

RESOLUTION NO. 15-205

TOWNSHIP OF MIDDLETOWN  
COUNTY OF MONMOUTH

RESOLUTION AUTHORIZING AND REQUESTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 137, LOTS 2.05, 2.07, 3, 4, 5, 6 AND 7; BLOCK 281, LOTS 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19 AND 20; BLOCK 306, LOTS 47, 48, 49, 50, 51, 52, 66, 108, 110, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171 AND 172; BLOCK 319, LOT 1; BLOCK 320, LOT 1; BLOCK 321, LOT 1; BLOCK 322, LOT 1; BLOCK 323, LOT 1; BLOCK 324, LOT 1; AND BLOCK 325, LOT 1 SATISFY THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law (LRHL) pursuant to N.J.S.A. 40A:12A-1 et seq. establishes the authority for a municipality to study area within its boundaries to determine whether or not such an area is in need of redevelopment; and

WHEREAS, the Township of Middletown ("the Township") is authorized pursuant to N.J.S.A. 40A:12A-5 to determine that a delineated area in the Township is an area in need of redevelopment; and

WHEREAS, the LRHL provides a unique tool for municipalities to pursue revitalization opportunities in urban, suburban and rural communities; and

WHEREAS, the redevelopment process allows for a comprehensive approach in considering specific properties or areas and how they might be developed or utilized in a manner that will best achieve the goals and interests of the community; and

WHEREAS, properly utilized, the LRHL fosters an opportunity for public-private partnerships in analyzing and studying land use and revitalization issues; and

WHEREAS, in order to initiate the redevelopment process, the Township Committee must authorize the Planning Board to undertake a study of an identified area and determine whether or not such an area meets the statutory requirements as an Area in Need of Redevelopment. Should that determination be made, then a redevelopment plan can be prepared for the designated area;

WHEREAS, the Township has been awarded a post-Sandy Planning Assistance Grant and will be utilizing the grant funds for this investigation;

WHEREAS, the area of the Township known as the Port of Belford generally including properties along Port Monmouth Road, Main Street and Center Avenue is an area that may benefit from the redevelopment process. A long-term development plan for this area could be achieved that will benefit landowners as well as the overall community.

WHEREAS, authorizing this study shall not allow for the use of eminent domain and that the said area shall be a Non-Condensation Redevelopment Area.

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

1. The Planning Board is hereby authorized to conduct a preliminary investigation in order to determine if the area encompassed by the following Block and Lots identified below and in Exhibit A, attached to this Resolution, meets the criteria established by law as an Area in Need of Redevelopment:

Block	137	Lots	2.05, 2.07, 3, 4, 5, 6, 7
Block	281	Lots	3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, 19, 20
Block	306	Lots	47, 48, 49, 50, 51, 52, 66, 108, 110, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 169, 170, 171, 172
Block	319	Lot	1
Block	320	Lot	1
Block	321	Lot	1
Block	322	Lot	1
Block	323	Lot	1
Block	324	Lot	1
Block	325	Lot	1

2. That this redevelopment area determination shall authorize the municipality to use all of the powers provided pursuant to the LRHL for use in a redevelopment area other than the use of eminent domain ("Non-Condensation Redevelopment Area").

#### MIDDLETOWN TOWNSHIP COMMITTEE

Committee Member	Approved	Opposed	Abstain	Absent
Mayor Murray	X			
A. Fiore	X			
S. Massell				X
G. Scharfenberger	X			
K. Settembrino	X			

#### CERTIFICATION

I, Heidi R. Brunt, 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 July 20, 2015.

WITNESS, my hand and the seal of the Township of Middletown this 20<sup>th</sup> day of July, 2015.

  
HEIDI R. BRUNT, TOWNSHIP CLERK

## EXHIBIT A

**Belford Redevelopment Investigation  
Study Area  
Middletown, NJ**

