

**BOROUGH OF RED BANK**

**COUNTY OF MONMOUTH**

**RESOLUTION NO. 17-174**

**RESOLUTION DETERMINING PORTIONS OF THE BOROUGH AN  
AREA IN NEED OF REHABILITATION**

**WHEREAS**, the Red Bank Borough Council has explored the utilization of the Local Housing and Redevelopment Law (40A:12A) to advance community interests and to efficiently employ legal redevelopment mechanisms; and,

**WHEREAS**, the Borough Council at this point has no interest in utilizing two of the powers contained within the Local Housing and Redevelopment Law within this proposed rehabilitation area, namely the power of eminent domain and the power to enter into long term tax abatements; and,

**WHEREAS**, the Local Housing and Redevelopment Law contains three processes or designations a municipality can utilize under the law—A redevelopment area with condemnation; a redevelopment area without condemnation; and, an area in need of rehabilitation; and,

**WHEREAS**, the area in need of rehabilitation designation is the only one of the three that does not allow either condemnation or long term tax abatements; and,

**WHEREAS**, the Borough finds that a program of rehabilitation as defined in 40A:12-A-3 may be expected to prevent deterioration and promote the overall development of the community; and,

**WHEREAS**, the Borough Council has submitted to the Planning Board for its review and recommendation a proposed resolution determining a delineated area (Attachment A is the map and Attachment B the Block and Lot listing) within the Borough to be an area in need of rehabilitation in accordance with the Local Redevelopment and Housing Law, 40A:12A; and,

**WHEREAS**, the Planning Board recommended adding six lots (Block 3, Lots 1.02, 2.01, 4.01, 6, 7.01 & 9.01) to the rehabilitation area, which are now included in Attachment A; and,

**WHEREAS**, the Local Redevelopment and Housing Law (40A:12A-14) requires that at least one of six conditions exist to qualify as an area in need of rehabilitation; and,

**WHEREAS**, one of the conditions qualifying an area in need of rehabilitation is that more than half of the housing stock in the delineated area is at least 50 years old; and,

**WHEREAS**, as detailed in Attachment C, the delineated area contains approximately 217 total tax parcels of which approximately 90 parcels contain residential units or housing stock. Of these 90 parcels, approximately 83 of the structures containing housing stock were constructed prior to 1967. Therefore, approximately 92% of the housing stock in the delineated area was constructed prior to 1967 or is at least 50 years old; and,

**WHEREAS**, based upon the above, the delineated area of the Borough clearly meets the standard that more than half of the housing stock is at least 50 years old; and,

**WHEREAS**, the overall conditions and requirements of the community, namely the distribution of the housing stock that is more than 50 years old throughout the delineated area, warrant the need for the area in need of rehabilitation designation for the delineated area within the municipality.

**NOW, THEREFORE, BE IT RESOLVED**, by the Red Bank Borough Council that the area delineated in attachment A be designated an area in need of rehabilitation under the Local Redevelopment and Housing Law.

	Yes	No	Abstain	Absent
Councilman Yngstrom	( )	( )	( )	( )
Councilman Zipprich	( )	( )	( )	( )
Councilwoman Horgan	( )	( )	( )	( )
Councilwoman Schwabenbauer	( )	( )	( )	( )
Councilman Taylor	( )	( )	( )	( )
Councilman Whelan	( )	( )	( )	( )

Dated: July 26, 2017

I hereby certify the above to be a true copy of a resolution adopted by the Council of the Borough of Red Bank, in the County of Monmouth, at a meeting held on July 26, 2017.

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Pamela Borghi, Municipal Clerk