

MAP 3: Redevelopment Area Recommendation



Legend

-  Recommended Redevelopment Area
-  Parcels
-  Municipal Boundary

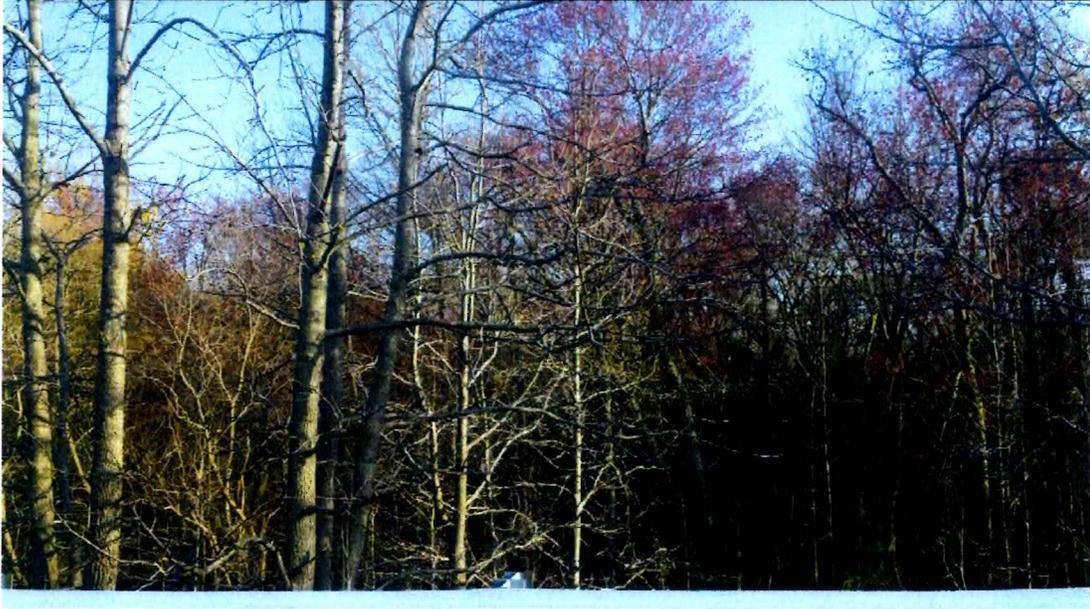
ZONING

-  C1-Neighborhood Commercial

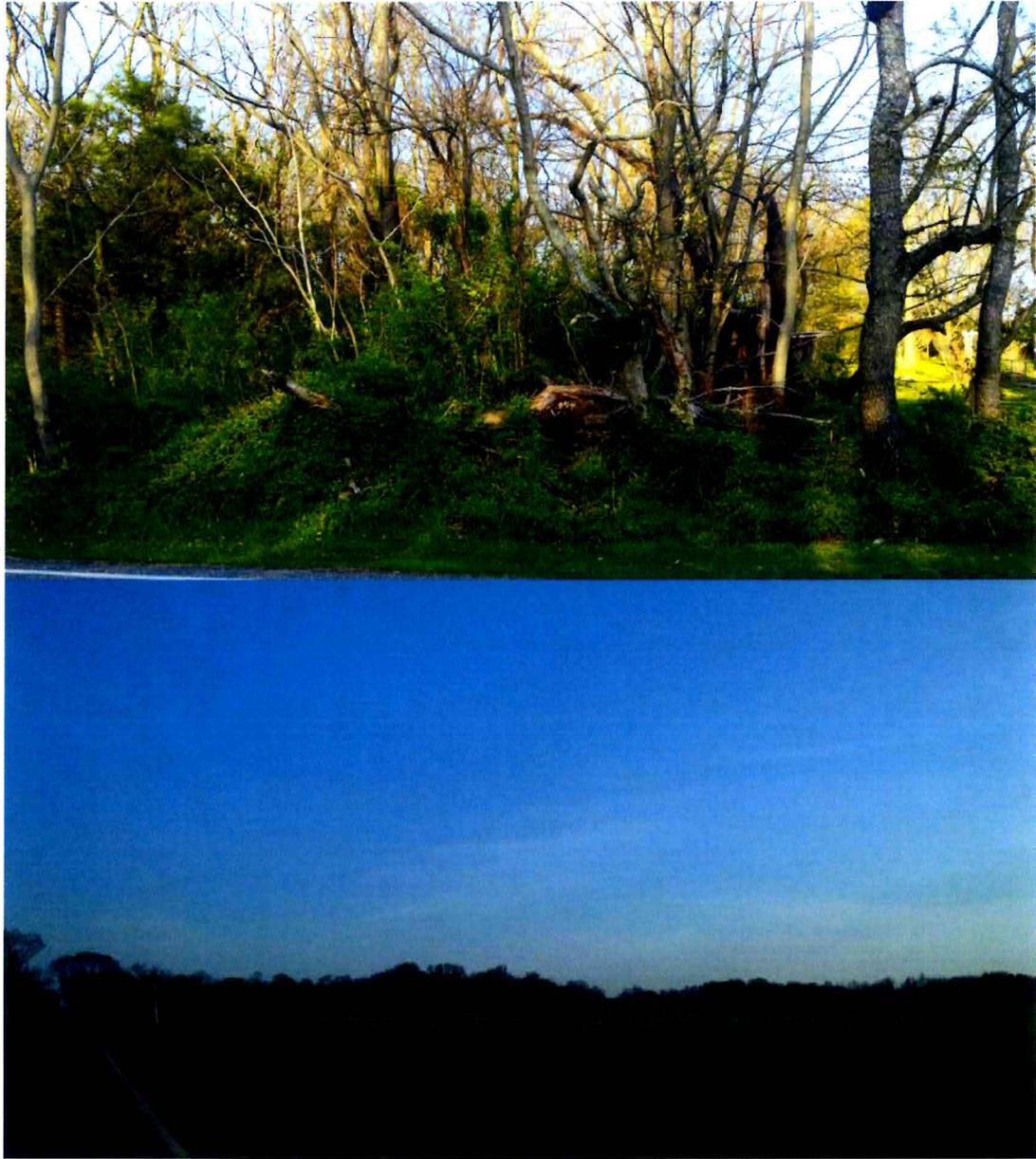
APPENDIX 1

Site Photographs









APPENDIX 2

Study Area Matrix

Redevelopment Study Area

Block	Lot	Property Location	Owner	Acreage	Existing Use	Violations	Zone	Redevelopment Area Criteria Designation*
30	21	704 Jacob Harris Lane	Silvergate Associates	0.25	vacant		M-1	e., c.
52	12.02	1129 Elk Road	Silvergate Associates	9.4	qfarm		MD	e.
53	1	Buck Road	Silvergate Associates	4.2	Triangular shaped vacant lot		C-2	e., c.
55	5	Aura Road	Silvergate Associates	15.55	qfarm		R	e.
	5.01 to 5.52	Aura Road	Silvergate Associates		woodlands and fields		R	e.
55.01	1	Aura Road	Silvergate Associates	1.79	qfarm		R	e.
	2 to 7	Aura Road	Silvergate Associates		woodlands and fields		R	e.
55.02	1	Aura Road	Silvergate Associates	12.66	qfarm		R	e.
	2 to 51	Aura Road	Silvergate Associates		woodlands and fields		R	e.
55.03	1	Aura Road	Silvergate Associates	3.93	qfarm		R	e.
	2 to 18	Aura Road	Silvergate Associates		woodlands and fields		R	e.
55.04	1	Aura Road	Silvergate Associates	4.3	qfarm		R	e.
	2 to 18	Aura Road	Silvergate Associates		woodlands and fields		R	e.
55.05	1	Aura Road	Silvergate Associates	4.22	qfarm		R	e.
	2 to 17	Aura Road	Silvergate Associates		woodlands and fields		R	e.
56	4	500 & 540 Whig Lane	Silvergate Associates	159.9	qfarm, woodlands		MD	e.
	11.02		Silvergate Associates					e.
	12		Silvergate Associates					e.
62	3.01	555 Whig Lane	Silvergate Associates	45.62	qfarm, wooded		MD	e.
	3.02	555 Whig Lane	Silvergate Associates		wooded		MD	e.
63	2.01		Silvergate Associates		wooded		MD	e.
	2.02		Silvergate Associates		qfarm, wooded		MD	e.
65	4.02	670 Fairview Road	Silvergate Associates	10.3	qfarm		MD	e.
	5	Buck Road	Silvergate Associates	69.39	qfarm		MD	e.
68	7.02	985 Whig Lane	Silvergate Associates	21.86	qfarm		M-1	e.
170	14	Fairview Road	Silvergate Associates	45.75	qfarm		MD	e.
			Joint Venture					
	18	477 Whig Lane	Silvergate Associates	33.92	qfarm		MD	e.
171	6	665 Fairview Road	Silvergate Associates	1.11	vacant woodland		MD	e.
	9	621 Fairview Road	Silvergate Associates	12.2	vacant woodland		MD	e.
174	1	Buck Road	Silvergate Associates	47	qfarm		C-2	e.
213	3	Cedar Bridge Road	Silvergate Associates	41.97	qfarm, woodlands		MD	e., c.

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

APPENDIX 3 Resolution

RESOLUTION NO. R-43-2016

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK
AUTHORIZING THE PLANNING BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN LOTS IN BLOCKS (BLOCK 30, LOT
21; BLOCK 52, LOT 12.02 QFARM; BLOCK 53, LOT 1; BLOCK 55, LOTS 5 QFARM, AND 5.01 - 5.52;
BLOCK 55.01, LOTS 1 QFARM, AND 2 - 7; BLOCK 55.02, LOTS 1 QFARM, AND 2 - 51; BLOCK
55.03, LOTS 1 QFARM, AND 2 - 18; BLOCK 55.04, LOTS 1 QFARM, AND 2 - 18; BLOCK 55.05, LOTS
1 QFARM, AND 2 - 17; BLOCK 56, LOTS 4 QFARM, AND 4, 11.02 AND 12; BLOCK 62, LOTS 3.01
QFARM AND 3.02; BLOCK 63, LOT 2.01 AND 2.02 QFARM; BLOCK 65, LOTS 4.02 QFARM AND 5
QFARM; BLOCK 68, LOT 7.02 QFARM; BLOCK 170, LOTS 14 QFARM AND 18 QFARM; BLOCK 171,
LOTS 6 AND 9; BLOCK 174, LOT 1 QFARM; AND BLOCK 213, LOT 3 AND 3 QFARM)
QUALIFIES AS NON-CONDEMNATION REDEVELOPMENT AREA OR AN AREA IN NEED
OF REHABILITATION**

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 rehabilitation as defined in N.J.S.A. 40A:12A-3; and

WHEREAS, N.J.S.A. 40A:12A-1 et seq. sets forth a specific procedure for establishing an area in need of redevelopment or an area in need of rehabilitation; 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, N.J.S.A. 40A:12A-14 authorizes the governing body by Resolution, to cause its Planning Board to conduct a review and make a determination and recommendation whether a proposed area is in need of rehabilitation as defined in N.J.S.A. 40A:12A-3 and according to the criteria set forth in N.J.S.A. 40A:12A-14; and

WHEREAS, the proposed Redevelopment or Rehabilitation Area (Block 30, Lot 21; Block 52, Lot 12.02 QFARM; Block 53, Lot 1; Block 55, Lots 5 QFARM, and 5.01 - 5.52; Block 55.01, Lots 1 QFARM, and 2 - 7; Block 55.02, Lots 1 QFARM, and 2 - 51; Block 55.03, Lots 1 QFARM, and 2 - 18; Block 55.04, Lots 1 QFARM, and 2 - 18; Block 55.05, Lots 1 QFARM, and 2 - 17; Block 56, Lots 4 QFARM, and 4, 11.02 and 12; Block 62, Lots 3.01 QFARM and 3.02; Block 63, LOT 2.01 and 2.02 QFARM; Block 65, Lots 4.02 QFARM and 5 QFARM; Block 68, Lot 7.02 QFARM; Block 170, Lots 14 QFARM and 18 QFARM; Block 171, Lots 6 and 9; Block 174, Lot 1 QFARM; and Block 213, Lot 3 and 3 QFARM) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Non-Condemnation Redevelopment Area" or "Area in Need of Rehabilitation" as the case may be; 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 or in need of rehabilitation pursuant to the aforementioned Statutes; and

WHEREAS, should the Township of Elk Planning Board determine that the properties identified by Blocks/Lots in this Resolution qualify as either an area in need of redevelopment or rehabilitation, then the governing body wishes to direct the Planning Board to prepare a Redevelopment Plan for the designated area pursuant to the procedure set forth in N.J.S.A. 40A:12A-7; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to direct its Planning Board to conduct such an investigation regarding said areas/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 Planning Board of the Township of Elk is hereby directed to undertake a review and preliminary investigation to determine whether the properties identified by Blocks/Lots in this Resolution are a "Non-Condensation Redevelopment Area" such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-5, et seq., or an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14 et seq.; and

2. The Planning Board of the Township of Elk is hereby directed to prepare a Redevelopment Plan of the designated areas if said Board determines that the properties are in need of redevelopment or in need of rehabilitation.

3. The staff of the Planning Board and its consultants are hereby directed to assist the Planning Board in conducting the area in need of redevelopment or rehabilitation investigation; and

4. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Planning Board for immediate action; and

5. 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 March 3, 2016.

TOWNSHIP OF ELK

BY: 
EDWARD POISKER, Mayor

ATTEST:

DEBORA R. PINE, Township 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 March 3, 2016 in the Elk Township Municipal Building, 680 Whig Lane, Monroeville, New Jersey.


DEBORA R. PINE
Township Clerk

R-43-2016