

**NOW, THEREFORE, BE IT RESOLVED** by the Runnemedede Borough Planning Board, by a vote of members in favor and members opposed, and members abstaining (Voting in favor: as follows:

1. The Runnemedede Borough Planning Board approves and adopts the report dated March 2020, entitled "Preliminary Need Investigation Determination of Need Report" and the findings contained therein, and same is referred to the Runnemedede Borough Mayor and Council for review and consideration; and

2. The Runnemedede Borough Planning Board notes that the power of eminent domain is not made a part of the recommendations of the Board nor is it to be used in connection with the redevelopment area in question; and

3. The Runnemedede Borough Planning Board recommends to the Runnemedede Borough Mayor and Council, that the entire area referred to the Board for investigation, specifically Blocks 135, Lots 32, 43.03, 43.05, 43.06 and Block 126, Lots 1, 1.01 on the tax maps of Runnemedede Borough, be declared an area in need of redevelopment; and

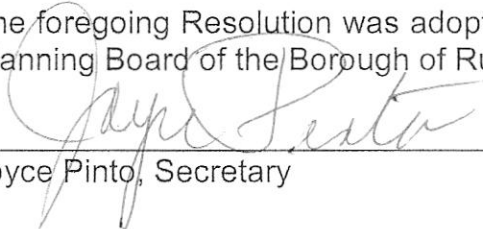
4. The Runnemedede Borough Planning Board recommends that the Runnemedede Borough Mayor and Council find the intent of the Borough's Master Plan is to foster economic development along existing commercial corridors and to promote an equitable balance of land use which may be furthered by the designation of this area as a redevelopment area and further recommends that this designation be incorporated into the next Master Plan Reexamination Report.

THE PLANNING BOARD OF THE  
BOROUGH OF RUNNEMEDE

  
Kandy Klehamer, Chairwoman

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Planning Board of the Borough of Runnemedede held on the 12<sup>th</sup> day of August, 2020..

  
Joyce Pinto, Secretary

NAME	YES	NO	ABSTAIN	ABSENT
Klehamer	✓			
White				✓
Goushian	✓			
Dodds				✓
Venella	✓			
Aupperle	✓			
Wozunk	✓			
*Ranieri	✓			
*Kappatos	✓			

\*Cannot vote on D Variance (Use).

ALTERNATES-IF NEEDED

NAME	YES	NO	ABSTAIN	ABSENT
Farmer				
Leap				

**RESOLUTION #20-11**

**RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE RUNNEMEDE BOROUGH PLANNING BOARD TO THE RUNNEMEDE BOROUGH MAYOR AND BOROUGH COUNCIL REGARDING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, on November 26, 2019 the Runnemede Borough Mayor and Council passed Resolution 19-141 directing and authorizing the Runnemede Planning Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Borough were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the areas to be investigated pursuant to said resolution was: Blocks 135, Lots 32, 43.03, 43.05, 43.06 and Block 126, Lots 1, 1.01, on the tax maps of Runnemede Borough; and

**WHEREAS**, the Runnemede Borough Planning Board, authorized the Borough Planner, Bach Associates, to perform a preliminary investigation and issue a report to the Board; and

**WHEREAS**, Bach Associates, PC, issued a report dated March 2020, entitled "Preliminary Need Investigation Determination of Need Report" for said investigation area and forwarded same to the Runnemede Borough Planning Board for review by the Board, as well as, by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference; and

**WHEREAS**, the Runnemede Borough Planning Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on August 12, 2020; and

**WHEREAS**, at the time of the public hearing the Board heard testimony from Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP, who testified before the Board with respect to the preliminary investigation report they prepared. Mr. Bach and Ms. Kanaplue reviewed the boundary areas of the investigation, reviewed the various criteria required for the finding that an area is in need of redevelopment, explained the benefits involved regarding an area being declared a redevelopment area and noted that the power of eminent domain would not be a part of the redevelopment plan for this area and gave general testimony regarding the report; and

**WHEREAS**, in their report Mr. Bach and Ms. Kanaplue determined that all the properties of the area studied, specifically Blocks 135, Lots 32, 43.03, 43.05, 43.06 and Block 126, Lots 1, 1.01, qualified as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and recommended that said area be so declared by the Mayor and Borough Council; and

**WHEREAS**, the Borough Planner further recommended that the Mayor and Borough Council find that the intent of the Borough's Master Plan is to foster economic development along existing commercial corridors and to promote an equitable balance of land use which may be furthered by the designation of this area as a redevelopment area. Such a designation was also recommended to be incorporated in the next Master Plan Reexamination Report; and

**WHEREAS**, this resolution incorporates by way of reference any and all testimony given at the hearing by members of the public, the Board's professionals and members of the Board, said testimony having been considered by the Board in connection with the passage of this resolution; and

**WHEREAS**, the Runnemede Borough Planning Board did its review and made its recommendation based on the above documents, the report of Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP, and the testimony provided at the time of the hearing, including the testimony of its own professionals.