

RESOLUTION
Borough of Ocean Gate Land Use Board
June 23, 2026

WHEREAS, the Mayor and Borough Council of the Borough of Ocean Gate authorized the Municipal Land Use board by resolution on April 8, 2206 to undertake a preliminary investigation of an area in the Borough to determine whether or not said area is a condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et. seq. and

WHEREAS, the Study Area is:

Block 3.03, Lots 5 & 6 – 126 West Arverne Avenue (Ocean Gate Elementary School); and

WHEREAS, the Municipal Land Use Board has undertaken an investigation and study of the Study Area to determine the need for redevelopment in accordance with N.J.S.A. 40:12A-6; and

WHEREAS, the Land Use Board sought and received the assistance of Tara B. Paxton, MPA, PP, FAICP, of Paxton Planning Group, LLC, a Licensed Professional Planner to coordinate the statutory investigation required by N.J.S.A. 40A:12A-6; and

WHEREAS, Ms. Paxton presented her findings to the Board in a written report dated June 3, entitled, “Area in Need of Redevelopment Investigation and Study, Borough of Ocean Gate, Block 3.03, Lots 5 & 6, 126 West Arverne Avenue, Ocean Gate Elementary School, & Vicinity” and is incorporated herein by reference thereto and is attached as Exhibit A; and

WHEREAS, the Ocean Gate Land Use Board, pursuant to the requirements of the statute notified all affected property owners by certified mail providing notification of the impending investigation and study and potential for designation as an area in need of redevelopment and the date, time and place of the public hearing, as well as publication on the Borough of Ocean Gate Public Notices page on their website pursuant to the requirements of the Redevelopment Statute, N.J.S.A. 40A: 12A-1 et. seq.; and

WHEREAS, the testimony and documentary evidence presented to the Board by the Planner clearly established that the Study Area property met the statutory criteria in order to declare said property as a condemnation area in need of redevelopment; and

WHEREAS, all evidence presented by the Planner at the June 23, 2026 hearing is adopted herein by reference thereto.

NOW, THEREFORE BE IT RESOLVED, by the Ocean Gate Land Use Board of the Borough of Ocean Gate that the Study Area listed in Exhibit A annexed hereto and made a part hereof, has met the criteria for designation as a condemnation area in need of redevelopment pursuant to N.J.S.A. 40A: 12A-5; and

BE IT FURTHER RESOLVED that the Ocean Gate Land Use Board of the Borough of Ocean Gate hereby respectfully recommends to the Mayor and Borough Council of the Borough of Ocean Gate that the Study Area designated in Exhibit A annexed hereto and made a part hereof be designated or determined to be a Condemnation Area in Need of Redevelopment pursuant to N.J.S.A. 40A: 12A-1 et seq.

_____ Thomas Fitzgerald _____ Offered a motion to move the adoption of the foregoing Resolution:

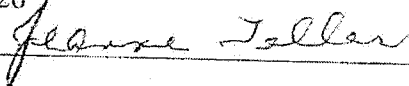
Seconded by _____ Gregory Hanusey _____ and adopted on the following roll call vote:

Ayes: Cauvin, Curtin, Fitzgerald, Fry, Hanusey, Heulitt, Mease, Mihalkovitz, Burde

Nays: None

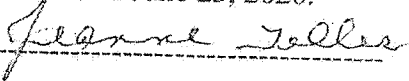
Abstentions: None

June 23, 2026



Jeanne Teller, Board Secretary

I hereby certify this to be a true copy of the Resolution adopted by the Borough of Ocean Gate Land Use Board on June 23, 2026.



Jeanne Teller, Board Secretary