

RESOLUTION 2026-105

REQUESTING THE COLTS NECK TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF CERTAIN PARCELS OF PROPERTY WITHIN THE TOWNSHIP TO BE STUDIED FOR POTENTIAL DESIGNATION AS REDEVELOPMENT AREAS

WHEREAS, N.J.S.A. 40A:12A-6, the New Jersey Redevelopment and Housing Law, authorizes the governing body of any municipality, by Resolution, to direct its Planning Board to conduct a preliminary investigation to determine whether any property located within the municipality is eligible for a designation as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14; and

WHEREAS, the Township Committee of the Township of Colts Neck has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific goals and objectives of the Township, the County of Monmouth, and the State of New Jersey; and

WHEREAS, in particular, the Township Committee of the Township of Colts Neck has determined that it is in the best interest of the Township to direct the Township’s Planning Board to conduct such an investigation for various parcels within the Township as referenced on Exhibit A hereto (the “Study Area”) to update the permitted land uses in the area and to identify any properties that may be eligible to be designated as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14 ; and

WHEREAS, the Township Committee of the Township of Colts Neck has further determined that it is in the best interest of the Township to identify properties within the Study Area that may be vacant, under-utilized or in need of improvement and that, as a result of designation as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14, may be eligible for tax abatement or tax exemption to encourage, assist and foster rehabilitation and/or redevelopment of said properties pursuant to the New Jersey “Five Year Exemption and Abatement Law” (N.J.S.A. 40A:21-1 et seq. or the New Jersey “Long Term Tax Exemption Law” (N.J.S.A. 40A:20-1 et seq.).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Colts Neck Township, County of Monmouth, State of New Jersey, as follows:

1. The Colts Neck Township Planning Board, through the Township Planner, is directed to conduct a preliminary investigation to determine which, if any, of the properties within the Study Area are eligible for a designation as an “area in need of redevelopment” pursuant to the criteria set forth in N.J.S.A. 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A. 40A:12A-14; and

2. The Planning Board is further directed to study the Study Area and: (a) identify the individual properties within the Study Area; (b) examine each of said properties; (c) develop a map reflecting the boundaries of the proposed redevelopment/rehabilitation areas; and (d) prepare a written report containing the results of its investigation.

3. Upon completion of the report and findings set forth in section 2 above, the Planning Board shall conduct a public hearing to review and consider said report. The Planning Board shall provide a copy of said report to all property owners whose property was examined and is referenced in said report, and provide public notice and certified mail notice to all property owners whose property was examined and referenced in said report of the date and time of the public hearing to be conducted by the Planning Board to review and consider said report.

4. Upon completion of the public hearing, the Planning Board shall prepare a resolution containing the Planning Board’s findings as to which properties, if any, appear to be suitable for a designation as an area in need of redevelopment and transmit said Resolution to the Township Committee for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.

5. Pursuant to N.J.S.A. 40A:12A-6, this resolution authorizing the Planning Board to undertake the preliminary investigation described herein expressly authorizes the Township to use all of those powers provided by the Legislature for use in a redevelopment/rehabilitation area, OTHER THAN the use of eminent domain, and any redevelopment/rehabilitation determination hereunder shall designate any such area as a “Non-Condernnation Redevelopment/Rehabilitation Area”.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and correct copy of a Resolution passed by the Township Committee of Colts Neck Township during the regular meeting held on the 10th day of June 2026.

Kathleen Capristo

Kathleen Capristo, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Viola		X			
Deputy Mayor Buzzetta		X			
Rizzuto	S	X			
Torchia Buss					X
Tobia	M	X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					