

RESOLUTION NO. 25- 282

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 REDEVELOPMENT FOR NON-CONDEMNATION PURPOSES

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, pursuant to N.J.S.A. 40A:12A-6, the Planning Board specified and gave public notice that on September 3, 2025, a hearing would be held for the purpose of hearing all persons who are interested in or would be affected by a determination that the Area of Investigation is an area in need of redevelopment as that term is defined under the Redevelopment Law for non-condemnation purposes; and

WHEREAS, the Township's professional planner, Colliers Engineering and Design ("**Colliers**"), publicly presented 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, the Investigation Report determined that lots within the Area of Investigation evidence conditions and characteristics that qualify it as "an area in need of redevelopment" because the following statutorily enumerated conditions, under N.J.S.A. 40A-12A-5, have been shown to exist on the site and depicted herein, within Table 1:

Table 1: Redevelopment Analysis and Conclusions

Block	Lot	Criteria
491	39.01	§3
491	40.01	B
496	5	-
496	6.01	-
498	1	-
498	2	-
499	1	D, §3

499	2	D, §3
499	3	D, §3
499	4	D, §3
499	5	D, §3
500	1	-
500	2	-
500	3	C
500	4	-
500	5	-

500	6	D
500	7	D, §3
500	8	D
500	9	D, §3
500	10	D, §3
500	11	D
500	12	D
500	13	D
500	14	-

Block	Lot	Criteria
500	15	-
500	16	-
500	17	D, §3
502	2.01	-
502	8	-
502	12	D
502	13	D
502	14	D
502	15	D
502	16	D
503	1	-
503	2	-
503	3	C
503	4	-
503	5	-
503	6	-

503	7	-
503	8	-
503	9	-
503	12	A
503	13	D
524	99	-
524	100	-
646	1	§3
646	2	D
Block	Lot	Criteria
646	3	-
646	4	-
646	5	-
646	6	-
646	7	D
646	8.01	§3
646	17	B

646	18	B
646	20	-
646	21	D
646	22	-
646	23	D
646	24	D
646	25	§3
646	26	D
646	27	D
646	29	-
646	30	-
646	31	-
646	32	-

WHEREAS, pursuant to N.J.S.A. 40A:12A-3, and as indicated in Table 1, parcels that did not meet the statutory criteria, but are necessary for effective redevelopment, were also included; and

WHEREAS, the Investigation Report determined that the following properties, as depicted within Table 1, did not satisfy the redevelopment criteria pursuant to N.J.S.A. 40A:12A-5:

Block 496, Lot 5, 6.01
Block 498, Lots 1, 2
Block 500, Lots 1, 2, 4, 5, 14, 15, 16
Block 502, Lot 2.01 (f/k/a Block 502, Lot 1, 2, 7; Block 503, Lots 10, 11)
Block 502, Lot 8
Block 503, Lots 1, 2, 4, 5, 6, 7, 8, 9
Block 524, Lots 99, 100
Block 646, Lots 3, 4, 5, 6, 20, 22, 29, 30, 31, 32; and

WHEREAS, on September 3, 2025, 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, the hearing was open to all persons from the public who were generally interested in or would be affected by a finding that the property within the Area of Investigation constitutes an area in need of redevelopment under N.J.S.A. 40A:12A-5 or N.J.S.A. 40A:12A-3; 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 that certain lots within the Area of Investigation meet the statutory criteria for designation as a non-condemnation area in need of redevelopment due to the substantial evidence that they meet the criteria enumerated in the Investigation Report, pursuant to N.J.S.A. 40A:12A-5 and N.J.S.A. 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 it hereby adopts the above recitals, findings of the Planning Board and the Investigation Report attached hereto as **Exhibit B** prepared by Colliers, as if set forth fully herein, therefore, determining and hereby declaring that the following lots 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 redevelopment" according to the criteria set forth under N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3 for non-condemnation purposes:

BLOCK	LOT
491	39.01
491	40.01
499	1
499	2
499	3
499	4
499	5
500	3
500	6
500	7
500	8
500	9
500	10
500	11
500	12
500	13
500	17
502	12
502	13
502	14
502	15

502	16
503	3
503	12
503	13
646	1
646	2
646	7
646	8.01
646	17
646	18
646	21
646	23
646	24
646	25
646	26
646	27

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 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 an 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.

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 15th day of September 2025.

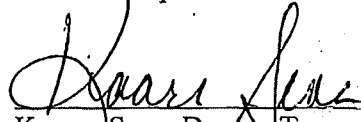

Kaaren Sena, Deputy Township Clerk

EXHIBIT A

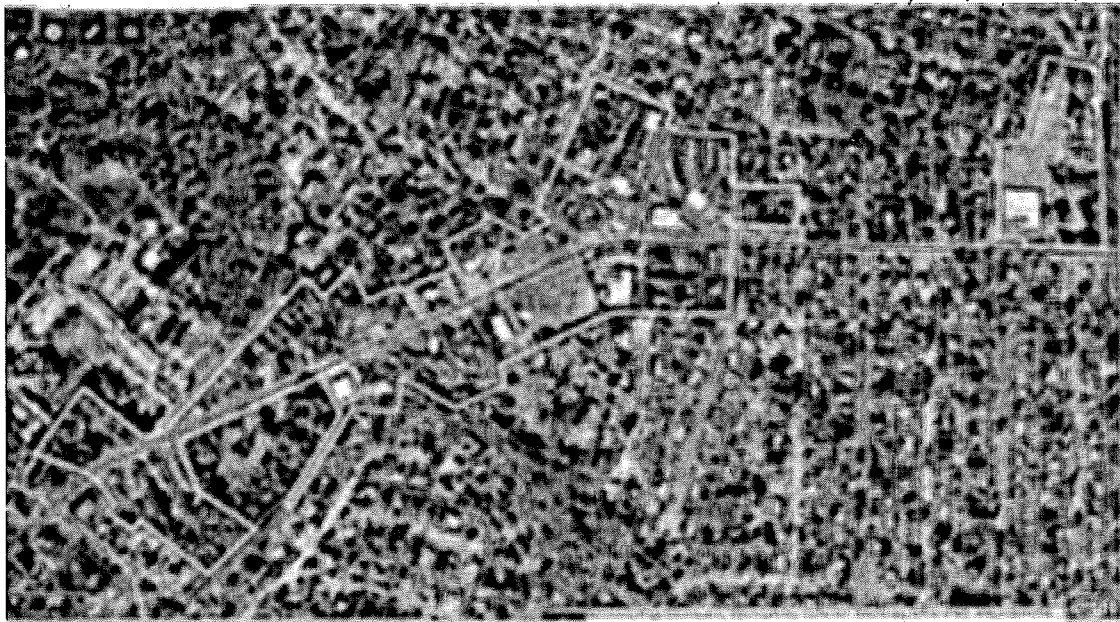


EXHIBIT B