

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2021-283**

**RESOLUTION OF THE WARREN TOWNSHIP COMMITTEE DESIGNATING THE AREA FORMERLY USED AS THE WORLDWIDE CHUBB CORPORATE HEADQUARTERS, CONSISTING OF APPROXIMATELY 118 ACRES, AND KNOWN AS BLOCK 8, LOTS 2 AND 3 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WARREN AS A NON-CONDEMNATION “AREA IN NEED OF REDEVELOPMENT” UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

**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**, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Township Committee of the Township of Warren (the “Township Committee”) by way of Resolution No. 2021-171 dated July 15, 2021, authorized and directed the Warren Township Planning Board (the “Board”) to conduct a preliminary investigation to determine whether the area identified as Block 8, Lots 2 and 3 as shown on the Tax Map of the Township of Warren consisting of approximately 118 acres (the “Study Area”), meets the criteria set forth in Section 5 of the LRHL and should be designated as an “area in need of redevelopment”; and

**WHEREAS**, the Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

**WHEREAS**, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment”, at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

**WHEREAS**, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

**WHEREAS**, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township’s assessment records; and

**WHEREAS**, the Board held a public hearing (the “Public Hearing”) to determine whether the Study Area is “an area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a regular meeting of the Board on November 8, 2021; and

**WHEREAS**, notice of the Public Hearing was provided in the official newspaper of the Township on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

**WHEREAS**, the Board also provided notice to property owners in the Study Area, as well as property owners within 200 feet of the Study Area; and

**WHEREAS**, at the Public Hearing, John T. Chadwick IV, P.P. (“Chadwick”), Township Planning Consultant, presented a report dated August 2021, entitled “Preliminary Redevelopment Area Study For Block 8, Lots 2 & 3 Located on Mountain View Road in the Township of Warren New Jersey” (the “Report”) concerning the determination of the Study Area as an “area in need of redevelopment”; and

**WHEREAS**, at the Public Hearing, the Board reviewed the Report, heard the testimony of Chadwick as well as members of the public who were given an opportunity to testify and to ask questions of the Board and of Chadwick; and

**WHEREAS**, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on November 8, 2021, unanimously by roll call vote determined that the Study Area should be designated as an “area in need of redevelopment”; and

**WHEREAS**, the Board, by unanimous roll call vote, recommended to the Township Committee that the Study Area be designated as an “area in need of redevelopment”; and

**WHEREAS**, the Township Committee agrees with the recommendation of the Board that the Study Area be designated as an “area in need of redevelopment” pursuant to the LRHL; and

**WHEREAS**, the Township Committee now desires to authorize and direct the Board to cause a redevelopment plan to be prepared for the Study Area and present same to the Township Committee pursuant to N.J.S.A. 40A:12A-7(f).

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey, as follows:

1. The Township Committee hereby designates Block 8, Lots 2 and 3 as shown on the Tax Map of the Township of Warren consisting of approximately 118 acres, as an “area in need of redevelopment” (the “Determination”) pursuant to the LRHL.
2. Chadwick is hereby directed to prepare a draft Redevelopment Plan for review by the Township Committee.

3. The Determination shall authorize the Township Committee to use all of the powers provided by the Legislature for use in a redevelopment area except the use of eminent domain, thus designating it a “Non-Condensation Redevelopment Area”.
4. The Township Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the “Commissioner”) for review. The Determination of the Study Area as an “area in need of redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
5. Notice of the Determination (the “Notice”) shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
6. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		MAZIARZ	X			
	X	MARION	X			
		DINARDO	X			
X		SORDILLO	X			
		LAZO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on November 18, 2021.

Cathy Reese, RMC  
Township Clerk