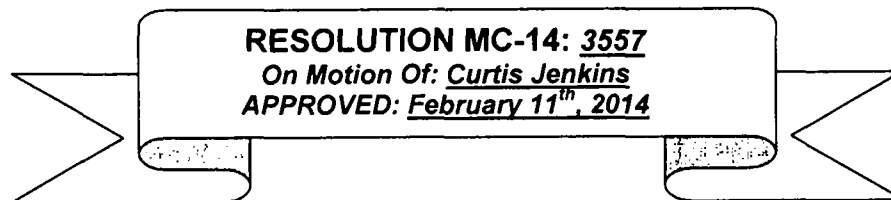


JJA
01-14-14



RESOLUTION MC-14: 3557
On Motion Of: Curtis Jenkins
APPROVED: February 11th, 2014

R-5
K. V. S. C.

**RESOLUTION APPROVING THE NORTH CAMDEN WATERFRONT
STUDY AREA IN NEED OF REDEVELOPMENT**

WHEREAS, by Resolution MC-10:870, adopted by the City Council of the City of Camden ("City Council") on March 9, 2010, entitled "Resolution Directing the Planning Board of the City of Camden to Develop an Area in Need of Redevelopment Study and Redevelopment Plan for the North Camden Waterfront Study Area", as subsequently amended (most recently on February 12, 2013 by Resolution MC-13:2924), City Council, pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether or not the North Camden Waterfront Study Area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, consistent with N.J.S.A. 40A:12A-6(b)(1), the Planning Board caused to be prepared a map showing the boundaries of the area known as the "North Camden Waterfront Study Area" comprising of ten (10) City tax blocks to contain all properties in the Study area more particularly described in "Exhibit A" attached hereto as shown and designated on the Tax Maps of the City of Camden, also described and delineated as being within Census Tract 6007 (the "Area"), and the location of the various parcels of property included therein, and to have appended to the map a statement setting forth the basis of the investigation, which statement was prepared by Edward C. Williams, AICP/PP, of the City of Camden Department of Planning & Development (the "Report"); and

WHEREAS, consistent with the requirements for notice contained in N.J.S.A. 40A:12A-6(b)(3), the Planning Board specified September 12, 2013 as the date for, and gave notice of, a public hearing for the purpose of hearing persons who were interested in or would be affected by a determination that the delineated Area is a redevelopment area; and

WHEREAS, at the hearing, the Planning Board received and considered all comments regarding the determination; and

WHEREAS, at that hearing, the Planning Board also received and considered evidence in support of the determination that the Area meets the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, at that hearing, the Planning Board found, determined, and recommended to City Council as follows:

1. That within the designated Study Area, the following conditions were found:
 - A. In addition to being part of the New Jersey-Camden Urban Enterprise Zone (criteria G) area land uses and property conditions make the North Camden Waterfront Study Area as one in need of redevelopment. One other following criteria from the New Jersey Redevelopment statute was found to be met and is noted in D below.
 - D. The findings of the investigation Study clearly indicate that the North Camden Waterfront Study Area qualifies as an area in need of redevelopment. Criteria H and G of the N.J.S.A. 40A:12A-5 have been met. Specific stability and development problems identified in the Study Area and establishing grounds for this determination, include:

1. The Study Area is consistent with Smart Grown Principles as set forth in N.J.S.A. 40A:12A-5(h).
2. The Redevelopment of the Study Area is within one of the Designated Centers of the New Jersey State Plan as published on the State list.
3. Inclusion in a New Jersey Urban Enterprise Zone.
2. The Planning Board determined that pursuant to N.J.S.A. 40A:12A-5 et seq., a delineated area may be determined to be in need of redevelopment if any of the conditions set forth in N.J.S.A. 40A:12A-5 et seq. are found. The specific conditions of Criteria H and G were discussed above.
3. The Planning Board noted that, by definition, a redevelopment area may also include lands, buildings, or improvements which themselves are not detrimental to the public health, safety, or welfare but the inclusion of which is found necessary with or without change in their condition for the effective redevelopment of the area in which they are part of.
4. The Planning Board determined that, due to the underutilization of several properties and the presence of numerous brownfields and vacant properties in the North Camden Waterfront Study Area and the designation of the North Camden Waterfront Study Area as being within a New Jersey Urban Enterprise Zone, the North Camden Waterfront Study Area is in need of redevelopment pursuant to the criteria set forth in the Local Redevelopment and Housing Laws.
5. For all the aforesaid reasons, on December 12, 2013, the Planning Board of the City of Camden approved and recommended to City Council, for its statutory approval, that the North Camden Waterfront Study Area be determined to be an Area in need of Redevelopment pursuant to the statutory criteria set forth in Sections (H) and (G) of N.J.S.A. 40A:12A-5 et seq.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Camden hereby determines that the North Camden Waterfront Study Area is an area in need of redevelopment.

BE IT FURTHER RESOLVED, that the City Council of the City of Camden hereby approves the North Camden Waterfront Study Area in Need of Redevelopment Study.

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 of Introduction: January 14, 2014

The above has been reviewed
and approved as to form.

MARC A. RIONDINO
City Attorney



FRANCISCO MORAN
President, City Council

ATTEST:



LUIS PASTORIZA

Municipal Clerk

EXHIBIT A

The properties addressed in the North Camden Waterfront Study Area report are designated in the tax assessment maps of the City of Camden, NJ as:

Block 31, Lots: 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 41, 42

Block 32, Lots: 43, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 68, 69, 72

Block 34, Lot: 1.01

Block 35, Lot 2

Block 35.01, Lot 2

Block 40, Lot 31

Block 46, Lot 2

Block 47, Lot 3

Block 7, Lots: 1, 2

Block 79, Lots: 2.02, 3, 6, 8, 10, 12, 13