

**BOROUGH OF PENNINGTON  
RESOLUTION 2024-3.4**

**RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE  
BOROUGH OF PENNINGTON TO UNDERTAKE A PRELIMINARY INVESTIGATION  
TO DETERMINE WHETHER A CERTAIN AREA WITHIN THE  
BOROUGH (BLOCK 205, LOTS 2, 3, 4, 5 AND 6) IS AN AREA  
IN NEED OF REDEVELOPMENT**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, the governing body of the Borough of Pennington (“Borough”) is authorized to direct the Borough Planning Board (“Planning Board”) to undertake a preliminary investigation in order to determine whether a certain area within the Borough would qualify as an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5;

**WHEREAS**, N.J.S.A. 40A:12-6 directs that the resolution authorizing a planning board to undertake such an investigation shall state whether 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 (the area then to be known as a “Non-Condensation Redevelopment Area”) or whether the redevelopment area determination should authorize the municipality to use all those powers provided for use in a redevelopment area including the powers of eminent domain (the area therefore to be known as a “Condensation Redevelopment Area”);

**WHEREAS**, the Borough does not intend to use all the powers provided for use in a redevelopment area, and specifically, the Borough will not use eminent domain;

**WHEREAS**, Borough Council desires the Planning Board to conduct such a preliminary investigation relative to certain properties located within the Borough, more specifically identified as Block 205, Lots 2, 3, 4, 5 and 6, as shown on the Borough Tax Map (“Property”);

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Pennington, as follows:

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether the aforementioned Property, or any portions thereof, constitute an area in need of redevelopment (that is, a Non-Condensation Redevelopment Area) according to the criteria set forth in N.J.S.A. 40A:12A-5.
2. In its preliminary investigation of the Property, the Planning Board is hereby further directed to comply with the procedural requirements set forth in N.J.S.A. 40A:12A-6, including preparation of a map showing the boundaries of the potential area in need of redevelopment and locations of the various parcels of property included therein, appending to the map a statement setting forth the basis for the investigation; specification of a date of public hearing for the purpose of hearing persons who are interested in, or would be affected by, the determination that the delineated area is an area in need of redevelopment; providing notice of said hearing pursuant to the notice requirements set forth in N.J.S.A. 40A:12A\_6(b)(3); and hearing and receiving into the record any objections to such a determination that the proposed property be designated an area in need of redevelopment.
3. After completing a hearing on the matter, the Planning Board shall recommend to Borough Council whether or not the delineated Property, or any part thereof, should be determined by Council an area in need of redevelopment.