

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 21-152**

RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF THOSE PORTIONS OF BLOCKS 1, 3, 4.01 THAT FRONTS ON RECTOR PLACE, BRIDGE AVENUE, RIVERSIDE AVENUE AND BODMAN PLACE TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTIES SATISFY THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA AND SHOULD BE DECLARED AN AREA IN NEED OF REDEVELOPMENT, AND IF SO, COMMENCE WITH THE PREPARATION OF A REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

WHEREAS, to make such a determination under the Redevelopment Law, the Municipal Council (“Borough Council”) of the Borough of Red Bank (the “Borough”) must first authorize the Red Bank Planning Board (the “Planning Board”) to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough that an investigation occurs with respect to certain parcels within the Borough and therefore authorizes and directs the Planning Board to conduct an investigation of the property identified on the tax map of the Borough as those portions of blocks 1 (lot 1) and 4.01 (lots 1-2) and all of block 3 (lots 1.01, 1.02, 2.01, 4.01, 6, 7.01, 9.01) that fronts on Rector Place, Bridge Avenue, Riverside Avenue, Bodman Place with addresses between 80 Rectors Place, 187 Riverside Avenue, Bodman Place, 131 Bodman Place, 141 Bodman Place, 151 Bodman Place, 176 Riverside Avenue, and 192 Riverside Avenue, along with all streets and right of ways appurtenant thereto (collectively, the “Study Area”) and to determine whether all or a portion of the Study Area meets the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5, and whether all or a portion of said Study Area should be designated as an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A.40A:12A-6 the governing board has determined that this resolution authorizes the municipality to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain; this resolution is a Non-Condemnation Redevelopment Area, and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Red Bank, New Jersey as follows:

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to N.J.S.A.40A:12A-5 and whether said Study Area should be designated a “Redevelopment Area”.
3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein and appended thereto shall be a statement setting forth the basis of investigation.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be

affected by a determination that the Study area shall be an area in need of redevelopment.

5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is in an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.
6. After conduction its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or a portion of the Study Area as a Redevelopment Area.
7. If the Planning Board recommends that all or a portion of the Study Area as a Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan.
8. A notice of this action shall be published in the official newspaper authorized to publish legal notices for the Borough as required by law.
9. A copy of this resolution shall filed in office of the Borough Clerk.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin		X			
Councilwoman Triggiano	Motion	X			
Councilman Ballard					X
Councilman Yngstrom		X			
Councilman Zipprich					X
Councilwoman Horgan	Second	X			

Dated: June 23, 2021

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 June 23, 2021.

Pamela Borghi

Pamela Borghi, Municipal Clerk