



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 25-137

**CONTINUING THE DESIGNATION OF SCENIC HIGHLANDS OWNER, LLC AS THE
CONDITIONAL REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK
105.107, LOT 1.1 LOCATED WITHIN THE SHADOW LAWN MOBILE HOME PARK
REDEVELOPMENT AREA**

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

WHEREAS, Scenic Highlands Owner, LLC (the "**Company**") is the contract purchaser of the Redevelopment Area; and

WHEREAS, the Company 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 (the "**Project**"); and

WHEREAS, the Borough wishes to engage in preliminary negotiations with the Company in furtherance of the redevelopment of the Redevelopment Area thereby, in particular to negotiate a more comprehensive agreement(s) that will memorialize the terms and conditions under which the Company will redevelop the Redevelopment Area (the "**Redevelopment Agreement**"); and

WHEREAS, the Borough determined that in order to coordinate the redevelopment of the Redevelopment Area in the most timely and efficient manner, it is in the best interests of the Borough to designate the Company as the conditional redeveloper of the Redevelopment Area (the "**Conditional Redeveloper**"), pending the negotiation and execution of, among other agreements, a Redevelopment Agreement with the Borough; and

WHEREAS, on December 18, 2024, the Mayor and Council adopted a resolution (i) designating the Company as the conditional redeveloper of the Redevelopment Area for a period of one hundred eighty (180) days, subject to the Conditional Redeveloper agreeing to reimburse the Borough for any and all Interim Costs in accordance with the Interim Costs Agreement and the successful negotiation of a formal redevelopment agreement, and (ii) authorizing the execution of an interim costs agreement with the Company (the "**Interim Costs Agreement**") for the purpose of creating a framework for the negotiation and execution of a Redevelopment Agreement; and

WHEREAS, the Borough and the Conditional Redeveloper executed the Interim Costs Agreement on December 19, 2024; and

WHEREAS, the Borough and Conditional Redeveloper have agreed to (i) continue the designation of the Company as the Conditional Redeveloper of the Redevelopment Area for an additional period of one hundred eighty (180) days, through December 18, 2025, to continue the negotiations of the Redevelopment Agreement.

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

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

Section 2. The designation of the Company as the Conditional Redeveloper of the Redevelopment Area pending the execution of the Redevelopment Agreement with the Borough shall be continued for a period of one hundred eighty (180) days, through December 18, 2025, and is contingent upon the Conditional Redeveloper providing any additional project related information as may be requested by the Borough.

Section 3. The within designation is further contingent upon negotiating a formal Redevelopment Agreement between the Borough and the Conditional Redeveloper.

Section 4. As set forth therein, the Interim Costs Agreement shall be in effect as long as the Conditional Redeveloper is designated as the conditional redeveloper of the Redevelopment Area or until it is cancelled by either party upon written notice.

Section 5. In the event that the Company has not executed a redevelopment agreement with the Borough, all in accordance with the time periods set forth herein, the Borough's conditional designation of the Company as redeveloper for the Redevelopment Area shall expire and be of no further force and effect and the Borough shall have no further obligation to the Company.

Section 6. This resolution shall take effect immediately.

Motion to Approve R 25-137:

	INTRODUCE	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: June 18, 2025

Nancy Tran, Municipal Clerk
Borough of Highlands