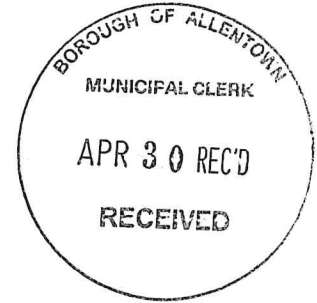


**BOROUGH OF ALLENTOWN
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**



ORDINANCE NO. 10-2019

**AN ORDINANCE OF THE BOROUGH OF ALLENTOWN, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY REVISING AND RE-ESTABLISHING AN
ABANDONED PROPERTY LIST AND DESIGNATING A PUBLIC OFFICER**

WHEREAS, the Borough of Allentown (the "Borough") contains a number of vacant buildings that have been abandoned by their owners, and that are in a state of disrepair and neglect; and

WHEREAS, these buildings, by virtue of their condition and their proximity to other buildings, are diminishing the value of neighboring properties and have a negative effect on the quality of life of adjacent residents and property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, many of these buildings, or the land on which they are situated, can be used for productive purposes, which will further the revitalization of the Borough and improve its economic and social condition; and

WHEREAS, the Borough desires to use the powers granted local government under the laws of the State of New Jersey to address the conditions created by these buildings, and further their reuse for productive purposes; and

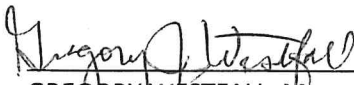
WHEREAS, by creating an abandoned property list, as set forth in N.J.S.A. 55:19-55, the Borough will be better able to address the conditions created by these buildings, and further their reuse for productive purposes;

NOW, THEREFORE BE IT ORDAINED as follows:

- (1) The Borough's Code Enforcement Official is hereby designated as the public officer for purpose of carrying out the responsibilities and powers under the law.
- (2) The Mayor & Council, pursuant to the Borough Code Enforcement Official's review, inspection and identification of abandoned properties within the Borough, hereby place

the properties listed on Exhibit A, attached hereto, on the Borough's Abandoned Property List pursuant to N.J.S.A. 55:19-55, and authorize the Borough Attorney and/or Code Enforcement Official to provide such notices and carry out tasks as are required to effectuate an abandoned property list as provided by law.

- (3) The abandoned property list established herein shall apply to the Borough as a whole and in its entirety.
- (4) The Code Enforcement Official may exercise the authority granted to the Borough pursuant to N.J.S.A. 55:19-90 to designate qualified rehabilitation entities to act as the designee of the Borough as provided by law.
- (5) The Borough Attorney and/or Code Enforcement Official shall provide a report to the Borough's governing body every six months with respect to the number and location of properties on the abandoned property list, the status of those properties, and any actions taken by the Borough or by any qualified rehabilitation entity designated with respect to any property on the list or any other abandoned property within the Borough of Allentown.
- (6) This ordinance shall be in full force and take effect twenty (20) days after final passage and publication, as required by law.



GREGORY WESTFALL, Mayor

DATED: April 30, 2019

ATTEST:


LAURIE A. GAVIN, R.M.C

DATED: April 30, 2019


**EXHIBIT A
BOROUGH OF ALLENTOWN
ABANDONED PROPERTY LIST**

Designated Public Officer: Ronald Gafgen – Date: April 9, 2019

	<u>Block/Lot</u>	<u>Street Address</u>	<u>Owner Address</u>	<u>Basis for Determination</u>
#1	Block 6 Lot 4.01	37 Church Street Allentown, NJ 08501	Juan Hernandez 56 Church Street Allentown, NJ 08501	<p>Vacant more than six months [N.J.S.A. 55:19-81]</p> <p>Property is in need of rehabilitation in the reasonable judgment of the public officer, and no rehabilitation has taken place for at least six months. [N.J.S.A. 55:19-81(a)]</p> <p>Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six months. [N.J.S.A. 55:19-81(b)]</p>
#2	Block 17 Lot 95	90 Church Street Allentown, NJ 08501	U.S. Bank, N.A. 13801 Wireless Way Oklahoma City, OK 73134	<p>Vacant more than six months [N.J.S.A. 55:19-81]</p> <p>Property is in need of rehabilitation in the reasonable judgment of the public officer, and no rehabilitation has taken place for at least six months. [N.J.S.A. 55:19-81(a)]</p>
#3	Block 7 Lot 13	23 Hamilton Street Allentown, NJ 08501	Estate of John Cook P.O. Box 564 Allentown, NJ 08501	<p>Vacant more than six months [N.J.S.A. 55:19-81]</p> <p>Property is in need of rehabilitation in the reasonable judgment of the public officer, and no rehabilitation has taken place for at least six months. [N.J.S.A. 55:19-81(a)]</p>
#4	Block 15 Lot 45	159 South Main Street Allentown, NJ 08501	U.S. Bank Trust 3525 Piedmont, BL7, Ste 700 Atlanta, GA 30305	<p>Vacant more than six months [N.J.S.A. 55:19-81]</p> <p>Property is in need of rehabilitation in the reasonable judgment of the public officer, and no rehabilitation has taken place for at least six months.[N.J.S.A. 55:19-81(a)]</p>

PUBLIC NOTICE

PLEASE TAKE NOTICE that the foregoing Ordinance was introduced and passed on first reading on the 9th day of April , 2019, at a meeting of the Mayor and Council of the Borough of Allentown and will be taken up for final consideration and passage at a regularly scheduled meeting of the Mayor and Council of the Borough of Allentown to be held on the 30th day of April , 2019 at the Municipal Building, 8 N. Main Street, Allentown, NJ.



LAURIE A. GAVIN, MAS, RMC, CMR
MUNICIPAL CLERK