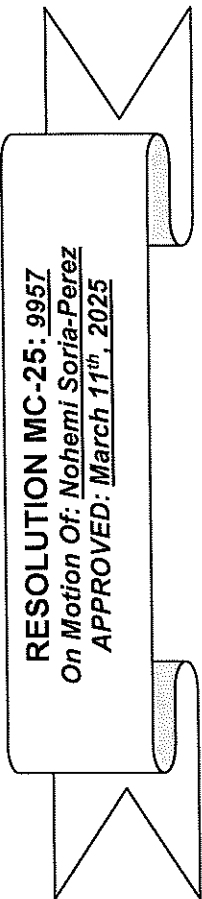


R-37



RESOLUTION MC-25: 9957
On Motion Of: Nohemi Soría-Perez
APPROVED: March 11th, 2025

DB:aiv
03-11-25

RESOLUTION AMENDING RESOLUTION MC-24:9442 AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN AREAS AND PROPERTIES IDENTIFIED HEREIN ARE AREAS IN NEED OF REDEVELOPMENT OR REHABILITATION AS DEFINED IN N.J.S.A. 40A:12-5

WHEREAS, the City Council of the City of Camden seeks to undertake a redevelopment effort within the City; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City to have the City of Camden Planning Board (“Planning Board”) conduct such an investigation; and

WHEREAS, on April 18, 2024, the City Council of the City of Camden approved Resolution MC-24:9442 directing the Planning Board to undertake a preliminary investigation to determine whether certain areas and properties located along Admiral Wilson Boulevard in the City of Camden are an area in need of redevelopment; and

WHEREAS, the Planning Board undertook an investigation and made a recommendation as to Block 1197, Lot 2 and Block 1208 Lots 2 & 3, and the City Council adopted a Resolution designating those properties an area in need of redevelopment; and

WHEREAS, the City Council now desires to amend the its prior direction to the Planning Board to direct it to conduct an investigation as to the remaining parcels, but to update its investigation as to Block 1250 Lot 128 to include the power of condemnation; and

WHEREAS, the City Council of the City of Camden hereby authorizes the Planning Board of the City of Camden to undertake a preliminary investigation to determine whether the following areas and properties as described and delineated on the official Tax Map of the City of Camden are an area in need of redevelopment:

Condemnation Area in Need (With the power of eminent domain)

- Block 1250, Lot 128

Non-Condemnation Area in Need (Without the power of eminent domain)

- Block 1221, Lots 3, 12, 12 (billboard) & 17
- Block 1238, Lots 3 & 14
- Block 1239, Lot 17
- Block 1240, Lot 1
- Block 1241, Lot 15
- Block 1250, Lots 7, 123, 124 & 129
- Block 1251, Lot 11

WHEREAS, such preliminary investigation will be designed to evaluate such areas to determine whether the designation of these areas and properties as an "area in need of redevelopment" in conformance with statutory criteria and the City efforts toward redevelopment, pursuant to the Master Plan; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, County of Camden, that:

1. The Planning Board of the City of Camden is hereby directed to conduct a preliminary investigation to determine whether the aforementioned areas and properties are areas in need of redevelopment according to the criterion set forth in N.J.S.A. 40A:12A-5 and/or N.J.S.A. 40A:12A-14.

2. The Planning Board of the City of Camden is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment areas, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to draft a Report/Resolution containing its findings.
3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determinations shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("**Non-Condensation Redevelopment Area**") as to the following properties: Block 1221, Lots 3, 12, 12 (billboard) & 17; Block 1238, Lots 3 & 14; Block 1239, Lot 17; Block 1240, Lot 1; Block 1241, Lot 15; Block 1250, Lots 7, 123, 124 & 129; and Block 1251, Lot 11.
4. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determinations shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area **including** the use of eminent domain ("**Condensation Redevelopment Area**") as to the following properties: Block 1250, Lot 128.
5. The results of such preliminary investigation shall be submitted to the City Council for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

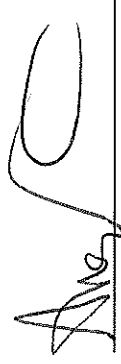
BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: March 11, 2025

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney



ANGEL FUENTES
President, City Council

ATTEST:



LUIS PASTORIZA

Municipal Clerk