

RESOLUTION NO. 92-2022

Borough of Sea Bright

Designating Denholtz Properties as the Redeveloper of the "Shrewsbury River Properties", of Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; Block 15, Lots 5, 8, 10, 11 and 12, Sea Bright, New Jersey

Councilmember Bieber introduced and offered for adoption the following resolution; seconded by Councilmember Birdsall:

WHEREAS, the Mayor and Council of the Borough of Sea Bright adopted Resolution 80-2016 authorizing the Planning Board to study certain properties known and designated as Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; Block 15, Lots 5, 8, 10, 11 and 12 as shown on the tax map of the Borough of Sea Bright ("Shrewsbury River Properties") to determine if they qualified as areas in need of redevelopment with the power of eminent domain as provided for under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board proceeded to prepare such a redevelopment study and retained the services of Christine Cofone of Cofone Consulting Group, LLC to assist with the investigation and preparation of a report; and

WHEREAS, Cofone Consulting Group prepared a report entitled "Condemnation Redevelopment Investigation for Shrewsbury River Properties"; and

WHEREAS, the Planning Board, upon giving due notice to the owners of the aforesaid properties, conducted a public hearing on this study on April 25, 2017, at which time Ms. Cofone provided detailed testimony and persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, following the conclusion of that portion of the hearing, the Planning Board voted to find that the properties in question as set forth in the aforesaid study met one or more of the statutory criteria in order to be designated as a condemnation area in need of redevelopment; and

WHEREAS, the Borough Council had the opportunity to review the aforesaid Report, a transcript of the Planning Board hearing of April 25, 2017 and the subsequent Resolution adopted by the Planning Board memorializing its findings; and

WHEREAS, the Borough Council adopted Resolution 102-2019 on May 21, 2019 adopting the foresaid Report; and

WHEREAS, the Borough Council concluded that it was appropriate to designate Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties; and

WHEREAS, Brooks Real Estate Development, LLC prepared a redevelopment plan for the Shrewsbury River Properties; and

WHEREAS, the Planning Board held a public hearing on July 28, 2020 at which time members of the public made comments on the proposed redevelopment plan. Subsequently the Planning Board made a referral to the Mayor and Council; and

WHEREAS, Brooks Real Estate Development, LLC met with the Borough consultants to further refine the proposed development plan; and

WHEREAS, subsequently Brooks Real Estate Development, LLC advised the Mayor and Council that it no longer wanted to redevelop the Shrewsbury River Properties and it asked

the Mayor and Council to permit it to resign its designation as the redeveloper of the Shrewsbury River Properties; and

WHEREAS, the Borough Council concluded it is in the best interests of the Borough of Sea Bright and its residents and taxpayers that the Mayor and Council accept the offer of Brooks Real Estate Development, LLC to resign as the redeveloper of the Shrewsbury River Properties and it adopted a Resolution on April 5, 2022 accepting the resignation of Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties; and

WHEREAS, Denholtz Properties expressed a desire to be designated as the redeveloper of the Shrewsbury River Properties; and

WHEREAS, the Borough Administrator and the Borough's consultants met with representatives of Denholtz Properties to discuss its proposal; and

WHEREAS, further review of the capabilities of Denholtz Properties was undertaken; and

WHEREAS, the Mayor and Council discussed in public the qualifications of Denholtz Properties and concluded that Denholtz Properties appeared to be capable and qualified to undertake the work associated with the redevelopment of the Shrewsbury River Properties.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, designate Denholtz Properties as the redeveloper ("Redeveloper") of the following properties:

**Block 13, Lots 13, 14, 15, 18, 20, 21 and 22;
Block 14, Lots 12 and 14;
Block 15, Lots 5, 8, 10, 11 and 12.**

BE IT FURTHER RESOLVED that if it is necessary to assist the Redeveloper in the acquisition of the Shrewsbury River Properties that the Borough shall exercise its power of eminent domain.

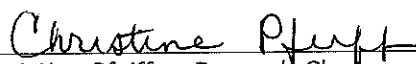
BE IT FURTHER RESOLVED that all Borough officials, including, but not limited to, the Mayor, the Municipal Clerk, the Borough Administrator, Planner, Attorney and Special Counsel are hereby authorized and directed to take such action as necessary to effectuate the provisions of this Resolution.

Roll Call:	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

April 19, 2022

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk, do hereby certify that the foregoing is a Resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council Meeting held on April 19, 2022.



Christine Pfeiffer, Borough Clerk