

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO. 16-32

**RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO
UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER THE
DELINEATED AREA OF BLOCK 31, LOT 2.01 (WHITE STREET PARKING
LOT) SATISFIES THE CRITERIA FOR DESIGNATION AS A NON-
CONDEMNATION REDEVELOPMENT AREA**

Councilman Whelan offered the following resolution and moved its adoption:

WHEREAS, the Borough of Red Bank's ("the Borough")'s Redevelopment Engineer, CME Associates, produced a Scoping Report for White Street Parking Improvements recommending that the Borough commence the redevelopment process and potentially enter into a public-private partnership that could cover the costs associated with the development of a parking garage while generating additional revenue for the Borough; and

WHEREAS, as the Borough's designated Redevelopment Engineer appointed during the Borough's reorganization meeting, CME Associates is prepared to proceed with further analysis; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., the Local Redevelopment and Housing Law ("LRHL"), sets forth the criteria for a determination of whether a delineated area may be designated as an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the Borough to adopt a resolution directing its Planning Board to conduct a preliminary investigation to determine whether a delineated area is an area in need of redevelopment ("Redevelopment Area") according to the criteria set forth under N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to P.L. 2013, c. 159, the LRHL was amended to provide for Redevelopment Areas to be delineated as Non-Condemnation Redevelopment Areas where the use of eminent domain is not to be authorized by the municipality, nor is such a process necessary in this instance as the entirety of Block 31, Lot 2.01 is owned by the Borough; and

WHEREAS, the Borough's governing body desires to authorize its planning consultant, Maser Consulting ("Maser"), to assist the Planning Board in its preliminary investigation of Block 31, Lot 2.01 (White Street Parking Lot) to help guide its determination whether the delineated area is qualified as a Non-Condemnation Redevelopment Area in need of redevelopment pursuant to the criteria set forth under N.J.S.A. 40A:12A-5 and 40A:12A-3.

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

1. The Planning Board is hereby authorized and requested to undertake a preliminary investigation of Block 31, Lot 2.01 (White Street Parking Lot) to determine whether the delineated area of investigation constitutes an "area in need of redevelopment" for non-condemnation purposes according to the criteria set forth in N.J.S.A. 40A:12A-5 and 40A:12A-3 and if necessary to require additional professional services and assistance as authorized by the Mayor and Council.
2. This Resolution shall become effective immediately upon adoption.

Seconded by Councilwoman Schwabenbauer and adopted on roll call by the following vote:

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

Dated: January 27, 2016

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 January 27, 2016.

Pamela Borghi, Municipal Clerk