

**RESOLUTION NO. 200-16**

**RESOLUTION OF THE BOROUGH OF CLAYTON,  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY,  
DESIGNATING THE ENTIRE BOROUGH OF CLAYTON  
AS AN AREA IN NEED OF REHABILITATION**

**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, an area within the municipality is in need of rehabilitation, and 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 Borough Council of the Borough of Clayton, Gloucester County, New Jersey ("Borough Council") has received a recommendation from the Borough Planner, George R. Stevenson, Jr., AICP, P.P. of Remington & Vernick Engineers, Inc., indicating that the entire Borough of Clayton satisfies the criteria set forth in N.J.S.A. 40A:12A-14 for designating the entire Borough of Clayton as an area in need of rehabilitation ("Recommendation"), a copy of said Recommendation is attached hereto; and

**WHEREAS**, the Borough Council agrees with the Recommendation and desires to designate the entire Borough of Clayton as an area in need of rehabilitation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14(a), the Borough Council has referred this Resolution to the Planning Board and have received the Planning Board's recommendations with respect thereto, a copy of which is attached hereto and incorporated herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Clayton, Gloucester County, New Jersey that:

1. There is a pattern of vacancy, abandonment or underutilization of properties within the Borough, particularly as to the housing units and the properties along the Delsea Drive


corridor as set forth in the attached Recommendation, which satisfies criterion (3) of N.J.S.A. 40A:12A-14; and

2. A majority of the Borough's water and sewer infrastructure is at least 50 years old and in need of repair and/or substantial maintenance, as set forth in the attached Recommendation, which satisfies criterion (6) of N.J.S.A. 40A:12A-14; and

3. 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 because it will promote public/private partnerships that will help reduce development costs and costs for future infrastructure repair and replacement, and would encourage development and rehabilitation throughout the Borough, as set forth in the attached Recommendation; and

5. The Planning Board has provided a favorable recommendation to the Borough Council for designation of the entire Borough as an area in need of rehabilitation; and

5. The entire Borough of Clayton is hereby designated as an area in need of rehabilitation according to the criteria of N.J.S.A. 40A:12A-14.

  
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TOM BIANCO, MAYOR  
Borough of Clayton

**Motion:** m/Saban  
s/Simon

**Roll Call Vote:**

**Ayes:** 4


**Nayes:** 0

**Absent:** 2

**Abstain:** 0

**Certification**

Christine Newcomb, Municipal Clerk of the Borough of Clayton, hereby certifies the foregoing is a true copy of a Resolution adopted by the Borough of Clayton, in the County of Gloucester and State of New Jersey, at a meeting held on November 10, 2016.

  
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CHRISTINE NEWCOMB,  
Municipal Clerk

## MEMORANDUM

To: Mayor and Council

From: Debbie Schlosser, Planning Board Secretary



Date: October 25, 2016

**Re: *Resolution Referring a Proposed Rehabilitation Area Designation of the Entire Borough of Clayton to the Planning Board***

The Planning Board Members have reviewed the above resolution. They are in agreement with this determination. A resolution will be adopted at November's planning board meeting memorializing same.

End