

**Resolution No.: 11-2021**

**RESOLUTION OF THE PLANNING BOARD  
OF THE BOROUGH OF CLAYTON  
RECOMMENDING TO BOROUGH COUNCIL THE ADOPTION OF AN  
AMENDMENT TO THE REDEVELOPMENT PLAN FOR CERTAIN PARCELS  
WITHIN DELSEA DRIVE (NJSH NO 47) CORRIDOR TO ALLOW A PLANNED  
HIGH-DENSITY APARTMENT RESIDENTIAL  
OVERLAY (PA-B)**

**WHEREAS**, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a rehabilitation or redevelopment area; and

**WHEREAS**, pursuant to the directives of the Borough Council of the Borough of Clayton the Planning Board of the Borough of Clayton has examined the Amendment of the Redevelopment Plan which adds Section 3.5 and creates a Planned High Density Apartment Residential Overlay (PA-B), for a certain area in need of rehabilitation and/or redevelopment at Block 809, Lot 4; Block 903, Lots 7 & 8; Block 904, Lots 8-11; Block 905, Lots 13-15; Block 1001, Lot 32; Block 1102.05, Lot 98; Block 1401, Lots 8 & 9; Block 1512, Lots 23-27 and Block 1513, Lot 2 within the Borough of Clayton, Gloucester County, New Jersey prepared by Federici and Akin, dated September 9, 2021; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-1 et seq., the Land Use Board of the Borough of Clayton conducted a public hearing on November 22, 2021,

concerning the Amendment to the Redevelopment Plan to allow a Planned High Density Apartment Residential Overlay for these various Blocks and Lots of the Borough of Clayton and all members of the public had an opportunity to address questions and comments to the Planning Board; and

**WHEREAS**, the Planning Board of the Borough of Clayton adopted Resolution #11-2021 recommending to the Borough Council that it approve the Amendment to the Redevelopment Plan to allow a Planned High Density Apartment Residential Overlay (PA-B) for certain parcels within the Delsea Drive (NJSH No 47) Corridor of the Borough of Clayton; and

**WHEREAS**, the Borough Council of the Borough of Clayton designated certain parcels within the Delsea Drive (NJSH No. 47) Corridor within Borough of Clayton as an area in need of rehabilitation via Ordinance #13-2014 in accordance with the criterion in N.J.S.A. 40A:12A-1, *et seq.*; and

**WHEREAS**, subsequently the Borough passed Ordinance #7-2015 in June of 2015 Adopting an Amendment to the Redevelopment Plan for parcels Within the Delsea Drive (NJSH No. 47) Corridor to allow for an Adult Planned Residential District (APA and related bulk standards; and

**NOW, THEREFORE**, the Planning Board of the Borough of Clayton makes the following findings of fact and conclusions of law with respect to the proposed Amendment to the Redevelopment Plan to Allow a Planned High Density Apartment Residential Overlay (PA-B) within the Delsea Drive (NJSH No. 47) Corridor for Block 809, Lo 4; Block 903, Lots 7 & 8; Block 904, Lots 8-11; Block 905, Lots 13-15; Block 1001, Lot 32; Block 1102.05, Lot 98, Block

1401, Lots 8 & 9; Block 1512, Lots 23-27; Block 1513, Lot 2 within the Borough of Clayton;

1. The Borough Council of the Borough of Clayton has designated that area of the Borough as an area in need of rehabilitation via Ordinance Nos. 13-2014 and 7-2015 in accordance with the criterion in N.J.S.A. 40A:12A-1, *et seq.*

2. The Land Use Board of the Borough of Clayton held a public hearing on November 22, 2021, and considered the Amendment to the Redevelopment Plan submitted by Federici and Akin, dated September 9, 2021, in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*

3. The Planning Board determined that the Amendments to the Redevelopment Plan is consistent with the current Borough Master Plan.

4. The Planning Board determined that it is in the best interest of the Borough to adopt this Resolution as its official report to the Governing Body as required by N.J.S.A. 40A:12A-7(e).

5. On Motion duly made and duly seconded, the Planning Board of the Borough of Clayton voted to recommend to the Borough Council of the Borough of Clayton that they adopt the Amendment to The Redevelopment Plan for the Borough of Clayton submitted by Federici and Akin, dated September 9, 2021.

6. On November 22, 2021, the Land Use Board conveyed to the Mayor and Council the Planning Board's findings that the "The Amendment to The Redevelopment Plan for the Borough of Clayton", submitted by Federici and

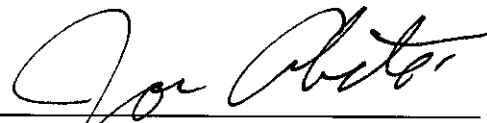
Akin, dated September 9, 2021, was consistent with the Master Plan and the Land Use Board's unanimous vote to recommend to the Borough Mayor and Council of the Borough of Clayton that they adopt the Amended Redevelopment Plan.

**NOW THEREFORE, BE IT RESOLVED** that the Land Use Board of the Borough of Clayton hereby memorializes its November 22, 2021 recommendation to the Borough Council of the Borough of Clayton that "The Amended Redevelopment Plan for the Borough of Clayton" as set forth above be adopted pursuant to N.J.S.A. 40A:12A-1, *et seq.*

**BE IT FURTHER RESOLVED** that this Resolution will be published within ten (10) days of the date of the adoption of this Resolution in the official newspapers of publication of the Borough of Clayton Planning Board.

**THIS RESOLUTION DULY ADOPTED** at a regular meeting of the Borough of Clayton Planning Board held on Monday, November 22, 2021.

**Borough of Clayton Combined Planning Board  
and Zoning Board of Adjustment**

  
By: Joe Abate, Chairman

**Attest:**

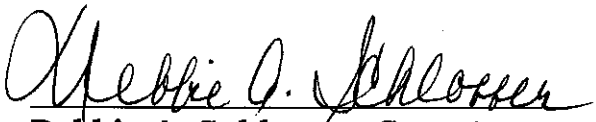
  
Debbie A. Schlosser, Secretary

ROLL CALL VOTE

THOSE IN FAVOR	<u>4</u>
THOSE OPPOSED	<u>0</u>
THOSE ABSTAINED	<u>1</u>

**CERTIFICATION**

I hereby certify that the foregoing Resolution is a true copy of a Resolution adopted by the Borough of Clayton Combined Planning Board and Zoning Board of Adjustment at a regularly scheduled meeting of the Board held on November 22, 2021 at the Borough of Clayton Municipal Building, 125 Delsea Drive, Clayton, New Jersey 08312 at 7:00 p.m. and memorializes the decision reached by said Board at the Board's November 22, 2021 public meeting.

  
**Debbie A. Schlosser, Secretary**