

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO.

**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, 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 delineated area within the Borough (Attachment A) to be an area in need of rehabilitation in accordance with the Local Redevelopment and Housing Law, 40A:12A; and,

WHEREAS, the Planning Board has recommended _____;
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, the properties in attachment A meet the criteria that at least 50% of the housing stock within the delineated area is greater than 50 years old; and,

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

WHERAS, 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.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that ordinance 1992-17 is hereby repealed in its entirety.

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

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 , 2016.

Pamela Borghi, Municipal Clerk