

LAND USE

50 Attachment 6

Borough of Frenchtown

Appendix A, Resolution, Area in Need of Rehabilitation

Appendix A - Resolution

RESOLUTION OF THE BOROUGH COUNCIL
BOROUGH OF FRENCHTOWN

**DETERMINATION OF THE FRENCHTOWN CENTRAL
BUSINESS DISTRICT
AS AN AREA IN NEED OF REHABILITATION**

WHEREAS, the Borough Council of the Borough of Frenchtown directed the Frenchtown Planning Board to conduct an investigation to and make a recommendation as to whether the area known as the Central Business District meets the criteria of the Local Redevelopment and Housing Law (NJSA 40A: 12A-1 et. Seq.) as An Area In Need Of Redevelopment (Redevelopment Area); and

WHEREAS, the Borough of Frenchtown subsequently engaged the services of David G. Roberts, AICP/PP, CLA of the firm of Schoor DePalma, Inc. to assess the area in question based on his experience in redevelopment planning; and

WHEREAS, Mr. Roberts recommended that the entire Central Business District would meet the criteria for designation as An Area In Need of Rehabilitation (Rehabilitation Area) under Section 14 of the Local Redevelopment and Housing Law based upon the following finding:

More than half of the housing stock in the Town Center is at least 50 years old based upon the following facts (see Appendix A):

- a. The Central Business District is located within Block Group 1 of Census Tract 115 (Frenchtown Borough);
- b. In Block Group 1, 506 out of 630 housing units, or 80% of the units, were constructed prior to 1959, of which 373 housing units, or 59% of the units, were constructed before 1939.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Frenchtown, that the area designated as the Central Business District be and is hereby designated as an Area In Need Of Rehabilitation pursuant to Section 14 of the Local Redevelopment and Housing Law (NJSA 40A: 12A-1 et. Seq.).

BE IT FURTHER RESOLVED that this Resolution was reviewed by the Frenchtown Planning Board at its meeting of November 10, 2004 pursuant to statute and that the Board finds that the adoption of this Resolution is consistent with the Frenchtown Borough Master Plan recommendations for the revitalization of the Central Business District and the implementation of the planning objectives in the Borough's Master Plan Reexamination Report of 2000.