

**RESOLUTION NO. 68-2014  
AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A  
PRELIMINARY INVESTIGATION FOR REDEVELOPMENT**

Councilmember Leckstein offered the following resolution and moved for its adoption; seconded by Councilmember Kelly:

**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) on April, 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 Mayor and Borough Council of the Borough of Sea Bright consider 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:

**PROPERTY**

1. Shrewsbury River Properties	Block 13 Block 14 Block 15	Lot(s) 13, 14, 15, 18, 20, 21, 22 Lot(s) 12, 14 Lot(s) 5, 8, 10, 12
2. Sea Bright Pharmacy	Block 15	Lot 2
3. Sea Bright Cleaners	Block 15	Lot 3
4. Sea Bright School Property	Block 15	Lot 4
5. Post Office to Rumson Bridge	Block 17	Lot(s) 4,5
6. Municipal/Peninsula Parking Lot	Block 23	Lot(s) 1, 2.01, 2.02

, and

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

1. The buildings are substandard, unsafe, dilapidated or obsolete or are so lacking in light, air or space as to be conducive to unwholesome living or working conditions;
2. The discontinuance or abandonment of buildings used for commercial, manufacturing or industrial purposes; the abandonment of such buildings, or the same being allowed to fall into such a state of disrepair as to be uninhabitable;

3. Land that is owned by the municipality or unimproved vacant land that has remained so for a period of ten (10) years prior to adoption of this resolution and that by reason of its location, remote less, lack of access or topography, is not likely to be developed through the instrumentality of private capital;
4. Areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, excessive land coverage, deleterious land use or obsolete layout, or a combination of these factors, are detrimental to the public safety, health, morals or welfare of the community;
5. Lack of or complete underutilization of areas caused by condition of title, diverse ownership, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable to contributing to and serving the public health, safety and welfare;
6. Areas in excess of five contiguous areas that have been destroyed or demolished or altered by natural catastrophe in such a way that the aggregate assessed value of the area has been materially depreciated;
7. Properties that are located in an urban enterprise zone;
8. The designation of the delineated area is consistent with Smart Growth planning principles adopted pursuant to Sate law.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough of Sea Bright of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that:

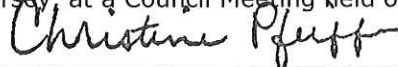
1. The Planning Board of the Borough of Sea Bright be directed to conduct preliminary investigations to determine whether the aforementioned areas in the Borough of Sea Bright are areas in need of redevelopment according to the criterion in , N.J.S.A. 40A:12A-1 et seq.; and
2. The staff of the Planning Board and its consultants be directed to assist the Planning Board in conducting the blight investigation; and
3. The preliminary investigations be submitted to the Mayor and Borough Council for its review and approval in accordance with the provisions of the Municipalities and Counties Redevelopment and Housing Law , N.J.S.A. 40A:12A-1.

Roll Call: Bills, Keeler, Kelly, Leckstein, LoBiondo, Murphy  
 Yes absent Yes Yes Yes Yes

April 22, 2014

**CERTIFICATION**

I, Christine Pfeiffer, Deputy Clerk, 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 April 22, 2014.

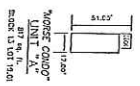


Christine Pfeiffer, Deputy Clerk

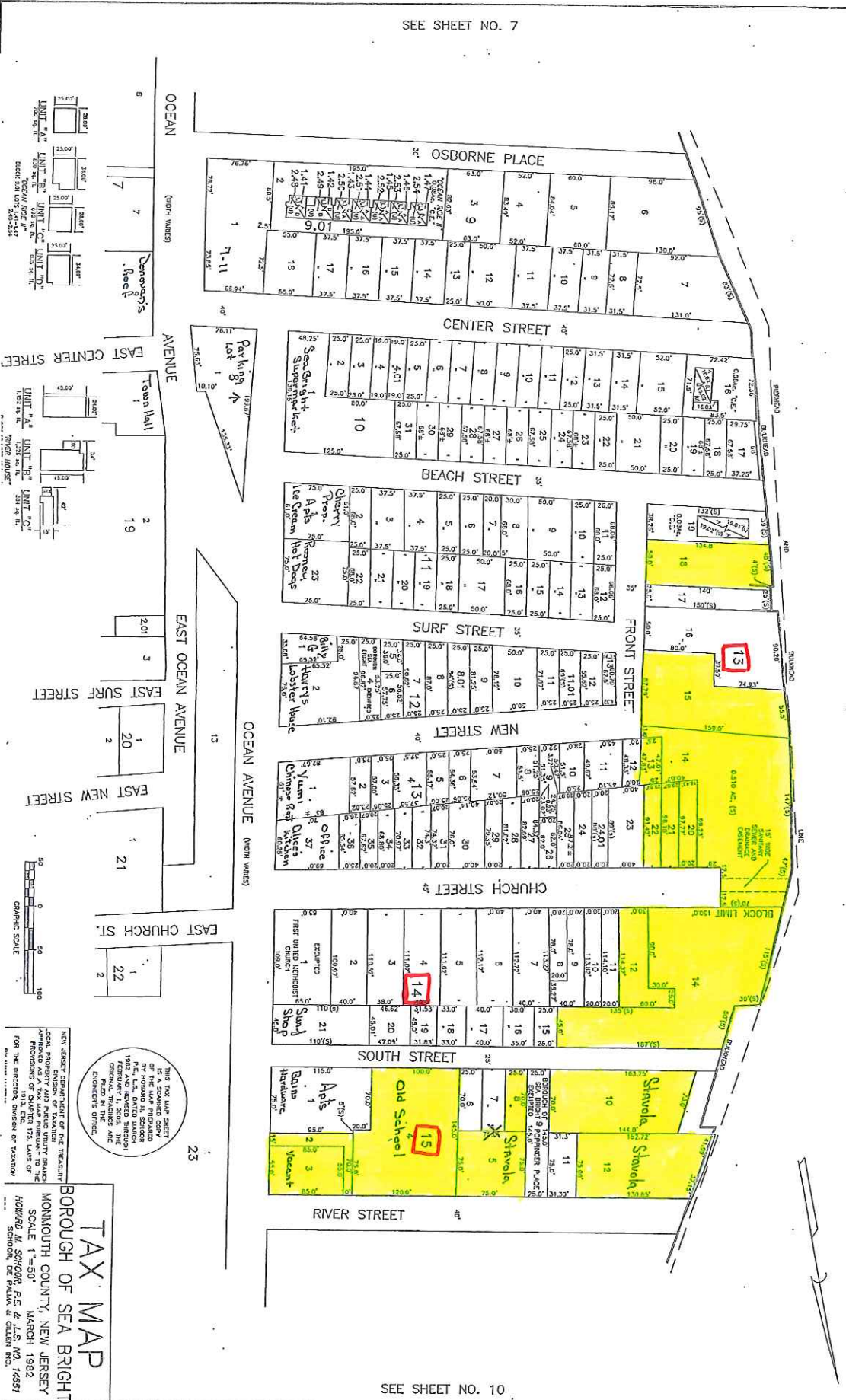


**REVISIONS**

NO.	DATE	DESCRIPTION
1	NOVEMBER 1988	REVISIONS TO PLANS
2	DECEMBER 1988	REVISIONS TO PLANS
3	JANUARY 1989	REVISIONS TO PLANS
4	FEBRUARY 1989	REVISIONS TO PLANS
5	MARCH 1989	REVISIONS TO PLANS
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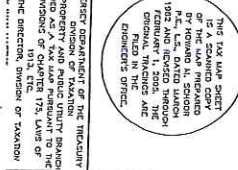
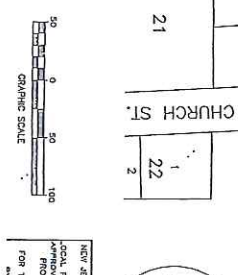
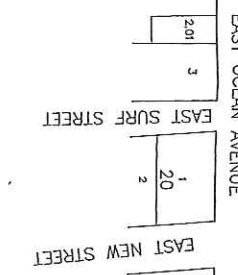
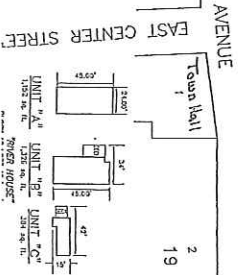
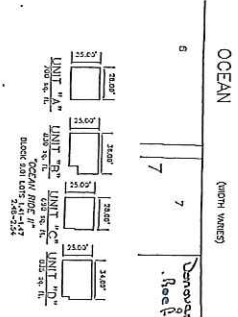
SEE SHEET NO. 7



SOUTH SHREWSBURY RIVER

MONMOUTH COUNTY BOROUGH OF RUMSON

SEE SHEET NO. 10



**TAX MAP**  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NEW JERSEY  
SCALE 1"=50'  
MARCH 1982  
HOWARD M. SCHWAB, P.E. & L.S. NO. 14681  
SCHWAB OF PALMATA & CLIVEN, INC.

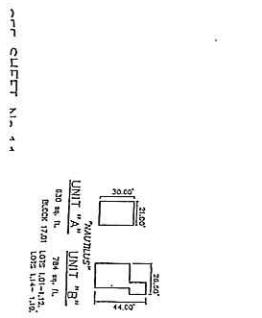
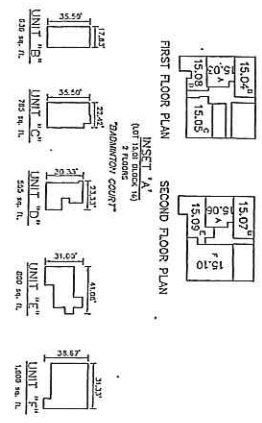
NOT AFFECTED: ULTIMATE RIGHTS OF THE TRAILWAY, COAL PROPERTY AND PUBLIC UTILITY RIGHTS. REVISIONS TO CHARTER 175, 1985 AND 1990. THE PRESENT OFFICE IS IN THE BUREAU OF TAXATION.

THIS TAX MAP SHEET IS A REVISION COPY OF A TAX MAP SHEET PREPARED BY HOWARD M. SCHWAB, P.E. & L.S. ON FEBRUARY 1, 1982. THE PRESENT OFFICE IS IN THE BUREAU OF TAXATION.

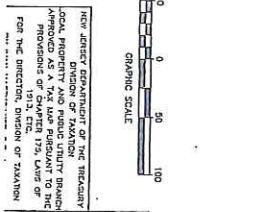
First United Methodist Church  
Donovan's Reel, Town Hall, SeaBright Supermarket, Cherry Property, Rooney Hotdogs, BillyG's, Harry Lobsters, Yumi, Surf Shop  
Block 9.01, Blk 10, Blk 11, Blk 12, Blk 13, Blk 14, Blk 15

DATE	BY	NO.
JULY 1984	HOWARD H. SPORN, P.E. & P.L.L.C.	14201
OCTOBER 1984	HOWARD H. SPORN, P.E. & P.L.L.C.	14301
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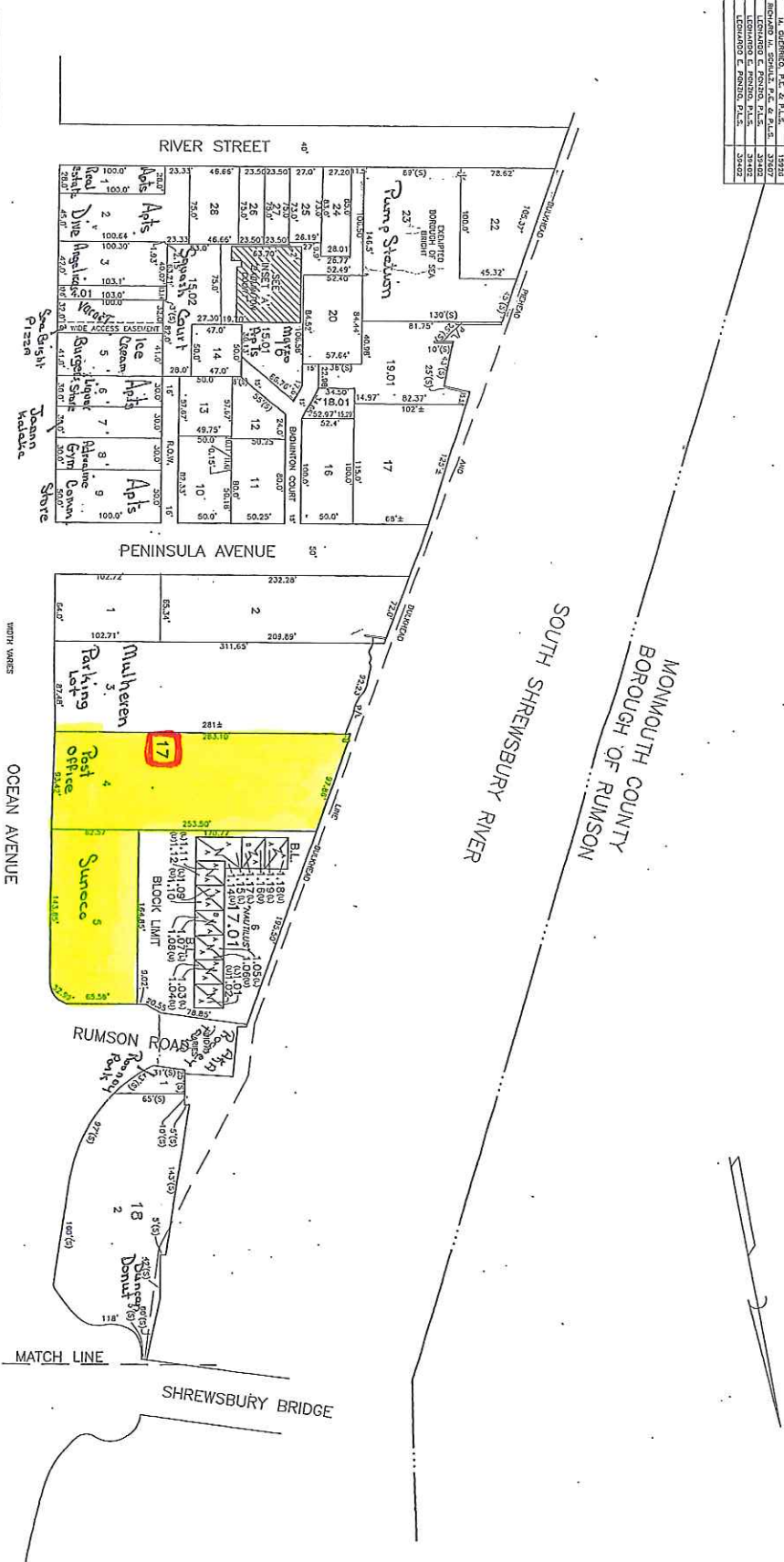
SEE SHEET No.9



THIS TAX MAP SHEET IS A SCANNED COPY OF THE TAX MAP REVISION FILE, L.S. DATE WHICH HAS BEEN REPRODUCED THROUGH ORIGINAL TRACKING AND CHECKED BY THE ENGINEER'S OFFICE.



**TAX MAP**  
 BOROUGH OF SEA BRIGHT  
 MONMOUTH COUNTY, NEW JERSEY  
 SCALE 1"=50'  
 MARCH 1982  
 HOWARD H. SPORN, P.E. & P.L.L.C.  
 1523, ETC.  
 FOR THE DIVISION OF TAXATION



SEE SHEET No.12

Real Estate, The Dive, Angelica's, Sea Bright Pizza, The Liquor Store, Muhlenen Parking Lot, Sunoco, Duncan Donuts

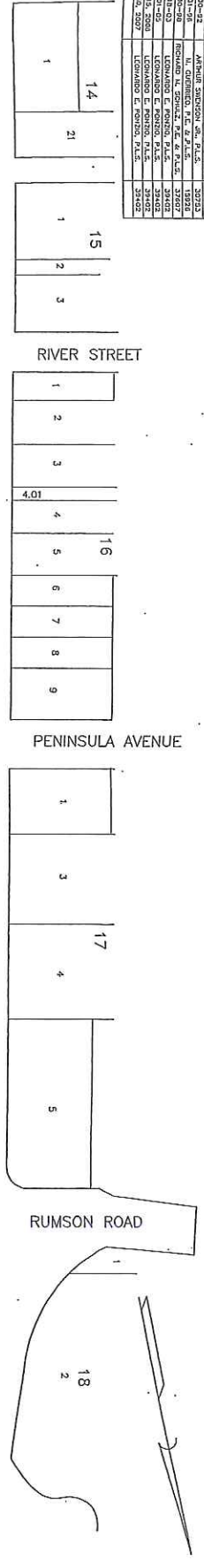
BK 17  
 BK 18



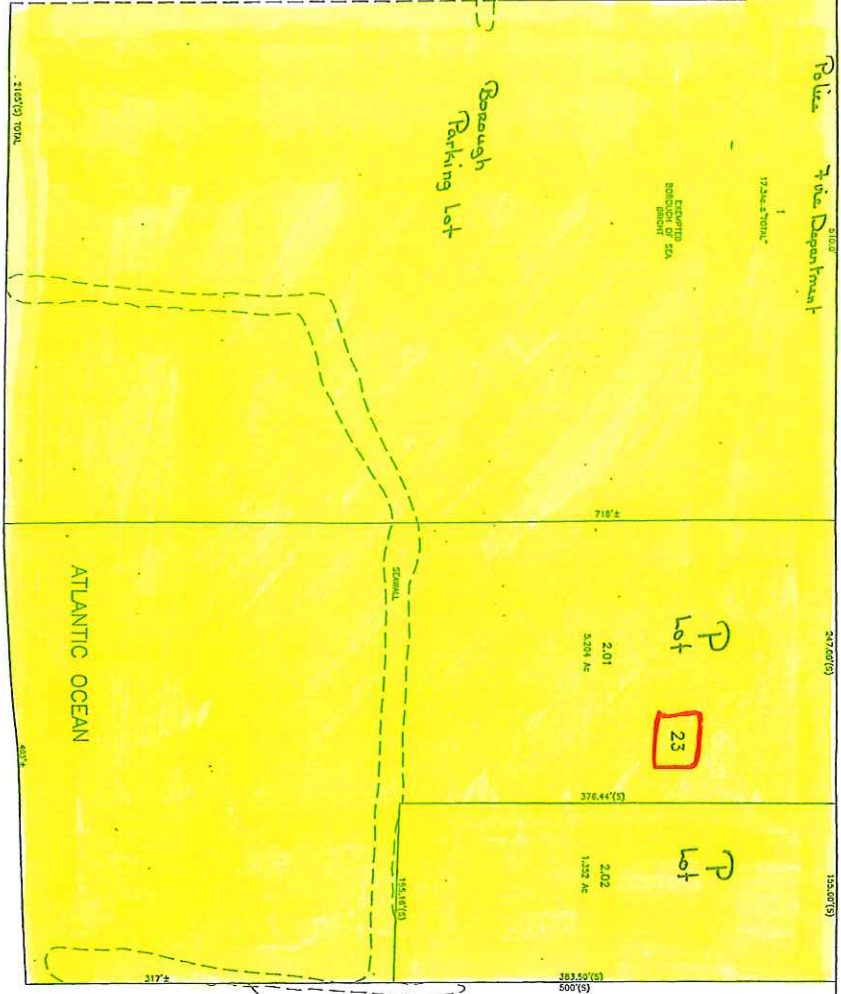
SEL SHEET No. 9

EAST CHURCH STREET  
SEL SHEET No. 9  
BLOCK LIMIT

DATE	REVISIONS	BY
JAN. 1984	HOWARD M. SPICER, P.E. & P.L.C.	14551
DEC-21-82	ANTHONY SANGSTER, JR., P.L.C.	30723
1-25-82	HOWARD M. SPICER, P.E. & P.L.C.	31222
1-25-82	HOWARD M. SPICER, P.E. & P.L.C.	31222
03-18-83	HOWARD M. SPICER, P.E. & P.L.C.	31222
APRIL 1983	HOWARD M. SPICER, P.E. & P.L.C.	31222
JULY 29, 2007	HOWARD M. SPICER, P.E. & P.L.C.	31222



SEL SHEET No. 8 & 10



THIS TAX MAP SHEET IS THE LATEST REVISION OF THE TAX MAPS OF THE BOROUGH OF SEA BRIGHT, NEW JERSEY, AS OF JANUARY 1, 2002. THE REVISIONS WERE FILED IN THE CLERK'S OFFICE.

NEW JERSEY DEPARTMENT OF TREASURY  
DIVISION OF TAXATION  
BOROUGH OF SEA BRIGHT  
SCALE 1"=50'  
MARCH 1982  
HOWARD M. SPICER, P.E. & P.L.C. 14551

**TAX MAP**  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NEW JERSEY  
SCALE 1"=50'  
MARCH 1982  
HOWARD M. SPICER, P.E. & P.L.C. 14551

First Aid, Police Dept, Fire House, P Lot  
Chapel Beach Club, Sea Bright Beach Club

BLK 14, 15, 16, 17, 18  
BLK 23