

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R 106 -2024

RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF NEW JERSEY, TO AUTHORIZE THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CONDITIONS EXIST TO DESIGNATE VARIOUS PROPERTIES WITHIN THE CITY OF GLOUCESTER CITY AS A NON-CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) provides a legal framework for establishing a redevelopment area and for comprehensively planning for the revitalization of such an area; and

WHEREAS, the City of Gloucester City is desirous of undertaking a planning analysis to determine if Block 61, Lots 1, 17, 17.01, 17.02, 27, 28, 29, Block 62, Lots 1, 2, 5, 6, and the Atlantic Street ROW meet the criteria outlined in N.J.S.A. 40A:12A-5 so that it may be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, the Mayor and Common Council of Gloucester City, under the authority of N.J.S.A. 40A:12A-6, can direct the Gloucester City Planning & Zoning Board ("Planning Board") to undertake a preliminary investigation to determine whether Block 61, Lots 1, 17, 17.01, 17.02, 27, 28, 29, Block 62, Lots 1, 2, 5, 6, and the Atlantic Street ROW (the "Study Area") meet the statutory criteria for redevelopment as a non-condemnation redevelopment area.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Common Council of the City of Gloucester City hereby directs the Gloucester City Planning Board pursuant to N.J.S.A. 40A:12A-6(a) to undertake a preliminary investigation to determine whether the Study Area meets the criteria specified in N.J.S.A. 40A:12A-5 so that it should be designated in need of redevelopment as a non-condemnation redevelopment area; and

BE IT FURTHER RESOLVED that the Gloucester City Planning Board is hereby directed to study the Study Area, to develop a map showing its boundaries, to provide public notice, and conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to report its findings; and

BE IT FURTHER RESOLVED that, pursuant to N.J.S.A. 40A:12A-6, 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 as to the Study Area; and


BE IT FURTHER RESOLVED that, as provided by law, the Planning Board shall, after giving public notice and notice to affected property owners, conduct a public hearing at which all

persons who are interested in or are affected by the proposed redevelopment designation are given an opportunity to be heard; and

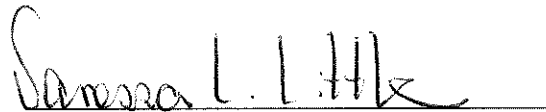
BE IT FURTHER RESOLVED that after completing its hearing, the Planning Board shall report its recommendations to the Mayor and Common Council for their review and approval in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq; and

BE IT FURTHER RESOLVED that a copy of the Resolution assigning conduct of the investigation and public hearing on the proposed redevelopment area to the Planning Board, will be transmitted to the Planning Board by the City Clerk upon its adoption; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.


Dayl R. Baile, Mayor

Passed by the Mayor and Common Council of the City of Gloucester City this 25th day of March 2024.


Vanessa L. Little, City Clerk