

RESOLUTION NO. 99-2020
Authorizing Planning Board Review of the Sea Bright
Downtown Properties Redevelopment Plan,
Block 15, Lots 2, 3 and 4, Ocean Avenue

Councilmember Schwartz introduced and offered for adoption the following resolution; seconded by Councilmember Leckstein:

WHEREAS, the Mayor and Council of the Borough of Sea Bright adopted Resolution 79-2016 authorizing the study by the Planning Board 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 ("Downtown Properties") 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 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 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; and

WHEREAS, on February 4, 2020 the Mayor and Council adopted Resolution No. 47-2020 designating the Break at Sea Bright, LLC as the redeveloper of Lots 2, 3 and 4; and

WHEREAS, at the request of the Mayor and Council, Cofone Consulting Group prepared a report entitled "Sea Bright Downtown Properties Redevelopment Plan" ("Redevelopment Plan"); and

WHEREAS, the Mayor and Council deems it advisable to seek comments on the Redevelopment Plan from the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to N.J.S.A. 40:12A-7 e and f, the Mayor and Council hereby refers the Redevelopment Plan to the Planning Board for review and comment; and

BE IT FURTHER RESOLVED, that the Planning Board, upon giving due notice to the owners of the aforesaid properties and to the public in accordance with the requirements for public notice as set forth in N.J.S.A. 40:55D-12 a and b, shall hold a public hearing and send its comments on the Redevelopment Plan to the Mayor and Council; and

BE IT FURTHER RESOLVED, that the Mayor and Council hereby requests that the Planning Board complete its review and send its comments on the Redevelopment Plan to them within 45 days of the date of this Resolution; and

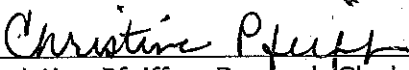
BE IT FURTHER RESOLVED that all Borough officials including, but not limited to, the Mayor, the Municipal Clerk, the Borough Administrator, Planner, Attorney and Special Counsel are hereby authorized and directed to take such action as necessary to effectuate the provisions of this Resolution.

Roll Call:	Birdsall,	Catalano,	Keeler,	Leckstein,	Rooney,	Schwartz
	Yes	Yes	Yes	Yes	Yes	Yes

June 16, 2020

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 June 16, 2020.


Christine Pfeiffer, Borough Clerk

