

RESOLUTION

RESOLUTION OF THE PRINCETON PLANNING BOARD MERCER COUNTY, NEW JERSEY

RESOLUTION RECOMENDING TO THE MAYOR AND COUNCIL OF THE MUNICIPALITY OF PRINCETON THAT 27 FRANKLIN AVENUE, BLOCK 7301, Lot1 AND 101 WALNUT LANE, BLOCK 31.01, LOT 105 BE DESIGNATED AS A NON- CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment" as described in Section 5 of the Redevelopment Law; and

WHEREAS, pursuant to the LRHL, the Mayor and Council of the Municipality of Princeton (the "Governing Body") adopted Resolution #R-25-389 on November 11, 2025 directing the Planning Board of the Municipality of Princeton (the "Planning Board") to conduct a preliminary investigation and public hearing to determine whether the real properties located at 27 Franklin Avenue Princeton and 101 Walnut Lane and designated on the Official Map of Princeton as Block 7301, Lot 1 and Block 31.01, Lot 105 respectively, or part(s) thereof, (the "Study Area"), meet the requirements for designation as a non-condemnation redevelopment area pursuant to the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, in furtherance of the direction by the Governing Body, Chris Colley, AICP/PP of the firm Topology, LLC, was retained to conduct a study/investigation and prepare a Preliminary Investigation Report as to the Study Area; and

WHEREAS, on or about March 27, 2026, Chris Colley AICP/PP, prepared a report entitled "Preliminary Investigation Report, Non- Condemnation Area in Need of Redevelopment Block 31.01, Lot 105 and Block 7301, Lot remove1" ("Report"); and

WHEREAS, the Report was prepared by analyzing the applicability of the statutory criteria under N.J.S.A. 40A:12A-5 to the Study Area, the boundaries of which are set forth on a map entitled "Figure 2: Tax Map of Study Area", included in the Study; and

WHEREAS, the Planning Board issued a notice in accordance with the provisions of P.L. 2025, c. 72 by posting the notice on the official website of the Planning Board of the virtual public hearing to be held by the Planning Board on April 16, 2025 at 7 pm, which referenced the Study and the map which were available for inspection at the Princeton Municipal Building; and

WHEREAS, on April 16, 2026, Chris Colley AICP/PP presented sworn testimony before the Planning Board and was questioned at the public hearing regarding his findings and conclusions

that the Study Area met the criteria for a non-condemnation area in need of redevelopment based on N.J.S.A. 40A:12A-5(a) the generality of buildings are 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; and 5(d) areas with buildings or improvements which, by reason of dilapidation, obsolesce, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are determinantal to the safety, health, morals, or welfare of the community; and (h) the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation; and

WHEREAS, the Planning Board desires to provide its recommendations to the Governing Body as to whether the Study Area qualifies to be designated as a non-condemnation redevelopment area in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.

BE IT RESOLVED BY THE PLANNING BOARD OF THE MUNICIPALIT OF PRINCETON:

- 1) That based on the consideration of the Report, the testimony of Chris Colley, AICP/PP and the comments presented at the public hearing on April 16, 2026, it hereby determines that the Study Area meets the criteria of N.J.S.A. 40A:14A-5 (a), (d) and (h) and qualifies as a non-condemnation area in need of redevelopment.
- 2) That it hereby recommends to the Governing Body that 27 Franklin Avenue, Block 7301, Lot and 101 Walnut Lane, Block 31.01, Lot 105 be designated as a non-condemnation area in need of redevelopment.
- 3) That this Resolution be submitted to the Municipal Clerk by the promptly after adoption.
- 4) That this resolution shall be effective immediately.

CERTIFICATION

Certified to be a True Copy of a Resolution adopted on April 16, 2026 by the Princeton Planning Board at a duly convened meeting thereof.

DATE:



De'Adrea Battle, Secretary