

OFFERED BY: Reich				SECONDED BY: Schnurr				
	AYE	NAY	ABSENT	ABSTAIN	AYE	NAY	ABSENT	ABSTAIN
DI BENEDETTO	X				ROGERS	X		
JORDAN	X				SCHNURR	X		
REICH	X				SHUTZER	X		

I, TRACI L. DiBENEDETTO, CLERK OF THE BOROUGH OF FREEHOLD, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FREEHOLD AT THE REGULAR MEETING HELD: JUNE 1, 2020.


 TRACI L. DiBENEDETTO, BOROUGH CLERK

Resolution No. 96-20
 Agenda No. 11/2020

**RESOLUTION ADOPTING THE "26-28 COURT STREET/2-6 BROAD STREET
 PRELIMINARY INVESTIGATION REDEVELOPMENT STUDY" (NON-
 CONDEMNATION)**

WHEREAS, the governing body adopted Resolution 31-20 directing the Planning Board to perform a preliminary investigation into the "Study Area" identified on the Borough Tax Map as 26 Court Street-Block 36, lot 9.01; 2 Broad Street-Block 36, lot 7; 4 Broad Street-Block 36, lots 6 & 6.01 and 6 Broad Street-Block 36, lots 5 & 5.01 to determine whether the above properties constitute an area in need of redevelopment and to prepare a redevelopment plan for the designated area; and

WHEREAS, an investigation of the Study Area was conducted by Robert P. Melvin, PP, AICP, of Pennoni and a report dated March 2, 2020 was prepared; and

WHEREAS, the Planning Board, upon giving due notice, held a public hearing on the study on May 13, 2020 to determine whether the Study Area meets the statutory criteria to be determined to be an Area in Need of Redevelopment (Non-Condensation) in accordance with the Local Redevelopment and Housing Law; and

WHEREAS, at said hearing Mr. Melvin provided detailed testimony and all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, by Resolution adopted May 27, 2020, the Planning Board, based upon the findings and conclusions set forth in the Resolution, and as contained in the Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation) Report dated March 2, 2020 prepared by Robert P. Melvin, PP, AICP, of Pennoni, the Planning Board found and recommended that the

entire Study Area satisfies the statutory criteria necessary to be declared as An Area in Need of Redevelopment (Non-
Condemnation); and

WHEREAS, the Borough Council has had the opportunity to review the aforesaid report by Robert Melvin, a transcript of the planning Board hearing of May 13, 2020 and the subsequent Resolution adopted by the Planning Board on May 27, 2020 memorializing its findings.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council that it hereby adopts the findings of the Borough Planning Board and the contents of the Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) Report dated March 2, 2020 prepared by Robert P. Melvin, PP, AICP, of Pennoni.

BE IT FURTHER RESOLVED that the Borough Clerk provide a certified copy of this resolution to the Director of the Department of Community Affairs for consideration as required by The Local Redevelopment and Housing Law.

BE IT FURTHER RESOLVED that the Borough Clerk provide a certified copy of this resolution to each of the affected property owners as required by The Local Redevelopment and Housing Law with a notice advising them that the Redevelopment Study has been adopted and that the property owner has forty-five (45) days from receipt of such notice to file a challenge in the Superior Court of New Jersey to contest the action taken by the governing body.

BE IT FURTHER RESOLVED that the Clerk is directed to post a copy of this Resolution on the bulletin board at Borough Hall and to post same on the Borough website and to transmit a copy to the Asbury Park Press for publication.