

**RESOLUTION NO. 04– 2023
OF THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
PNC BANK “OPEN SPACE” SITE**

WHEREAS, there exists an open grass area on the PNC bank site located at 675 Franklin Boulevard (Block 125.01, Lot 49); and

WHEREAS, this open grass area is roughly 2 acres in size and is bounded by Ellen Street (a private street), Berry Street, Camner Avenue and Frank Street; and

WHEREAS, the site is located immediately adjacent to the Township’s Renaissance Redevelopment Area and is sometimes used by members of the surrounding community as informal parkland; and

WHEREAS, the Township’s redevelopment effort in the adjoining redevelopment area involves creation of a mixed-income community which, at full build-out, will involve several hundred dwelling units including both market-rate units and units reserved for low- and moderate-income households (i.e., affordable) units; and

WHEREAS, the redevelopment plan for the area requires the designated redeveloper of the area (i.e., RPM Development) to incorporate open space into site plans submitted for approval amounting to 20% of the land area; and

WHEREAS, however, due to the relatively small area of land involved in phases of redevelopment it is anticipated that the open space areas to be created will each be relatively small (e.g., consisting of “pocket parks”); and

WHEREAS, at roughly 2 acres in size, the open area on the PNC bank site, represents the best opportunity to provide a sizeable open space area within the immediate vicinity of the redevelopment area; and

WHEREAS, due to its size and location, this area could potentially serve a variety of open space and/or recreational purposes which would be of significant benefit to the Townships residents in and around the Township’s redevelopment area; and

WHEREAS, at the suggestion of the Redevelopment Agency, the designated redeveloper of the adjoining redevelopment area (RPM Development) was encouraged to reach out to PNC to inquire whether the open area on the PNC bank site located at 675 Franklin Boulevard could be acquired with the intent being to preserve it perpetuity as open space/ park (and to help RPM satisfy a component of their open space obligation); and

WHEREAS, the Agency has been informed that RPM has had very preliminary interaction with PNC.

NOW, THEREFORE, BE IT RESOLVED, on this 27rd day of February 2023 by the Redevelopment Agency of the Township of Franklin, Somerset County, New Jersey hereby declares, for the reasons and benefits stated above, its desire to have the open area on the PNC bank site located at 675 Franklin Boulevard be acquired for public open space/ park purposes; and

BE IT FURTHER RESOLVED, that the Redevelopment Agency encourages active coordination and cooperation between the Redevelopment Agency, Franklin Township, RPM Development and PNC Bank to bring such acquisition to fruition.

	YES	NO	ABSENT
Ike Agudosi			x
Kimberly Francois, Councilwoman	x		
Kiana Jones	x		
Nina Jordan			x
Martin Piccoli	x		
Patrick J. Shimalla			x
Carl Wright, Councilman	x		