

## Appendix 2

### RESOLUTION OF THE CITY OF NORTHFIELD PLANNING BOARD RECOMMENDING THE CITY OF NORTHFIELD AS AN AREA IN NEED OF REHABILITATION

#### RESOLUTION #\_\_\_ - 2024

**WHEREAS**, N.J.S.A. 40A:12A-14, authorizes the governing body of any municipality, by Resolution, to determine whether, according to the criteria set forth therein, any area of the municipality is an area in need of rehabilitation, and that, where warranted by consideration of the overall conditions and requirements of the community, the finding of need for rehabilitation may extend to the entire area of the municipality; and

**WHEREAS**, N.J.S.A. 40A:12A-14(a) requires the governing body to refer its proposed Resolution designating an area, or areas, of the municipality in need of rehabilitation to the municipal planning board for its consideration and the Governing Body has submitted such proposed Resolution, attached hereto; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, the City of Northfield Planning Board has reviewed and considered the proposed Resolution designating an area, or areas, of the municipality in need of rehabilitation as well as considered the evidence presented to the Planning Board regarding satisfaction of the criteria set forth in N.J.S.A. 40A:12A-14; and

**WHEREAS**, the proposed Resolution finds that the City of Northfield satisfies one or more of the criteria set forth in N.J.S.A. 40A:12A-14 because (2) more than half of the housing stock in the Township is at least 50 years old; and

**WHEREAS**, the proposed Resolution finds that a program of rehabilitation as defined in N.J.S.A. 40A:12A-3 may be expected to prevent further deterioration and promote overall development of the community: and

**WHEREAS**, the Planning Board is in accord with the proposed Resolution's determination that the City of Northfield satisfies one, or more, of the criteria set forth in N.J.S.A. 40A:12A-14.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Northfield, that it recommends that the Governing Body declare the entire area of the City of Northfield to be an area in need of rehabilitation via adoption of a resolution as required by N.J.S.A. 40A:12A-14, specifically that (2) more than half of the housing stock in the Township is at least 50 years old, and a program of rehabilitation, as defined in N.J.S.A. 40A:12A-3, may be expected to prevent further deterioration and promote the overall development of the site and the community

City of Northfield Planning Board

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**, Chairman**

Approved this \_\_\_\_ day  
of \_\_\_\_\_, 2024

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, Secretary