

RESOLUTION 2017-

RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY, DIRECTING THE PLANNING BOARD TO INVESTIGATE WHETHER CERTAIN PROPERTIES SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION (NON-CONDEMNATION REDEVELOPMENT AREA)

WHEREAS, the Local Redevelopment and Housing Law authorizes municipalities to determine whether certain parcels of land in the municipality may constitute areas in need of redevelopment, without the use of condemnation to acquire private property for redevelopment purposes; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment, the Belmar Borough Council (“Borough Council”) must authorize the Belmar Planning Board (“Planning Board”) to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) was amended in 2013 to provide for the designation of a Redevelopment Area without the use of condemnation (Condemnation Redevelopment Area vs Non-Condemnation Redevelopment Area) and the Borough Council believes it is in the best interest of the Borough of Belmar (the “Borough”) to investigate whether the following Block and Lots (Block 95 Lot 7, 8, 9, 10, 11, 12 and 13) meet the criteria set forth within N.J.S.A. 40A:12A-5 and should be designated as an area in need of redevelopment without condemnation;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council:

1. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties located East of Main Street between Ninth and Tenth Street, specifically including Block 95 Lot 7, 8, 9, 10, 11, 12 and 13 satisfies the criteria set forth in N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment without condemnation; and
3. The Planning Board shall conduct a public hearing after giving notice as required by N.J.S.A. 40A:12A-6b; and
4. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by the determination of the area delineated in the notice area is an area in need of redevelopment. All objections shall be received and considered by the Planning Board and made part of the public record; and
5. After conducting its investigation, preparing a map of the area and conducting a public hearing, at which all objections to the designation are received and considered, the Planning Board shall make the recommendation to the Borough Council as to whether the Borough Council should designate all or some or none of the should be designated as an area in need of redevelopment (Non-Condemnation Redevelopment Area).

offered the above resolution and moved its adoption.

Seconded by Council member and adopted by the following vote on roll call:

Council members: AYES NAYS ABSTAIN ABSENT

Adopted: