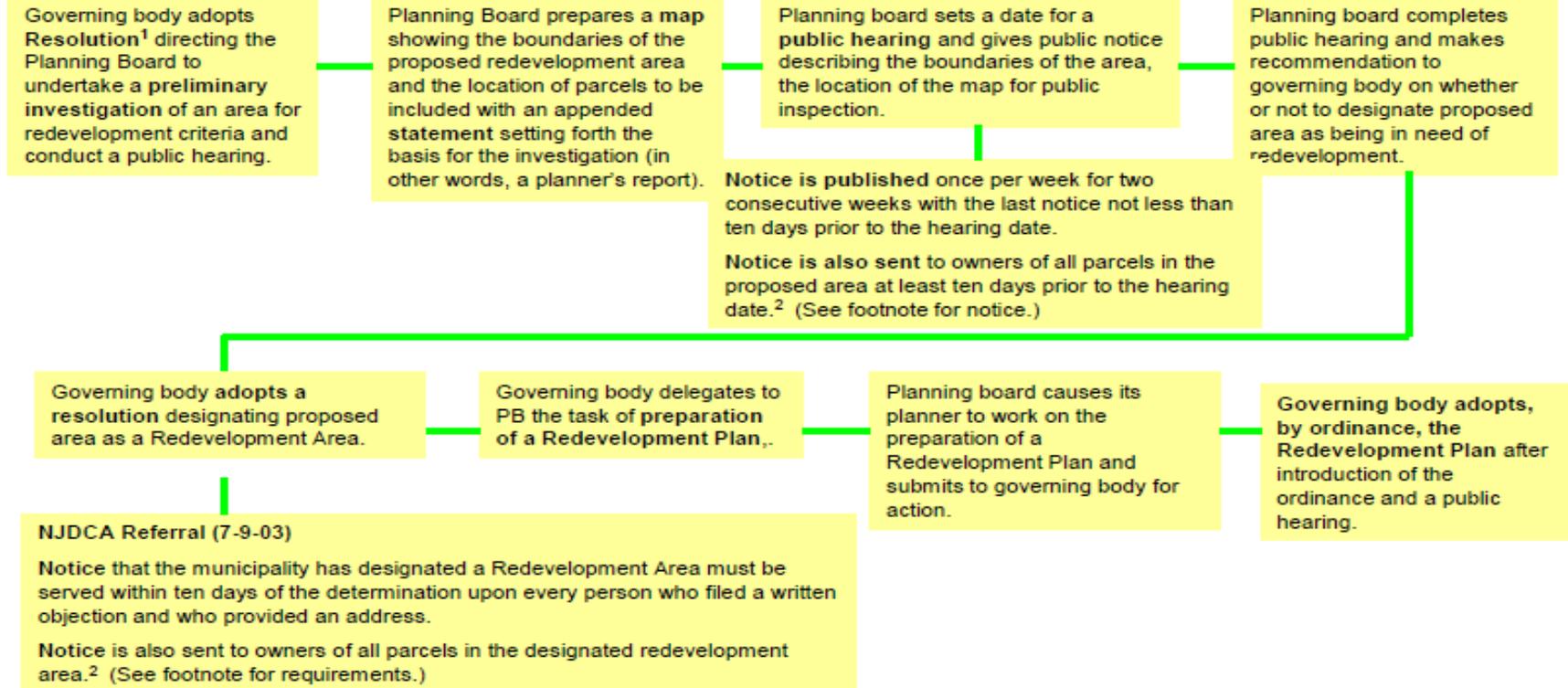


Township Committee

FAQs Regarding The Township Committee's Consideration of A Redevelopment Process for the Quarry Property.

- **Q: What process has the Task Force been considering with regard to the Quarry Property?**
- **A:** The Township Committee is considering whether the private redevelopment of Block 6001, Lot 6 (the "Quarry Property") can best be achieved by employing the powers granted to the Township by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law").
- **Q: What is redevelopment pursuant to the Redevelopment Law?**
- **A:** The first step in that process is adoption of a Resolution which authorizes the Planning Board to undertake a review of the facts regarding the Quarry Property to determine whether the area meets the statutory definition of a redevelopment area. The Planning Board will authorize a statement setting forth the basis for the investigation (a planner's report) to be prepared and made available to the public, and will consider that report at a hearing that is anticipated to be scheduled before the Planning Board in the fall.
- **Q: If the Planning Board concludes that the criteria are met, what is the next step?**
- **A:** If the Planning Board finds that the Quarry Property does meet the statutory criteria, and recommends that the area be designated a redevelopment area, and if the Township Committee agrees with that recommendation, the second step in the redevelopment process, based on the Redevelopment Law, would be for the Township Committee to adopt a second Resolution directing the preparation of a redevelopment plan for the area.
- **Q: What would a redevelopment plan provide?**
- **A:** The preparation of a redevelopment plan will involve the taking of input from the public, and after that input the Township Committee would adopt an Ordinance approving a redevelopment plan which will include an outline for the planning, development, redevelopment and rehabilitation of the area sufficient to indicate, among other things, the Township's objectives as to land uses, building requirements, community facilities and other public improvements. N.J.S.A. 40A:12A-7a.
- **Q: What powers does the Township acquire if the property is designated as a redevelopment area and a redevelopment plan is approved?**
- **A:** The powers that the Township Committee will obtain pursuant to Redevelopment Law include the authority to contract with a redeveloper to establish the terms and conditions on which the redevelopment of the area will be undertaken. N.J.S.A. 40A:12A-8f.

Redevelopment Process



¹ The resolution authorizing the planning board to undertake a preliminary investigation shall state the redevelopment area determination shall authorize the municipality to use all those powers provided for use in a redevelopment area other than the use of eminent domain.

² The LRHL has recently been amended to require that the notice of the hearing shall specifically state that a redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.