

## RESOLUTION NO. 25- 137

### RESOLUTION CONCURRING WITH THE TOWNSHIP OF MIDDLETOWN PLANNING BOARD'S REDEVELOPMENT INVESTIGATION FINDINGS AND DESIGNATING THE DELINEATED AREA OF BLOCK 795, LOT 5.01 (200 SOUTH LAUREL AVENUE) AS AN AREA IN NEED OF REDEVELOPMENT FOR NON-CONDEMNATION PURPOSES

**WHEREAS**, on September 3, 2024, by Resolution No. 24-232, the governing body, acting as the Township of Middletown's (the "**Township**")'s Redevelopment Entity, authorized and requested the Township of Middletown Planning Board (the "**Planning Board**") to undertake a preliminary redevelopment investigation (the "**Investigation**") to determine whether Block 795, Lot 5.01 as identified on the Township's official tax map, commonly known as 200 South Laurel Avenue (the "**Area of Investigation**") qualifies as an "area in need of redevelopment" according to the criteria set forth in the Local Redevelopment and Housing Law (the "**Redevelopment Law**"); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, the Planning Board specified and gave public notice that on March 12, 2025, a hearing would be held for the purpose of hearing all persons who are interested in or would be affected by a determination that the Area of Investigation is an area in need of redevelopment as that term is defined under the Redevelopment Law for non-condemnation purposes; and

**WHEREAS**, the Township's professional planner, T&M Associates, publicly presented a "Redevelopment Study and Preliminary Investigation Report" for the delineated Area of Investigation dated February 18, 2025 (the "**Investigation Report**"), which is attached hereto and made part hereof as **Exhibit A**; and

**WHEREAS**, the Investigation Report determined that the Area of Investigation evidences conditions and characteristics that qualify it as "an area in need of redevelopment" because it satisfies the (a), (b), (d) and (h) criteria under N.J.S.A. 40A-12A-5; and

**WHEREAS**, on March 12, 2025, the Planning Board held a properly noticed public hearing pursuant to the requirements of N.J.S.A. 40A:12A-6 concerning the Area of Investigation; and

**WHEREAS**, the hearing was open to all persons from the public who were generally interested in or would be affected by a finding that the property within the Area of Investigation constitutes an area in need of redevelopment under N.J.S.A. 40A:12A-5; and

**WHEREAS**, on March 12, 2025, the Planning Board received uncontested testimony from T&M Associate's licensed planners providing a first-hand account of the conditions that were observed during their investigation of the property within the Area of Investigation, which confirmed the description of the conditions and findings contained in the Investigation Report; and

**WHEREAS**, on March 12, 2025, the Planning Board recommended that the Township designate Block 795, Lot 5.01 as a non-condemnation area in need of redevelopment due to the substantial evidence that it meets the criteria enumerated in the Investigation Report, pursuant to N.J.S.A. 40A:12A-5(a), (b), (d) and (h).

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey that it hereby adopts the above recitals, findings of the Planning Board and the Investigation Report attached hereto as **Exhibit A** prepared by T&M Associates, as if set forth fully herein, therefore, determining and hereby declaring that Block 795, Lot 5.01 is hereby determined to be an "area in need of redevelopment" according to the criteria set forth under N.J.S.A. 40A:12A-5 for non-condemnation purposes.

**BE IT FURTHER RESOLVED** that pursuant to N.J.S.A. 40A:12A-6(b)(5)(c), the Municipal Clerk is hereby authorized and directed to transmit a certified copy of this Resolution to the Commissioner of the Department of Community Affairs for review.

**BE IT FURTHER RESOLVED** that pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), the Municipal Clerk is hereby authorized and directed to transmit a certified copy of this Resolution upon all record owners of the properties located within the delineated Area of Investigation as those names are listed within the official Tax Assessor's records within 10 days of the adoption hereof.

**BE IT FURTHER RESOLVED** that pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), the Municipal Clerk is hereby authorized and directed to transmit a certified copy of this Resolution upon each person, if any, who filed a written objection and stated in such submission an address to which notice of this determination may be sent.

**BE IT FURTHER RESOLVED** that that a certified copy of this Resolution and underlying documents shall be available for public inspection during regular business hours at the Office of the Municipal Clerk.

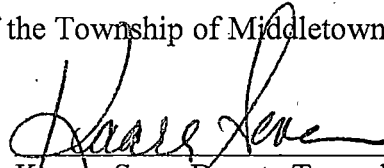
**MIDDLETOWN TOWNSHIP COMMITTEE**

Committee Member	Approved	Opposed	Recuse	Absent
R. Clarke				X
R. Hibell	X			
K. Kratz	X			
K. Settembrino	X			
Mayor Perry	X			

**CERTIFICATION**

I, Kaaren Sena, Deputy Township Clerk of the Township of Middletown, hereby certify the foregoing to be a true copy of a resolution adopted by the Middletown Township Committee at their meeting held March 17, 2025.

WITNESS, my hand and the seal of the Township of Middletown this 17<sup>th</sup> day of March 2025.

  
Kaaren Sena, Deputy Township Clerk