

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
R# 227 -2023

**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 #R081-2023, 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, Block 61, Lots 1, 17, 17.01, 17.02, 27, 28, 29, Block 62, Lots 1, 2, 5, 6, and the Atlantic Street ROW, 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 October 18, 2023 (the "Hearing") concerning the designation of the Study Area, as a 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. Approximately 75% of the Study Area is non-compliant with the existing zoning requirements, either because they do not meet minimum lot frontage or area or they exceed maximum impervious coverage, or both;
- c. Most of the land is underutilized because it contains abandoned buildings or vacant land;
- d. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are 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;
- i. The portion of the Atlantic Street Right-of-Way between Cumberland and Ridgeway Streets is owned by the municipality and not likely to be developed solely through private capital;
- j. The portion of the Atlantic Street Right-of-Way between Cumberland and Ridgeway Streets is located within an active Urban Enterprise Zone;

- k. The portion of the Atlantic Street Right-of-Way between Cumberland and Ridgeway Streets satisfies criteria “c” and “g” set forth in N.J.S.A. 40A:12A-5;
- l. Block 61, Lot 1 contains a gravel and dirt parking lot with no delineated parking spaces or circulation aisles and has poorly defined ingress and egress resulting in a faulty arrangement or design that is detrimental to the safety, health, morals, and welfare of the community;
- m. Block 61, Lot 1 has no sidewalk or walkway for pedestrians to enter the building from the parking lot resulting in a faulty arrangement or design that is detrimental to the safety, health, morals, and welfare of the community;
- n. Block 61, Lot 1 satisfies criterion “d” set forth in N.J.S.A. 40A:12A-5;
- o. Block 61, Lots 27, 28 and 29 are vacant lots with remnants of a concrete driveway in poor condition, a chain-link fence in damaged and poor condition, overgrown vegetation, and uncontrolled access resulting in a potential attractive nuisance;
- p. Block 61, Lot 27 is located within an active Urban Enterprise Zone;
- q. Block 61, Lot 27 satisfies criterion “d” and “g” set forth in N.J.S.A. 40A:12A-5;
- r. Block 61, Lots 28 and 29 satisfy criterion “d” set forth in N.J.S.A. 40A:12A-5;
- s. Block 62, Lot 1 is the former Mary Ethel Costello School which has been vacant since 2017. The building exhibits a significant level of deterioration and dilapidation, including warped flooring, collapsed ceilings, roof leaks, active mold, exposed wiring, peeling paint and plaster, damaged and inoperable plumbing and toilets, stairs in a deteriorated and hazardous condition, trash and disorganized storage of materials in hallways and stairwells, and deteriorated and inoperative windows. The utility room exhibits significant deterioration and dilapidation with exposed pipe insulation, rusting of pipes and equipment, and evidence of flooding and water damage. The building is in a dilapidated and unusable condition and is substandard, unsafe, and unsanitary, representing an unwholesome living or working condition.
- t. Block 62, Lot 1 exhibits significant exterior maintenance issues with boarded and cracked windows, peeling paint from fascia and soffits, cracked pavement, and damaged brickwork. A substantial area of the parking lot is fenced and not accessible, with limited available parking along Atlantic Street. The parking lot is poorly maintained with concrete wheel stops out of place and damaged curbing. The exterior site conditions constitute an area with buildings or improvements which, by reason of their dilapidation, obsolescence, faulty arrangement or design, and obsolete layout are detrimental to the safety, health, and welfare of the community.
- u. Block 62, Lot 1 satisfies criterion “a” and “d” set forth in N.J.S.A. 40A:12A-5;

- v. Block 61, Lots 17, 17.01, 17.02, Block 62, Lots 2, 5, and 6 do not satisfy any of the criteria, but due to their close proximity to the Study Area and frontage on an improved street, the lots are necessary for the effective redevelopment of the Study Area; and
- w. The Study Area, as a whole, satisfies criteria N.J.S.A. 40A:12A-5(a), (c), (d) and/or (g), or is otherwise necessary for the effective development of the area and should be designated as a Non-Condensation 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, Block 61, Lots 1, 17, 17.01, 17.02, 27, 28, 29, Block 62, Lots 1, 2, 5, 6, and the Atlantic Street ROW, 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:

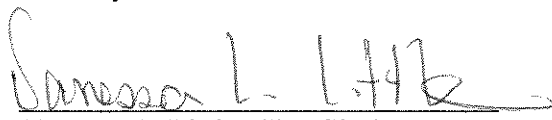
1. The City Council hereby accepts the report and recommendation of the Planning Board and hereby designates Block 50, Lot 1, Block 61, Lots 1, 17, 17.01, 17.02, 27, 28, 29, Block 62, Lots 1, 2, 5, 6, and the Atlantic Street ROW, as a non-condemnation area in need of redevelopment in accordance with 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.


Dayl R. Baile, Mayor

Passed by Mayor and Common Council this 20th day of November 2023.


Vanessa L. Little, City Clerk