

RESOLUTION NO. 24- 125

TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH

RESOLUTION AUTHORIZING AND DIRECTING THE
PLANNING BOARD TO UNDERTAKE A PRELIMINARY
REDEVELOPMENT INVESTIGATION FOR NON-
CONDEMNATION PURPOSES TO DETERMINE
WHETHER THE AREA COMMONLY KNOWN AS
CAMPBELL'S JUNCTION EXTENDING ALONG
LEONARDVILLE ROAD FROM CHURCH STREET TO
EAST ROAD IN BELFORD

WHEREAS, N.J.S.A. 40A:12A-1, et seq., the Local Redevelopment and Housing Law ("LRHL"), sets forth the criteria for a determination of whether a delineated area may be designated as an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the Township of Middletown (the "**Township**") to adopt a resolution directing its Planning Board to conduct a preliminary investigation to determine whether a delineated area is an area in need of redevelopment ("**Redevelopment Area**") according to the criteria set forth under N.J.S.A. 40A:12A-5 and 40A:12A-3; and

WHEREAS, the Township desires to authorize one of its pre-qualified Redevelopment Planners to assist the Planning Board in its preliminary investigation of the proposed study area, namely that portion of Leonardville Road roughly extending from Church Street to East Road and identified with more particularity as the highlighted area on **Schedule A** and described by lot and block, zone district, and area on **Schedule B** attached hereto and made part hereof (the "**Area of Investigation**") to determine if the delineated areas qualify as an area in need of redevelopment for non-condemnation purposes pursuant to the criteria set forth under N.J.S.A. 40A:12A-5 and 40A:12A-3.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey that:

1. The Planning Board is hereby authorized and directed to undertake a preliminary redevelopment investigation of the proposed Area of Investigation, namely that portion of Leonardville Road roughly extending from Church Street to East Road and identified with more particularity as the highlighted area on **Schedule A** and described by lot and block, zone district, and area on **Schedule B** attached hereto to determine whether the delineated Area of Investigation constitutes being designated as an "area in need of redevelopment" according to the

criteria set forth in N.J.S.A. 40A:12A-5 and 40A:12A-3 for non-condemnation purposes.

2. The Township Administrator and Township Planner are hereby authorized and directed to solicit one of the Township's pre-qualified Redevelopment Planners to assist the Planning Board in its preliminary investigation of the delineated Area of Investigation, and to begin preparation of a Redevelopment Plan in the event the Planning Board recommends that all or some of the delineated area of investigation constitutes an "area in need of redevelopment."
3. The Township Administrator, Township Planner and Township Attorney are each hereby authorized and directed to take any necessary and appropriate actions in connection with the preliminary investigation of the delineated area of investigation, and are hereby authorized and directed to take such actions, including but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.
4. This Resolution shall become effective immediately upon adoption.

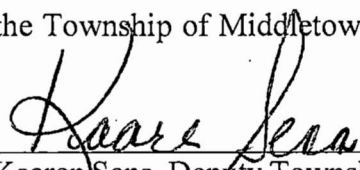
MIDDLETOWN TOWNSHIP COMMITTEE

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 April 8, 2024.

WITNESS, my hand and the seal of the Township of Middletown this 8th day of April 2024.



Kaaren Sena, Deputy Township Clerk