

RESOLUTION NO. 17-184

**TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

**RESOLUTION CONCURRING WITH THE TOWNSHIP OF MIDDLETOWN PLANNING
BOARD'S INVESTIGATION AND DESIGNATING PROPERTIES IDENTIFIED ON THE
TOWNSHIP'S OFFICIAL TAX MAPS AS BLOCK 815, LOTS 1.01, 6 AND 7 AS AN AREA IN
NEED OF REDEVELOPMENT**

WHEREAS, on April 3, 2017, the governing body, acting as the Township's Redevelopment Agency, adopted Resolution 17-133 authorizing and requesting the Township of Middletown Planning Board ("Planning Board") to undertake a Preliminary Investigation of the properties, identified as Block 815, Lots 1.01, 6, and 7 ("Town Hall Complex"), to determine whether the area qualifies as an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.; and

WHEREAS, by the adoption of Resolution 17-133, the governing body resolved that this redevelopment area determination shall authorize the municipality to use all of the powers provided, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et. seq.), in the redevelopment area other than the use of eminent domain ("Non-Condemnation Redevelopment Area"); and

WHEREAS, consistent with the requirements set forth in N.J.S.A. 40A:12A-6, the Planning Board specified and gave public notice that on June 7, 2017, 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 are an area in need of redevelopment as that term is defined under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.; and

WHEREAS, on June 7, 2017, 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, Anthony Mercantante, P.P., A.I.C.P., Township Administrator provided an overview of the existing conditions at the Town Hall Complex; and

WHEREAS, Sanyogita S. Chavan, P.P., A.I.C.P., Township Planner, publicly presented the report entitled "Area in Need of Redevelopment Investigation for Block 815, Lots 1.01, 6 and 7, Middletown Township, Monmouth County, New Jersey" dated June 2017 ("the Investigation Report") which is attached hereto and made part hereof as Exhibit A; and

WHEREAS, the Investigation Report determines that the Area of Investigation evidenced conditions and characteristics that clearly qualify the Area of Investigation as an "area in need of redevelopment" because it collectively satisfies the "d" and "h" criteria of the LRHL under N.J.S.A. 40A-12A-5; 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 properties within the Area of Investigation constitute an Area in Need of Redevelopment under N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

WHEREAS, on June 7, 2017, the Planning Board received uncontested testimony from Sanyogita S. Chavan, P.P., A.I.C.P., Township Planner, providing a first-hand account of the conditions that she

observed during her exhaustive examination of the properties within the Area of Investigation, which confirmed the description of the conditions and findings contained in the Investigation Report; and

WHEREAS, at June 7, 2017 Planning Board hearing, the public was afforded a full and fair opportunity to be heard. No members of the public were present at the hearing and no written objections were received by the Planning Board.

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 the Township Planner, Sanyogita S. Chavan, PP, AICP, as if set forth fully herein, therefore, determining and hereby declaring that the Area of Investigation consisting of the following Block and Lots are hereby determined to be an “Area in Need of Redevelopment” according to the criteria set forth under N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3:

Block 815, Lots 1.01, 6 and 7

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 ten (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 and 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.

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

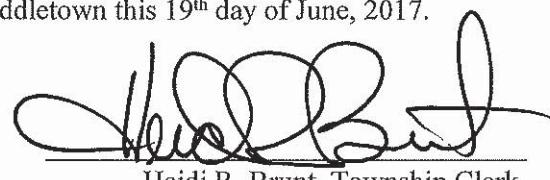
MIDDLETOWN TOWNSHIP COMMITTEE

Committee Member	Approved	Opposed	Abstain	Absent
Mayor G. Scharfenberger	X			
A. Fiore	X			
S. Massell	X			
S. Murray	X			
K. Settembrino	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 regular meeting held on June 19, 2017.

Witness, my hand and the seal of the Township of Middletown this 19th day of June, 2017.



Heidi R. Brunt, Township Clerk