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**RESOLUTION MC-26: 10394**  
**On Motion Of: Falio Leyba-Martinez**  
**APPROVED: January 13<sup>th</sup>, 2026**

DB  
01-13-26

**RESOLUTION DESIGNATING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, OF THE CITY OF CAMDEN TAX MAP (IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY) A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" 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 a specific procedure for designating an Area in Need of Redevelopment; and

WHEREAS, by Resolution No. MC-25:10236, 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 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) (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 proposed redevelopment area and boundaries, and prepared a Redevelopment Study and Preliminary Investigation Report for Designation of an Area in Need of Redevelopment Condemnation Area for the Former Knox Site dated December 11, 2025, through its Planner, BRS 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 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 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility), 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, Camden City Council agrees with the recommendation of the City of Planning Board and finds that Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) meets the criteria for designating such property as a Condemnation Area in Need of Redevelopment; now, therefore

BE IT RESOLVED on this 13<sup>th</sup> day of January, 2026 by the Council that Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) 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 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, of the City of Camden Tax Map (In the Vicinity of the Former Knox Gelatin Facility) is a Condemnation Area in Need of Redevelopment that shall include the power of eminent domain.

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



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ANGEL FUENTES  
President, City Council



ATTEST:

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LUIS PASTORIZA  
Municipal Clerk