

**MEMORIALIZING RESOLUTION
SUSSEX BOROUGH PLANNING/ZONING BOARD**

**IN THE MATTER OF
RECOMMENDING BLOCK 408, LOT 6,
BLOCK 406, LOTS 1, 2, 4 & 8
AS AN AREA IN NEED OF
REDEVELOPMENT.**

Decided: February 12, 2024
Memorialized: March 25, 2024

WHEREAS, on February 12, 2024, the Sussex Borough Land Use Board (the “Board”) held a public hearing on whether the Property known as Block 408, Lot 6, Block 406, Lots 1, 2, 4 & 8 on the tax map of Sussex Borough and commonly known as the St. Claire’s Hospital property meets the statutory criteria as an area in need of redevelopment;

WHEREAS, Ken Nelson, P.P. conducted a study and drafted a report for the Board to determine if the Property meets any of the statutory criteria to be designated as an area in need of redevelopment;

WHEREAS, multiple members of the public asked questions and provided commentary. Frank Vernacchio, asked if the Board was aware of any plans or intentions for the property, which the Board responded not at this time. Jim Bevere questioned the value of the property at this time and was told that the current assessment value is \$1.9 million. A representative of the property owner commented that he appeared at the hearing to listen to input from other members of the public. Martin Kokoruda commented that he was concerned about the property being utilized as halfway houses. Gerry Fleet expressed his concerns about high density housing near his property and Kevin Cole commented on issues regarding water and sewer.

WHEREAS, following the public hearing, the Board recommended the governing body designate the Property as an area in need of redevelopment without the power of condemnation citing the statutory criteria articulated in the report prepared by Ken Nelson, P.P.; and

WHEREAS, the Board had previously recommended that the Governing Body authorize a study of the Property, however no such resolution was adopted reflecting the same;

NOW THEREFORE, BE IT RESOLVED by the Sussex Borough Land Use Board that on February 12, 2024 the Board recommended the Borough Council find the Property known as Block 408, Lot 6, Block 406, Lots 1, 2, 4 & 8 on the tax map of Sussex Borough as an area in need of redevelopment;

I HEREBY CERTIFY that this is a true copy of a resolution of the Sussex Borough Land Use Board (which Board is a nine-member planning board as authorized by N.J.S.A. 40:55D-25c), duly adopted at a regular public meeting held on March 25, 2024.

Pursuant to N.J.S.A. 40:55D-10g(2), this Resolution memorializes the action taken by this Board at a public meeting of the Board held on February 12, 2024.

Board Action Denying Interpretation						
	Motion	Second	Ayes	Nays	Abstain	Absent
Holowach, Mayor						
Klein, Chairman						
Kuperus, Vice Chairman						
Hough						
Dykstra						
Snook						
Fronheiser						
McKay						
Van Der Veer						
Lira (Alt #1)						
Fandino-Diaz (Alt #2)						
Luna (Alt #3)						

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Board Action on Memorializing Resolution						
	Motion	Second	Ayes	Nays	Abstain	Absent
Holowach, Mayor						
Klein, Chairman						
Kuperus, Vice Chairman						
Hough						
Dykstra						
Snook						
Fronheiser						
McKay						
Van Der Veer						
Lira (Alt #1)						
Fandino-Diaz (Alt #2)						
Luna (Alt #3)						

Chairman
SUSSEX BOROUGH PLANNING/ZONING BOARD

Secretary
SUSSEX BOROUGH PLANNING/ZONING BOARD

Dated: March 25, 2024

*Prepared by: David Burton Brady, Esq.
Brady & Correale, L.L.P.*