelopment area (the “Preliminary Investigation”); and

WHEREAS, N.J.S.A. 40A:12A-6(b)(4)-(5) of the LRHL provides in pertinent part relative to the Township Planning Board’s public hearing on the Preliminary Investigation and whether the Property should be designated a non-condemnation “area in need of redevelopment”:

“(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5)(a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area”; and

WHEREAS, the Planning Board held a duly noticed public hearing on November 6, 2023 concerning the above-referenced Preliminary Investigation; and

WHEREAS, at the November 6, 2023 public hearing, the Planning Board further concurred and agreed with the reasons stated in the Preliminary Investigation that the Property constitutes and meets certain criteria under the LRHL supporting the recommendation that the Property be determined and declared a non-condemnation “area in need of redevelopment”; and

WHEREAS, in a letter to the Township Council, dated _____, 2023, the Planning Board recommended to the Mayor and Township Council that the Property be declared a non-condemnation “area in need of redevelopment” under the LRHL in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Council concurs and agrees with Planning Board’s recommendation as supported by the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL and that the Property should be determined and declared a non-condemnation “area in need of redevelopment.”

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

1. The property identified as Block 202, Lot 3.8 on the official Tax Map of the Township of Parsippany-Troy Hills and located at 7 Campus Drive, is hereby designated a non-condemnation “area in need of redevelopment” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and
2. The Township Council hereby directs the Township Clerk to (a) serve a certified copy of this Resolution upon the Commissioner of the Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6(b)(5)(d); and
3. The Township Council hereby authorizes ARH Associates to prepare a redevelopment plan for the Property identified as Block 202, Lot 3.8 on the official Tax Map of the Township of Parsippany-Troy Hills and located at 7 Campus Drive, for review and consideration by the Township Council in accordance with the LRHL; and
4. A copy of this Resolution shall be published as required by law.

COUNCIL MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. dePierro	X					
Mr. Carifi	X				X	
Mrs. Gragnani	X					
Mr. Musella	X					
Mr. Neglia	X					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 NOVEMBER 9, 2023.

LESLIE MILLER DEPUTY CLERK

COUNCIL PRESIDENT LORETTA GRAGNANI