

**RESOLUTION NO. 91-2022**

**Borough of Sea Bright**

**Revoking Designation of BROOKS REAL ESTATE DEVELOPMENT, LLC  
as the Redeveloper of the "Shrewsbury River Properties", of Block 13,  
Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14;  
Block 15, Lots 5, 8, 10, 11 and 12, Sea Bright, New Jersey**

Councilmember Bieber introduced and offered for adoption the following resolution; seconded by Councilmember Birdsall:

**WHEREAS**, the Mayor and Council of the Borough of Sea Bright adopted Resolution 80-2016 authorizing the Planning Board to study certain properties known and designated as Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; Block 15, Lots 5, 8, 10, 11 and 12 as shown on the tax map of the Borough of Sea Bright ("Shrewsbury River 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 Shrewsbury River 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 April 25, 2017, 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**, 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 April 25, 2017 and the subsequent Resolution adopted by the Planning Board memorializing its findings; and

**WHEREAS**, the owner of the Shrewsbury River Properties notified the Borough that it would accept the designation of its property as a condemnation area in need of redevelopment and that it would comply with the redevelopment ordinance and related ordinances in the development of the Shrewsbury River Properties; and

**WHEREAS**, the Borough Council adopted Resolution 102-2019 on May 21, 2019 adopting the foresaid Report; and

**WHEREAS**, the Borough Council concluded that it was appropriate to designate Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, Brooks Real Estate Development, LLC proposed a redevelopment plan for the Shrewsbury River Properties; and

**WHEREAS**, the Planning Board held a public hearing on July 28, 2020 at which time members of the public made comments on the proposed redevelopment plan. Subsequently the Planning Board made a referral to the Mayor and Council; and

**WHEREAS**, Brooks Real Estate Development, LLC met with the Borough consultants to further refine the proposed development plan; and

**WHEREAS**, subsequently Brooks Real Estate Development, LLC advised the Mayor and Council that it no longer wanted to redevelop the Shrewsbury River Properties and it asked the Mayor and Council to permit it to resign its designation as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, the Borough Council concluded it is in the best interests of the Borough of Sea Bright and its residents and taxpayers that the Mayor and Council accept the offer of Brooks Real Estate Development, LLC to resign as the redeveloper of the Shrewsbury River Properties.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, hereby accept the resignation of Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties.

**BE IT FURTHER RESOLVED** that the Borough and Council adopt a Resolution declaring that Brooks Real Estate Development, LLC is no longer the redeveloper of the Shrewsbury River Properties.

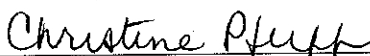
**BE IT FURTHER RESOLVED** that all Borough officials, including, but not limited to, the Mayor, the Municipal Clerk, the Borough Administrator, Planner, Attorney and Special Counsel are hereby authorized and directed to take such action as necessary to effectuate the provisions of this Resolution.

**Roll Call:**        Bieber,    Birdsall,    Booker,    Catalano,    Keeler,    Lamia  
                      Yes        Yes        Yes        Yes        Yes        Yes

April 19, 2022

**CERTIFICATION**

I, Christine Pfeiffer, Borough 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 5, 2022.

  
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Christine Pfeiffer, Borough Clerk