

LAND USE BOARD
BOROUGH OF ALLENDALE
500 West Crescent Avenue
Allendale, New Jersey 07401

A Special Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on June 20, 2018 at 7:00 p.m. Formal action will be taken.

- I. CALL TO ORDER
 - A. Open Public Meetings Act Announcement
- II. ROLL CALL
- III. PRESENTATIONS
 - A. Draft Redevelopment Investigation Report (June 12, 2018)
Presented by Fred Suljic, P.P. and Robert Benecke, Benecke Economics
- IV. PUBLIC HEARING
 - A. Draft Redevelopment Investigation Report
Dated: June 12, 2018
Prepared by: Fred Suljic, P.P. and Robert Benecke of Benecke Economics
230 West Crescent Avenue, Allendale, NJ 07401 (Block 1005, Lot 3)
220 West Crescent Avenue, Allendale, NJ 07401 (Block 1005, Lot 20)
- V. RESOLUTION
 - A. LUB 18-14: Designating an Area in Need of Redevelopment, Non-
Condemnation, 230 West Crescent Ave, Allendale, NJ 07401 (Block 1005,
Lot 3) and 220 West Crescent Ave, Allendale, NJ 07401 (Block 1005, Lot 20)
- VI. OPEN TO THE PUBLIC FOR COMMENT
- VII. ADJOURNMENT

*****AGENDA AND AGENDA MATERIALS SUBJECT TO CHANGE*****

POSTED: Borough Website
Borough Bulletin Board

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: 06/20/2018

RESOLUTION# LUB 18-14

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Davis						
Daloisio						
Kistner						
O'Toole						
Sasso						
Sirico						
White						
Quinn						
Kearl – Alternate						
Lovisololo - Alternate						

Carried Defeated Tabled

**DESIGNATING AN AREA IN NEED OF REDEVELOPMENT, NON-CONDEMNATION
230 WEST CRESCENT AVE, ALLENDALE, NJ (BLOCK 1005, LOT 3)
220 WEST CRESCENT AVE, ALLENDALE, NJ (BLOCK 1005, LOT 20)**

WHEREAS, upon referral on April 26, 2018 by the Allendale governing body, the Allendale Land Use Board (LUB), on June 20, 2018, conducted a hearing pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (LRHL) and following publication of a notice of hearing of the potential area in need of redevelopment; and

WHEREAS, the Allendale LUB has considered the Redevelopment Investigation Report by Benecke Economics, said report having been provided to the property owner, which is the Borough of Allendale, and made available to the general public; and

WHEREAS, the Allendale LUB desires to adopt a Resolution determining that the area (properties) referenced herein qualifies under N.J.S.A. 40A:12A-1 et seq. as an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Allendale that, based upon the recommendation of Benecke Economics, and recognizing the diligent work of the LUB in reviewing the evidence, the properties at the following locations are hereby determined to qualify as an area in need of redevelopment consistent with the LRHL, as specifically stipulated in as stipulated in N.J.S.A. 40A:12A-6 a, b, c, and d and such designation as an area in need of

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redevelopment, and is further consistent with smart growth principles inasmuch as the property is partially vacant, is not conducive to good working condition (to wit: heavy truck activity), has been (partially) abandoned and vacant for an extended period of time (and will be abandoned in the future, 2019) and is generally obsolete. These properties are considered one unique redevelopment area.

The Borough of Allendale, New Jersey	
Identification of W. Crescent Avenue ANR-Parcels-NOT Subject to Condemnation.	
Address	Property Location
230 W. Crescent Avenue	Along a major artery in Allendale (Tax Map Block 1005)
220 W. Crescent Avenue	Along a major artery in Allendale (Tax Map Block 1005)

BE IT FURTHER RESOLVED that these properties are hereby designated by the Allendale LUB as a non-condemnation area in need of redevelopment pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq.

Approved:

ALLENDALE LAND USE BOARD

Attest:

KEVIN QUINN, Chairman

JOSEPH DALOISIO, Secretary

Adopted: June 20, 2018