

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R 078 -2024
RESOLUTION DESIGNATING A NON-CONDEMNATION REDEVELOPMENT
AREA WITHIN THE CITY OF GLOUCESTER CITY

WHEREAS, N.J.S.A. 40A:12-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area; and

WHEREAS, pursuant to Resolution #R043-2024, adopted by the Mayor and Council of the City of Gloucester City, the Planning/Zoning Board of the City of Gloucester City (“Planning Board”) conducted an investigation to determine whether Block 50, Lot 1 should be designated as an area in need of redevelopment (“Study Area”) and considered the redevelopment area study prepared by Matthew Wanamaker, PP, AICP, Stan Slachetka, PP, FAICP, and Geoffrey Gray-Cornelius, PP, AICP, of Pennoni Associates, Inc. (collectively “Pennoni”) entitled “Gloucester City Redevelopment Study Preliminary Investigation Report” dated September 25, 2023 (“Study”); and

WHEREAS, the Planning Board conducted a public hearing on February 21, 2024 (the “Hearing”) concerning the designation of the Study Area, as a non-condemnation redevelopment area, and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was given to the property owners as mandated by the aforesaid statute and also notice was posted and published in accordance with the law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Planning Board prepared a map showing the boundaries of the Study Area being proposed as a non-condemnation redevelopment area and the location of the various parcels of property included therein. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, the Study prepared by Pennoni, is adopted herein by reference; and

WHEREAS, all members of the Planning Board reviewed the Study for the Study Area submitted by Pennoni; and

WHEREAS, the Planning Board made the following findings of fact and drew the following conclusions of law:

1. Matthew Wanamaker, PP, AICP, and Geoffrey Gray-Cornelius, PP, AICP, professional planners licensed in the State of New Jersey, presented substantial, credible evidence that the Study Area qualifies as a non-condemnation area in need of redevelopment.

2. The Study Area is a blighted area as defined by the Supreme Court of New Jersey due to the lack of investment plaguing the Study Area. This lack of investment has resulted in reduced property values and lack of development in an area designated for growth. These conditions have an overall detrimental effect on a community. As a result, development of this area will not occur without governmental assistance.

3. That the Study Area meets the redevelopment criteria set forth in N.J.S.A. 40A:12A-5 or otherwise satisfies N.J.S.A. 40A:12A-3, as follows:

- a. The Study Area is located in the Residential Medium (R-M) zoning district;
- b. The Study Area is non-compliant with the existing zoning requirements because it exceeds the maximum impervious coverage;
- c. The land is underutilized because it contains an abandoned building;
- d. The building is substandard, unsafe, unsanitary, dilapidated, obsolescent, or possesses any of such characteristics, or is so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- e. Block 50, Lot 1 is the former St. Mary's High School which has been vacant since 2018. The building exhibits a significant level of deterioration and dilapidation, including broken floor tiles, paint peeling from the walls, ceilings that have collapsed or exhibit water staining, mold, and water leaks in some upper floor rooms, exposed wiring, stairs that are substandard, unsafe and unsanitary as to be conducive to unwholesome living or working conditions;
- f. Block 50, Lot 1 contains a building which, by reason of dilapidation and unsanitary conditions (as set forth above), is detrimental to the safety, health, morals, or welfare of the community;
- g. Block 50, Lot 1 is located within an active Urban Enterprise Zone;
- h. Block 50, Lot 1 satisfies criteria "a", "d", and "g" set forth in N.J.S.A. 40A:12A-5 and should be designated as a Non-Condemnation Redevelopment Area.

WHEREAS, at the Hearing, the Planning Board found that the above-noted Study Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-5 or is otherwise necessary for the effective development and recommended to Mayor and Council that the Study Area should be declared a non-condemnation area in need of redevelopment; and

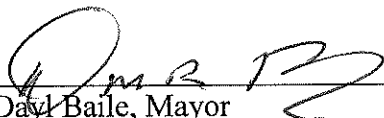
WHEREAS, the Governing Body has reviewed the proposed redevelopment area Study for the Study Area submitted by Pennoni and determines that it is in the best interest of the City of Gloucester City to declare Block 50, Lot 1, as a non-condemnation area in need of redevelopment pursuant to the Study and the report and recommendation of the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Gloucester City, County of Camden, State of New Jersey, that:

1. The City Council hereby accepts the report and recommendation of the Planning Board and hereby designates Block 50, Lot 1, as a non-condemnation area in need of redevelopment in accordance with N.J.S.A. 40A:12A-5.

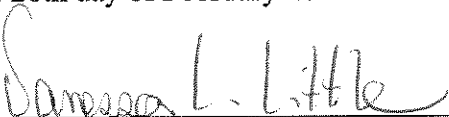
2. The City Clerk, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person, if any, who filed a written objection to the Planning Board's recommendation, with service to be in a manner provided by N.J.S.A. 40A:12A-1, et seq., as amended.

3. This Resolution shall take effect immediately.



David Baile, Mayor

Passed by Mayor and Common Council this 26th day of February 2024.



Vanessa L. Little, City Clerk