

# Council Corner

The Robbinsville Township  
Governing Body Newsletter

You may have heard the word “Redevelopment” being mentioned recently at Council Meetings, Land Use Board Meetings, or around town in conversation. In this issue of Council Corner, we would like to begin exploring the process to help residents better understand the meaning and process.

In 1992, the NJ Legislature empowered municipalities to address conditions described in the NJ Local Redevelopment & Housing Law to promote the advancement of community interests through programs of redevelopment and/or rehabilitation. To proceed with this process, a property must meet at least one of the State-established eight statutory criteria to be considered an area of redevelopment and/or rehabilitation. This process was created to help communities bring in additional tax revenue on properties that may be underutilized, dilapidated, untenable, among other reasons.

There is an 11-step public process that municipalities must follow before being allowed to exercise the tools available to them under the NJ Redevelopment Law. Those steps are summarized on the Township website and linked below entitled “Steps for Redevelopment.”

## [Steps for Redevelopment](#)

Redevelopment is an investment in our community and commercial areas which promotes job creation and retention, increased tax revenue, the efficient use of existing infrastructure, along with numerous other local economic benefits. Our last opportunity to help generate this additional tax revenue is along the Route 130 corridor. This area is the “last frontier” of development opportunities within our Township, which will help provide additional ratables for both the Township and our school district. There is flexibility to keep open space along the roadway, which is important to the municipality and our residents. We also have an opportunity to work with developers in designing proper gateways to our Township on both the North and South ends of Route 130, which provides a memorable first impression as drivers enter Robbinsville.

Overall, redevelopment opportunities along Route 130 will help promote healthy economic growth within our Township.

## Special Election Tomorrow

Be sure to cast your vote on March 12 for a special election being held by Robbinsville Public Schools on a Public Question to raise its operating budget by \$2.75 million.

We strongly encourage residents to educate themselves on the impact these potential funds could have on the district, as well as their personal finances. To view that presentation, visit <http://tinyurl.com/bddc3t33>

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## Cannabis Update

Since our last newsletter, Council voted to adopt Ordinance 2024-01 amending Chapter 88 allowing for one Class 5 cannabis retail establishment license and one Class 6 cannabis delivery license within Township limits.

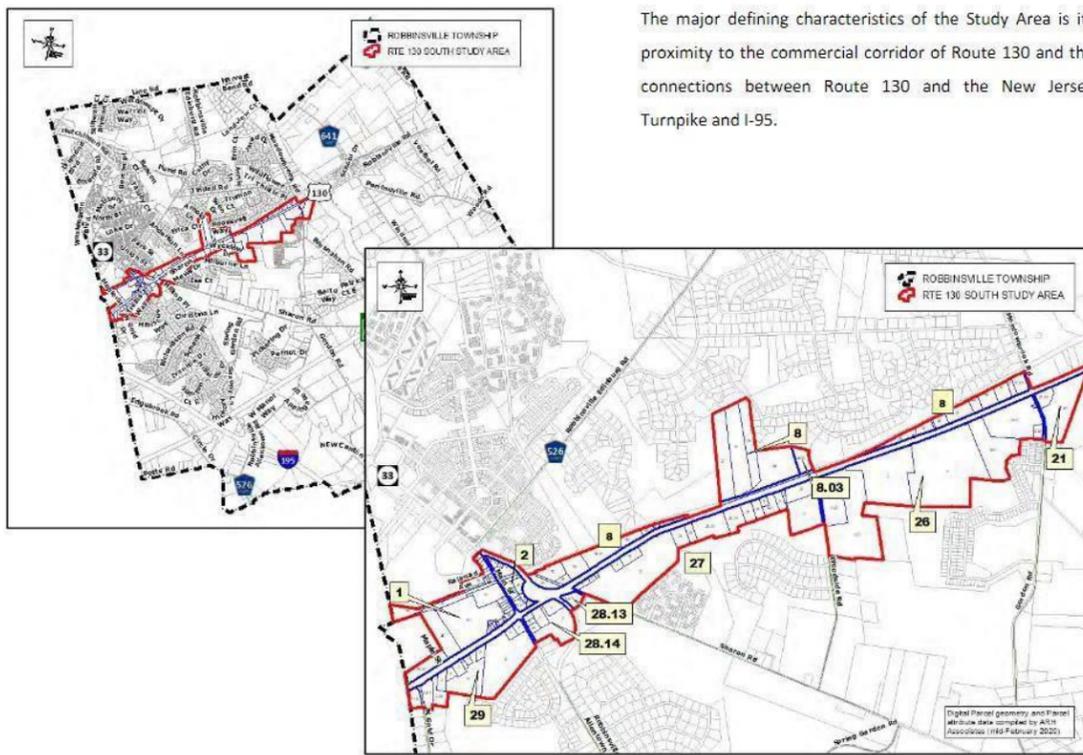
Council also adopted Ordinance 2024-02 amending the Old York Road Redevelopment Area. This ordinance now allows for one Class 5 cannabis retail establishment license and one Class 6 cannabis delivery license within Robbinsville Township.

These Ordinances, both introduced on February 1, are in effect following final passage and publication according to law. To be clear: This is the only license and location approved.



**REPORT OF FINDINGS**  
NON-CONDEMNATION  
PRELIMINARY REDEVELOPMENT INVESTIGATION  
ROUTE 130 SOUTH STUDY AREA  
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW JERSEY

The major defining characteristics of the Study Area is its proximity to the commercial corridor of Route 130 and the connections between Route 130 and the New Jersey Turnpike and I-95.



Residents and prospective business owners are encouraged to review the Township [Master Plan](#) and other resources such as tax maps and other related documents at [www.robbinsville.net](http://www.robbinsville.net), or in person at the Municipal Building Planning, Zoning & Engineering Departments, located at 2298 Route 33.



Council encourages residents to reach out to us with their questions, concerns, or suggestions to: [Council@robbinsville.net](mailto:Council@robbinsville.net).