

**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



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KEVIN QUINN, Chairman

Attest:

  
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JOSEPH DALOISIO, Secretary

Adopted: June 20, 2018