

MEMORANDUM

TO: The Mayor and Council of the Municipality of Princeton
FROM: Greenbaum, Rowe, Smith and Davis LLP
DATE: November 6, 2025
RE: Resolution to Authorize and Direct the Municipal Planning Board to Undertake a Preliminary Investigation to Determine whether 27 Franklin Avenue (Block 7301, Lot 1), and 101 Walnut Lane (Block 31.01, Lot 105), Qualify as an Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

The Mayor and Council of the Municipality of Princeton (the “**Governing Body**”) are being asked to approve a resolution (the “**Resolution**”) to authorize and direct the Planning Board of the Municipality of Princeton (the “**Planning Board**”) to undertake a preliminary investigation to determine whether the real properties located at 27 Franklin Avenue, Princeton and 101 Walnut Lane, Princeton and designated on the Tax Map of Princeton as Block 7301, Lot 1 and Block 31.01, Lot 105, respectively (the “**Study Area**”), qualify as a non-condemnation area in need of redevelopment pursuant to and in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “**Redevelopment Law**”).

Pursuant to the Redevelopment Law, the Municipality of Princeton (the “**Municipality**”) is authorized to determine whether certain properties or parcels of land located within the municipality constitute an area in need of redevelopment, pursuant to the enumerated criteria set forth in the Redevelopment Law. The first step in designating certain property as an area in need of redevelopment under the Redevelopment Law requires the Governing Body adopt a resolution to direct and authorize the Planning Board to undertake a preliminary investigation to determine whether the identified property qualifies as an area in need of redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-5*. Importantly, the resolution directing the Planning Board to undertake the preliminary investigation must specify whether the area being investigated will be considered for determination as a “non-condemnation redevelopment area” or a “condemnation redevelopment area.”

Here, the Resolution, if approved by the Governing Body, would commence the process under the Redevelopment Law to designate the Study Area as an area in need of redevelopment.