

FILE

RESOLUTION NO. 78-2016

**Authorizing The Planning Board of The Borough of Sea Bright To Conduct
A Study of Certain Properties To Determine If They Qualify To Be A
"Condemnation Redevelopment Area" Pursuant To The Provisions Of
The Local Redevelopment and Housing Law**

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

WHEREAS, the Borough of Sea Bright Planning Board adopted the official Borough of Sea Bright Master Plan pursuant to N.J.S.A. 40:55D-28(a) in April of 1989, and subsequently adopted a re-examination report to said Master Plan on November 11, 2008; and

WHEREAS, the official Borough of Sea Bright Master Plan and re-examination report provide that various locations throughout the Borough of Sea Bright should be considered for designation as redevelopment areas pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, N.J.S.A. 40A:12A-6, authorizes the governing body of a municipality, by Resolution, to authorize its Planning Board to conduct a preliminary investigation to determine whether any area of the municipality is an area in need of redevelopment; and

WHEREAS, the Borough Council of the Borough of Sea Bright considers it to be in the best interest of the Borough to have the Borough of Sea Bright Planning Board conduct such an investigation regarding property known on the Borough of Sea Bright Tax Maps as listed below:

ALLIED LUMBER PROPERTY

Block 19

Lot 2

WHEREAS, the present buildings and improvements or lack thereof at the aforementioned properties by reason of obsolescence, and/or general deterioration and/or design and/or obsolete layout or non-existence thereof may be detrimental to the public health, safety, and general welfare of the community, thereby requiring redevelopment to better serve the Borough of Sea Bright; and

WHEREAS, the provisions of the Local Redevelopment and Housing Law explicitly vest the Planning Board with the authority to conduct a preliminary investigation so as to determine whether some or all of the aforesaid properties meet one or more of the statutory criteria set out in the Local Redevelopment and Housing Law so as to be designated as an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sea Bright as follows:

1. The Planning Board of the Borough of Sea Bright is hereby authorized to conduct a preliminary investigation of the properties listed in this Resolution to determine whether all or some of the aforesaid properties should be designated as an area in need of redevelopment; and

2. The Planning Board shall, in the course of conducting this preliminary investigation, engage the services of Christine Cofone as Professional Planner, and other professionals engaged by the Board, to assist in the creation of a redevelopment study embodying said preliminary investigation for the above-referenced properties; and

3. That said preliminary investigation shall also, upon completion, result in the conduct of a public hearing by the Planning Board, on notice to all affected property owners, as to whether any or all of the aforesaid properties should be designated as a "condemnation redevelopment area" as required by N.J.S.A. 40A:12A-6; and

BE IT FURTHER RESOLVED that the Planning Board shall take all other measures as required of it by the Local Redevelopment and Housing Law, upon completion of this investigation and conduct of a public hearing, on notice to all affected property owners, to make a final decision and recommendations which shall be reported to the Borough Council for its consideration.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the following:

1. Finance Manager
2. Planning Board
3. Christine Cofone

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

April 19, 2016

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk, do hereby certify that the foregoing is a Resolution adopted by the Borough of Sea Bright, County of Monmouth, State of New Jersey at a Council Meeting held April 19, 2016.



Christine Pfeiffer, Borough Clerk