

RESOLUTION NO. 135-2016

**Resolution of The Borough Council of the Borough of Sea Bright
Adopting the "Downtown Properties" Condemnation Redevelopment Study
Of Block 15, Lots 2, 3 and 4**

Councilmember Bills introduced and offered for adoption the following resolution;
seconded by Councilmember Kelly:

WHEREAS, the Borough Council of the Borough of Sea Bright adopted Resolution 79-2016 authorizing the study of certain properties known and designated as Block 15, Lots 2, 3 and 4 as shown on the tax map of the Borough of Sea Bright to determine if they qualified as areas in need of redevelopment with the power of eminent domain as provided for under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board proceeded to prepare such a redevelopment study and retained the services of Christine Cofone of Cofone Consulting Group, LLC to assist with the investigation and preparation of a report; and

WHEREAS, Cofone Consulting Group prepared a report entitled "Condemnation Redevelopment Investigation for Downtown Properties"; and

WHEREAS, the Planning Board, upon giving due notice to the owners of the aforesaid properties, conducted a public hearing on this study on June 14, 2016, at which time Ms. Cofone provided detailed testimony and all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, rebuttal testimony was then heard by the Planning Board from Andrew Janiw, licensed professional planner; and

WHEREAS, following the conclusion of that portion of the hearing, the Planning Board voted to find that the properties in question as set forth in the aforesaid study met one or more of the statutory criteria in order to be designated as a condemnation area in need of redevelopment; and

WHEREAS, the Borough Council has had the opportunity to review the aforesaid Report, a transcript of the Planning Board hearing of June 14, 2016, and the subsequent Resolution adopted by the Planning Board memorializing its findings;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sea Bright that it hereby adopts the findings of the Borough Planning Board and the contents of the aforesaid Condemnation Redevelopment Investigation Report prepared by Cofone Consulting Group, and

BE IT FURTHER RESOLVED, that the Borough Council of the Borough of Sea Bright, upon notice of this Resolution to the affected property owners, hereby memorializes its vote conducted at a regularly scheduled public meeting held on November 14, 2016; and

BE IT FURTHER RESOLVED, that the Borough Council of the Borough of Sea Bright hereby directs that the Municipal Clerk to mail a copy of this Resolution to each of the aforesaid property owners, as well as to send notice of adoption of this Resolution to said owners notifying them as required by State law that this Redevelopment Study has been adopted, and in accordance with the provisions of N.J.S.A. 40A:12A-6(h) that said property owner has forty-five (45) days from receipt of such notice to file a challenge in the Superior Court of New Jersey to contest the action taken by the Borough Council; and

BE IT FURTHER RESOLVED, that the Borough Council hereby directs the Municipal Clerk to post a copy of the Resolution on the bulletin board at Borough Hall, and to transmit a copy of this Resolution to the Asbury Park Press for publication; and

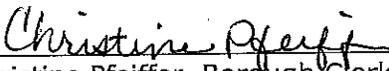
BE IT FURTHER RESOLVED, that the Municipal Clerk is also directed to transmit a copy of the Study and Resolutions of the Planning Board and Borough Council to the Director of the Department of Community Affairs for consideration as required by the Local Redevelopment and Housing Law.

Roll Call: Bills, Keeler, Kelly, Lamia, Leckstein, Rooney
 Yes absent Yes absent Yes Yes

November 14, 2016

CERTIFICATION

I, Christine Pfeiffer, do hereby certify that the foregoing is a Resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey at a Council meeting held on November 14, 2016.



Christine Pfeiffer, Borough Clerk