



August 23, 2023

Honorable Robert Apgar
Mayor
Township of Eastampton
12 Manor House Court
Eastampton, NJ 08060

Subject: Preliminary Investigation for Determining
"Non-Condensation" Area in Need of Redevelopment
Block 200, Portion of Lot. 7.01
Formerly Block 300, Portion of Lot 2
Eastampton Township
Burlington County, New Jersey

Dear Mayor Apgar:

On June 12, 2023, the Eastampton Township Council adopted Resolution No. R2023-100 charging the Land Use Planning Board with undertaking a preliminary investigation to determine whether a portion of Lot 7.01 in Block 200, which was a portion of former Lot 2 in Block 300, is a "Non-Condensation" area in need of redevelopment according to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5.

In response to Township Council's charge set forth in the aforementioned resolution, the Land Use Plan Board had preliminary investigation of the subject property prepared and held a public hearing for determining whether the subject property is a "Non-Condensation" area in need of redevelopment. In accordance with the requirements of the Local Redevelopment and Housing Law, the public hearing was appropriately advertised and the property owner of the subject property duly notified of the hearing.

During the public hearing held on August 16, 2023, the members of the Land Use Board unanimously determined Block 200, portion of Lot 7.01 (formerly Block 300, portion of Lot 2) is a "Non-Condensation" area in need of redevelopment because they found the property satisfied: Criterion c. – unimproved vacant land remaining so for 10 years, and Criterion h. – redevelopment area designation is consistent with smart growth planning principles, whereby both criteria are set forth in N.J.S.A. 40A:12-5; and the "inclusionary criterion" that indicates a redevelopment area may also include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

A copy of the preliminary investigation for the subject property titled "Township of Eastampton, Preliminary Investigation for Determining 'Non-Condernation' Area in Need of Redevelopment for Block 200, Portion of Lot 7.01, Formerly Block 300, Portion of Lot 2, Eastampton Township, Burlington County, New Jersey" prepared by Mark A. Remsa, P.P., L.L.A., A.I.C.P., A.S.L.A., and dated June 2023 is attached hereto.

Should you have any questions regarding the subject matter, please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "John Adams", written over a faint circular stamp or watermark.

John Adams
Chairperson
Eastampton Township Land Use
Planning Board

cc: Kim-Marie White, Township Manager/Municipal Clerk
Jeffrey Reeve, LUPB Administrator/Recording Secretary
David Serlin, Esq., LUBP Solicitor
Mark A. Remsa, PP, LLA, LUPB Planner