

DB
01-13-26

RESOLUTION MC-26: 10390
On Motion Of: Falio Leyba-Martinez
APPROVED: January 13th, 2026

R-43

**RESOLUTION DESIGNATING BLOCK 1104, LOTS 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95
AND BLOCK 1107, LOTS 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30, ALSO KNOWN AS THE
SAUNDERS STREET PROJECT, AS "AN AREA IN NEED OF REDEVELOPMENT"
WITHOUT THE POWER OF EMINENT DOMAIN IN ACCORDANCE WITH THE LOCAL
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Local Redevelopment and Housing Law ("Redevelopment Law") N.J.S.A. 40A:12A-1, et seq. grants broad powers to municipalities to develop and implement redevelopment plans for areas determined to be "in need of redevelopment"; and

WHEREAS, by Resolution No. MC-25:10182 adopted on September 9, 2025, as amended by Resolution MC-25:10229 adopted on October 14, 2025, the City Council of the City of Camden directed the City of Camden Planning Board to conduct a Preliminary Investigation of Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30 (the "Study Area"), in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the City of Camden Planning Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries as required by the Redevelopment Law and prepared a Preliminary Investigation of a Non-Condemnation Area in Need of Redevelopment report prepared through October 22, 2025 through its Planner, LRK, Inc. (the "Preliminary Investigation Report"); and

WHEREAS, on December 11, 2025, the City of Camden Planning Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto; and

WHEREAS, on December 11, 2025, the City of Camden Planning Board adopted a Resolution recommending to the City Council that the study area as delineated within, and for the reasons set forth within the Preliminary Investigation Report, be determined to be an "area in need of redevelopment" without the power of eminent domain ("Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that as set forth in the Preliminary Investigation Report prepared through October 22, 2025, and based upon the investigation undertaken by the City of Camden Planning Board and the recommendation of the Planning Board following a public hearing on the matter, that Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95 and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29 & 30 as delineated on the Tax Maps of the City of Camden be and is hereby designated an "area in need of redevelopment" without the power of eminent domain ("Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the City Council of the City of Camden that a copy of this Resolution be made available to, and notice of this designation be served upon, each owner of property within redevelopment area, as well as all interested parties who have submitted written objections to the area designation during the Planning Board process, pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the City Council of the City of Camden that a copy of this Resolution be forwarded to the Commissioner of the Department of Community Affairs, pursuant to the Redevelopment Law, for approval.

Date: January 13, 2026

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