





Block 34, Lots 8, 9

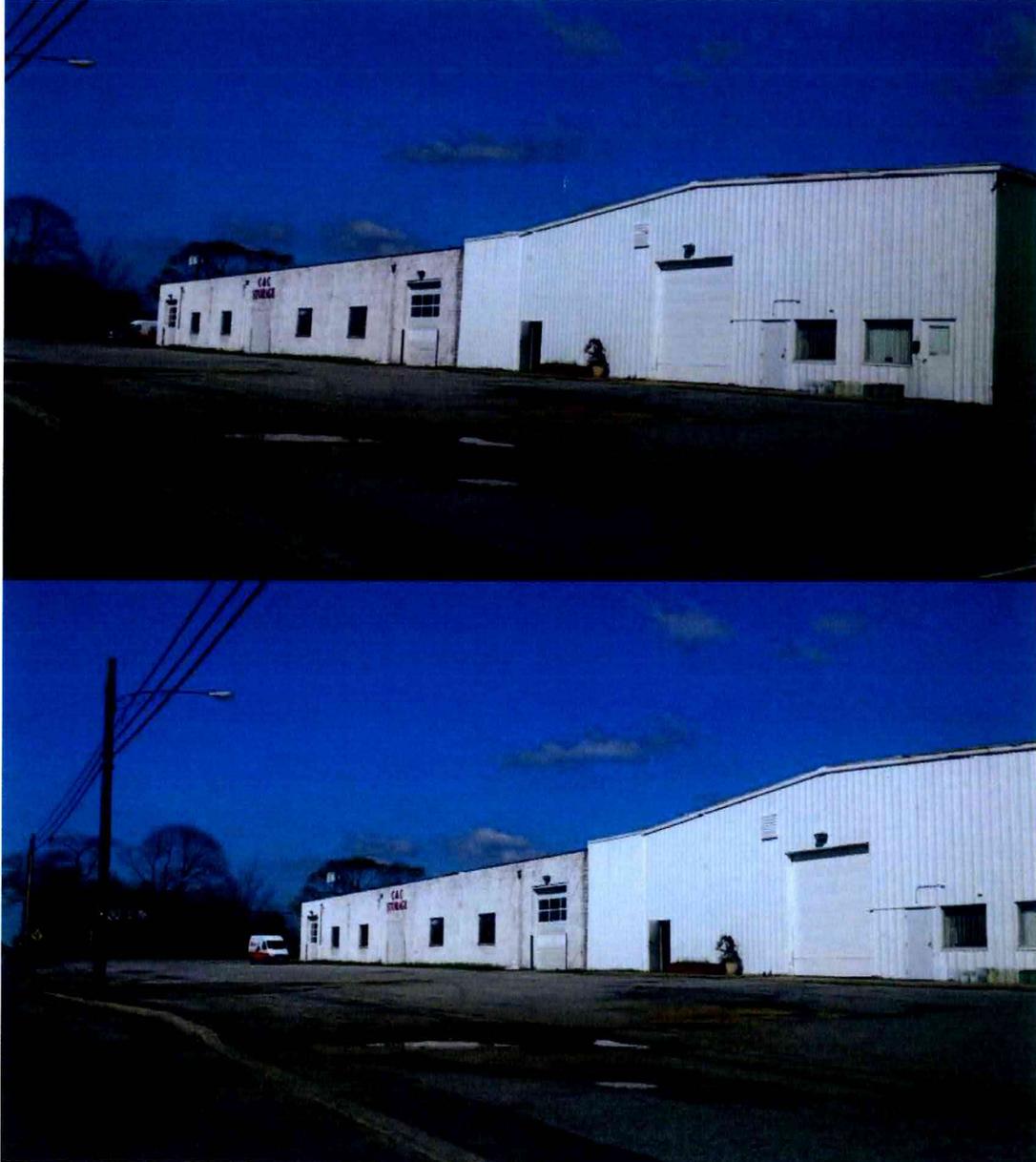




Block 31, Lot 7



Block 33, lot 12.01





APPENDIX 2

Redevelopment Study Area Matrix

Redevelopment Study Area

Block	Lot	Property Location	Owner	Acreege	Existing Use	Zone	Violations	Revelpment Area Criteria Designation*
29	13.01	805 Clems Run Rd	Leslie, Scott & Anne	1.24 Acres	Residential, 2,328 sf, built 1992,	RE		NO
29	13.02	809 Clems Run Rd	Leslie, Donald & Sandra	0.974 Acres	Residential, 1,176 sf, built 1900,	RE		NO
29	13.03	813 Clems Run	Eisenhart, Andrew & Amy Beth	1.79 Acres	Residential, 1,860 sf, built 2010,	RE		NO
29	14	817 Clems Run	Russo, James & Kendra	0.81 Acres	Residential, 3,292 sf, built 1958,	RE		NO
29	24.01	Aura Rd	Aura Investors, LLC	14.361 Acres	Farm Qualified	RE		e.
29	25	652 Aura Rd	HAYNICZ, EDWARD	1.03 AC	Residential, 1,192 sf, built 1968,	RE		NO
29	26	708 Aura Rd	CONNOLLY, KEVIN D & LISA N	1.03 AC	Residential, 1,769 sf, built 1978,	RE		NO
29	28	Aura Rd	Aura Investors, LLC	19.9 acres	Farm Qualified, Farmland	RE		e.
29	29	Aura Rd	Aura Investors, LLC	74.89 acres	Farm Qualified, Farmland	RE		e.
31	2.02	Aura Rd	Aura Investors, LLC	5.12 Acres	Farm Qualified, Farmland	R		e.
31	4	801 Aura Rd	CONTARINO, ROBERT JR & ELIZABETH	6.42 Acres	Residential, 2,373 sf, built 1905	R		NO
31	5.01	702 Aura Rd	AURA INVESTORS LLC	38.11 Acres	Farm Qualified, Farmland	R		e.
31	5.02	721 Aura Rd	CONNOLLY, KEVIN D & LISA N	1.97 Acres	Residential, 2,512 sf, built 1936	R		NO
31	6	685 Aura Rd	SCIOTO PROPERTIES SP 16 LLC	1.89 Acres	Residential, 2,691 sf, built 2007	R		NO
31	6.01	687 Aura Rd	KARPEN, EDWARD A & DIANE J	1.94 Acres	Residential, 2,455 sf, built 2013	R		NO
31	7	Aura Rd	Aura Investors, LLC	60.37 Acres	Farm Qualified, Farmland	R		e.
31	1	899 AURA RD	BRUCK, WALTER J	.66 acre	Residential, 2,562 sf, built 1880	C-1		e.
31	2.01	893 AURA RD	BAILEY 899 AURA ROAD LLC	8.32 Acres	Aura Automotive, pole barn built 1986	R	2001, 2007	e.
31	3	891 Aura Rd	VAITES, JEFFREY R	1.5 Acres	Residential, 2,211 sf, built 1980	R		e.
31	22	Aura Rd	Aura Investors, LLC	39.85 Acres	Farm Qualified	R		e.
32	1	Aura Rd	Aura Investors, LLC	24.81 Acres	Farm Qualified, Farmland	RE		e.
32	2	710 Aura Rd	AURA INVESTORS LLC	1.0 Acre	Vacant Land	RE		e.
32	3	Aura Rd	Aura Investors, LLC	0.91 Acres	Farm Qualified, Farmland	RE		e.
32	4	831 Clems Run	Aura Investors, LLC	73.57 Acres	Farm Qualified, Farmland	RE		e.
32	5	Aura Rd	Aura Investors, LLC	7.77 Acres	Farm Qualified, Farmland	RE		e.
32	6, 8, 9	Aura Rd	Aura Investors, LLC	56.41 Acres	Farm Qualified, Farmland	RE		e.
32	7	675 Whig Lane	Aura Investors, LLC	1.27 Acres	Vacant Land	C-1		e.
32	10	845 Clems Run	STAUB, JOHN R JR	0.81 Acres	Vacant Land	RE		NO
32	11	841 Clems Run	STAUB, JOHN R JR	0.56 Acres	Residential, 1,092 sf, built 1956	RE		NO
32	12	839 Clems Run	CRAMER, KEITH A & CYNTHIA S	3.38 Acres	Residential, 2,200 sf, built 1900	RE		NO

Redevelopment Study Area

Block	Lot	Property Location	Owner	Acreage	Existing Use	Zone	Violations	Redevelopment Area Criteria Designation*
32	14	837 Clems Run	MELI, JOSEPH A	.94 Acres	Residential, 1,800 sf, built 1920	RE		NO
32	15	835 Clems Run	KNOX, ROBERT M JR & CYNTHIA L	3.77 Acres	Residential, 2,867 sf, built 2000	RE		NO
32	16.01	825 Clems Run (3A)	TUMMINIA, CHRISTOPHER R	0.57 Acres	Farmhouse, 3,454 sf, built 1974	RE		NO
32		825 Clems Run (3B)	TUMMINIA, CHRISTOPHER R	5.41 Acres	Farm Qualified	RE		NO
32	16.02	821 Clems Run	DOUGHTY, CRAIG T	1.01 Acres	Residential, 1,792 sf, built 1998	RE		NO
33	12.01	719 Whig Lane	GAGLIANONE, JAMES J	2.0 Acres	Commercial, see photos	RE	2014, current application for use variance	a.
34	1.03	710 Whig Lane	TOWNSHIP OF ELK	0.92 Acres	Vacant Land	RE		c.
34	3	690 Whig Lane	TOWNSHIP OF ELK	1.78 Acres	Municipal Bldg, 1,870 sf, built 1900	RE		c.
34	4	680 Whig Lane	TOWNSHIP OF ELK	8.64 Acres	Admin. Bldg, Parking, 5,400 sf, built 1990	RE		yes
34		680 Whig Lane	TOWNSHIP OF ELK		Cell Tower			
34	6	674 Whig Lane	NICHOLSON, VERNON C ESTATE	1.10 Acres	Commercial, Vacant	C-1		a., b., d.
34	7	900 Aura Rd	NICHOLSON, VERNON C ESTATE	0.56 Acres	Commercial, Vacant, 3,628 sf, built 1890, see photos	C-1		a., b., d.
34	8	16 Maple Ave	HENRY, LEROY, JR	1.04 Acres	Residential, 2,004 sf, built 1890, see photos	RE		d., e.
34	9	20 Maple Ave	NICHOLSON, CONSTANCE B	1.99 Acres	Residential, 1,652 sf, built 1890, see photos	RE		d., e.
58	2	635 Whig Lane	ARMSTRONG, FLOYD R & DONNA H	1.76 Acres	Residential, 2,272 sf, built 1780, see photos	R		yes
58	1	625 Whig Lane	AURA INVESTORS LLC	20.94 Acres	Farm Qualified	R		e.

* Refer to Section VII. of the redevelopment study for corresponding definitions of redevelopment area criteria.

APPENDIX 3

RESOLUTION NO. 61-2016

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK AMENDING
RESOLUTION R-108-2015 AUTHORIZING THE COMBINED PLANNING/ZONING BOARD
TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN
LOTS IN BLOCKS 29, 31, 32, 33, 34 AND 58 ON THE OFFICIAL TAX MAP OF THE
TOWNSHIP OF ELK QUALIFY AS AN AREA IN NEED OF NON-CONDEMNATION
REDEVELOPMENT

WHEREAS, on November 5, 2015, via Resolution R-108-2015, the Mayor and Committee of the Township of Elk authorized a preliminary investigation to determine whether the following properties qualify as an area in need of non-condemnation redevelopment: Block 29, Lots 13.01, 13.02, 13.03, 14, 24.01, 25, 26, 28 and 29; Block 31, Lots 2.02, 4, 5.01, 5.02, 6, 6.01, 7 and 22; Block 32, Lots 1-12, 14, 15, 16.01 and 16.02; Block 33, Lot 12.01; Block 34, Lots 1.03, 3, 4, and 6-9; and Block 58, Lot 1; and

 **WHEREAS**, the Mayor and Committee of the Township of Elk have determined to add the following properties to the preliminary investigation: Block 31, Lots 1, 2.01 and 3; and Block 58, Lot 2; and

WHEREAS, the Township of Elk governing body wishes to direct the Combined Planning/Zoning Board to undertake the preliminary investigation to determine whether the following properties identified as and consisting of Block 29, Lots 13.01, 13.02, 13.03, 14, 24.01, 25, 26, 28 and 29; Block 31, Lots 1, 2.01, 2.02, 3, 4, 5.01, 5.02, 6, 6.01, 7 and 22; Block 32, Lots 1-12, 14, 15, 16.01 and 16.02; Block 33, Lot 12.01, Block 34, Lots 1.03, 3, 4, and 6-9; and Block 58, Lots 1 and 2 qualify as an area in need of non-condemnation redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township of Elk to direct its Combined Planning/Zoning Board to conduct such an investigation regarding said properties.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Elk, County of Gloucester and State of New Jersey as follows:

1. The Elk Township Combined Planning/Zoning Board is hereby directed to undertake a preliminary investigation to determine whether Block 29, Lots 13.01, 13.02, 13.03, 14, 24.01, 25, 26, 28 and 29; Block 31, Lots 1, 2.01, 2.02, 3, 4, 5.01, 5.02, 6, 6.01, 7 and 22; Block 32, Lots 1-12, 14, 15, 16.01 and 16.02; Block 33, Lot 12.01; Block 34, Lots 1.03, 3, 4, and 6-9; and Block 58, Lots 1 and 2 is a Non-Condensation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for a Redevelopment Area, except eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and
2. The staff of the Combined Planning/Zoning Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the redevelopment area investigation.

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Combined Planning/Zoning Board for immediate action; and
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a regular meeting of the Mayor and Committee of the Township of Elk, County of Gloucester, State of New Jersey held on April 7, 2016.

TOWNSHIP OF ELK

BY: 
ED POISKER, Mayor

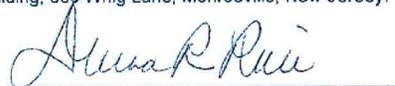
ATTEST:


DEBORA R. PINE, Clerk

COMMITTEE	ROLL CALL VOTE			
	AYES	NAYS	ABSTAIN	ABSENT
Nicholson	✓			
Poisker	✓			
Rambo	✓			
Sammons	✓			
Yenner	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Elk, County of Gloucester, State of New Jersey, at a meeting held by the same on April 7, 2016 in the Elk Township Municipal Building, 680 Whig Lane, Monroeville, New Jersey.


DEBORA R. PINE
Clerk

APPENDIX 4

RESOLUTION R-108-2015

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK AUTHORIZING THE COMBINED PLANNING/ZONING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN LOTS IN BLOCKS 29, 31, 32, 33, 34 AND 58 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF ELK QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area (Block 29, Lots 13.01, 13.02, 13.03, 14, 24.01, 25, 26, 28 and 29; Block 31, Lots 2.02, 4, 5.01, 5.02, 6, 6.01, 7 and 22; Block 32, Lots 1-12, 14, 15, 16.01 and 16.02; Block 33 Lot 12.01, Block 34, Lots 1.03, 3, 4, and 6-9 and Block 58, Lot 1) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area; and, as such the Redevelopment Area shall be established and referred to as a "AURA Redevelopment Area"; and

WHEREAS, the Township Committee of the Township of Elk, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, the Township of Elk governing body wishes to direct the Combined Planning/Zoning Board to undertake the preliminary investigation to determine whether the following properties identified as and consisting of Block 29, Lots 13.01, 13.02, 13.03, 14, 24.01, 25, 26, 28 and 29; Block 31, Lots 2.02, 4, 5.01, 5.02, 6, 6.01, 7 and 22; Block 32, Lots 1-12, 14, 15, 16.01 and 16.02; Block 33 Lot 12.01, Block 34, Lots 1.03, 3, 4, and 6-9 and Block 58, Lot 1 qualify as an area in need of development pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township of Elk to direct its Combined Planning/Zoning Board to conduct such an investigation regarding said properties.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Elk, County of Gloucester and State of New Jersey as follows:

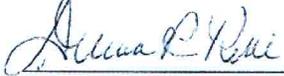
1. The Elk Township Combined Planning/Zoning Board is hereby directed to undertake a preliminary investigation to determine whether Block 29, Lots 13.01, 13.02, 13.03, 14, 24.01, 25, 26, 28 and 29; Block 31, Lots 2.02, 4, 5.01, 5.02, 6, 6.01, 7 and 22; Block 32, Lots 1-12, 14, 15, 16.01 and 16.02; Block 33 Lot 12.01, Block 34, Lots 1.03, 3, 4, and 6-9 and Block 58, Lot 1 is a Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

2. The staff of the Combined Planning/Zoning Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and
3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Combined Planning/Zoning Board for immediate action; and
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Elk, County of Gloucester, State of New Jersey on Thursday, November 5, 2015.

TOWNSHIP OF ELK

ATTEST:

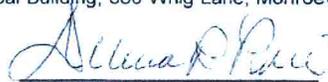

 DEBORA R. PINE, Township Clerk


 Dennis Marchei, Mayor

ROLL CALL VOTE				
COMMITTEE	AYES	NAYS	ABSTAIN	ABSENT
Marchei	✓			
Poisker	✓			
Rambo	✓			
Sammons	✓			
Yenner	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Elk, County of Gloucester, State of New Jersey, at a meeting held by the same on November 5, 2015 in the Elk Township Municipal Building, 680 Whig Lane, Monroeville, New Jersey.


 DEBORA R. PINE, Township Clerk

R-108-2015