

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R055-2023

**RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF GLOUCESTER CITY LAND
USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE
WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES BLOCK 2.01, LOT 3,
BLOCK 211, LOT 1, BLOCK 5, LOTS 8, 9, 10.01, 11.01, 11.02, 11.03, 21.01 or 12.01, 12.02 AND
16.02 AND BLOCK 212.01, LOT 2, BLOCK 212, LOT 1, IS TO BE DELINEATED AS AN AREA
IN NEED OF REDEVELOPMENT PURSUANT TO 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. (“LRHL”) provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the LRHL sets forth the procedures for the City to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Land Use Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the Land Use board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the

Legislature for use as a redevelopment area, including the power of eminent domain (“Condemnation Redevelopment Area”); and

WHEREAS, the Mayor and Common Council of the City of Gloucester City seek to authorize and recommend the City of Gloucester Land Use Board to conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Non-Condemnation Redevelopment Area; and

WHEREAS, the Area in question is located at four distinct areas identified as BLOCK 2.01, LOT 3, BLOCK 211, LOT 1, BLOCK 5, LOTS 8, 9, 10.01, 11.01, 11.02, 11.03, 21.01 or 12.01, 12.02 AND 16.02 AND BLOCK 212.01, LOT 2, Block 212, Lot 1 identified as the Study Area, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development and the sale of the property for increased employment and housing opportunities, tax rates and other benefits which communities generally derive from the redevelopment of lands in these areas; and

WHEREAS, the Mayor and Common Council find it to be in the best interest of the City and its residents to authorize the City’s Land Use Board to undertake such preliminary investigation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the City of Gloucester wishes to direct its Land Use Board to undertake a preliminary investigation utilizing CME Associates to prepare the preliminary investigation, to determine whether the proposed Study Area, qualifies as an area in need of Non-Condemnation Redevelopment; and

WHEREAS, the Area in question is located at four distinct areas identified as BLOCK 2.01, LOT 3, BLOCK 211, LOT 1, BLOCK 5, LOTS 8, 9, 10.01, 11.01, 11.02, 11.03, 21.01 or 12.01, 12.02 AND 16.02 AND BLOCK 212.01, LOT 2, Block 212, Lot 1 qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the City of Gloucester, as part property owner, shall fund the study and be responsible to incur all expenses in conjunction with the matter; and

WHEREAS, the Mayor and Common Council are empowered to authorize this preliminary investigation to be conducted by the City’s Land Use Board pursuant to N.J.S.A. 40A:12A-6 as a Non-Condemnation Redevelopment Area.

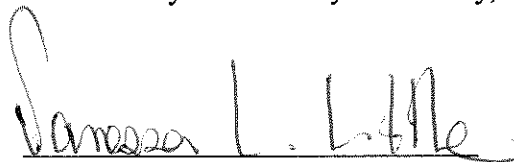
NOW, THEREFORE BE IT RESOLVED, by the Mayor and Common Council of the City of Gloucester City as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The City of Gloucester Land Use Board is hereby authorized to undertake a preliminary investigation, utilizing Gregory B. Fusco, P.E., P.P., C.M.E., City Planner, to prepare the preliminary investigation, pursuant to a notice to conduct a hearing and comply with other requirements of the LRHL, in order to recommend to the Mayor and Common Council whether the area comprising the Study Area is an area in need of Non-Condensation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5, as more fully set forth in the document attached hereto and made a part hereof.
3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the City to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area, other than the use of eminent domain.
4. The City's Land Use Board shall provide a written Report to the Mayor and Common Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Common Council whether said properties are an "Area in Need of Redevelopment" under the meaning and intendment of the LRHL.
5. The City's Land Use Board shall submit its findings and recommendations to the Mayor and Common Council in the form of a Resolution

CITY OF GLOUCESTER CITY


Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of Gloucester City this 23RD day of February, 2023.


Vanessa L. Little, RMC, City Clerk