

EGG HARBOR CITY LAND USE BOARD

RESOLUTION 5-2021

**DETERMINING A DELINEATED AREA WITHIN THE CITY OF EGG HARBOR
KNOWN AS EGG HARBOR LAKE PARK TO BE AN AREA IN NEED OF
REDEVELOPMENT AND RECOMMENDING TO THE CITY COUNCIL OF THE
CITY OF EGG HARBOR THAT THEY DETERMINE THE SAME**

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, by Resolution #111-2021 adopted on June 24, 2021, the City Council of the City of Egg Harbor authorized and directed the Egg Harbor City Land Use Board to undertake a preliminary investigation to determine whether a delineated area in the City of Egg Harbor known as Egg Harbor Lake Park, which consists of Block 954, Lots 1, 1.01, 1.02 and 1.03 on the Official Tax Map of the City of Egg Harbor (hereinafter the “Study Area”), is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, by Resolution #3-2021 adopted on September 21, 2021, the Egg Harbor City Land Use Board authorized the City Planner of the City of Egg Harbor, Vincent J. Polistina, PP, of Polistina and Associates LLC, to undertake a redevelopment study of the Study Area in order to assist the Land Use Board in determining whether the Study Area constitutes an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5 and making its recommendation to the City Council of the City of Egg Harbor; and

WHEREAS, Mr. Polistina prepared a redevelopment study of the Study Area dated September 2021, a copy of which is attached hereto; and

WHEREAS, at a public and properly noticed hearing held on November 16, 2021, the Egg Harbor City Land Use Board, based upon comments, the aforementioned redevelopment study and other evidence provided and presented by Jen Heller, of Polistina and Associates LLC, undertook its preliminary investigation and heard from all persons who requested to speak at the hearing; and

WHEREAS, at the public hearing, the Planning Board received, considered, and made part of the public record all objections and evidence in support of those objections, given orally or in writing, if any, to a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, at the conclusion of the hearing, the Planning Board unanimously determined the Study Area to be an area in need of redevelopment based upon the criteria set forth in N.J.S.A. 40A:12A-5c and N.J.S.A. 40A:12A-5e, whether such criteria are considered independently or as a whole, and to recommend that the City Council of the City of Egg Harbor determine the same.

NOW, THEREFORE, BE IT RESOLVED by the members of the Egg Harbor City Land Use Board, County of Atlantic, State of New Jersey, as follows:

1. The Egg Harbor City Land Use Board hereby determines the Study Area to be an area in need of redevelopment based upon the criteria set forth in N.J.S.A. 40A:12A-5c and N.J.S.A. 40A:12A-5e, whether such criteria are considered independently or as a whole.
2. The Egg Harbor City Land Use Board further recommends to the City Council of the City of Egg Harbor that it determine the Study Area to be an area in need of redevelopment based upon the criteria set forth in N.J.S.A. 40A:12A-5c and N.J.S.A. 40A:12A-5e, whether such criteria is considered independently or as a whole.
3. The redevelopment determination shall authorize the City of Egg Harbor to exercise the power of eminent domain to acquire any property in the Delineated Study Area.
4. The vote taken below reflects that taken at the hearing of the Egg Harbor City Land Use Board held on November 16, 2021.
5. This Resolution shall take effect immediately.

Roll call vote on motion determining that the Study Area is an area in need of redevelopment and recommending that the City Council of the City of Egg Harbor determine the same

BOARD MEMBER	YES	NO	MOTION	SECOND	ABSTAINED / RECUSED	ABSENT
Jack Peterson	X					
Todd Warker		X				
Lisa Jiampetti	X					
John Garth	X		X			
Karl Timbers		X				
Dennis McKenna						X
Gladys Torres	X			X		
Michael McKenna						X
Keith Mullineaux		X				
Andrew Dixon (alt # 1)		X				
DeShaun Hare (alt # 2)	X					
Marie Johns (Mayor's rep.)						X

EGG HARBOR CITY LAND USE BOARD

By:

Jack Peterson
 Jack Peterson, Chairman

By:

Donna Heffley
 Donna Heffley Board Secretary

Certified as a true copy of the Resolution adopted by the Egg Harbor City Land Use Board on this 16th day of November, 2021.

Donna Heffley
 Donna Heffley, Board Secretary