

**RESOLUTION OF THE BOROUGH OF KEANSBURG,
COUNTY OF MONMOUTH, NEW JERSEY REFERRING
TO THE PLANNING BOARD PROPOSED AMENDMENTS
REDEVELOPMENT PLAN FOR BLOCK 11, LOTS 4
THROUGH 7**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, to realize the development of the Redevelopment Area, the Borough has determined to exercise the powers of redevelopment and serve as the redevelopment entity responsible for carrying out the redevelopment projects in the Redevelopment Area in accordance with the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-4(c)*; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough (“**Borough Council**”), on July 17, 2019, directed the Borough planning board (“**Planning Board**”) to investigate whether that certain area of the Borough, specifically, all properties located at Blocks 7, 8, 10, 11, 12, 13, 14 and 52 (the “**Study Area**”) constitutes as an “area in need of redevelopment” as defined in the Redevelopment Law; and

WHEREAS, T&M Associates prepared a Redevelopment Study & Preliminary Investigation Report, dated January 22, 2020 (the “**Study Report**”), related to the Study Area, and on March 9, 2020, the Planning Board held a hearing on the findings of the Study Report and recommended the Borough Council designate the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on April 22, 2020, the Borough Council, by way of Resolution No. 20-038, accepted the recommendations of the Planning Board and designated the Study Area (hereinafter referred to as the “**Redevelopment Area**”) as an area in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law, a redevelopment plan was prepared, entitled “Carr Avenue Redevelopment Plan,” to govern the redevelopment of Block 11, Lots 4, 5, 6 and 7 within the Redevelopment Area, and was adopted by the Borough Council via Ordinance on August 19, 2020 (the “**Redevelopment Plan**”); and

WHEREAS, Carr Enterprises, LLC (the “**Redeveloper**”), sought to be considered by the Borough as redeveloper of Block 11, Lots 4, 5, 6, and 7 within the Redevelopment Area (the “**Property**”), and in furtherance thereof, the Borough and the Redeveloper entered into a redevelopment agreement, dated September 22, 2021 (the “**Redevelopment Agreement**”) to effectuate the redevelopment of the aforementioned properties within the Redevelopment Area; and

WHEREAS, at the request of Redeveloper, the Borough Council has determined it to be in the Borough’s best interests to further amend the Redevelopment Plan in order to effectuate the redevelopment on Block 11, Lots 4, 5, 6, and 7 within the Redevelopment Area (“**Proposed Amendments**”), as follows:

- *Section 5.2.2.3* – amend to include transformers and refuse and recycling area, including roll-out dumpsters, as a permitted accessory use;
- *Section 5.3.9* – amend permitted density from fifty (50) dwelling units to fifty-five (55) dwelling units;
- Amend minimum parking space dimensions from 8.5 feet by 18 feet to 8.5 feet by 16 feet;
- Amend to permit parking space dimensions of 8 feet by 16 feet for “Compact Car Parking”;
- Amend to permit minimum drive aisles of 22 feet;
- Amend to add Block 11, Lots 8 and 9 to be included within the Redevelopment Plan;
- Exemption from Section 22-5.2.C of the Revised General Ordinance of the Borough of Keansburg, which states “[n]o building or structures shall hereafter be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which is it located.”

WHEREAS, the Borough Council desires to refer the Proposed Amendments to the Planning Board in accordance with *N.J.S.A.* 40A:12A-7(e) for its review and recommendation concerning the Proposed Amendments; and,

WHEREAS, the Borough Council shall review the Planning Board’s report and recommendation as to whether the Proposed Amendments shall be adopted by Ordinance in the form set forth herein; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, NEW JERSEY AS FOLLOWS:

Section 1. Pursuant to *N.J.S.A.* 40A:12A-7(e), the Borough Council hereby refers the Proposed Amendments to the Planning Board for review.

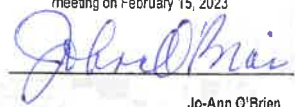
Section 2. The Planning Board shall prepare a report regarding its recommendations as to the Proposed Amendments and submit same to the Borough Council within forty-five (45) days as required.

Section 3. This resolution shall take effect immediately.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson					✓	
Mr. Tonne			✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			

CERTIFICATION

I, Jo-Ann O'Brien, Clerk of the
Borough of Kearsburg, in the County of Monmouth,
New Jersey, do hereby certify that the foregoing is a
true copy of a resolution duly adopted by the
Borough Council at its regularly scheduled public
meeting on February 15, 2023



Jo-Ann O'Brien
Deputy Municipal Clerk