

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2026-70**

**RESOLUTION AUTHORIZING THE CONSOLIDATED LAND USE BOARD OF THE  
TOWNSHIP TO INVESTIGATE WHETHER CERTAIN PROPERTY AT BLOCK 35, LOT 5  
SHOULD BE DESIGNATED AS A  
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

**WHEREAS**, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the Dennis Township Committee (“Township Committee”) must authorize the Dennis Township Consolidated Land Use Board (“CLUB”) to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

**WHEREAS**, the Township Committee believes it is in the best interest of the Township that an investigation occur with respect to certain parcels within the Township and therefore authorizes and directs the CLUB to conduct an investigation of the property commonly known on the Township tax maps as Block 35, Lot 5 (hereinafter the “Study Area”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

**WHEREAS**, the redevelopment area determination requested hereunder authorizes the Township and Township Committee to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”).

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The CLUB is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment.

Section 3. As part of its investigation, the CLUB shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The CLUB shall conduct a public hearing in accordance with the Redevelopment Law, specifically N.J.S.A. 40A:12-6, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing as required by law. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the

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Township or Township Committee to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condensation Redevelopment Areas.

Section 5. At the Public Hearing, the CLUB shall hear from all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the CLUB and made part of the public record.

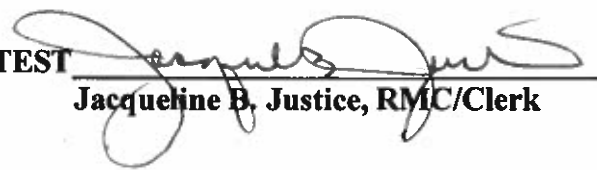
Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the CLUB shall make a recommendation to the Township Committee as to whether the Township Committee should designate all or some of the Study Area as an area in need of redevelopment.

Section 7. This Resolution shall take effect immediately.

ATTEST  ATTEST   
Jacqueline B. Justice, RMC/Clerk Scott J. Turner, Deputy Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen			X			
Germanio	X		X			
Cox						X
Turner		X	X			
Matalucci						X

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their special meeting held on April 07, 2026 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

ATTEST   
Jacqueline B. Justice, RMC/Clerk