

**TOWNSHIP OF FRANKFORD
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

RESOLUTION 2025-031

**AUTHORIZING AND DIRECTING THE LAND USE BOARD OF THE TOWNSHIP OF FRANKFORD TO
UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER A CERTAIN AREA
WITHIN THE TOWNSHIP IS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the governing body of the Township of Frankford ("Township") is authorized to direct the Land Use Board of the Township of Frankford ("Land Use Board") to undertake a preliminary investigation in order to determine whether a certain area within the Town would qualify as an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Frankford, they being the Governing Body thereof, as follows:

1. The Land Use Board of the Township of Frankford is hereby directed to conduct a preliminary investigation to determine whether the following property, or any portions thereof, constitute a "non-condemnation" area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5;

Lots 12, 10.02, 7.02, 5, 1.02, 1,01 and 1, in Block 24.

2. The Land Use Board of the Township of Frankford is hereby directed to conduct a preliminary investigation of the aforementioned Property, in accordance with the requirements set forth in N.J.S.A. 40A: 12A-6, more specifically, to prepare a map showing the boundaries of the potential area in need of redevelopment and locations of the various parcels of property included therein, with a statement setting forth the basis for the investigation appended to the map; to specify a date for a public hearing for the purpose of hearing persons who are interested in, or would be affected by, the determination that the delineated area is a non-condemnation area in need of redevelopment; to give notice of said hearing pursuant to the hearing notice requirements set forth in N.J.S.A. 40A:12A-6(b)(3); to hear and receive into the record any objections to such a determination that the proposed property be designated an area in need of redevelopment; and
3. After completing its hearing on the matter, the Land Use Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined by the Mayor and Township Committee to be an area in need of redevelopment.

4. The Mayor and Committee request that the Land Use Board utilize Redevelopment Planner, James Kyle, for purposes of undertaking the redevelopment study and preparing the appropriate report.
5. The conduct of the preliminary investigation directed by this Resolution shall be conditioned upon the Township's receipt of an appropriate Escrow Agreement and escrow deposit from the potential redeveloper of the property.

CERTIFICATION

I, Lori Nienstedt, Municipal Clerk for the Township of Frankford, County of Sussex, do hereby certify that the foregoing is a true and exact copy of the Resolution adopted by the Frankford Township Committee on March 11, 2025.

Lori Nienstedt, Municipal Clerk