

# **RESOLUTION OF THE CITY OF GLOUCESTER CITY**

**#R 047-2005**

## **RESOLUTION APPROVING THE RECOMMENDATION OF THE PLANNING BOARD THAT THE AREA IN GLOUCESTER CITY KNOWN AS THE PINE GROVE MULTI-SITE PROJECT AREA IS AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-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**, the Mayor and City Council of the City of Gloucester City, by Resolution #R071-2004, directed its Planning Board to conduct such an investigation regarding an area of Gloucester City now known as the Pine Grove Multi-Site Project Area; and

**WHEREAS**, the area studied included those parcels of land described and delineated on the Official Tax Map of Gloucester City as: Block 87, Lots 5, 6, 7, 8, 9, 10, 11; Block 94.02, Lots 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25, 26, & 27; and Block 95, Lots 30, 31, 32, 33, 34, 35, 36, 37, & 38; and

**WHEREAS**, the Planning Board conducted an investigation pursuant to law, and held a public hearing on the matter on January 19, 2005; and

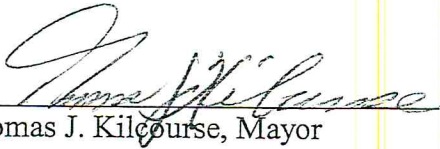
**WHEREAS**, the Planning Board recommends to the Common Council that the study area meets the redevelopment criteria "a", "c", "d", "e", "g", and "h" as established by Section 5 of the Local Redevelopment and Housing Law as a Redevelopment Area as set forth in a report entitled "Redevelopment Area Study and Redevelopment Plan" dated January 2005 because:

1. Criteria "a" is satisfied through the dilapidated condition of the structure(s);
2. Criteria "c" is satisfied as the properties have been vacant and owned by the municipality for over ten years, needing parcel reconfiguration and surface and subsurface remedies;
3. Criteria "d" is satisfied through a faulty design relating to lack of buffering, the condition of the parking area, and those conditions formerly and presently detrimental to the health, safety, morals, and welfare of the community;
4. Criteria "e" is satisfied given the stagnant condition resulting from a vacant, boarded use.
5. Criteria "g" is satisfied as the parcels are located in the Urban Enterprise Zone.
6. Criteria "h" is satisfied given the designation is consistent with the smart growth planning principles of the state of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City, New Jersey, that the City Council hereby approve the recommendation of the Planning Board of the City of Gloucester City that the area in Gloucester City comprised of the Blocks and Lots enumerated above, is a redevelopment area according to the criterion in N.J.S.A. 40A:12A-1 et seq.

**BE IT FURTHER RESOLVED** that the Redevelopment Plan submitted to the City Council for its review and approval in accordance with the Provisions of the Municipalities and Counties redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. is hereby approved.

**BE IT FURTHER RESOLVED** that the aforementioned Redevelopment Area recommended by the Gloucester City Planning Board and approved by the Gloucester City Mayor and Common Council shall be Pine Grove Multi-Site Redevelopment District.



Thomas J. Kilcourse, Mayor

Passed by the Mayor and Common Council of Gloucester City this 31<sup>st</sup> day of January, 2004.



Paul J. Kain, City Clerk