

**RESOLUTION OF THE BOROUGH OF
MERCHANTVILLE, COUNTY OF CAMDEN AND
STATE OF NEW JERSEY DIRECTING THE
MERCHANTVILLE PLANNING BOARD TO
UNDERTAKE A PRELIMINARY INVESTIGATION
TO ASCERTAIN WHETHER A CERTAIN
AMENDMENT TO THE TOWN CENTER EAST
REVEVELOPMENT PLAN IS APPROPRIATE**

WHEREAS, in its December 9, 1997 Master Plan Reexamination Report, the Planning Board of the Borough of Merchantville recognized that certain areas and properties within the Borough of Merchantville might qualify as “redevelopment areas” or “areas in need of redevelopment” as defined in N.J.S.A. 40A:12A-3; and

WHEREAS, the Borough Council of the Borough of Merchantville by Resolution adopted May 24, 2004, requested that the Merchantville Planning Board conduct a preliminary investigation to determine whether the area of the Borough known as the “Town Center East Project Area”, consisting of certain lots within Blocks 29, 33 and 61 of the Official Tax Map of the Borough of Merchantville, qualifies under the statutory criteria set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) as an area in need of redevelopment; and

WHEREAS, the Planning Board of the Borough of Merchantville had conducted said investigation, provided public notice, and conducted a public hearing and adopted a Resolution August 10, 2004, recommending to Borough Council that the delineated study area meets the criteria and should be determined by the Borough Council to be an area in need of redevelopment; and

WHEREAS, the Borough Council of the Borough of Merchantville had adopted Resolution and Ordinance on September 27, 2004, determining that the delineated area is redevelopment area; and

WHEREAS, a Redevelopment Plan had been prepared in accordance with N.J.S.A. 40A-12A-7 and will serve as an overlay zoning district within the redevelopment area; and

WHEREAS, the Planning Board had reviewed the Redevelopment Plan and found it to be consistent with the Master Plan and that the adoption of the Redevelopment Plan will assist in effectuating the Master Plan; and

WHEREAS, the Redevelopment Plan complied with the requirements of all applicable State and Federal statutes and regulations promulgated thereunder; and

WHEREAS, the Borough Council of the Borough of Merchantville has determined that it seeks to modify a certain portion of the Redevelopment Plan, to amend the building height limitation from “up to 60 feet” and “4 stories” to “up to 48 feet” and “3 stories” for buildings constructed within the Project Area, and

WHEREAS, the Borough Council of the Borough of Merchantville hereby directs the Merchantville Planning Board, under the authority granted to said Planning Board under Resolution of May 24, 1994, to conduct a preliminary investigation to determine whether the amendment of the building height limitation from “up to 60 feet”

and “4 stories” to “up to 48 feet” and “3 stories” for buildings constructed within the Project Area, would be appropriate; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Borough Council of the Borough of Merchantville, that the Planning Board of the Borough of Merchantville be and hereby is authorized to undertake a preliminary investigation to determine whether the amendment of the building height limitation from “up to 60 feet” and “4 stories” to “up to 48 feet” and “3 stories” for buildings constructed within the Town Center East Project Area, would be appropriate; and

BE IT FURTHER HEREBY RESOLVED by the Borough Council of the Borough of Merchantville that the Planning Board of the Borough of Merchantville is authorized to employ a New Jersey licensed professional planner to assist the Board in undertaking any and all actions that may be necessary to accomplish the purpose and intent of this Resolution.

THE BOROUGH OF MERCHANTVILLE

FRANK M. NORTH, MAYOR

ATTEST:

JOHN C. FRY, BOROUGH CLERK

I, **JOHN C. FRY**, Borough Clerk of the Borough of Merchantville, do hereby certify the foregoing to be a true and correct copy of the Resolution adopted by Borough Council at a meeting of said Borough Council on April 28, 2008, and that said Resolution passed by a majority vote of the members of Borough Council.

JOHN C. FRY, BOROUGH CLERK
BOROUGH OF MERCHANTVILLE