

RESOLUTION # 238 - 2019

**RESOLUTION DESIGNATING A 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 #159-2019, 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 193, Lot 3, should be designated as an area in need of redevelopment (“Study Area”) and considered the redevelopment area study prepared by Tiffany A. Morrissey, AICP, PP, Special Redevelopment Planner, entitled “Determination of Need Report 804 Essex Street Block 193 Lot 3” dated September 2019 (“Study”); and

WHEREAS, the Planning Board conducted a public hearing on September 18, 2019 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 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 Tiffany A. Morrissey, AICP, PP, is adopted herein by reference; and

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

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

1. Tiffany Morrissey, PP, AICP, the Board’s Special Redevelopment Planning Professional, presented substantial, credible evidence that the Study Area qualifies as a 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, as a whole, satisfies the criteria set forth pursuant to N.J.S.A. 40A:12A-5:

N.J.S.A. 40A:12A-5.a – The generality of buildings are 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.

The only existing structure in the Study Area was severely damaged in January 2018 when it was struck by a motor vehicle. Since that time, the property owner has not taken steps to repair the building. As such it has sat unattended for over twenty-one (21) months. The structure is also boarded and lacking in light and air. The building in its current condition is substandard, unsafe, unsanitary and dilapidated and lacking in light and air which makes it conducive to unwholesome living conditions.

N.J.S.A. 40A:12A-5.d – Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

The only existing structure in the Study Area has been vacant since 2013. Taken together with the building's condition since the January 2018 accident, the Study Area has a negative and unsafe impact to the surrounding homes. The neighborhood is very well maintained and suffers greatly from the dilapidated building. The current state of the building raises concerns for the neighborhood in terms of public safety, public health and the welfare of the community.

4. That pursuant to Resolution #159-2019, 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 193, Lot 3, should be designated as an area in need of redevelopment ("Study Area") and considered the redevelopment area study submitted by Tiffany A. Morrissey, AICP, PP, Special Redevelopment Planner, Gloucester City, New Jersey dated September 2019, be declared a condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1, et seq., as amended; and

WHEREAS, the Planning Board adopted Resolution #018-2019, adopted herein by reference, as its official report and recommendation to Mayor and Council that the above noted Study Area satisfies the statutory requirements set forth in N.J.S.A. 40A:12A-5 and should be declared a condemnation area in need of redevelopment; and

WHEREAS, the Governing Body has reviewed the proposed redevelopment area Study for the Study Area submitted by Ms. Morrissey and determines that it is in the best interest of the

City of Gloucester City to declare Block 193, Lot 3, as a condemnation area in need of redevelopment pursuant to the Study and the report and recommendation of the Planning Board.

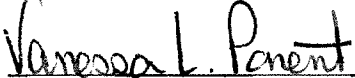
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Gloucester City, County of Camden, State of New Jersey, that:

1. The City Council hereby accepts the report and recommendation of the Planning Board and hereby designates Block 193, Lot 3, as a 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.

CITY OF GLOUCESTER CITY


DANIEL T. SPENCER, JR., Mayor

ATTEST:


Vanessa L. Parent, City Clerk

CERTIFICATION

I, VANESSA L. PARENT, City Clerk, of the City of Gloucester City, do hereby certify that the foregoing resolution was duly adopted by the Municipal Council of the City of Gloucester City at a public meeting held on the 24th day of October, 2019, a quorum being present and voting in the majority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 24th day of October, 2019.