

RESOLUTION NO. 18-213

**TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

**RESOLUTION CONCURRING WITH PLANNING BOARD'S
REDEVELOPMENT STUDY & PRELIMINARY INVESTIGATION REPORT
REGARDING BLOCK 1088, LOTS 1 AND 3 (230 AND 250 HALF MILE ROAD),
AND BLOCK 1086, LOTS 29 AND 30 (100 AND 200 SCHULZ DRIVE) AND
DESIGNATING THE SAME AS AN AREA IN NEED OF REHABILITATION**

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, by Resolution No. 18-78 adopted on January 23, 2018, the Township Committee authorized and requested the Planning Board to undertake a preliminary investigation ("the Investigation") to determine whether Block 1088, Lots 1 and 3 (230 and 250 Half Mile Road), and Block 1086, Lots 29 and 30 (100 and 200 Schulz Drive) on the Official Tax Map of the Township of Middletown constitutes an area in need of redevelopment according to the criteria set forth under the Local Redevelopment and Housing Law ("LRHL") for non-condemnation purposes., specifically N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

WHEREAS, Stan Slachetka, PP, AICP, LEED-GA and Jeffrey Cucinotta, PP, AICP of T & M Associates prepared a "Redevelopment Study & Preliminary Investigation Report" for the designated Area of Investigation dated August 15, 2018 ("the Investigation Report") which is attached hereto and made part hereof as Exhibit A; and

WHEREAS, according to the Investigation Report, Block 1088, Lots 1 and 3 (230 and 250 Half Mile Road), and Block 1086, Lots 29 and 30 (100 and 200 Schulz Drive) did not meet the abovecharted criteria to each independently qualify as an area in need of redevelopment; and

WHEREAS, in addition to the redevelopment designation criteria, the LRHL, pursuant to N.J.S.A. 40A:12A-14a, also permits a municipality to designate an area in need of rehabilitation upon satisfaction of at least one of the six conditions; and

WHEREAS, consistent with the requirements set forth in N.J.S.A. 40A:12A-6, the Planning Board specified and gave notice that on September 5, 2018 a hearing would be held for the purpose of hearing persons who are interested in or would be affected by a determination that the properties in the Area of Investigation constitute an area in need of rehabilitation as that term is defined under the LRHL, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on September 5, 2018, 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, with James Gorman, Esq., representing the Planning Board being present; and

WHEREAS, the hearing was opened 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 rehabilitation under N.J.S.A. 40A:12A-14a; and

WHEREAS, on September 5, 2018, the Planning Board received uncontested testimony from Stan Slachetka, PP, AICP, LEED-GA and Jeffrey Cucinotta, PP, AICP of T & M Associates, providing a first-hand account of the conditions that they observed during their exhaustive examination of the properties within the Area of Investigation, which confirmed the description of the conditions and their findings contained in the Investigation Report; and

WHEREAS, on September 5, 2018, the Planning Board recommended that the Township Committee designate the above-mentioned properties of the Area of Investigation as an area in need of rehabilitation due to the substantial evidence that these parcels within the Area of Investigation meets the criterion enumerated in the Investigation Report pursuant to N.J.S.A. 40A:12A-14(a), of a continuing pattern of vacancy, abandonment or underutilization of properties in the area.

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 the Area of Investigation consisting of Block 1088, Lots 1 and 3 (230 and 250 Half Mile Road), and Block 1086, Lots 29 and 30 (100 and 200 Schulz Drive) hereby qualify and are declared to be an area in need of rehabilitation according to the criteria set forth under N.J.S.A. 40A:12A-14.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately pursuant to law.

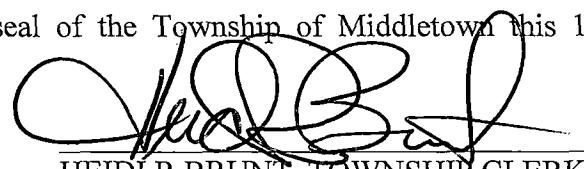
MIDDLETOWN TOWNSHIP COMMITTEE

Committee Member	Approved	Opposed	Abstain	Absent
Mayor Settembrino	X			
A. Fiore	X			
R. Hibell	X			
A. Perry	X			
K. Snell	X			

CERTIFICATION

I, Heidi R. Brunt, 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 September 17, 2018.

WITNESS, my hand and the seal of the Township of Middletown this 17th day of September, 2018.



HEIDI R BRUNT, TOWNSHIP CLERK