

RESOLUTION
OF THE
LAND USE BOARD OF THE BOROUGH OF NEPTUNE CITY
ADOPTING THE AMENDED RE-EXAMINATION REPORT OF THE MASTER
PLAN

WHEREAS, the Land Use Board of the Borough of Neptune City is statutorily mandated to conduct a review of the Master Plan and Land Development Ordinance of the Borough of Neptune City, every ten years, pursuant N.J.S.A. 40:55D-89,

WHEREAS, the Land Use Board, pursuant to its statutory obligation, N.J.S.A. 40:55D-13 a public hearing of the Land Use Board was held on March 6, 2018, at 7:00p.m. at Borough Hall in the Borough of Neptune City for the purpose of presentation of the Amended Master Plan Re-Examination Report and to receive comments from public; and,

WHEREAS, at the hearing, the Land Use Board found that the proposed Amended Master Plan Re-Examination is consistent with the planning development guidelines and further has found as a basis of fact that the development patterns envisioned and Master Plan changes that are proposed in the Amended Re-Examination Report are consistent with current developmental patterns of adjacent municipalities and do not impact adversely on any adjacent municipalities nor do they impact environmentally sensitive areas, but do identify key focus areas and critical areas of environmental concern; and further finds that the development patterns set areas of environmental concerns; and further finds that the developmental patterns set forth herein

are broad-based and encompass all developmental housing patterns pursuant to the mandate of the State of New Jersey; and,

WHEREAS, there has been notice of the hearing in a newspaper of general circulation ten days prior to the date of the hearing; and also further finds that the Clerks of the adjacent municipalities have been given notice of the proposed hearing date of the presentation of the plan by the Land Use Board and to Monmouth County Planning Board has received notice and a copy of the Amended Re-Examination Report within the time required by the Municipal Land Use Law; and,

WHEREAS, the Land Use Board has concluded its review of the Amended Master Plan Re-Examination as mandated by the statute and refers the matter to the Mayor and Council of the Borough of Neptune City for final adoption;

NOW THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Neptune City that on the 6th day of March , 2018, that it herewith adopts the findings of fact, recommendations of Amended Master Plan Re-Examination Report dated March 6, 2018, prepared by Leon S. Avakian Inc. and adopts same as the official Amended Master Plan Re-Examination of the Borough of Neptune City and recommends adoption of same by Mayor and Borough Council; and,

BE IT FURTHER RESOLVED by the Land Use Board of the Borough of Neptune City that it herewith determines that the Amended Master Plan Re-Examination is a current Re-Examination and recommendation regarding developmental patterns, as well as environmentally sensitive areas in need of protection and,

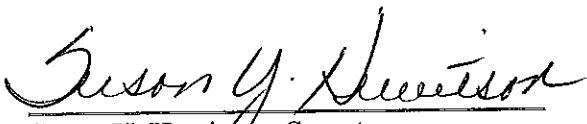
BE IT FURTHER RESOLVED that the Land Use Board has found, as a matter of fact, that the Amended Re-Examination Report meets the objectives of the Municipal

Land Use Law, and takes particular regard with respect to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, and changes in State, County, and Municipal policies and objectives; and,

BE IT FURTHER RESOLVED that the Land Use Board of the Borough of Neptune City herewith directs the Land Use Board Secretary to forward the within memorialization and resolution of the Land Use Board's findings of facts and recommendations with the attached reports referenced herein to the Mayor and Council of the Borough of Neptune City, the Monmouth County Planning Board, and the Clerks of adjacent municipalities and directs that the within memorialization be published according to law.

CERTIFICATION

I hereby certify that the foregoing is a true copy of the resolution adopted by the Borough of Neptune City Land Use Board at a meeting held on March 6, 2018.


Susan Y. Hewitson, Secretary
Land Use Board of the Borough of Neptune
City