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02-11-25

RESOLUTION DIRECTING THE CITY 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, WITHOUT THE POWER OF EMINENT DOMAIN AS TO BLOCK 715, LOTS 1, 19, 20, 23, 25, & 26 (NON-CONDEMNATION REDEVELOPMENT AREA)

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 Planning Board conduct such an investigation; 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" or an "area in need of rehabilitation":

Non-Condemnation Area in Need

- Block 715, Lots 1, 19, 20, 23, 25, & 26

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" or an "area in need of rehabilitation" is 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 properties described and delineated on the official Tax Map of the City of Camden as Block 715, Lots 1, 19, 20, 23, 25, & 26 are areas in need of redevelopment or an area in need of rehabilitation 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-Condemnation Redevelopment Area**").

4. 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: February 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