

R-8

RESOLUTION MC-24: 9442
On Motion Of: Sheila Davis
APPROVED: April 18th, 2024

DB:dh
04-18-24

A 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

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's Planning Board conduct such an investigation; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City of Camden 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 areas in need of redevelopment (with or without powers of condemnation) or an area in need of rehabilitation:

Property Description	Designation
Block 1208, Lot 3; Block 1221, Lots 3, 12, 12 Qual. B01 (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, 128 & 129; and Block 1251, Lot 11	Non-Condemnation Area in need of Redevelopment Area
Block 1197, Lot 2 and Block 1208, Lot 2	Condemnation Area in Need of Redevelopment

and

WHEREAS, such preliminary investigation will be designed to evaluate such area to determine whether designation of these properties as an "area in need of redevelopment" is in conformance with statutory criteria and the City's 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 parcels are an area in need of redevelopment according to the criterion set forth in N.J.S.A. 40A:12A-5.

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 area, 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 shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain ("Condemnation Redevelopment Area") with respect to the following properties:

Block 1197, Lot 2 and Block 1208, Lot 2

4. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area 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-Condernation Redevelopment Area") with respect to the following property:

Block 1208, Lot 3;
Block 1221, Lots 3, 12, 12 Qual. B01 (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, 128 & 129; and
Block 1251, Lot 11.

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: April 18, 2024

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