

**TOWNSHIP OF BURLINGTON  
DCT/FORMER MCCOLLISTER'S TRACT  
NON CONDEMNATION REDEVELOPMENT PRELIMINARY INVESTIGATION  
DECEMBER 2016**

TOWNSHIP OF BURLINGTON

**RESOLUTION**

2016-R-210

**RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE TOWNSHIP OF BURLINGTON TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE IF BLOCK 147, LOTS 1, 1.02, 3.01 AND 13 SHOULD BE DETERMINED TO BE A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT AND, IF SO DETERMINED, TO PREPARE A REDEVELOPMENT PLAN**

**WHEREAS**, the Township Council has received a request from DCT INDUSTRIAL TRUST, INC. the contract purchaser of Block 147, Lots 1, 1.02, 3.01 and 13 (the "Property"), to declare the Property to be a non-condemnation area in need of redevelopment for the purpose of applying for a tax abatement, which abatement may only be granted at the discretion of the Township Council; and

**WHEREAS**, the Township Council recognizes that the Property, under current zoning and development regulations, has not been developed to its maximum extent permitted under current zoning and development regulations; and that the demand for warehouse development along the Route 130 corridor is currently insatiable; and

**WHEREAS**, the Township Council has determined that it is in the best interest of the Township for the Planning Board to conduct an investigation to determine whether the Property should be found to be a non-condemnation redevelopment area so as to encourage the growth of the Township's commercial tax base, and in conjunction with the investigation, the Planning Board is to prepare a redevelopment plan for consideration by the governing body, to assure that the redevelopment of the Property will minimize impacts on neighboring properties and assure compatibility by increased buffering, landscaping and the like; and

**WHEREAS**, the Township Planner, with the assistance of the Township Engineer, is hereby authorized to prepare the investigation report and redevelopment plan with all expenses and costs to be paid by DCT INDUSTRIAL TRUST, INC.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council that the Planning Board is hereby authorized to undertake a preliminary investigation following public notice, and to conduct a public hearing, to determine whether the Property constitutes a non-condemnation area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.

**BE IT FURTHER RESOLVED** that in conjunction with its investigation, the Planning Board shall prepare a redevelopment plan for submission to the Township Council should the Planning Board elect to recommend that the Property be declared to be an area in need of redevelopment.