

RESOLUTION NO. 25- 283

RESOLUTION CONCURRING WITH THE TOWNSHIP OF MIDDLETOWN PLANNING BOARD'S REDEVELOPMENT INVESTIGATION FINDINGS AND DESIGNATING PORTIONS OF THE DELINEATED AREA COMMONLY KNOWN AS CAMPBELL'S JUNCTION EXTENDING ALONG LEONARDVILLE ROAD FROM CHURCH STREET TO EAST ROAD IN BELFORD AS AN AREA IN NEED OF REHABILITATION

WHEREAS, on April 8, 2024, by Resolution No. 24-125, the governing body, acting as the Township of Middletown's (the "Township")'s Redevelopment Entity, authorized and requested the Township of Middletown Planning Board (the "Planning Board") to undertake a preliminary redevelopment investigation (the "Investigation") to determine whether that portion of Leonardville Road roughly extending from Church Street to East Road in Belford as identified in **Exhibit A** (the "Area of Investigation") qualifies as an "area in need of redevelopment" according to the criteria set forth in the Local Redevelopment and Housing Law (the "Redevelopment Law"); and

WHEREAS, the Township's professional planner, Colliers Engineering and Design ("Colliers"), prepared a report entitled "Campbell's Junction Redevelopment Area Determination of Need Study" for the delineated Area of Investigation dated August 6, 2025 (the "Investigation Report"), which is attached hereto as **Exhibit B** and made part hereof; and

WHEREAS, according to the Investigation Report, the following lots did not meet the criteria to each independently qualify as an area in need of redevelopment:

BLOC K	LOT
496	5
496	6.01
498	1
498	2
500	1
500	2
500	4
500	5
500	14
500	15
500	16

502	2.01
502	8
503	1
503	2
503	4
503	5
503	6
503	7
503	8
503	9
524	99
524	100
646	3

646	4
646	5
646	6
646	20
646	22
646	29
646	30
646	31
646,	32

; and

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

**WHEREAS**, the Investigation Report determined that although the following properties did not satisfy the redevelopment criteria pursuant to N.J.S.A. 40A:12A-5, they satisfied the criteria for rehabilitation because the structures on these parcels are over 50 years in age, based on tax data:

Block 496, Lot 6,01 (1923)

Block 498

    Lot 1 (1961) (6 units)  
    Lot 2 (1943)

Block 500

    Lot 1 (1971)  
    Lot 5 (1958)  
    Lot 14 (1923)  
    Lot 15 (1923)  
    Lot 16 (1933)

Block 503

    Lot 4 (1918)  
    Lot 6 (1923)  
    Lot 7 (1923)

Block 524

    Lot 99 (1930 and 1942)  
    Lot 100 (1951)

Block 646, Lot 3 (1934); and

**WHEREAS**, on September 3, 2025, the Planning Board held a properly noticed public hearing pursuant to N.J.S.A. 40A:12A-6 concerning the Area of Investigation; and

**WHEREAS**, on September 3, 2025, the Planning Board received uncontested testimony from Colliers' licensed planner providing a first-hand account of the conditions that were observed during his investigation of the property within the Area of Investigation, which confirmed the description of the conditions and findings contained in the Investigation Report; and

**WHEREAS**, on September 3, 2025, the Planning Board recommended that the Township accept the recommendations in the Investigation Report.

**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 and findings of the Planning Board's Investigation Report attached hereto as **Exhibit B** prepared by Colliers, as if set forth fully herein, therefore, determining and hereby declaring that the following within the Area of Investigation comprising the portion of Leonardville Road roughly extending from Church Street to East Road are hereby determined to be an "area in need of rehabilitation" according to the N.J.S.A. 40A:12A-14.

Block 496, Lot 6.01 (1923)

Block 498

    Lot 1 (1961) (6 units)  
    Lot 2 (1943)

Block 500

    Lot 1 (1971)  
    Lot 5 (1958)  
    Lot 14 (1923)  
    Lot 15 (1923)  
    Lot 16 (1933)

Block 503

    Lot 4 (1918)  
    Lot 6 (1923)  
    Lot 7 (1923)

Block 524

    Lot 99 (1930 and 1942)  
    Lot 100 (1951)

Block 646, Lot 3 (1934)

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

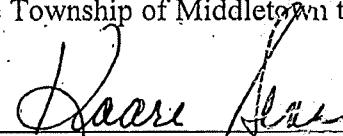
**MIDDLETOWN TOWNSHIP COMMITTEE**

Committee Member	Approved	Opposed	Recuse	Absent
R. Clarke	X			
R. Hibell	X			
K. Kratz	X			
K. Settembrino	X			
Mayor Perry	X			

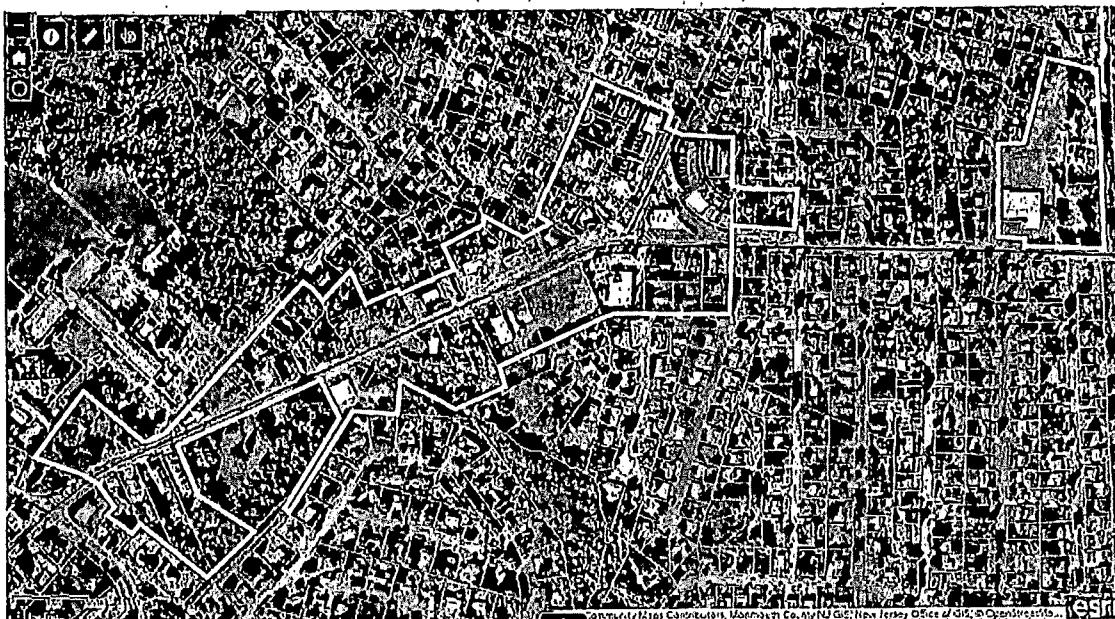
**CERTIFICATION**

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 September 15, 2025.

WITNESS, my hand and the seal of the Township of Middletown this 15<sup>th</sup> day of September 2025.

  
Kaaren Sena, Deputy Township Clerk

**EXHIBIT A**



**EXHIBIT B**