

**PLANNING BOARD OF THE BOROUGH OF ATLANTIC HIGHLANDS
RESOLUTION RECOMMENDING THAT MOTHER TERESA PROPERTY
(55 SOUTH AVENUE – BLOCK 139, LOT 5)
BE DETERMINED TO BE AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Borough of Atlantic Highlands Mayor and Council had, by Resolution 186-2019 dated November 6, 2019, authorized the Planning Board to undertake a preliminary investigation of 55 South Avenue, identified on the Atlantic Highlands Tax Map as Block 139, Lot 5 (known as the “study area”), to determine whether the study area qualifies as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, in response to the authorization by the Council, the Atlantic Highlands Planning Board by Resolution dated March 5, 2020 authorized Thomas Planning Associates to inspect the study area and perform a preliminary investigation to determine whether 55 South Avenue, Block 139, Lot 5, qualifies as a Non-Condensation Redevelopment Area and submit their findings to the Board; and

WHEREAS, Thomas Planning Associates prepared and submitted a Study Area Map showing the boundaries of the proposed redevelopment area and Statement setting forth the basis for the investigation which the Planning Board reviewed and adopted by Resolution on February 4, 2021; and

WHEREAS, Thomas Planning Associates prepared a Report entitled “Area in Need of Redevelopment Report” dated February 8, 2021 describing the redevelopment process, existing conditions of the study area including the buildings, master plan and zoning designation, State Planning Area, environmental conditions, current and historic school age children population; and

WHEREAS, the Planning Board held a public hearing on March 4, 2021 to consider the “Area in Need of Redevelopment Report” and public comments; and

WHEREAS, Notice for the public hearing was published in the Asbury Park Press on two consecutive weeks dated February 12, 2021 and February 20, 2021 and also provided to the property owner of record pursuant to requirements under N.J.S. 40A:12A-6;

WHEREAS, at the March 4th hearing T. Andrew Thomas, P.P. of Thomas Planning Associates presented an overview and findings of the Report to the Board; and

WHEREAS, the investigation of the Study Area identified the requisite conditions prescribed under N.J.S.A. 40A:12A-5 including subsection “d” and “h” and other mitigating factors that are sufficient to designate the Mother Teresa School property (Block 139, lot 5) as an Area in Need of Redevelopment.

WHEREAS, comments and questions from members of the public were also considered

at the public hearing;

NOW THEREFORE BE IT RESOLVED, based upon the Planning Board's observations, the conclusions in the report, and public comments, the Planning Board finds that the study area meets the criteria for and qualifies as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq.; and

BE IT FUTHER RESOLVED, that the Planning Board recommends to the Borough Mayor and Council that the entire study area be determined to be a Non-Condensation Redevelopment Area; and

BE IT FUTHER RESOLVED that copies of this Resolution shall be forwarded to the Mayor and Council.

OFFERED BY: MR. DOUGHERTY

SECONDED BY: MR. CURRY

AYES: MR. DOUGHERTY, MR. CACCAMO, MRS. MURRAY, MR.

COLANGELO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI, MR. CURRY

NAYS: NONE


ABSTAIN: MR. HAWLEY, MR. MCGOLDRICK, MR. NEFF

ABSENT: MR. CORWLEY, MR. PEPE



Chairperson, Planning Board
Borough of Atlantic Highlands

I HEREBY CERTIFY that the above is a true and exact copy of the Resolution passed by the Planning Board of the Borough of Atlantic Highlands at its meeting conducted on March 4, 2021.



Secretary, Planning Board
Borough of Atlantic Highlands