

**RESOLUTION OF THE BOROUGH OF KEANSBURG,
COUNTY OF MONMOUTH, NEW JERSEY REFERRING
TO THE PLANNING BOARD PROPOSED AMENDMENTS
TO THE CARR AVENUE CORRIDOR REDEVELOPMENT
PLAN**

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, pursuant to *N.J.S.A. 40A:12A-4(c)*, the municipal council of the Borough of Keansburg (the “**Borough Council**”) is the designated “Redevelopment Entity,” as such term is defined at *N.J.S.A. 40A:12A-3*, with full authority to exercise the powers contained in the Redevelopment Law to facilitate and implement the development of the redevelopment areas within the Borough of Keansburg (the “**Borough**”); and

WHEREAS, to realize the development of the Redevelopment Area (defined herein below), 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 adopted a resolution that 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, on July 21, 2021, the Borough Council adopted Ordinance No. 1679, approving a redevelopment plan entitled the “Carr Avenue Corridor Redevelopment Plan” prepared by T&M Associates, dated June 9, 2021 (the “**Redevelopment Plan**”), to govern the following block and lots:

Block 10, Lots 1, 3, 4, 5, 6, 7, 8, and 9;
Block 11, Lots 3, 8 and 9

Block 12, Lots 3, 4, 5, 6, 7, 8, 9 and 10;
Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7, and 8;
Block 14, Lots 1, 1.02, 2, 3, 4, 5, 6, 7, 8, and 9;
Block 52, Lots 3, 4, 5, 6, 7, 8, 9 and 10; and

WHEREAS, Carr Enterprises, LLC (the “**Redeveloper**”) is the owner, contract purchaser or option-holder of Block 10, Lots 1, 3, 4, 5, 6, 7, 8 and 9; Block 11, Lots 8 and 9; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8; Block 14, Lots 4, 5, 6, 7, and 8; and Block 52, Lots 7, 8 and 9 (the “**Property**”), sought to be considered by the Borough as redeveloper of 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 the Property within the Redevelopment Area (“**Proposed Amendments**”), as follows:

- 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 Section 5.2.3 to include transformers and refuse and recycling area, including roll-out dumpsters, as a permitted accessory uses;
- Amend to remove Block 11, Lots 8 and 9 from inclusion in the Redevelopment Plan to effectuate their inclusion in the Redevelopment Plan for Block 11, Lots 4 through 7.

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	✓		✓			

