

RESOLUTION OF THE BOROUGH OF RED BANK PLANNING BOARD

RECOMMENDING THAT THE BOROUGH COUNCIL DESIGNATE A STUDY AREA CONSISTING OF 75-79 WHITE STREET (BLOCK 31, LOT 2.01) AND 55 WEST FRONT STREET (BLOCK 30, LOT 10.01) AS A "NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, on January 27, 2016, the Red Bank Borough Council adopted Resolution 16-32 directing the Planning Board to undertake a preliminary investigation to determine whether a study area consisting of the real property commonly known as the White Street parking lot located at 75-79 White Street, Red Bank, New Jersey and identified on the Borough's tax map as Block 31, Lot 2.01 (the "White Street Property") meets the statutory criteria to be designated as a "Non-Condemnation Area In Need Of Redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, on March 23, 2016, the Borough Council adopted Resolution 16-90 directing the Planning Board to include the real property located at 55 West Front Street, Red Bank, New Jersey and identified on the Borough's tax map as Block 30, Lot 10.01 (the "Front Street Property") within the study area (the White Street Property and the Front Street Property are collectively referred to herein as the "Study Area"); and

WHEREAS, the Borough authorized its planning consultant, CME Associates ("CME") to assist the Planning Board in its preliminary investigation of the Study Area; and

WHEREAS, CME issued a Redevelopment Study and Preliminary Investigation Report of the Study Area dated May 20, 2016 (the "CME Report"); and

WHEREAS, the Planning Board scheduled a public hearing regarding the preliminary investigation of the Study Area on July 6, 2016; and

WHEREAS, prior to the date of the public hearing, the Planning Board published and served a legal notice as required under the LRHL providing the date, time and location of its meeting and indicating that the resolutions adopted by the Borough Council authorizing the Planning Board to undertake the preliminary investigation of the Study Area, a map showing the boundaries of the Study Area, and the CME Report were all available for inspection at the office of the Borough Clerk and the Planning Board Clerk during normal business hours; and

WHEREAS, at the July 6, 2016 public hearing on this preliminary investigation, testimony was provided by CME regarding the conditions in the Study Area and whether such conditions warranted a finding that the Study Area qualifies as a "Non-Condemnation Area In Need Of Redevelopment" under the LRHL; and

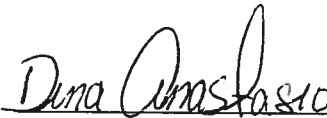
WHEREAS, additionally, members of the public were provided with the opportunity to submit written or oral testimony supporting, objecting to, or providing comments about the potential designation of the Study Area as a "Non-Condensation Area In Need Of Redevelopment" under the LRHL; and

WHEREAS, the Planning Board thereafter closed the public hearing regarding the preliminary investigation of the Study Area; and

WHEREAS, the Planning Board now wishes to adopt this resolution in order to provide its recommendations regarding the preliminary investigation of the Study Area to the Borough Council.

NOW, THEREFORE, BE IT RESOLVED by the Red Bank Planning Board that, based upon its review of the documents prepared as part of the preliminary investigation of the Study Area, including but not limited to the CME Report, and upon the testimony, exhibits and comments made at the June 6, 2016 public hearing conducted as part of the preliminary investigation, the Planning Board hereby finds that the Study Area meets the criteria to be designated as a "Non-Condensation Area in Need of Redevelopment" under the LRHL as the conditions on the properties located within the Study Area satisfy N.J.S.A. 40A:12A-5(d). The Planning Board therefore recommends that the Borough Council determine that the Study Area qualifies and be designated as a "Non-Condensation Area in Need of Redevelopment" under the LRHL.

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Red Bank Planning Board on this 6th day of July, 2016.



Dina Anastasio, Board Secretary