

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R 050 - 2017**

**RESOLUTION AUTHORIZING AND DIRECTING THE GLOUCESTER CITY PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES BLOCK 270, LOT 12, NEW JERSEY DEPARTMENT OF TRANSPORTATION PARCEL MAPS FIGURES 2, 3 AND 4 AS WELL AS THE ADJACENT WOODED VACANT NEW JERSEY DEPARTMENT OF TRANSPORTATION (PARCEL VX8A2) AS REFLECTED IN THE ATTACHED EXHIBITS ATTACHED HERETO AND MADE A PART HEREOF 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-Condensation 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 (“Condensation 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 Condensation Redevelopment Area; and

**WHEREAS**, the Area in question is located at or near Main Street including the Plaza 1000 Building and the adjacent areas located at Block 270, Lot 12, New Jersey Department of Transportation Parcel Maps Figures 2, 3 and 4, as well as the adjacent wooded vacant New Jersey Department of Transportation Parcel VX8A2 as reflected in the attached exhibits hereto, 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 rates 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 Condensation Redevelopment Area; and

**WHEREAS**, the Gloucester City wishes to direct the City of Planning Board to undertake a preliminary investigation utilizing Environmental Resolutions, Inc., to prepare the preliminary investigation, to determine whether the proposed Study Area, which includes Block 270, Lot 12, New

Jersey Department of Transportation Parcel Maps Figures 2, 3 and 4, as well as the adjacent wooded vacant New Jersey Department of Transportation Parcel VX8A2 as reflected in the attached exhibits hereto, qualifies as an area in need of Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, Lazgor, L.L.C. and Gloucester City have entered into an Escrow Agreement whereby Lazgor, L.L.C. shall be responsible to pay for all expenses incurred by the City and Planning Board in conjunction with the request; and

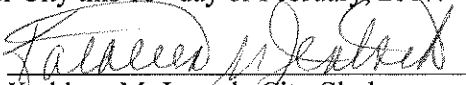
**WHEREAS**, the Mayor and Common Council are empowered to authorize this preliminary investigation to be conducted by the City Planning Board pursuant to N.J.S.A. 40A:12A-6 as a Condemnation Redevelopment Area.

**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 Environmental Resolutions, Inc. 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, other than the use of eminent domain.
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 intent 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 16<sup>th</sup> day of February, 2017.

  
Kathleen M. Jentsch, City Clerk