

R E S O L U T I O N

JOINT LAND USE BOARD OF THE BOROUGH OF DUMONT

A RESOLUTION DETERMINING THAT BLOCK 1215;
LOT 12 IS AN "AREA IN NEED OF REDEVELOPMENT"

Introduced By: Warner

Seconded By: Cremin

WHEREAS, pursuant to N.J.S.A. 40A:12A-1, et seq., (The Local Redevelopment and Housing Law) a municipal Governing Body may undertake the redevelopment of a portion of the municipality and designate a property or properties as being "in need of redevelopment" and otherwise exercise the powers set forth in the aforesaid statute; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4b the Board can be requested to conduct appropriate studies and, upon request of the Governing Body, make a determination if certain property is "an area in need of redevelopment" subsequent to holding public hearings on the matter with proper notice to required parties;

WHEREAS, the Governing Body has requested that the Board make a determination if Block 1215; Lot 12 (the "Property") constitutes an "area in need of redevelopment" and the Board has requested that Maser Consulting, PA, (hereinafter, "Maser") undertake such a study and provide the Board with necessary testimony and information in order to make a determination if the Property is "an area in need for redevelopment";

WHEREAS, pursuant to proper notice, the Board has undertaken

public hearing on the matter on June 30, 2015;

NOW, THEREFORE BE IT RESOLVED, by the Board that it does hereby make the following findings of fact and conclusions based thereon:

1. That all of the recitals hereinabove set forth are incorporated by reference. That all of the exhibits and documents relevant thereto are herein incorporated.
2. More specifically, but not by way of limitation, the Board considered the report prepared by Maser and known as the "Redevelopment Study Area Determination of Need" dated May 29, 2015 (hereinafter, the "Report") with regard to the Property.
3. The Board considered the testimony of Darlene Green, a licensed Professional Planner in the State and a representative of Maser.
4. Ms. Green highlighted the contents of the Report and offered testimony that the Property consisted of a single 150' x 286' property that was formerly utilized as the Dumont Municipal Complex. The Property is in the B-2 Business Zone of the Borough and has become dilapidated and outdated. The structure on the Property was constructed in 1918 and was utilized as a public school until 1962 when it was transferred from the Board of Education to the Borough to be utilized for Borough purposes. The structure previously contained virtually all Borough Offices (including the

Police Department) and over the years has deteriorated to the point where it is no longer safe and all municipal offices have relocated from the structure which is now vacant.

5. During testimony, Ms. Green made clear that the Property meets Criterion "a" as an "area in need of redevelopment" in that the building is:

substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

6. Additionally, Ms. Green testified that the Property meets Criterion "H" in that it supports State "Smart Growth" initiatives in that;
 - a. According to the State's mapping, the Borough of Dumont is located in a smart growth areas as it is designated Metropolitan Planning Area;
 - b. The redevelopment of the property has the potential to produce a new, mixed-use building in the municipality's downtown;
 - c. Redevelopment of the property would be able to take advantage of the bus service that runs along Washington Avenue;
 - d. Any potential redevelopment of the property would include a mandatory affordable housing component,

which would provide affordable housing options within the Borough;

e. The property is located in a walkable setting, where future workers and residents could walk to services and shopping establishments;

f. Redevelopment of the property will utilize existing land that is already developed to construct a new, safe building.

7. Ms. Green further opined that the condition of the building has been allowed to deteriorate to the point that the building needed to be vacated to protect the employees in the building on a daily basis and visitors coming to the building. These conditions of the building, by reason of dilapidation of the structure, have been extensively documented in the various reports and studies conducted since 2008. She further indicated that vacating of the building put the public on notice that the structure is an imminent public health hazard which must be mitigated.

8. The Board has considered public comment regarding the Redevelopment Determination.

NOW THEREFORE, BE IT FUTHER RESOLVED that the Planning Board hereby finds that the Property constitutes "an area in need of redevelopment" and requests that the Governing Body so designate the property and take such steps as are necessary.

ROLL CALL:	AYES	NAYS	ABSTAIN
Worner	✓		
Hakim	✓		
Moriarty	✓		
Bochicchio	✓		
AFFRONTI	✓		
Chen	✓		
Masio	✓		
Cremin	✓		
Hayes			✓

William Bochicchio

William Bochicchio, Chairman

Rosalie Bob

, Secretary

RESOLUTION ADOPTED AT THE June 30, 2015 MEETING OF THE DUMONT
JOINT LAND USE BOARD