

RESOLUTION AUTHORIZING THE
WEST WINDSOR TOWNSHIP PLANNING
BOARD TO UNDERTAKE A PRELIMINARY
INVESTIGATION FOR REDEVELOPMENT
OF THE PRINCETON JUNCTION TRAIN
STATION AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the governing body making a determination as to whether a particular study area qualifies as an area in need of redevelopment, the governing body must authorize the Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the area meets the criteria of an area in need of redevelopment as set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Township of West Windsor wishes to direct the Planning Board to undertake a preliminary investigation to determine whether the proposed study area surrounding the Princeton Junction Train Station, as described in the attached boundary map, and consisting of Block 5, Lots 8.05, 14, 19, 20, 72 and 78 and Block 6, Lots 6, 8, 9, 10, 11, 12, 14, 16.01, 16.02, 17, 18, 27, 32, 33, 41, 44, 48, 54, 55.01, 57, 60, 64-70, 76, 79.01, 84.01, 84.02, 84.03 and 88 and Block 6.20, Lots 20-22, 49, 73, 74 and 83 and Block 12.04, Lots 2, 10, 17, 18, 25, 26 and 27 and Block 13, Lots 1, 9-13 and Block 57, Lot 1 and Block 59, Lots 1-3 and Block 64, Lot 170.01 qualifies as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*.

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of West Windsor that the West Windsor Township Planning Board is hereby directed to conduct the necessary preliminary investigation, including the holding of a public hearing, to determine whether the study area is or is not an area in need of redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-1 et seq.*

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Mayor and Township Council in the form of a Resolution with supporting documentation.

Adopted: April 12, 2004

CERTIFICATION

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at its meeting held on 12th day of April 2004.

Sharon Young
Township Clerk
West Windsor Township

MEMORANDUM

TO: West Windsor Township Council

FROM: Mayor Shing-Fu Hsueh

DATE: March 26, 2004

RE: **RESOLUTION DIRECTING THE PLANNING BOARD TO DETERMINE WHETHER THE PRINCETON JUNCTION TRAIN STATION AREA IS NEED OF REDEVELOPMENT**

I am enclosing herewith a proposed Resolution for consideration by the Township Council to direct the Township Planning Board to conduct a preliminary investigation to determine whether a delineated area around the Princeton Junction Train Station would qualify as an area in need of redevelopment under the Local Redevelopment and Housing Law ("LRHL"). Attached to that Resolution is a boundary map identifying the study area.

I am also enclosing a memorandum issued by Township Attorney Michael J. Herbert on February 19, 2004 to the Administration, Planning Board Chairman Marvin Gardner and Planning Consultant John A. Madden setting forth the procedures that are required to undertake a redevelopment of a particular area under the LRHL. As you will note, the Resolution by the Township Council is only the first step in the process of providing for the redevelopment for the particular site. An area designation will enable the Township to then develop a comprehensive area redevelopment plan, which will enable the Township to partner with private developers; eliminate red-tape in proceeding with redevelopment, greatly enhance revenue generation through "Payments In Lieu of Taxaes" and enable us to undertake much needed traffic improvements in the area.

I want to emphasize that the boundary delineated in the attached Resolution is not fixed in stone and will be subject to a hearing by the Planning Board and subsequent consideration by the Township Council. However, it is the necessary first step to dealing with this longstanding issue in West Windsor Township.



**PROPOSED REDEVELOPMENT AREAS
OF
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NJ**



JAMES F. PARVESSE - TOWNSHIP ENGINEER

