

RESOLUTION

OF THE

LAND USE BOARD OF THE BOROUGH OF NEPTUNE CITY

RECOMMENDING THE FINDING OF

NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT FOR

BLOCK 18, LOT 1 AND BLOCK 13, LOT 1

WHEREAS, pursuant to the provisions of the “Local Redevelopment and Housing Law” (N.J.S.A. 40:12A-1, et seq.), a municipality may, by resolution, determine that a proposed area in need of redevelopment, provided that the statutory criteria is established after an investigation and hearing pursuant to law; and

WHEREAS, on September 28, 2020 the Mayor and Council of the Borough of Neptune City directed the Land Use Board by Resolution # 20=140 to examine whether the lands comprising Block 18, Lots 1 and Block 13, Lot 1 as shown on the official Tax Map of the Borough of Neptune City (the “Premises”) should be determined as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40:12A-3, 5 & 6;

WHEREAS, the Mayor and Council of the Borough of City of Neptune City authorized the firm of Leon S. Avakian Inc. to prepare a redevelopment study of the Premises (the “Redevelopment Study”) consistent with the “Local Redevelopment and Housing Law” (N.J.S.A. 40:12A-1, et seq.); and

WHEREAS, such Redevelopment Study was prepared by Leon S. Avakian Inc and issued a report entitled as follows: **“AREA IN NEED OF REDEVELOPMENT**

INVESTIGATION REPORT” which report was marked as LUB-1 in evidence and serves as a “statement setting forth the basis for the investigation”, as required by N.J.S.A. 40:12A-6; and

WHEREAS, the Redevelopment Study determined that the Premises qualifies as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1, et seq. for the reasons set forth in the Redevelopment Study; and

WHEREAS, pursuant to the law, a duly noticed public hearing was held on March 9, 2021, giving all persons who are interested in or who would be affected by a determination that the Premises are a non-condemnation area in need of redevelopment an opportunity to be heard, at which time the Board reviewed the redevelopment study, heard the testimony of Jennifer Beahm, PP , AICP of Leon S. Avakian Inc., opened the meeting for public comment, and deliberated on the matter using a criteria as set forth in N.J.S.A 40:12A-5;

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Neptune City as follows:

1. With respect to Block 13, Lot 1, the property is an undeveloped tract that is approximately 1.68 acres. The property is owned by Neptune City and due to the environmental conditions of the site, the property will not be developed without private capital. The Board agrees with the testimony and findings of Mrs. Beahm, who testified and concluded that the Block 13, Lot 1 satisfied criteria C of NJSA 40A: 12A-5, which provides:

- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

2. With respect to Block 18, Lot 1, the property is an underutilized tract that is only .42 acres. The site is overgrown with the remains of structures that have been partially removed. The Board agrees with the testimony and findings of Mrs. Beahm, who testified and concluded that the Block 18, Lot 1 satisfied criteria A and D of NJSA 40A:12A-5, which provides:

a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

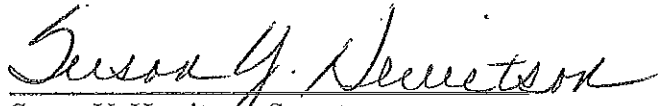
d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

3. That the Land Use Board accepts and adopts the recommendations and proposed findings of the Redevelopment Study for Block 13, Lots 1 and Block 18, Lot 1 and hereby recommends to the Mayor and Council of the Borough of Neptune City that Block 13, Lots 1 and Block 18, Lot 1 be declared a Non-Condensation Area in Need of Redevelopment consistent with N.J.S.A. 40:12A-6(b)(5);

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Clerk and that the Board Secretary be directed to publish notice of this decision in the official newspaper of the Borough of Neptune City.

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 April 13, 2021.


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

The vote on the Motion
To approve this application:

The Vote on the Resolution of
memorialization was as follows:

YES: Patricia Gerand, Andrew Wardell,
Randy Reynolds, Michele McGuigan,
Craig Morcom, Erin Maciorowski

YES: Andrew Wardell, Randy Reynolds,
Michele McGuigan, Erin Maciorowski

NO: None

NO: None

ABSTAIN: None

ABSTAIN: None