

Appendix B:
Resolutions Authorizing the Land Use Board to Conduct
an Area in Need of Redevelopment Investigation



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 20-225

A RESOLUTION AUTHORIZING THE LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER VARIOUS PROPERTIES QUALIFY FOR DESIGNATION AS AREAS IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A 40A:12A-1 ET. SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, the governing body of the Borough of Highlands desires to explore whether the following real property, commonly referred to as the Central Business District/ Bay Avenue Corridor (“Study Areas”) may be appropriate areas for consideration for the program of redevelopment:

Block 40.01, Lots 21.01, 22.01
Block 41, Lots 9, 10, 13.01
Block 42, Lots 1, 10, 12.01, 13, 14, 15
Block 45, Lots 4.01, 6.01, 7
Block 46, Lots 1, 2, 3, 4, 5, 6, 7, 8
Block 47, Lot 10
Block 53, Lots 1, 3, 4, 5, 6, 7, 8, 9
Block 54, Lots 1, 3.01, 4, 5, 7.01
Block 58, Lots 1, 3.01, 17.01, 18, 19, 20, 23.01, 24, 25, 26
Block 59, Lots 5, 6, 8, 9, 10, 11.01, 11.02, 13.01, 14, 16.01
Block 64, Lots 1, 2, 24, 25, 28.01
Block 69, Lots 1, 2, 4.01, 5, 6; and

WHEREAS, the governing body of the Borough of Highlands considers it to be in the best interest of the Borough to have the Land Use Board conduct such an investigation for the properties referenced above, commonly referred to as the Central Business District/Bay Avenue Corridor; and

WHEREAS, the governing body of the Borough of Highlands believes that the subject parcels are potentially valuable for contributing to, serving and protecting the public health, safety and welfare and for the promotion of smart growth within the Borough; and

WHEREAS, the LRHL sets forth a specific procedure for establishing areas in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 49A:12A-6, prior to the governing body of the Borough of Highlands making a determination as to whether the Study Areas qualify as areas in need of redevelopment, the governing body must authorize the Land Use Board, by Resolution, to undertake a preliminary investigation to determine whether the Study Areas meet the criteria for designation as areas in need of redevelopment as set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the governing body of the Borough of Highlands wishes to direct the Land Use Board to undertake such preliminary investigation to determine whether the Study Areas meet the criteria for designation as areas in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et seq.

NOW, THEREFORE, BE IT RESOLVED, that governing body of the Borough of Highlands hereby directs the Borough of Highlands Land Use Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Areas defined hereinabove qualify for designation as areas in need of redevelopment under the criteria and pursuant to the public hearing process set forth in N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED, that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”).

BE IT FURTHER RESOLVED, that the Land Use Board shall submit its findings and recommendations to the governing body of the Borough of Highlands in the form of a Resolution with supportive documentation.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Acting Borough Clerk, Chief Financial Officer, Borough Land Use Board and Land Use Board Secretary.

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
BRASWELL			X			
MAZZOLA			X			
RYAN	X		X			
VALKOS		X	X			
BROULLON					X	

R 20-225

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk’s Office.

DATE OF VOTE: October 21, 2020



Michelle Hutchinson, Acting Municipal Clerk



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

Resolution 21-62

**A RESOLUTION AUTHORIZING THE LAND USE BOARD TO UNDERTAKE A
PRELIMINARY INVESTIGATION TO DETERMINE WHETHER VARIOUS
PROPERTIES QUALIFY FOR DESIGNATION AS AREAS IN NEED OF
REDEVELOPMENT PURSUANT TO N.J.S.A 40A:12A-1 ET. SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, the governing body of the Borough of Highlands desires to explore whether the following real property, commonly referred to as the Central Business District/ Bay Avenue Corridor (“Study Areas”) may be appropriate areas for consideration for the program of redevelopment:

Block 40.01, Lots 21.01, 22.01
Block 41, Lots 3, 4, 5, 6, 7, 8, 9, 10, 13.01
Block 42, Lots 1, 10, 12.01, 13, 14, 15
Block 45, Lots 4.01, 6.01, 7
Block 46, Lots 1, 2, 3, 4, 5, 6, 7, 8
Block 47, Lots 6, 7, 8, 9, 10, 11, 12
Block 52, Lots 1, 2
Block 53, Lots 1, 3, 4, 5, 6, 7, 8, 9, 21.01, 21.02, 40.01
Block 54, Lots 1, 3.01, 4, 5, 7.01
Block 58, Lots 1, 3.01, 17.01, 18, 19, 20, 23.01, 24, 25, 26
Block 59, Lots 5, 6, 8, 9, 10, 11.01, 11.02, 13.01, 14, 16.01
Block 63, Lots 5, 6, 7, 9.01, 10, 11, 13.01, 14, 15, 16, 17
Block 64, Lots 1, 2, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28.01
Block 69, Lots 1, 2, 4.01, 5, 6
Block 70, Lots 1, 2, 3, 15, 16, 17
Block 71, Lots 4, 5, 6
Block 72, Lots 1, 2, 11.01, 12
Block 73, Lot 2
Block 74, Lots 1, 8.01, 9
Block 75, Lots 1, 17, 18
Block 80, Lots 1, 2, 20, 21, 22
Block 81, Lots 1, 2, 10.01, 12
Block 82, Lots 1.01, 6.01
Block 83, Lots 1, 14
Block 88, Lots 1.01, 5
Block 89, Lots 1, 2, 13.01
Block 94, Lots 1, 15, 16

Block 95, Lot 1
Block 96 Lots 1, 2.01
Block 96.01, Lots 2.01, 3
Block 97, Lot 2
Block 99, Lots 1, 31.01
Block 100, Lot 1; and

WHEREAS, the governing body of the Borough of Highlands considers it to be in the best interest of the Borough to have the Land Use Board conduct such an investigation for the properties referenced above, commonly referred to as the Central Business District/Bay Avenue Corridor; and

WHEREAS, the governing body of the Borough of Highlands desires that this resolution and the list of properties referenced above supersede Resolution 20-225 adopted October 21, 2020; and

WHEREAS, the governing body of the Borough of Highlands believes that the subject parcels are potentially valuable for contributing to, serving and protecting the public health, safety and welfare and for the promotion of smart growth within the Borough; and

WHEREAS, the LRHL sets forth a specific procedure for establishing areas in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 49A:12A-6, prior to the governing body of the Borough of Highlands making a determination as to whether the Study Areas qualify as areas in need of redevelopment, the governing body must authorize the Land Use Board, by Resolution, to undertake a preliminary investigation to determine whether the Study Areas meet the criteria for designation as areas in need of redevelopment as set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the governing body of the Borough of Highlands wishes to direct the Land Use Board to undertake such preliminary investigation to determine whether the Study Areas meet the criteria for designation as areas in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et seq.

NOW, THEREFORE, BE IT RESOLVED, that governing body of the Borough of Highlands hereby directs the Borough of Highlands Land Use Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Areas defined hereinabove qualify for designation as areas in need of redevelopment under the criteria and pursuant to the public hearing process set forth in N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED, that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of eminent domain (hereinafter referred to as a “Non-Condensation Redevelopment Area”).

BE IT FURTHER RESOLVED, that the Land Use Board shall submit its findings and recommendations to the governing body of the Borough of Highlands in the form of a Resolution with supportive documentation.

BE IT FURTHER RESOLVED, that this resolution and the list of properties referenced above supersedes Resolution 20-225 adopted October 21, 2020.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Acting Borough Clerk, Chief Financial Officer, Borough Land Use Board and Land Use Board Secretary.

Motion to Approve R-21-62:

	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
Martin			X			
Mazzola		X	X			
Melnyk	X		X			
Olszewski			X			
Broullon					X	

I, Michelle Hutchinson, Acting Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held February 17, 2021.



Michelle Hutchinson
Acting Municipal Clerk