

R-33

RESOLUTION MC-26: 10396
On Motion Of: Falio Leyba-Martinez
APPROVED: January 13th, 2026

DB
01-13-26

RESOLUTION DESIGNATING BLOCK 116, LOT 15; BLOCK 1181, LOT 1; BLOCK 1182, LOTS 5 & 21; BLOCK 1184, LOTS 1, 2, 5 & 7; BLOCK 1186, LOTS 24 & 25 OF THE CITY OF CAMDEN TAX MAP (IN THE FEDERAL STREET CORRIDOR) AS A “CONDEMNATION AREA IN NEED OF REDEVELOPMENT” AND DESIGNATING BLOCK 1182, LOTS 6-20 AND BLOCK 1196, LOTS 32-34 OF THE CITY OF CAMDEN TAX MAP (IN THE FEDERAL STREET CORRIDOR) AS AN “AREA IN NEED OF REHABILITATION” IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the “Redevelopment Law”) provides tools to assist municipalities in encouraging investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth specific procedures for designating an Area in Need of Redevelopment; and designating an Are In Need of Rehabilitation; and

WHEREAS, by Resolution No. MC-25:10235, adopted October 14, 2025, the City Council of the City of Camden directed the City of Camden Planning Board to conduct a Preliminary Investigation as to Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 18, 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) (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, by Resolution No. MC-25:10235, adopted October 14, 2025, the City Council of the City of Camden further directed the City of Camden Planning Board to conduct a Preliminary Investigation as to Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor) (the “Additional Study Area”), in order to determine whether all or any portion thereof satisfies the rehabilitation area criteria specified at N.J.S.A.40A:12A-14 of the Redevelopment Law; and

WHEREAS, the City of Camden Planning Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area and rehabilitation area and boundaries, and prepared a Redevelopment Study and Preliminary Investigation Report for Designation of an Area in Need of Redevelopment Condemnation Area and Area in Need of Rehabilitation for the Federal Street Corridor dated December 11, 2025 through its Planner, BRS, Inc., (the “Preliminary Investigation Report”); and

WHEREAS, Block 1186, Lot 18 of the City of Camden Tax Map was excluded from the Preliminary Investigation Report because it was found not to be vacant as previously believed; 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 and N.J.S.A.40A:12A-14 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and whether the Additional Study Area meets the criteria for an area in need of rehabilitation and to consider any public comments and objections thereto; and

WHEREAS, by Resolution, adopted on December 11, 2025, the City of Camden Planning Board recommended to Camden City Council that Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) for the reasons set forth within the Preliminary Investigation Report and at the hearing conducted on December 11, 2025, be determined to be an “area in need of redevelopment”; and

WHEREAS, also by Resolution adopted on December 11, 2025, the City of Camden Planning Board recommended to Camden City Council that Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor), for the reasons set forth within the Preliminary Investigation Report and at the hearing conducted on December 11, 2025 be determined to be an “area in need of rehabilitation”; and

WHEREAS, Camden City Council agrees with the recommendation of the City of Camden Planning Board and finds that Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) meet the criteria for designating such property as a Condemnation Area in Need of Redevelopment; and

WHEREAS, Camden City Council agrees with the recommendation of the City of Camden Planning Board and finds that Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor) meet the criteria for designating such property as an Area in Need of Rehabilitation; now, therefore

BE IT RESOLVED on this 13th day of January, 2026 by the Council that Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) is designated as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED, that Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 24 & 25 of the City of Camden Tax Map (In the Federal Street Corridor) is a Condemnation Area in Need of Redevelopment that shall include the power of eminent domain.

BE IT FURTHER RESOLVED, that Block 1182, Lots 6-20 and Block 1196, Lots 32-34 of the City of Camden Tax Map (In the Federal Street Corridor) is designated as an Area in Need of Rehabilitation.

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: January 13, 2026

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN
City Attorney



ANGEL PUENTES
President, City Council

ATTEST:



LUIS PASTORIZA
Municipal Clerk