

RESOLUTION MC-26: 10395
On Motion Of: Sheila Davis
APPROVED: January 13th, 2026

R-32

DB
01-13-26

RESOLUTION DESIGNATING BLOCK 331, LOTS 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, OF THE CITY OF CAMDEN TAX MAP (PART OF THE YAFFA & SONS SITE) 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-25:10237, 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 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, of the City of Camden Tax Map (Part of the Yaffa & Sons Site) (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 Yaffa 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 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), 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 Camden Planning Board and finds that Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), meets the criteria for designating such property as a Condemnation Area in Need of Redevelopment; now therefore

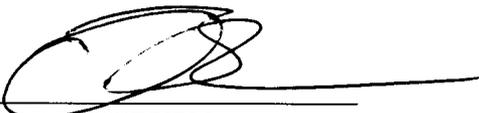
BE IT RESOLVED on this 13th day of January, 2026 by the Council that Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), is designated as a Condemnation 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 331, Lots 41, 46, 48, 49, 50, 52, 53, 54,55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, of the City of Camden Tax Map (Part of the Yaffa & Sons Site), 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

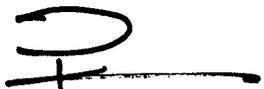
The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:



LUIS PASTORIZA
Municipal Clerk