

RESOLUTION OF THE CITY OF GLOUCESTER CITY

County of Camden, State of New Jersey

#R30-2019

**RESOLUTION DESIGNATING CERTAIN PROPERTY IN THE CITY OF GLOUCESTER CITY AS A
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

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 R-027-2018 (Exhibit "A"), adopted by the Mayor and Common Council of the City of Gloucester City, the Planning Board of the City of Gloucester City ("Planning Board") conducted an investigation to determine whether the following areas should be designated as areas in need of condemnation redevelopment ("Condemnation Redevelopment Areas") and considered the Condemnation Area in Need of Redevelopment Study submitted by Christopher Dochney, PP, AICP, of CME Associates, dated September 17, 2018 (the "Redevelopment Study"):

1. Block 48, Lot 2.01, Block 61, Lot 1 (includes former Lots 2 and 13), Lot 17 (includes former Lots 17.01 and 17.02), Lot 27, Lot 28 and Lot 29, Block 62, Lot 1 (includes former Lots 8-21), Lot 2, Lot 5 (includes former Lot 24), and Lot 6, Block 66 Lot 18 (includes former Lots 19, 20, 21, 22, 23, and 24), Block 67, Lots 30 and 34 (includes former Lots 31.02, 32.01, 32.02 and 33) and;

WHEREAS, the Planning Board conducted a public hearing on October 17, 2018 concerning the designation of the Study Areas as Condemnation Redevelopment Areas, 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 notice also was posted and published in accordance with the requirements of law; and

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

WHEREAS, Christopher Dochney, PP, AICP, the City Planner, prepared the Redevelopment Study, entitled "Gloucester City West Scattered Site Area I Need of Redevelopment Study" dated September 17, 2018, which document is adopted herein by reference; and

WHEREAS, all members of the Planning Board reviewed the Redevelopment Study for the Study Area submitted by Mr. Dochney; and

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

1. Christopher Dochney, PP, AICP, presented substantial credible evidence that Block 48, Lot 2.01, Block 61, Lot 1 (includes former Lots 2 and 13), Lot 17 (includes former Lots 17.01 and 17.02), Lot 27, Lot 28 and Lot 29, Block 62, Lot 1 (includes former Lots 8-21), Lot 2, Lot 5 (includes former Lot 24), and Lot 6, Block 66 Lot 18 (includes former Lots 19, 20, 21, 22, 23, and 24), Block 67, Lots 30 and 34 (includes former Lots 31.02, 32.01, 32.02 and 33) qualifies as a Condemnation Redevelopment Area.
2. Specifically, the Board recommended Block 48, Lot 2.01, Block 61, Lot 1 (includes former Lots 2 and 13), Lot 17 (includes former Lots 17.01 and 17.02), Lot 27, Lot 28 and Lot 29, Block 62, Lot 1 (includes former Lots 8-21), Lot 2, Lot 5 (includes former Lot 24), and Lot 6, Block 66 Lot 18 (includes former Lots 19, 20, 21, 22, 23, and 24), Block 67, Lots 30 and 34 (includes former Lots 31.02, 32.01, 32.02 and 33) be designated as a condemnation redevelopment area in accordance with N.J.S.A. 40A:12A-3, which section of the LRHL allows a property to be included as a redevelopment area even though the lands, buildings and improvements thereon are not themselves detrimental to the public health, safety or welfare, so long as the Board finds the inclusion of such property is necessary, with or without change in its current condition, for the effective redevelopment of the overall area of which it is a part.
3. The Board made certain findings adopted herein by reference and set forth in the subject report.

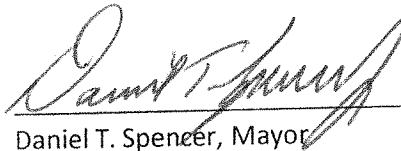
WHEREAS, based upon the Board's investigation, including the Redevelopment Study and public hearing conducted thereon, the Board found that Block 48, Lot 2.01, Block 61, Lot 1 (includes former Lots 2 and 13), Lot 17 (includes former Lots 17.01 and 17.02), Lot 27, Lot 28 and Lot 29, Block 62, Lot 1 (includes former Lots 8-21), Lot 2, Lot 5 (includes former Lot 24), and Lot 6, Block 66 Lot 18 (includes former Lots 19, 20, 21, 22, 23, and 24), Block 67, Lots 30 and 34 (includes former Lots 31.02, 32.01, 32.02 and 33) and should be designated an area in need of condemnation redevelopment in accordance with Local Redevelopment and Housing Law, in that the Study Area is such an integrated and integral part of the overall development, that effective redevelopment of the entire site cannot be reasonably accomplished without including the Study Area therein;

WHEREAS, the Planning Board adopted Resolution R013-2018 ("Exhibit "B") as its official report and recommendation to the Mayor and Common Council of the City of Gloucester City that the above noted Redevelopment Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-3 and should be declared an area in need of condemnation redevelopment; and

WHEREAS, the Governing Body has reviewed the recommendations of the Planning Board and has determined that it is in the best interest of the City of Gloucester City to declare the Study Area identified as Block 48, Lot 2.01, Block 61, Lot 1 (includes former Lots 2 and 13), Lot 17 (includes former Lots 17.01 and 17.02), Lot 27, Lot 28 and Lot 29, Block 62, Lot 1 (includes former Lots 8-21), Lot 2, Lot 5 (includes former Lot 24), and Lot 6, Block 66 Lot 18 (includes former Lots 19, 20, 21, 22, 23, and 24), Block 67, Lots 30 and 34 (includes former Lots 31.02, 32.01, 32.02 and 33) as an area in need of condemnation redevelopment pursuant to the Redevelopment Study and the recommendations of the Planning Board.

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

1. The Mayor and Common Council hereby accepts the report and recommendation of the Planning Board and hereby designates the Study Area identified as Block 48, Lot 2.01, Block 61, Lot 1 (includes former Lots 2 and 13), Lot 17 (includes former Lots 17.01 and 17.02), Lot 27, Lot 28 and Lot 29, Block 62, Lot 1 (includes former Lots 8-21), Lot 2, Lot 5 (includes former Lot 24), and Lot 6, Block 66 Lot 18 (includes former Lots 19, 20, 21, 22, 23, and 24), Block 67, Lots 30 and 34 (includes former Lots 31.02, 32.01, 32.02 and 33) as an area in need of condemnation redevelopment in accordance with N.J.S.A. 40A:12A-3.
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. The City Clerk, or her designee, is hereby directed to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs forthwith.
4. This Resolution shall take effect immediately.


Daniel T. Spencer, Mayor

Passed by the Mayor and Common Council of the City of Gloucester this 17th day of January, 2019.

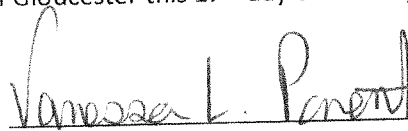

Vanessa L. Parent

EXHIBIT "A"

City of Gloucester City Resolution #R027-2018

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R 017-2018

RESOLUTION AUTHORIZING AND DIRECTING THE GLOUCESTER CITY PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, AS SET FORTH HEREIN AS WELL AS THE ATTACHED MAP INCORPORATED BY REFERENCE AND ATTACHED HERETO ARE 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 Gloucester City Planning Board adopted the official Gloucester City Master Plan pursuant to N.J.S.A. 40:55D-28(a) on January 24, 1996 and subsequently adopted a re-examination to said Master Plan on June 18, 2003; and

WHEREAS, the official Gloucester City Master Plan and re-examination report provide that various locations throughout the City of Gloucester City should be considered for designation as redevelopment areas pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL");

WHEREAS, the 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 Planning 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 planning 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-Condernnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain (“Condernnation Redevelopment Area”); and

WHEREAS, the Mayor and Common Counsel of the City of Gloucester City seek to authorize and recommend the City Planning Board to conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Condernnation Redevelopment Area; and

WHEREAS, the Area in question is set forth as follows: Block 48 Lot 2.01; Block 54 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17; Block 55 Lots 1, 2, 2.01, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25; Block 56 Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27.01, 27.02, 27.03, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40; Block 57 Lots 1, 2, 3, 4, 5.01, 5.02, 5.03, 6.01, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43; Block 58 Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 34.02; Block 59 Lots 1, 2, 3, 4, 5, 6, 7, 8; Block 59.01 Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 8, 10, 11, 11.01, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; Block 60 Lots 1, 2, 3, 4, 5, 6, 6.01, 7, 8, 9, 10, 11, 12, 13, 14.01, 14.02, 14.03, 14.04, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27.01, 28.01, 28.02, 29; Block 61 Lots 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.01, 16.02, 16.03, 16.04, 16.05, 17, 17.01, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29; Block 62 Lots 1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24; Block 63 Lots 1, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23.01, 23.02, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44; Block 63.01 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 20, 21, 22; Block 64 Lots 1.01, 1.02, 1.03, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.01, 14.02, 14.03, 15.01, 15.02, 15.03, 15.04, 15.05, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 39.01, 39.02, 40, 41, 42; Block 66 Lots 1, 2, 3, 4, 5, 7, 9,

10, 11, 12, 13, 14, 15, 16, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35; Block 67 Lots 1, 2, 3, 4, 5, 6, 6.01, 7, 8, 9, 9.01, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 28.01, 29, 30, 30.01, 31.01, 31.02, 32.01, 32.02, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42; Block 68 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.01, 11, 12, 13, 14, 15, 16.01, 16.02, 17, 18, 19, 20, 21, 22, 32.01, 32.02, 32.03, 32.04, 42, 43, 44, 45, 46, 47, 48, 49, 50, Block 70 Lots 1, 1.01, 1.02, 2, 2.01, 2.02, 2.03, 3, 4, 4.01, 4.02, 5, 5.01, 5.02, 6, 6.01, 7, 7.01, 8, 8.01, 8.02, 9, 9.01, 10, 10.01, 11, 11.01, 13, 13.01, 14, 14.01, 14.02, 17.01, 18, 18.01, 19, 19.01, 20; Block 71 Lots 1, 2, 3, 3.01, 4, 4.01, 5, 6, 7, 7.01, 7.02, 8, 8.01, 9, 10, 11, 12, 13, 14, 15, 16, 17; Block 72 Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 8, 9, 9.01, 11, 12, 13, 14, 15, 16, 17, 17.01, 17.02, 18, 19; Block 73 Lots 1, 2, 3, 4, 5, 5.01, 5.02, 6, 7, 8, 9, 10, 11, 12, 12.01, 13, 14, 15, 16, 17, 18, 19, 20, 21.01, 21.02, 22.01, 24.01, 25.01, 26; Block 74 Lots 1, 2.01, 2.02, 3, 12, 12.01, 13, 13.01, 14, 14.01, 15, 16, 17, 17.01, 18, 18.02, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.01, 32, 33, 33.01, 34, 35, 36, 37, 38, 39, 40, 41; Block 75 Lots 1, 2, 3, 4, 5, 6, 7, 8, 8.01, 9, 10, 11.01, 11.02, 12, 13, 14, 15, 16, 17, 18, 19; Block 135 Lots 1, 5, 6, 6.01, 8, 8.01, 9, 9.01, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24; Block 138.02 Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 41, 42, 43, 44, 45.01, 45.02, 46, 47, 48, 49, 50, 51, 52, 53, 53.01, 53.02, 54, 55, 56, 57, 57.01; Block 138.03 Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27; Block 50 Lots 1, 2, 3, 4, 5, 6, and 10; Block 139 Lots 1 and 2; Block 140 Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development with existing owners for increased employment and housing opportunities, tax ratables and other benefits which communities generally derive from the redevelopment of lands in these areas; and

WHEREAS, the City finds it to be in the best interest of the City and its residents to authorize the City Planning Board to undertake such preliminary investigation of the Study Area as a Condemnation Redevelopment Area; and

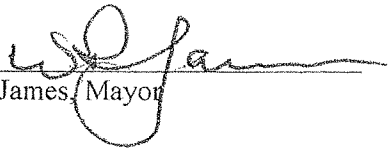
WHEREAS, the Gloucester City wishes to direct the City of Planning Board to undertake a preliminary investigation utilizing CME Associates, to prepare the preliminary investigation, to determine

whether the proposed Study Area qualifies as an area in need of Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

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

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

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Gloucester City Planning Board is hereby authorized to undertake a preliminary investigation, utilizing its 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 City whether the area comprising the Study Area is an area in need of Condemnation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
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 Condemnation Redevelopment Area.
4. The Gloucester City Planning 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 Gloucester City Planning Board shall submit its findings and recommendations to the Mayor and Common Council in the form of a Resolution with supporting documents.


William P. James, Mayor

Passed by the Mayor and Common Council of Gloucester City this 25th day of January, 2018.

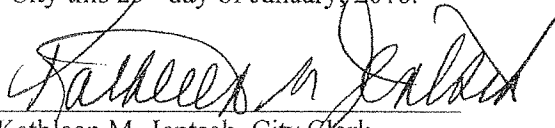

Kathleen M. Jentsch, City Clerk

EXHIBIT "B"

City of Gloucester City Planning Board Resolution #R013-2018

RESOLUTION

Recommendation of Areas In Need of Redevelopment

#R013 - 2018

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 ET Seq. authorizes municipalities to engage in certain redevelopment activities following the designation of parcels of land in the municipality as areas in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12a-6 of the LRHL, the City Council of Gloucester authorized the Planning Board on January 25, 2018 to conduct a preliminary investigation pursuant to N.J.S.A. 40A-12A-6 to determine whether the properties Block 48 Lot 2.01, Block 61 Lot 1 (includes former Lots 2 and 13) Lot 17 (includes former Lots 17.01 and 17.02) Lot 27, Lot 28 and Lot 29, Block 62 Lot 1 (includes former Lots 8-21), Lot 2, Lot 5 9 includes former Lot 24), and Lot 6, Block 66 Lot 18 (includes former Lots 19, 20, 21, 22, 23, and 24), Block 67 Lots 30 and 34 (includes former Lots 31.02, 32.01, 32.02 and 33 meet the criteria in N.J.S.A. 40A:12A-5 so as to be designated as areas in need of redevelopment as per Resolution No. 027-2018; and,

WHEREAS, THE Planning pursuant to said Resolution determined to conduct an investigation of the study area and directed CME Associates, the Professional Planner, to assist the Board with conducting such an investigation; and

WHEREAS, the Planning Board of the City of Gloucester held a public hearing regarding the areas in need of Redevelopment on October 17, 2018 and the Planner presented a report dated September 17, 2018 entitled Gloucester City West Scattered Site Area I Need of Redevelopment Study analyzing the study areas and concluding the buildings in the study area are substandard, unsanitary, dilapidated, and obsolescent, that the buildings have fallen into disrepair and have been rendered untenable in their current condition, the study areas in their current state are detrimental to health and safety and the designation of the study areas would be consistent with smart growth planning principals; and

WHEREAS, comments were received at the public hearing on October 17, 2018; and

WHEREAS, THE Planning Board of the City of Gloucester reviewed the Planner' report and heard testimony from him at the public hearing regarding the Study Areas; and

WHEREAS, as a result of comments received at the public hearing on April 18, 2018 the draft Master Plan was further revised; and

NOW, THEREFORE, BE IT RESOLVED, BY THE Planning Board of the City of Gloucester hereby adopts the conclusions and recommendations in the Planner's report and finds that the


redevelopment of the study areas would be in clear alignment with the City vision and consistent with the designation of the study areas under Criteria C, D, H, and Section 3 under N.J.S.A. 40A:12a-5 and recommends that the Study Areas qualify for designation as Areas in Need of Redevelopment with Condemnation and recommends to the City Council that they designate all of the Study Areas in Need of Redevelopment with Condemnation on this 21st day of November, 2018

ROLL CALL:

	Yeah	Nay
Murphy	_____	_____
Steckleir	_____	_____
Berglund	_____✓_____	_____
Parry	_____✓_____	_____
Watermasysk	_____✓_____	_____
Baus	_____✓_____	_____
Ryan	_____✓_____	_____
Nolan	_____✓_____	_____
King	_____	_____
Howarth	_____✓_____	_____

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the City of Gloucester Planning Board on the 21st day of November, 2018


Adrienne Scheick, Planning Board Secretary

Dated: 11/21/18



Prepared by:
ANTHONY P. COSTA, Esquire
Attorney at Law
5 Atherton Court
Laurel Springs New Jersey 08021
609-922-9477