



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 25-188

DESIGNATING ARJIKA BUILDERS INC. AS THE EXCLUSIVE REDEVELOPER OF THAT CERTAIN PROPERTY LOCATED AT 289 BAY AVENUE, IDENTIFIED AS BLOCK 81, LOT 12 ON THE TAX MAP OF THE BOROUGH OF HIGHLANDS, AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the Borough of Highlands ("**Borough**") is a political subdivision of the State of New Jersey (the "**State**"), located in the County of Monmouth (the "**County**"); and

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

WHEREAS, on October 20, 2021, by Resolution No. 21-199, the Borough Council of the Borough of Highlands ("**Borough Council**") accepted the Land Use Board's recommendations set forth in Resolution No. 2021-21 and designated the entire Study Area as a non-condemnation redevelopment area pursuant to the Redevelopment Law (the "**Redevelopment Area**") and authorized Phillips Preiss Grygiel Leheny Hughes LLC to prepare one or more redevelopment plans for the Redevelopment Area; and

WHEREAS, on May 18, 2022 the Borough Council adopted Ordinance No. 22-10 adopting a redevelopment plan for the Redevelopment Area, entitled Central Business District Redevelopment Plan (the "**Original Redevelopment Plan**"); and

WHEREAS, following a review of the Original Redevelopment Plan, the Borough determined to amend the Original Redevelopment Plan to facilitate redevelopment within the Redevelopment Area; and

WHEREAS, Heyer, Gruel and Associates, prepared an amended redevelopment plan for the Redevelopment Area, entitled Amended Central Business District Redevelopment Plan, dated August 21, 2024 (the "**Redevelopment Plan**"); and

WHEREAS, on September 18, 2024 the Borough Council adopted Ordinance No. 24-15 adopting the Redevelopment Plan; and

WHEREAS, Arjika Builders Inc. (the "**Redeveloper**") owns a property within the Redevelopment Area identified as Block 81, Lot 12 on the Borough's official tax map and located at 289 Bay Avenue, Highlands, New Jersey and described in that certain metes and bounds description attached hereto (the "**Project Site**"); and

WHEREAS, the Redeveloper proposes to redevelop the Project Site by constructing a 3-story mixed use building to include up to four (4) rental residential units over approximately 1,450 sf of retail/commercial use, and related site and infrastructure improvements; all in accordance with the Redevelopment Plan (the “**Project**”); and

WHEREAS, the Borough determined that the Redeveloper is a corporation with resources and has retained a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance, and real estate development necessary to effectuate the redevelopment of the Project Site in accordance with the Redevelopment Plan and all other Applicable Laws, ordinances and regulations; and

WHEREAS, on January 15, 2025, the Borough Council designated the Redeveloper as the redeveloper of the Project Site for a period of one hundred eighty (180) days, conditioned on the successful negotiation of a Redevelopment Agreement; and

WHEREAS, on July 8, 2025, the Borough extended said conditional redeveloper designation for an additional ninety (90) days through October 12, 2025; and

WHEREAS, in order to effectuate the Redevelopment Plan, the Project and the redevelopment of the Project Site, the Borough and its professionals have negotiated a comprehensive Redevelopment Agreement with Redeveloper which designates Redeveloper as the exclusive Redeveloper of the Project Site in accordance with the Redevelopment Law, and which specifies the respective rights and responsibilities of the Parties with respect to the Project; and

WHEREAS, the Borough has determined to enter into the Redevelopment Agreement (the “Redevelopment Agreement”) with the Redeveloper in substantially the form attached hereto as Exhibit A.)

NOW, THEREFORE, BE IT RESOLVED by the Borough of Highlands Council as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. In order to implement the redevelopment of the Project Site in a manner consistent with the goals and vision of the Redevelopment Plan, the Borough of Highlands Council hereby designates Arjika Builders Inc. as the exclusive Redeveloper of the Project Site.

Section 3. The Mayor of the Borough of Highlands is hereby authorized to execute the Redevelopment Agreement by and between the Borough of Highlands and Arjika Builders Inc., in substantially the form attached hereto as **Exhibit A**.

Section 4. Borough staff and consultants are hereby authorized and directed to take all actions as shall be deemed necessary or desirable to implement this Resolution.

Section 5. This Resolution shall be effective immediately upon execution, subject to the condition of the Redeveloper's full payment of any outstanding escrow costs related to the review of the Project and the negotiation and preparation of the Redevelopment Agreement, together with the payment of any outstanding taxes, payments, or other monies which may be due and owing to the Borough of Highlands, as may be applicable.

Section 6. This Resolution shall take effect at the time and in the manner prescribed by law.

EXHIBIT A (to the Resolution)
FORM OF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE BOROUGH OF HIGHLANDS
AND ARJIKA BUILDERS INC.

Motion to Approve R 25-188:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

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

DATE OF VOTE: October 15, 2025

Nancy Tran, Municipal Clerk
Borough of Highlands