

Redevelopment Study & Preliminary Investigation Report

**Block 256, Lot 1; and,
Block 256, Lot 1.01**

**City of Gloucester City
Camden County, New Jersey**

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Prepared by:



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THE ORIGINAL OF THIS DOCUMENT HAS BEEN SIGNED
AND SEALED IN ACCORDANCE WITH NEW JERSEY LAW

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INTRODUCTION

The purpose of this report is to determine whether or not the properties located within the redevelopment study area (“Study Area”) in the City of Gloucester City in the County of Camden qualify as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79 (LRHL). The subject parcels are shown on the accompanying Redevelopment Study Area Map and Aerial Map (Figures 1 and 2).

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992. C.79 (C.40A:12A-5). ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality.

On July 19, 2007, the Gloucester City Council adopted Resolution No. 175-07, which requested that the Planning Board undertake a preliminary investigation as to whether or not the Study Area qualifies as an area in need of redevelopment pursuant to the LRHL (Appendix A). This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL [N.J.S.A. 40:12A-6b(1)]. In accordance with N.J.S.A. 40:12A-6b(5):

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

A description of properties in the Study Area and how they meet the statutory criteria is provided in this report and further described and detailed in Appendix B.