

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. NP23-140

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED IN THE BOROUGH'S TAX RECORDS AS BLOCK 41, LOTS 1, 3, 4, 5, 6.01, 6.02, 7 & 8; BLOCK 63, LOTS 5.01, 6, 7 & 7.01; BLOCK 75, LOTS 171 & 177; BLOCK 75.02, LOTS 169 & 170.01; BLOCK 75.05, LOT 16.01; BLOCK 75.06, LOTS 7 & 8.01 ON THE BOROUGH TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTIES SATISFY THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA TO BE DECLARED AN AREA IN NEED OF REDVELOPMENT, 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 Governing Body of the Borough of Red Bank must first authorize the Red Bank Planning Board ("the Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Governing Body; and

WHEREAS, the Governing Body believes it is in the best interests of the Borough that an investigation occur with respect to the properties identified on the Borough tax maps as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 & 8; Block 63, Lots 5.01, 6, 7 & 7.01; Block 75, Lots 171 & 177; Block 75.02, Lots 169 & 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 & 8.01 (the "Study Area") and to determine whether all or portion of the Study Area meet the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment; and

WHEREAS, the Borough therefore authorizes and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the Governing Body, all in accordance with the Redevelopment Law; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes the Governing Body to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "Noncondemnation Redevelopment Area"; and

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

1. The foregoing recital are incorporated herein as if set forth in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the Redevelopment Law to determine if the Study Area satisfies the criteria

set forth in the Redevelopment Law and should be designated a "Noncondemnation Redevelopment Area."

3. As part of its investigation, the Planning Board shall prepare a map showing the boundary of the Study Area.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any person who are interested in or would be affected by a determination that the Study Area shall be a Noncondemnation Redevelopment Area.
5. At the public hearing, the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is 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 conducting 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 Governing Body as to whether the Governing Body should designate all or a portion of the Study Area as a Noncondemnation Redevelopment Area.
7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Noncondemnation Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan without further action by the Governing Body.
8. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall be not affect the remaining parts of this Resolution.
9. A copy of this resolution shall be filed in the Office of the Borough Clerk

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT	
Councilmember Bonatakis						x	
Councilmember Cassidy			x				
Councilmember Facey-Blackwood			x				
Councilmember Forest	x		x				
Councilmember Jannone			x				
Councilmember Triggiano		x	x				
Mayor Portman			x				
ON CONSENT AGENDA			Yes <u>x</u>	No <u> </u>			

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Red Bank, In the County of Monmouth at a Meeting held on December 14, 2023.


Laura Reinertsen, Borough Clerk

