

MAR:jj  
03-08-11

**RESOLUTION MODIFYING  
THE LANNING SQUARE AREA IN NEED OF REDEVELOPMENT STUDY**

**WHEREAS**, N.J.S.A. 40A:12A-1, et seq., authorizes the governing body of any municipality, by resolution, to have its planning board conduct a determination of need study for any areas of the municipality for the purpose of developing a redevelopment plan; and

**WHEREAS**, on September 14, 2010, City Council approved Resolution No. MC-10:1203, "Resolution Directing the Planning Board to Review and Modify the Lanning Square Area in Need of Redevelopment and Redevelopment Plan," which directed the City of Camden Planning Board ("Planning Board") to consider certain amendments to the Lanning Square Area in Need of Redevelopment Study ("Study") and Lanning Square Redevelopment Plan ("Redevelopment Plan") that would remove from the Study and Redevelopment Plan Tax Block 176 (all lots thereon) in its entirety and Tax Block 177, Lot 64 and re-designate Certain Occupied Residential Properties within the Study Area as Rehabilitation Zones; and

**WHEREAS**, City Council understands that on November 10, 2010, the Planning Board held a public meeting to consider the application for the aforesaid amendments; and

**WHEREAS**, City Council understands that the Planning Board determined that the proposed modifications of the Study and Redevelopment Plan contained in those certain Settlement Agreements with Mickle Boulevard, LLC & Carl Abbonizio, and the Lanning Square West Residents in Action and the individual plaintiffs thereto would remove obstacles to progress on achieving the overall goals of the Redevelopment Plan, thereby benefiting the community, and that the proposed modifications were otherwise in the best interests of all parties involved; and

**WHEREAS**, the City Council has determined that the proposed modifications are consistent with the goals and criteria set forth in the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., and will be beneficial to the Area and strengthen the relationship between the City of Camden and the residents and businesses within the Area; and

**WHEREAS**, the Planning Board, by the attached resolution duly adopted on January 13, 2011, recommended certain modifications of the Study and Redevelopment Plan to this City Council; now, therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that the City of Camden hereby approves the following modifications to the Lanning Square Area in Need of Redevelopment Study ("Study"):

1. That Tax Block 176 (all lots thereon) in its entirety and Tax Block 177, Lot 64 be removed from the area designated as in need of redevelopment in the Study and that Tax Block 176 and Tax Block 177, Lot 64 be deleted from the "To Be Acquired List" and from inclusion in the Redevelopment Plan for the Lanning Square Study Area ("Study Area"); and
2. That each of the individual properties listed on the July, 2010 Inventory of Residential Properties within the Lanning Square Study Redevelopment Area ("Redevelopment Area"), attached hereto as "Occupied Properties," shall no longer be included with the Redevelopment Area, but shall be re-designated individually as Rehabilitation Zones within the Study Area; and
3. That each of the individual properties listed on the July, 2010 Inventory of Residential Properties within the Redevelopment Area, attached hereto as

"Additional Vacant Properties," remain within the Redevelopment Area and be included on the "To Be Acquired List" in the Redevelopment Plan.

**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.

On Motion Of: LUIS LOPEZ

Dated: March 8, 2011

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

  
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FRANCISCO MORAN  
President, City Council

APPROVED: MARCH 8, 2011

ATTEST:   
\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

## Proposed List of Occupied, Residential Properties in Lanning Square

*Survey Conducted: June/July 2010*

BLOCK	LOT	ADDRESS
153	49	326 WASHINGTON ST
153	59	431 SO 4TH ST
153	60	433 SO 4TH ST
153	61	435 SO 4TH ST
153	92	430 SO 3RD ST
153	94	426 SO 3RD ST
154	24	325 WASHINGTON ST
154	25	323 WASHINGTON ST
154	26	321 WASHINGTON ST
154	27	319 WASHINGTON ST
154	99	404 SO 3RD ST
154	100	406 SO 3RD ST
154	101	408 SO 3RD ST
155	57	336 STEVENS ST
155	58	338 STEVENS ST
156	4	306 MARTIN LUTHER KING BL
158	1	310 BERKLEY ST
158	2	312 BERKLEY ST
158	3	314 BERKLEY ST
158	4	316 BERKLEY ST
158	5	318 BERKLEY ST
158	6	320 BERKLEY ST
158	7	322 BERKLEY ST
158	8	324 BERKLEY ST
158	15	503 SO 4TH ST
158	16	505 SO 4TH ST
158	17	507 SO 4TH ST
158	18	509 SO 4TH ST
159	29	311 CLINTON ST
159	30	313 CLINTON ST
159	31	315 CLINTON ST
159	32	317 CLINTON ST
159	33	319 CLINTON ST
159	34	321 CLINTON ST
159	35	323 CLINTON ST
159	38	329 CLINTON ST
159	39	331 CLINTON ST
159	41	335 CLINTON ST
159	42	337 CLINTON ST
159	43	339 CLINTON ST
159	46	341 CLINTON ST
159	47	343 CLINTON ST
161	1	530 SO 3RD ST
161	2	532 SO 3RD ST
161	3	534 SO 3RD ST
161	5	538 SO 3RD ST
161	6	540 SO 3RD ST
161	8	310 CLINTON ST
161	11	316 CLINTON ST
161	12	318 CLINTON ST
161	14	322 CLINTON ST
161	15	324 CLINTON ST

Proposed List of Occupied, Residential Properties in Lanning Square

Survey Conducted: June/July 2010

BLOCK	LOT	ADDRESS
161	17	328 CLINTON ST
161	19	332 CLINTON ST
161	20	334 CLINTON ST
161	21	336 CLINTON ST
161	22	338 CLINTON ST
161	23	340 CLINTON ST
161	24	342 CLINTON ST
161	25	344 CLINTON ST
161	26	346 CLINTON ST
161	28	535 SO 4TH ST
161	75	314 CLINTON ST
163	39	341 ROYDEN ST
163	41	337 ROYDEN ST
163	42	335 ROYDEN ST
163	43	333 ROYDEN ST
163	44	331 ROYDEN ST
163	45	329 ROYDEN ST
163	46	327 ROYDEN ST
163	49	309 ROYDEN ST
163	52	554 SO 3RD ST
163	66	311 ROYDEN ST
163	67	313 ROYDEN ST
163	72	323 ROYDEN ST
163	73	325 ROYDEN ST
166	2	308 ROYDEN ST
166	7	318 ROYDEN ST
166	8	320 ROYDEN ST
166	17	607 SO 4TH ST
166	25	327 BECKETT ST
166	26	325 BECKETT ST
166	28	321 BECKETT ST
166	29	319 BECKETT ST
166	30	317 BECKETT ST
166	32	313 BECKETT ST
166	33	311 BECKETT ST
166	97	602 SO 3RD ST
166	98	604 SO 3RD ST
166	104	616 SO 3RD ST
166	105	618 SO 3RD ST
169	49	336 BECKETT ST
169	55	629 SO 4TH ST
169	56	631 SO 4TH ST
169	57	633 SO 4TH ST
169	59	637 SO 4TH ST
169	60	639 SO 4TH ST
169	61	331 LINE ST
169	62	329 LINE ST
169	63	327 LINE ST
169	64	325 LINE ST
169	65	323 LINE ST
169	68	317 LINE ST
169	69	315 LINE ST

## Proposed List of Occupied, Residential Properties in Lanning Square

*Survey Conducted: June/July 2010*

BLOCK	LOT	ADDRESS
169	70	313 LINE ST
169	71	311 LINE ST
169	72	309 LINE ST
169	80	652 SO 3RD ST
169	83	646 SO 3RD ST
176	25	429 STEVENS ST
177	46	436 MARTIN LUTHER KING BL
177	58	447 STEVENS ST
177	60	443 STEVENS ST
177	61	441 STEVENS ST
178	1	402 STEVENS ST
178	3	408 STEVENS ST
178	6	414 STEVENS ST
178	8	418 STEVENS ST
178	9	420 STEVENS ST
178	10	422 STEVENS ST
178	17	423 BENSON ST
178	23	314 SO 4TH ST
178	26	308 SO 4TH ST
179	10	315 SO 5TH ST
179	16	322 WEST ST
179	17	320 WEST ST
179	18	318 WEST ST
179	19	316 WEST ST
179	20	314 WEST ST
179	21	312 WEST ST
179	88	451 BENSON ST
180	1	510 STEVENS ST
180	2	512 STEVENS ST
180	3	514 STEVENS ST
180	4	516 STEVENS ST
180	5	518 STEVENS ST
180	7	522 STEVENS ST
180	9	526 STEVENS ST
180	10	528 STEVENS ST
180	11	530 STEVENS ST
180	12	532 STEVENS ST
180	13	534 STEVENS ST
180	15	301 BROADWAY
180	17	305 BROADWAY
180	19	309 BROADWAY
180	20	313 BROADWAY
180	32	519 BENSON ST
180	35	513 BENSON ST
180	36	509 1/2 BENSON ST
180	36.01	511 BENSON ST
180	37	509 BENSON ST
180	38	507 BENSON ST
180	48	502 STEVENS ST
180	49	504 STEVENS ST
183	51	420 BERKLEY ST
183	52	422 BERKLEY ST

## Proposed List of Occupied, Residential Properties in Lanning Square

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BLOCK	LOT	ADDRESS
183	54	428 BERKLEY ST
185	3	420 WASHINGTON ST
185	4	422 WASHINGTON ST
185	5	424 WASHINGTON ST
185	6	426 WASHINGTON ST
185	10	433 WEST ST
185	13	439 WEST ST
185	14	441 WEST ST
185	18	449 WEST ST
186	31	416 BENSON ST
186	32	418 BENSON ST
186	40	437 WASHINGTON ST
186	46	425 WASHINGTON ST
186	49	419 WASHINGTON ST
186	52	413 WASHINGTON ST
186	53	424 SO 4TH ST
186	54	420-422 SO 4TH ST
187	28	407 HENRY ST
187	29	409 HENRY ST
187	30	411 HENRY ST
187	31	413 HENRY ST
187	41	426 WEST ST
187	47	418 WEST ST
187	48	416 WEST ST
187	49	414 WEST ST
187	50	412 WEST ST
187	85	420 WEST ST
188	60	417 SO 5TH ST
188	61	419 SO 5TH ST
188	62	421 SO 5TH ST
188	68	433 SO 5TH ST
188	70	437 SO 5TH ST
188	79	418 HENRY ST
188	80	416 HENRY ST
188	93	427 SO 5TH ST
188	94	429 SO 5TH ST
188	95	431 SO 5TH ST
189	2	510 BENSON ST
189	3	512 BENSON ST
189	4	514 BENSON ST
189	5	516 BENSON ST
189	6	518 BENSON ST
189	28	420 SO 5TH ST
189	30	416 SO 5TH ST
189	32	412 SO 5TH ST
189	33	410 SO 5TH ST
189	34	408 SO 5TH ST
189	35	406 SO 5TH ST
189	36	404 SO 5TH ST
189	37	402 SO 5TH ST
191	7	440 WEST ST
191	11	453 HENRY ST

Proposed List of Occupied, Residential Properties in Lanning Square

Survey Conducted: June/July 2010

BLOCK	LOT	ADDRESS
191	12	451 BERKLEY ST
191	13	449 BERKLEY ST
191	14	447 BERKLEY ST
192	18	440 HENRY ST
192	19	439 SO 5TH ST
192	20	441 SO 5TH ST
192	35	442 HENRY ST
196	56	515 SO 5TH ST
199	60	408 BECKETT ST
199	61	410 BECKETT ST
199	62	412 BECKETT ST
199	63	414 BECKETT ST
199	64	416 BECKETT ST
199	65	418 BECKETT ST
199	66	420 BECKETT ST
199	67	422 BECKETT ST
199	68	424 BECKETT ST
199	69	625 WHITE ST
199	70	627 WHITE ST
199	80	419 LINE ST
199	81	417 LINE ST
199	87	642 SO 4TH ST
199	88	640 SO 4TH ST
199	89	638 SO 4TH ST
199	92	632 SO 4TH ST
200	102	633 WEST ST
200	103	631 WEST ST
200	104	629 WEST ST
200	105	627 WEST ST
200	106	625 WEST ST
201	3	412 ROYDEN ST
201	4	414 ROYDEN ST
201	5	416 ROYDEN ST
201	6	418 ROYDEN ST
201	7	420 ROYDEN ST
201	9	424 ROYDEN ST
201	10	426 ROYDEN ST
201	11	428 ROYDEN ST
201	17	423 BECKETT ST
201	22	413 BECKETT ST
201	28	618 SO 4TH ST
201	29	616 SO 4TH ST
201	35	604 SO 4TH ST
201	36	602 SO 4TH ST
201	37	600 SO 4TH ST
202	38	430 ROYDEN ST
202	39	432 ROYDEN ST
202	42	603 WEST ST
202	43	605 WEST ST
202	46	611 WEST ST
202	48	615 WEST ST
202	49	617 WEST ST

## Proposed List of Occupied, Residential Properties in Lanning Square

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BLOCK	LOT	ADDRESS
202	50	619 WEST ST
202	53	435 BECKETT ST
202	54	433 BECKETT ST
202	55	431 BECKETT ST
202	56	429 BECKETT ST
203	41	531 WEST ST
203	42	533 WEST ST
203	46	541 WEST ST
203	47	543 WEST ST
203	51	437 ROYDEN ST
203	52	435 ROYDEN ST
203	54	431 ROYDEN ST
203	56	427 ROYDEN ST
203	57	425 ROYDEN ST
203	58	423 ROYDEN ST
203	59	421 ROYDEN ST
203	60	419 ROYDEN ST
203	61	417 ROYDEN ST
203	62	415 ROYDEN ST
203	63	413 ROYDEN ST
203	64	411 ROYDEN ST
203	65	409 ROYDEN ST
203	66	407 ROYDEN ST
203	67	552 SO 4TH ST
203	68	550 SO 4TH ST
203	69	548 SO 4TH ST
203	70	546 SO 4TH ST
203	71	544 SO 4TH ST
204	1	402 CLINTON ST
204	2	404 CLINTON ST
204	3	406 CLINTON ST
204	4	408 CLINTON ST
204	5	410 CLINTON ST
204	6	412 CLINTON ST
204	7	414 CLINTON ST
204	8	416 CLINTON ST
204	9	418 CLINTON ST
204	10	420 CLINTON ST
204	11	422 CLINTON ST
204	12	424 CLINTON ST
204	13	426 CLINTON ST
204	14	428 CLINTON ST
204	15	430 CLINTON ST
204	16	432 CLINTON ST
204	17	434 CLINTON ST
204	18	436 CLINTON ST
204	19	438 CLINTON ST
204	20	440 CLINTON ST
204	74	527 WEST ST
205	5	534 WEST ST
205	6	455 ROYDEN ST
205	7	453 ROYDEN ST



## Proposed List of Occupied, Residential Properties in Lanning Square

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BLOCK	LOT	ADDRESS
205	8	451 ROYDEN ST
205	9	449 ROYDEN ST
205	10	447 ROYDEN ST
205	11	445 ROYDEN ST
205	86	526 1/2 WEST ST
205	87	528 WEST ST
205	88	530 WEST ST
206	29	457 ROYDEN ST
208	30	522 CLINTON ST
208	31	524 CLINTON ST
208	32	526 CLINTON ST
208	33	528 CLINTON ST
208	34	530 CLINTON ST
208	35	532 CLINTON ST
208	36	519 BROADWAY
208	37	521 BROADWAY
208	38	523 BROADWAY
209	32	448 ROYDEN ST
209	36	609 HENRY ST
209	42	621 HENRY ST
209	43	451 LINE ST
209	45	445 LINE ST
209	46	443 LINE ST
209	48	626 WEST ST
209	49	620 WEST ST
209	50	618 WEST ST
209	51	616 WEST ST
209	52	614 WEST ST
209	53	612 WEST ST
209	74	600 WEST ST
209	75	602 WEST ST
209	76	604 WEST ST
209	77	606 WEST ST
209	78	608 WEST ST
209	100	447 LINE ST
210	55	454-456 ROYDEN ST
210	62	613 SO 5TH ST
210	64	617 SO 5TH ST
210	65	619 SO 5TH ST
210	66	621 SO 5TH ST
210	68	453 LINE ST
210	71	608 HENRY ST
210	80	610 HENRY ST
210	84	458 ROYDEN ST
210	85	460 ROYDEN ST
211	44	516 ROYDEN ST
211	45	518 ROYDEN ST
211	47	522 ROYDEN ST
211	57	618 SO 5TH ST
211	59	614 SO 5TH ST
211	60	608 SO 5TH ST
211	62	604 SO 5TH ST

## Proposed List of Occupied, Residential Properties in Lanning Square

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BLOCK	LOT	ADDRESS
211	81	607 WILLIAMS ST
211	82	609 WILLIAMS ST
211	83	611 WILLIAMS ST
211	84	610 SO 5TH ST
211	86	620 SO 5TH ST
211	89	509 LINE ST
211	90	511 LINE ST
211	91	513 LINE ST
212	65	528 ROYDEN ST
212	66	530 ROYDEN ST
212	67	532 ROYDEN ST
212	69	603 BROADWAY
212	70	605 BROADWAY
227	2	312 LINE ST
227	7	322 LINE ST
227	8	324 LINE ST
227	9	326 LINE ST
227	10	328 LINE ST
227	11	330 LINE ST
227	19	701 SO 4TH ST
227	25	713 SO 4TH ST
227	26	717 SO 4TH ST
227	32	351 PINE ST
227	33	349 PINE ST
227	34	347 PINE ST
227	51	305 PINE ST
227	52	303 PINE ST
227	53	301 PINE ST
283	4	420 LINE ST
283	5	422 LINE ST
283	6	424 LINE ST
283	8	430 LINE ST
283	9	432 LINE ST
283	10	434 LINE ST
283	11	436 LINE ST
283	12	438 LINE ST
283	16	707 SO 5TH ST
283	19	439 PINE ST
283	20	437 PINE ST
283	21	435 PINE ST
283	22	433 PINE ST
283	23	431 PINE ST
283	24	429 PINE ST
283	25	427 PINE ST
283	26	425 PINE ST
283	28	421 PINE ST
283	29	419 PINE ST
283	31	415 PINE ST
283	34	407-409 PINE ST
283	36	724 SO 4TH ST
283	37	722 SO 4TH ST
283	38	720 SO 4TH ST

## Proposed List of Occupied, Residential Properties in Lanning Square

Survey Conducted: June/July 2010

BLOCK	LOT	ADDRESS
283	39	718 SO 4TH ST
283	41	714 SO 4TH ST
283	42	712 SO 4TH ST
283	43	710 SO 4TH ST
283	44	708 SO 4TH ST
283	45	706 SO 4TH ST
284	2	504 LINE ST
284	3	506 LINE ST
284	4	508 LINE ST
284	5	510 LINE ST
284	6	512 LINE ST
284	7	514 LINE ST
284	8	516 LINE ST
284	9	518 LINE ST
284	10	520 LINE ST
284	11	522 LINE ST
284	12	524 LINE ST
284	15	705 BROADWAY
284	16	707 BROADWAY
284	17	709 BROADWAY
284	18	711 BROADWAY
284	21	717 BROADWAY
284	26	527 PINE ST
284	27	525 PINE ST
284	28	523 PINE ST
284	29	521 PINE ST
284	30	519 PINE ST
284	31	517 PINE ST
284	32	515 PINE ST
284	33	513 PINE ST
284	34	511 PINE ST
284	35	509 PINE ST
284	37	505 PINE ST
284	38	503 PINE ST
284	39	501 PINE ST
284	40	720 SO 5TH ST
284	41	718 SO 5TH ST
284	43	714 SO 5TH ST
284	44	708 SO 5TH ST
284	45	706 SO 5TH ST
284	46	702 SO 5TH ST
284	47	700 SO 5TH ST
284	90	712 SO 5TH ST
284	96	710 SO 5TH ST