

**RESOLUTION NO. 17-239**

**TOWNSHIP OF MIDDLETOWN  
COUNTY OF MONMOUTH**

**RESOLUTION AMENDING RESOLUTION 17-205 AUTHORIZING AND REQUESTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 825, LOTS 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69.01, 72, 73, 74, 75, 76, 77, 78, 79, 80 AND 81 (MOUNTAIN HILL), BLOCK 825, LOT 70 (SGM), AND BLOCK 605, LOT 64 (SEARS) SATISFY THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT TO INCLUDE ADDITIONAL PROPERTIES BLOCK 638, LOT 31.01, BLOCK 825, LOT 58, BLOCK 870, LOT 1, BLOCK 870, LOT 2, BLOCK 871, LOT 3, AND BLOCK 871, LOT 7.02 IN THE PRELIMINARY INVESTIGATION**

**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 Township of Middletown (“the Township”) to adopt a resolution directing its Planning Board to conduct a preliminary investigation to determine whether the delineated areas qualify as an area in need of redevelopment (“Redevelopment Area”) according to the criteria set forth under N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township adopted Resolution 17-205 on the 17<sup>th</sup> day of July, 2017, authorizing to conduct a preliminary investigation in order to determine if the area encompassed by the following Block and Lots identified below, meets the criteria established by law as an Area in Need of Redevelopment:

**Mountain Hill:**

Block 825 Lot 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69.01, 72, 73, 74, 75, 76, 77, 78, 79, 80 and 81

**SGM:**

Block 825 Lot 70

**Sears:**

Block 605 Lot 64

**WHEREAS**, the Township amends Resolution No. 17-205 to include additional properties encompassed by the following Block and Lots identified below to be added to the area identified above meets the criteria established by law as an Area in Need of Redevelopment:

Block 638 Lot 31.01

Block 825 Lot 58

Block	870	Lot	1
Block	870	Lot	2
Block	871	Lot	3
Block	871	Lot	7.02

**WHEREAS**, authorizing this study shall not allow for the use of eminent domain and that the said area shall be a Non-Condemnation Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey, as follows:

1. The Planning Board is hereby authorized and requested to undertake a preliminary redevelopment investigation of Block 825, Lots 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69.01, 72, 73, 74, 75, 76, 77, 78, 79, 80 and 81 (Mountain Hill), Block 638, Lot 31.01, Block 825, Lot 58, Block 870, Lot 1, Block 870, Lot 2, Block 871, Lot 3, Block 871, Lot 7.02, Block 825, Lot 70 (SGM), and Block 605, Lot 64 (Sears) to determine whether the delineated areas of investigation constitute being designated as areas 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.
2. The Township Planner, or a qualified Planner to be contracted, is hereby authorized to assist the Planning Board in its preliminary investigation of the delineated areas of investigation, and to begin preparation of a Redevelopment Plan in the event the Planning Board recommends that all or some of the delineated areas of investigation qualify as areas in need of redevelopment.
3. The Township Administrator, Township Planner and Township Attorney are each hereby authorized and directed to take any necessary and appropriate actions in connection with the investigation of the delineated areas of investigation, and are hereby authorized and directed to take such actions, including but not limited to, the negotiation of any and all documents necessary to undertake the investigations as being hereby ratified and confirmed.
4. This Resolution shall become effective immediately upon adoption.