

RESOLUTION NO. 22-

**TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

RESOLUTION AMENDING RESOLUTION 19-169 AUTHORIZING AND DIRECTING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY REDEVELOPMENT INVESTIGATION TO DETERMINE WHETHER THE PORTION OF THE ROUTE 36 CORRIDOR EXTENDING FROM THE INTERSECTION OF ROUTE 36 AND PALMER AVENUE TO THE WEST AND ROUTE 36 AND LEONARDVILLE ROAD TO THE EAST AND IDENTIFIED WITH MORE PARTICULARITY AS THE HIGHLIGHTED AREA ON THE ZONING MAP ATTACHED HERETO AS SCHEDULE "A" AND DESCRIBED BY LOT AND BLOCK, ZONE DISTRICT, AND AREA ON SCHEDULE "B" ATTACHED HERETO AND MADE PART HEREOF SATISFY THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT TO INCLUDE ADDITIONAL PROPERTIES BLOCK 255, LOT 12; AND BLOCK 534, LOT 7 IN THE PRELIMINARY INVESTIGATION AS NOTED ON SCHEDULE "C" ATTACHED HERETO AND MADE PART HEREOF

WHEREAS, N.J.S.A. 40A:12A-1, et seq., the Local Redevelopment and Housing Law ("LRHL"), sets forth the criteria for a determination of whether a delineated area may be designated as an area in need of redevelopment; and

WHEREAS, the Township of Middletown is authorized pursuant to N.J.S.A. 40A:12A-5 to determine that a delineated area in the Township is an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the Township of Middletown ("the Township") to adopt a resolution directing its Planning Board to conduct a preliminary investigation to determine whether a delineated area is an area in need of redevelopment ("Redevelopment Area") according to the criteria set forth under N.J.S.A. 40A:12A-5; and

WHEREAS, the Township adopted Resolution No. 19-169 on June 3, 2019, authorizing one of its pre-qualified Redevelopment Planners to assist the Planning Board in its preliminary investigation of the proposed study area, namely that portion of State Highway 36 roughly extending from Palmer Avenue to Leonardville Road and identified with more particularity as the highlighted area on Schedule "A" and described by lot and block, zone district, and area on Schedule "B" attached hereto and made part hereof (the "Study Area") to determine if the delineated areas qualify as an area in need of redevelopment for **non-condemnation purposes** pursuant to the criteria set forth under N.J.S.A. 40A:12A-5 and 40A:12A-3.

WHEREAS, the Township amends Resolution No. 19-169 to include additional properties encompassed by the following Blocks and Lots identified below to be added to those included within Schedule B to determine if they meet the criteria established by the LRHL as an Area in Need of Redevelopment:

**Block 255, Lot 12; and
Block 534, Lot 7**

WHEREAS, authorizing this study shall not allow for the use of eminent domain and that the said area shall be a Non-Condensation Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey that:

1. The Planning Board is hereby authorized and directed to undertake a preliminary redevelopment investigation of the proposed study area, namely that portion of State Highway 36 roughly extending from Palmer Avenue to Leonardville Road and described by lot and block, zone district, and area on Schedule "C" attached hereto to determine whether the delineated areas of investigation constitute being designated as an "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5 and 40A:12A-3 for non-condemnation purposes.
2. The Township Administrator and Township Planner are hereby authorized and directed to continue to work with the solicited pre-qualified Redevelopment Planners to assist the Planning Board in its preliminary investigation of the delineated area of investigation, and to solicit one of the Township's pre-qualified qualified Redevelopment Planners to begin the preparation of a Redevelopment Plan in the event the Planning Board recommends that all or some of the delineated area of investigation constitutes an "area in need of redevelopment."
3. The Township Administrator, Township Planner and Township Attorney are each hereby authorized and directed to take any necessary and appropriate actions in connection with the preliminary investigation of the delineated area of investigation, and are hereby authorized and directed to take such actions, including but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.
4. This Resolution shall become effective immediately upon adoption.