

RESOLUTION
BOROUGH OF HIGHLANDS MUNICIPAL LAND USE BOARD

WHEREAS, the Mayor and Borough Council of the City of the Borough of Highlands authorized the Municipal Land Use Board by resolution 16-228 dated December 9, 2016, to undertake a preliminary investigation of an area in the Borough, to determine whether or not said area is a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A: 12A-1 et seq.; and

WHEREAS, the areas are:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
105.107	1.1	No Street Address (Shadow Lawn Trailer Park)

WHEREAS, Municipal Land Use Board has undertaken an investigation of the properties or sites to determine the need for redevelopment in accordance with N.J.S.A. 40A: 12A-6; and

WHEREAS, the Planning Board sought and received the assistance of Heyer, Gruel and Associates, Licensed Professional Planners to coordinate the statutory investigation required by N.J.S.A. 40A: 12A-6; and

WHEREAS, Heyer, Gruel and Associates presented their findings to the Board in a written report dated November 2017, in conjunction with an oral presentation at a public hearing held on January 31, 2018. Said report is entitled "Shadow Lawn Mobile Home Park Area in Need of Redevelopment Investigation Report", and is incorporated herein by reference thereto and is attached hereto and designated as Exhibit A ; and

WHEREAS, after debate by the members of the Board and comments from the general public a motion was offered, duly seconded and voted upon by the majority of the members present making a finding that the Area meets the statutory criteria set forth in the Local Redevelopment and Housing Law to be designated as a non-condemnation area in need of redevelopment, based upon the report by the Planners, the testimony provided during the public hearing, and the knowledge of the Board members; and

WHEREAS, the Municipal Land Use Board pursuant to the requirements of the statute notified all affected property owners by certified mail return receipt requested of the impending investigation and potential for designation as an area in need of redevelopment and the date, time, and place of the public hearings as well as publication in the Asbury Park Press containing the foregoing information and the date of the public meeting of the Board; and

WHEREAS, all of the foregoing was done pursuant to the requirements of the Redevelopment Statute, N.J.S.A. 40A: 12A-1 et seq.; and

WHEREAS, the testimony and documentary evidence presented to the Board by the Planners clearly established that the subject property met the statutory criteria in order to declare said property as a non-condemnation area in need of redevelopment; and

WHEREAS, all evidence presented by the Planners at the January 31, 2018 hearing is adopted herein by reference thereto;

NOW THEREFORE BE IT RESOLVED by the Municipal Land Use Board of the Borough of Highlands that the area listed in Exhibit A annexed hereto and made a part hereof has met the criteria for designation as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A: 12A-5; and

BE IT FURTHER RESOLVED that the Municipal Land Use Board of the Borough of Highlands hereby respectfully recommends to the Mayor and Borough Council of the Borough of Highlands that the area designated in Exhibit A annexed hereto and made a part hereof be designated or determined to be a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A: 12A-1 et seq.

Mr. Nolan offered a motion to move on the adoption of the foregoing Resolution:

Seconded by Mr. Knox and adopted on the following roll call vote:

Ayes: Mr. Braswell, Mr. Nolan, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox, Mr. Francy, Mr. Stockton, Mr. O'Neil

Nays: None

Abstain: None

February 14, 2018.

Kathy Burgess
Kathy Burgess, Board Secretary

I hereby certify this to be a true copy of the Resolution adopted by the Borough of Highlands Municipal Land Use Board on February 14, 2018.

Kathy Burgess
Kathy Burgess, Board Secretary