



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 18-191

RESOLUTION REFERRING THE PROPOSED REDEVELOPMENT PLAN FOR BLOCK 84, LOT 2.01, COMMONLY REFERRED TO AS CAPTAINS COVE MARINA, TO THE BOROUGH OF HIGHLANDS LAND USE BOARD AND DIRECTING THE LAND USE BOARD TO TAKE CERTAIN ACTION PURSUANT TO N.J.S.A. 40A:12A-7(e)

WHEREAS, by way of Resolution 16-228, lawfully adopted on December 7, 2016, the governing body directed and authorized the Borough of Highlands Land Use Board (the “Board”) to conduct a preliminary investigation to determine whether Block 84, Lot 2.01 (the “Study Area”), commonly referred to as Captains Cove Marina, qualified as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et. seq.; and

WHEREAS, as part of its preliminary investigation, the Board caused Heyer, Gruel & Associates, Licensed Professional Planners, to prepare an Area in Need of Redevelopment Investigation Report (the “Investigation Report”) for the Board for its consideration in determining whether the Study Area should be designated as a Non-Condensation Redevelopment Area; and

WHEREAS, on January 31, 2018, the Borough of Highlands Land Use Board held a Public Hearing on the preliminary investigation and as a result of the hearing, the Board made recommendations to the Mayor and Council of the Borough of Highlands that the Study Area as described in the Investigation Report, prepared by Heyer, Gruel & Associates dated November 2017, be designated as a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5, which recommendation was memorialized in a Resolution of the Borough of Highlands Land Use Board duly adopted on February 14, 2018; and

WHEREAS, by way of Resolution 18-070, lawfully adopted on March 21, 2018, the Mayor and Council of the Borough of Highlands accepted the Board’s recommendations as set forth in the Land Use Board’s Resolution dated February 14, 2018 and determined and declared that the area of investigation, as contained in the aforesaid Investigation Report of Block 84, Lot 2.01, be designated a Non-Condensation Area in Need of Redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et. seq.; and

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et. seq. and by way of Resolution, 18-070, lawfully adopted on March 21, 2018, the Mayor and Council determined that it would embark upon the preparation of a Redevelopment Plan; and

WHEREAS, by way of Resolution 18-093, lawfully adopted on April 4, 2018, Heyer, Gruel & Associates, Licensed Professional Planners, were awarded a contract to prepare the Redevelopment Plan for Block 84, Lot 2.01, commonly referred to as Captains Cove Marina; and

WHEREAS, Heyer, Gruel & Associates prepared a proposed Redevelopment Plan for the Study Area, dated July 2018, a copy of which is annexed hereto as Exhibit A; and

WHEREAS, the Mayor and Council have reviewed the aforesaid proposed Redevelopment Plan and found it to be beneficial to the Borough and consistent with the Borough's vision for the Study Area and desires to forward the proposed Redevelopment Plan to the Land Use Board for review pursuant to N.J.S.A. 40A:12A-7(e).

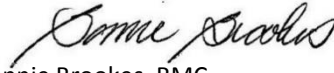
NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Highlands as follows:

1. The governing body of the Borough of Highlands hereby refers the proposed Redevelopment Plan to the Land Use Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e).
2. The Land Use Board is authorized and directed to prepare a report containing its recommendations concerning the proposed Redevelopment Plan within forty-five (45) days of the date hereof.
3. The Land Use Board report shall identify any provisions within the proposed Redevelopment Plan that are inconsistent with the Borough's Master Plan, the recommendations concerning those inconsistencies and any other matters the Land Use Board deems appropriate.
4. If the Land Use Board does not transmit a report to the governing body within forty-five (45) days of the date hereof, the governing body shall be relieved of the requirement to obtain a report from the Land Use Board for the proposed Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7(e).
5. The Borough Clerk shall forward a certified copy of this Resolution and the proposed Redevelopment Plan to the Land Use Board for review pursuant to N.J.S.A. 40A:12A-7(e).
6. This Resolution shall take effect immediately.

Motion to Approve Resolution 18-191:

	INTROUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRASWELL			X			
BROULLON		X	X			
D'ARRIGO			X			
RYAN	X		X			
O'NEIL			X			

I, Bonnie Brookes, Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held September 5, 2018. WITNESS my hand this 6th day of September 2018.



Bonnie Brookes, RMC
Municipal Clerk