Resolution of the Borough of Millstone
Determining That A Certain Area Within the Borough
Of Millstone is An Area in Need of Rehabilitation,
Pursuant to N.J.S.A. 40A:12A-14

Whereas, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (hereafter the "LRHL") provides that a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that certain conditions exist within that area: and

Whereas, the LRHL provides further that, prior to making such a determination, the governing body shall submit it to the municipal planning board for its review; and

Whereas, the Borough Council of the Borough of Millstone previously directed the Planning Board to conduct a review of the area described in the attached Exhibit A and to report its findings and recommendations as to whether that area meets the statutory criteria; and

Whereas, the Planning Board considered the matter at its meeting held on May 26, 2009, at which time it considered all of the information presented to it regarding this matter; and

Whereas, based on that review the Planning Board has found that the area meets the required criteria and has recommended that the Borough Council determine that the area is an area in need of rehabilitation; and

Whereas, the LRHL also provides that no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation; and

Whereas, the LRHL also provides that the governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area;

Now therefore, be it resolved by the Borough Council of the Borough of Millstone, New Jersey, that:

1. Based on the information provided from the Planning Board review of the area, the Borough Council finds that more than half of the housing stock in the delineated area is at least 50 years old; and

2. The Council also finds that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and

3. Such conditions are sufficient for the governing body to make a determination that the area described in the attached Exhibit A is an area in need of rehabilitation; and

4. The Borough Council hereby determines that the area described in the attached Exhibit A is an area in need of rehabilitation, as such term is defined in the LRHL.

5. The Planning Board is hereby authorized and directed to prepare a recommended redevelopment plan for the area that has been determined by this resolution to be an area in need of rehabilitation and to present such recommended redevelopment plan to the Borough Council for its consideration within 45 calendar days after the date of adoption of this resolution.

5/10/09

Exhibit A: Millstone Borough Redevelopment Area

Block/Lot

N
W E
S

0 0.05 0.1 0.15 0.2 miles

Millstone Borough
Somerset County, NJ

Source: SCPB 2008; Millstone Borough 2008

Carter van Dyke Associates 4/1/2009