



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

ORDINANCE O-25-24

APPROVING THE APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING EXECUTION OF A FINANCIAL AGREEMENT

WHEREAS, the Borough of Highlands (the "**Borough**"), County of Monmouth is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the governing body (the "**Borough Council**") of the Borough is authorized to determine whether certain property located within the Borough is in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"); and

WHEREAS, pursuant to the Redevelopment Law, improvements to property located within an area in need of rehabilitation or redevelopment may qualify for long term tax exemptions under the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* (the "**Exemption Law**"); and

WHEREAS, on March 21, 2018, the Council of the Borough of Highlands, a municipal corporation in the County of Monmouth and the State of New Jersey (the "**Borough**"), in accordance with the Redevelopment Law, duly adopted Resolution No. 18-069 designating certain real property commonly referred to as the Shadow Lawn Mobile Home Park and identified as Block 105.107, Lot 1.1 on the tax map of the Borough (including land formerly designated as Block 110, Lot 8.01 on the Borough tax map) as an area in need of redevelopment (the "**Redevelopment Area**"); and

WHEREAS, on December 19, 2018, the Borough adopted the Shadow Lawn Mobile Home Park Redevelopment Plan for the Redevelopment Area, as amended (the "**Redevelopment Plan**"), establishing the development standards for the redevelopment of the Redevelopment Area; and

WHEREAS, Scenic Highlands Owner, LLC, ("**Redeveloper**") which will be qualified as urban renewal entity, Scenic Highlands Owner Urban Renewal Entity, LLC (the "**Urban Renewal Entity**") is the contract purchaser of the Redevelopment Area; and

WHEREAS, the Urban Renewal Entity proposes to develop the Redevelopment Area with a residential project including approximately (i) 292 rental units including a 15% set aside for affordable units; and (ii) associated infrastructure improvements, parking, clubhouse, and amenity spaces in accordance with the Redevelopment Agreement (defined herein) (the "**Project**"); and

WHEREAS, on November 5, 2025 the Borough adopted Resolution R 25-195, designating Redeveloper, and any successors or affiliates thereof, including the Urban Renewal Entity, as the "redeveloper" of the Redevelopment Area in accordance with the Act for the purpose of implementing the Project and authorizing the execution of a certain redevelopment agreement between the Parties (the "**Redevelopment Agreement**"); and

WHEREAS, the provisions of the Exemption Law, authorize the Borough to accept, in lieu of real property taxes, an annual service charge paid by the Urban Renewal Entity to the Borough; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful Project, the Urban Renewal Entity submitted to the Mayor an application (the "**Application**"), which is on file with the Borough Clerk, seeking a tax exemption in connection with the Project pursuant to the Exemption Law, in exchange for which the Urban Renewal Entity proposes to make payments to the Borough in lieu of taxes; and

WHEREAS, the Urban Renewal Entity also submitted to the Mayor a form of financial agreement (the "**Financial Agreement**"), a copy of which is attached as an exhibit to the Application, establishing the rights, responsibilities and obligations of the Urban Renewal Entity; and

WHEREAS, pursuant to the terms of the Financial Agreement, in lieu of real property taxes on the Project, the Entity will pay an annual service charge and administrative fee (the “**Annual Service Charge**”) to the Borough; and

WHEREAS, the Mayor submitted the Application and Financial Agreement to the Borough Council along with his recommendation for approval, a copy of which recommendation is on file with the Borough Clerk; and

WHEREAS, the Borough Council has determined that the Project represents an undertaking permitted by the Exemption Law.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Highlands, County of Monmouth, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as if fully set forth at length.

Section 2. The Application and Financial Agreement are hereby approved in accordance with Section 8 of the Exemption Law.

Section 3. The Mayor is hereby authorized and directed to execute the Financial Agreement substantially in the form attached as **Exhibit A** together with such additions, deletions and other modifications deemed necessary upon consultation with counsel to the Borough, and prepare, amend or execute any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate.

Section 4. Executed copies of the Financial Agreement shall be attested to, sealed and certified by and be filed with the Office of the Borough Clerk. The Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Borough, and County Counsel and the Chief Financial Officer of Monmouth County within ten (10) days of the execution of the Financial Agreement in accordance with the Exemption Law.

Section 5. This Ordinance shall take effect in accordance with law.

First Reading and Set Hearing Date for O-25-24:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

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

DATE OF VOTE: November 5, 2025

Nancy Tran, Municipal Clerk
Borough of Highlands

Public Hearing for O-25-24:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

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

DATE OF VOTE: December 3, 2025

Carolyn Broullon, Mayor

Nancy Tran, Municipal Clerk
Borough of Highlands