

BOROUGH OF HIGHLANDS
R-15-150
RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER'S
AGREEMENT WITH PULTE HOMES OF NJ, LIMITED PARTNERSHIP FOR
IMPROVEMENTS TO BLOCK 101, LOT 27.02

WHEREAS, Pulte Homes of NJ, Limited Partnership (“Pulte”) is currently the developer and owner of Block 101, Lot 27.02 as shown on the official Tax Map of the Borough of Highlands, County of Monmouth and the State of New Jersey; and

WHEREAS, Navesink Capital Partners, LLC, with the consent of the then-property owner of Block 101, Lot 27.02, Sandy Hook Developers, LLC, filed an application with the Planning Board for preliminary and final site plan approval to make certain improvements to the property; and

WHEREAS, the preliminary and final site plan application was considered at public hearings held on November 15, 2013, December 12, 2013, and January 9, 2014; and

WHEREAS, the preliminary and final site plan application was approved on January 9, 2014 and memorialized in a resolution dated March 13, 2014, which is annexed to the Developer’s Agreement and any Amendment thereto (hereinafter collectively referred to as the “Developer’s Agreement” a copy of which is attached hereto and incorporated herein); and

WHEREAS, pursuant to an Agreement of Sale dated June 25, 2014, Navesink Capital Partners and Sandy Hook Developers agreed to sell and did sell Block 101, Lot 27.02 as well as the development rights thereto to Pulte and therefore Pulte is now the owner and developer of Block 101, Lot 27.02; and

WHEREAS, pursuant to §§ 21-60 and -61 of the Code of the Borough of Highlands, Pulte is required to enter into a Developer’s Agreement with the Borough, which shall be approved by the Governing Body of the Borough of Highlands; and

WHEREAS, the Governing Body of the Borough of Highlands has determined that it is in the best interest of the Borough of Highlands to enter into the Developer’s Agreement with Pulte reflecting the approvals, conditions and requirements thereof in the form attached hereto and incorporated herein.

NOW THEREFORE BE IT RESOLVED, by the governing body of the Borough of Highlands that the Borough of Highlands is hereby authorized to enter into the attached Developer’s Agreement and any Amendments thereto with Pulte Homes of NJ, Limited Partnership; and

BE IT FURTHER RESOLVED that the mayor, or his designee, is hereby authorized to execute a Developer's Agreement with Pulte Homes of NJ, Limited Partnership and any other necessary documents to effectuate the purposes of this resolution.

	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
CARD						
KANE						
REDMOND						
RYAN						
NOLAN						
ON CONSENT AGENDA			YES		NO	

Date: July 15, 2015

Carolyn Cummins, Borough Clerk

I hereby certify this to be a true copy of Resolution R-15-140 adopted by the Governing Body of the Borough of Highlands on July 15, 2015.

Carolyn Cummins, Borough Clerk