

Redevelopment Study and Preliminary Investigation Report

Block 4924, Lots 8, 9, 10, and 11

Prepared:
June 29, 2020

Prepared for:



Pennsauken Township
Camden County, New Jersey

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*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

A handwritten signature in black ink, appearing to read "Stan Slachetka".

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Introduction

The purpose of this Redevelopment Study and Preliminary Investigation Report (hereinafter referred to as “the redevelopment study”) is to determine whether the properties identified as Block 4924, Lots 8, 9, 10, and 11 (hereinafter referred to as “the Study Area,”) in Pennsauken Township qualify as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (commonly and hereinafter referred to as the “LRHL”). The Study Area is shown on the accompanying municipal location map (Map 1) and aerial location map (Map 2).

This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

No area of a municipality shall be determined to be 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 the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992. C.79 (C.40A:12A-5). ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality.

The Pennsauken Township Committee adopted Resolution 2018:320 on October 25, 2018. Said resolution requested that the Planning Board undertake a preliminary investigation of the Study Area in order to determine whether it qualifies as an area in need of redevelopment pursuant to the LRHL. A copy of Resolution 2018:320 is included in this report as Appendix A.

This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL [N.J.S.A. 40A:12A-6b(1)]. In accordance with N.J.S.A. 40A:12A-6b(5):

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

It is noted that in directing the Planning Board to undertake the preliminary investigation and redevelopment study, Resolution 2018:320 did not specify if the Study Area shall be subject to a condemnation or a non-condemnation redevelopment area designation. The Township Committee, therefore, adopted Resolution 2020:152 to amend and clarify Resolution 2018:320 with the specification that the Study Area shall be subject to a **non-condemnation** redevelopment area designation. A copy of Resolution 2020:152 is provided in Appendix B.

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Map 1: Regional Location Map



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Map 2: Aerial Location Map



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Study Area Description

The Study Area (see Map 2) is comprised of Block 4924, Lots 8, 9, 10 and 11, all of which are owned by Pennsauken Township. The Study Area properties, comprising approximately 10.72 acres of land area, have frontage on North Crescent Boulevard (US Route 130; hereinafter referred to as Route 130), Merchantville Avenue, and Wayne Avenue. Land uses, as confirmed by on-site observation, are depicted in the photos in Appendix C (corresponding photo numbers from Appendix C are indicated in the descriptions below) and described in the following subsections.

Block 4924, Lot 8 (5605 North Crescent Boulevard [Route 130])

Lot 8 is approximately 2.11 acres and has frontage on Route 130, which is located to the southeast. The property is developed with the Pennsauken Free Public Library (see photos 8.1 through 8.6), a one-story building of approximately 20,000 square feet that has been in place since at least 1970, as well as associated off-street parking (see photos 8.7 through 8.9). In the front of the library building is a flagpole, monument signage, and a plaque identifying a time capsule that was placed in 1992 (see Photo 8.10). There is also the Pennsauken Community Garden in the rear of the building (see photos 8.11 and 8.12), horseshoe pits with some benches and seating (see Photo 8.13), and a refuse container that is identified as a computer recycling collection station (see photos 8.14 and 8.15).

Block 4924, Lots 9 and 10 (5605 North Crescent Boulevard [Route 130])

Lots 9 and 10 are jointly assessed and comprise approximately 1.48 acres. These properties have frontage on both Route 130 and on Merchantville Avenue, and are developed with the Pennsauken Municipal Building (see photos 9.1 and 9.10), which, according to historic aerial photography, was built at some point between 1957 and 1963. In the front yard of Lot 9, there is a lawn area with landscaping, a bus stop shelter along Route 130, and a pedestrian overpass across Route 130 (see photos 9.2 and 9.3). Vehicular access to the property and parking lot is via Merchantville Avenue to the west, which is characterized by mature trees around the municipal building (see photos 9.4 through 9.7). In the rear of the municipal building there is a parking lot, accessory shed structures, some seating, and picnic table areas (see photos 9.8 and 9.9). There are also mature oak trees, seating, a community information board/sign, and a flagpole in the front of the building (see photos 9.11 through 9.13).

Block 4924, Lot 11 (2300 Merchantville Avenue)

Lot 11 is approximately 7.13 acres and has frontage along Merchantville Avenue to the west (see photos 11.1 and 11.2) and Wayne Avenue to the north (see photos 11.3 through 11.7). This property was previously developed with the Pennsauken Township Central School, which was permanently closed in 2008 and demolished in 2012. This property, which was previously owned by the Pennsauken Township Board of Education, was acquired by Pennsauken Township in 2020.

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The western portion of the property, which is located along the corner of Merchantville Avenue and Wayne Avenue, encompasses approximately 2.4 acres and is developed with a storm drainage basin that is enclosed by fencing (see photos 11.8 through 11.14). Bisecting the property north to south from a point across from the southern terminus of Gross Avenue is a pedestrian sidewalk, which connects Wayne Avenue to the parking areas to the south (see Photo 11.12). The portion of the property that is located between the storm drainage basin and the Pennsauken Free Public Library on Lot 8 is developed with additional surface parking (see photos 11.16 through 11.18), which is accessible by and also serves the public uses in Lots 8 through 10. Immediately to the east of the surface parking area is a playground area that is accessible to the public (see Photo 11.15). The remainder of the property (i.e., the northernmost portion) is comprised of an open lawn area (see photos 11.19 through 11.21), which is mostly flat with a slight decline in elevation toward the northern part of the property along Wayne Avenue (see Photo 11.22). The northern and western perimeters of the property along Wayne Avenue and Merchantville Avenue are lined with mature trees, and the property's landscaping and lawn area are well maintained.

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Land Use Analysis (Land Use Land Cover and MOD IV)

Existing land uses within the Study Area were evaluated through investigation of property tax land use classifications and land use/land cover data as mapped by the New Jersey Department of Environmental Protection (NJDEP). Land uses were subsequently confirmed by on-site observation.

The New Jersey Property Tax System, known as MOD-IV, provides for the uniform preparation, maintenance, presentation, and storage of statewide property tax information. MOD-IV is the mechanism to maintain and update all property tax assessment records and produce all statutorily required tax lists. The MOD-IV land values in 2019 (n.b., values for 2020 were not provided in the MOD-IV at the time of the preparation of this report) for all Study Area properties were:

- Block 4924, Lot 8: Class 15C (Public)
- Block 4924, Lot 9: Class 15C (Public)
- Block 4924, Lot 10: Class 15C (Public)
- Block 4924, Lot 11: Class 15A (Public School)

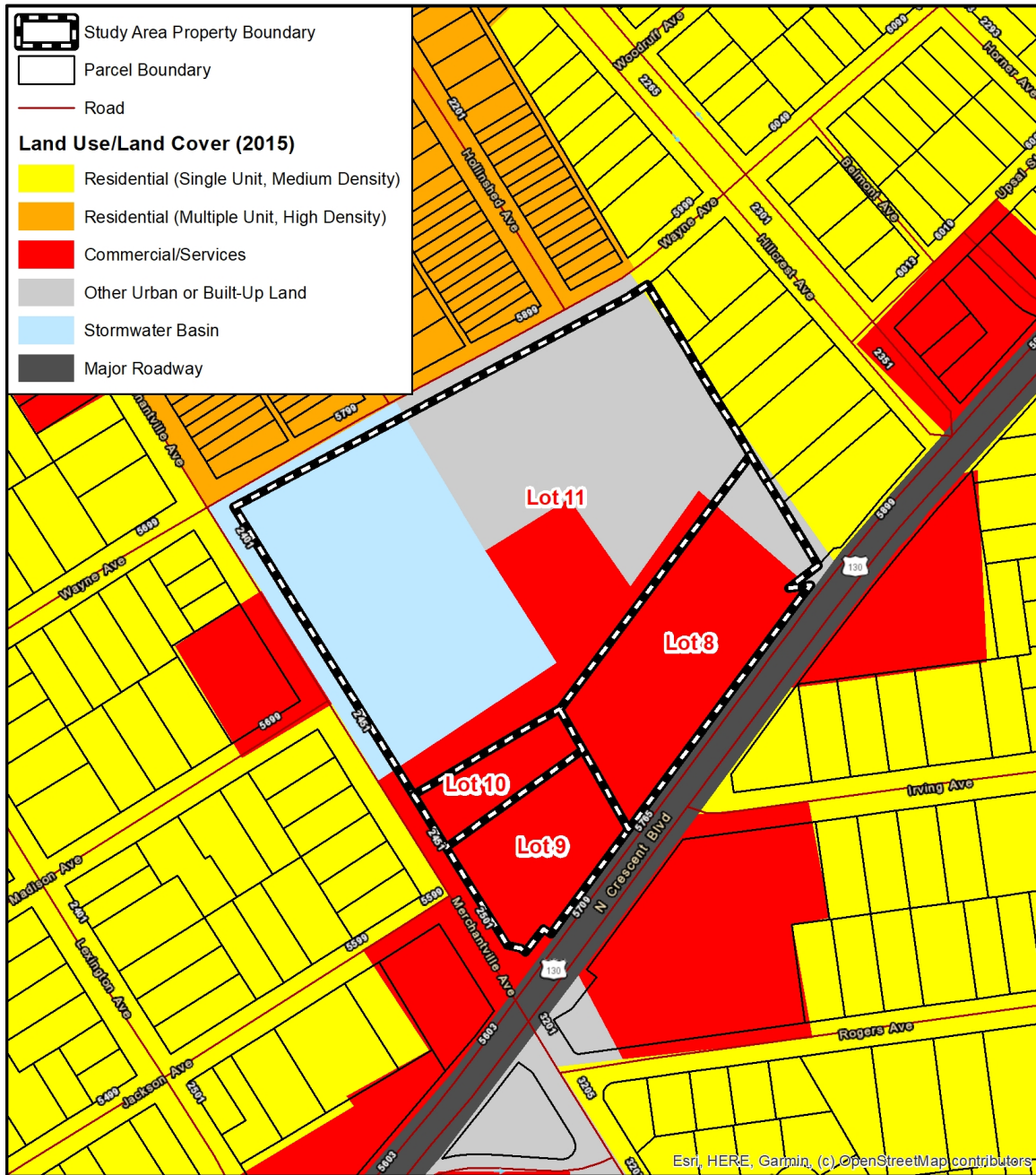
According to NJDEP's land use/land cover (LULC) data, last updated in 2015, the land uses in the Study Area are primarily categorized as "commercial/services," which applies to the majority of Lot 8, the entirety of lots 9 and 10, and a small part of Lot 11. The remainder of Lot 11 is classified as "stormwater basin" or "other urban or built-up land." In addition, the northern portion of Lot 8 is also classified as "other urban or built-up land." Map 3 also shows the LULC data for the properties in the immediate vicinity of the Study Area.

Land in the immediate vicinity of the Study Area is classified as "residential, high density or multiple dwelling" to the north, "residential, single unit, medium density" to the east and west on the northern side of Route 130, as well as "residential, single unit, medium density" on the southern side of Route 130. There are also a number of properties classified as "commercial/services" along both sides of Route 130, and at the corner of Merchantville and Madison Avenues.

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Map 3: Land Use Land Cover (2015)



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Zoning and Relationship to Zoning Ordinance

The Study Area properties are all located in the T-1 "Township 1" zone district, as shown in Figure 1. According to the Pennsauken Township Land Development Ordinance at §141-76.1, the following land uses are conditionally permitted: schools, municipal uses, community centers, non-commercial parks and other recreational uses. All current land uses on the study area properties are permitted uses.

Figure 1: Existing Zoning

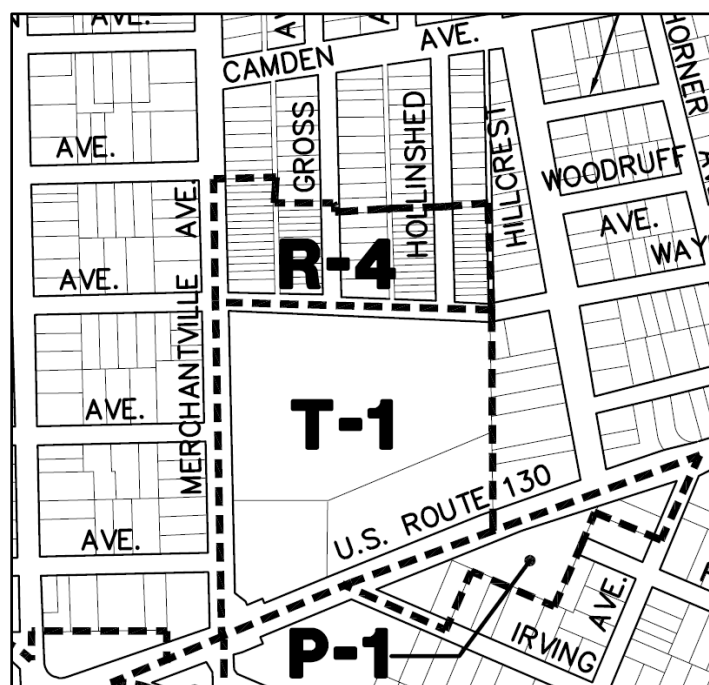


Table 1 outlines the lot and bulk standards of the T-1 Township 1 zone district, pursuant to §141-76.1 of the Land Development Ordinance:

Table 1: Lot and Bulk Standards of the T-1 Zone

Standard	Requirement
Minimum Lot Area	9,000 square feet
Minimum Lot Width	75 feet
Minimum Front Yard Setback	35 feet
Minimum Side Yard Setback, Interior Lots	10 feet (each) 30 feet (both)
Minimum Side Yard Setback, Corner Lots	10 feet
Minimum Rear Yard Setback	40 feet
Maximum Building Coverage	35%
Maximum Lot Coverage	60%
Maximum Building Height	2.5 stories, 35 feet

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Planning Context

Pennsauken Township Master Plan Reexamination Report (1998)

The Pennsauken Township Master Plan Reexamination Report was adopted in 1998. The Reexamination Report recognizes that Pennsauken is a mature community characterized by the nearly full occupancy of its developable lands, and that opportunities exist to redevelop underutilized properties and strengthen real estate and community values by redirecting future development patterns to achieve the objectives set forth in the plan.

The Master Plan Reexamination Report is organized into the following different plan elements: land use, housing, circulation, utility service, community facilities, recreation, open space and conservation, historic preservation, and an economic plan element. Each plan element has its own goals, of which the following are relevant to the potential redevelopment of this area of the Township:

General 1998 Master Plan Goals

1. Develop strategies to position Pennsauken as a major “Center” designation within the Delaware Valley region.
2. Develop strategies to improve the aesthetic and physical appearance of Pennsauken.
3. Employ Pennsauken’s significant physical features, (e.g. waterfront, highways, natural resources, etc.) to enhance economic development.
4. Enrich Pennsauken’s “quality of life” to retain existing residents and attract new residents.
5. Safeguard the existing tax base and develop new jobs and tax ratables.
6. Identify and encourage adaptive reuse of vacant and underutilized land uses and structures.

Land Use Goals

1. Maintain and further develop a balanced mix of land uses within the community.
2. Preserve and strengthen the character of our existing residential and parkland areas.
3. Encourage the use of sound urban design and planning techniques, including energy-wise construction, in new and redevelopment projects within Pennsauken.
4. Preserve, protect, and enhance natural, cultural, and recreational resources including open space areas, steep slopes, floodplains, and historic and cultural locales.
5. Foster economic and employment growth to enhance the community’s quality of life and available services.
6. Preserve and protect the character of established neighborhoods.
7. Rezone where necessary to promote redevelopment of currently underutilized or inappropriately utilized lands.

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8. Rezone existing land uses as necessary to conform to this comprehensive community Master Plan.

Housing Element

1. Establish zoning to promote a diverse range of housing types to meet a broad spectrum of social, cultural, ethnic, economic, and market demands.
2. Continue to provide Pennsauken's regional fair share of affordable housing for low, moderate, and middle-income households.
3. Provide higher density housing opportunities for affordable, luxury, and senior housing in appropriate areas where impacts upon the Pennsauken quality of life, traffic circulation, schools, and infrastructure systems can be minimized.
4. Balance Pennsauken's housing needs with other land uses and the goals and policies of other elements within the community Master Plan.
5. Ensure that new housing development does not negatively impact the existing natural and man-made environment and is in character with envisioned land use patterns.
6. Maintain strict enforcement of construction and other code standards within Pennsauken.

Circulation Element

1. Promote alternate means of transportation to automobiles (such as bike lanes and pedestrian paths).
2. Develop regional transportation opportunities to Pennsauken's "Town Center."
3. Improve roadside aesthetics and visual enhancement of the highway corridors.
4. Develop new image "Gateways to Pennsauken."

Community Facilities Element

1. Provide adequate municipal, educational, and cultural facilities to meet the needs of Pennsauken residents.
2. Provide ample opportunity for all Pennsauken residents, regardless of age, to reach their full potential as contributing citizens.
3. Create a centralized community of identifiable municipal facilities with a Town Center area. Encourage adjoining development of compatible business and commercial uses.
4. Balance the provision of community facilities with the goals and policies of other elements within the Master Plan.
5. Use community facilities to create a Pennsauken "sense of place" by enhancing public areas with good design, art, and pedestrian friendly landscapes and creating linkages to commercial, educational, and cultural venues.

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Utility Service Goals

1. Provide an adequate level of utility service to serve the present and projected future need within Pennsauken.
2. Facilitate the implementation of other elements of the Master Plan through proper utility service planning and maintenance.
3. Ensure that utility services do not have a negative impact upon the environment or the quality of life within Pennsauken.
4. Provide our fair share of regional utility service facilities while recognizing that other communities must bear their fair share as well.
5. Employ regional detention and water quality strategies to address new and redevelopment project needs, as well as mitigating existing flooding and water quality concerns within the Township.

Recreation Element

1. Actively promote the further development and expansion of parks, open spaces, and recreational facilities of varying sizes widely spread throughout Pennsauken, to meet neighborhood needs as well as the needs of the community at large.
2. Improve and expand Pennsauken's athletic and non-athletic sports and cultural/arts recreational opportunities for citizens of all ages within the Township.

Open Space and Conservation Element

1. Preserve and enhance the tree-lined character of Pennsauken's residential streets.
2. Review site plans to minimize environmental disruption and to encourage development of landscapes and streetscapes consistent with these goals.

Economic Plan Element

1. Take better advantage of the underutilized land for the implementation of new economic development opportunities.

Redevelopment within the Study Area would result in opportunities to address the aforementioned goals of the 1998 Reexamination and Amendment.

Redevelopment Designation Study (2004)

On June 25, 2003, the Pennsauken Township Committee passed Resolution 03-175, which directed the Pennsauken Planning Board to undertake a preliminary investigation for selected parcels fronting on Route 130. Among the properties identified for investigation by Resolution 03-175 were Block 4924, lots 8 and 9 (n.b., said properties were included in Resolution 03-175 because they have frontage on Route 130) and Block 4924, Lot 10 (n.b., said property was included in Resolution 03-175 because it is jointly assessed with Lot 9, which has frontage on Route 130). Resolution 03-175 did not identify Lot 11 for investigation.

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Subsequent to the passage of Resolution 03-175, the Pennsauken Planning Board, in 2004, prepared a redevelopment study and preliminary investigation report, which analyzed, among other properties, Block 4924, lots 8, 9, and 10 to determine if they are in need of redevelopment in accordance with the requirements of the LRHL. The 2004 redevelopment study and preliminary investigation report recommended that, among other properties, Block 4924, lots 8, 9, and 10 be designated in need of redevelopment. The Pennsauken Planning Board approved the findings of the 2004 redevelopment study and preliminary investigation report via Resolutions P2004-37 and P2004-38 (see Appendix D) and forwarded the report findings to the Township Committee for its further deliberation. The Township Committee adopted Resolution 04-296 on October 27, 2004 (see Appendix D), which formally designated Block 4924, lots 8, 9, and 10 as in need of redevelopment.

Redevelopment Plan for Route 130 (2006)

After the Township Committee designated, among other properties, Block 4924, lots 8, 9, and 10 as a redevelopment area in 2004, the Township Committee subsequently prepared and adopted a redevelopment plan to govern the land use and development of the Route 130 Corridor via Ordinance 06-16, which was adopted on May 24, 2006 (see Appendix E).

The overall, fundamental goal of the 2006 Redevelopment Plan was to promote, encourage, and generate an economic revitalization with improved site design, circulation landscaping, and streetscapes by providing opportunities for new and established businesses that will serve the local and regional community along Route 130. Its objectives consisted of the following:

1. To encourage development that is compatible with the character of adjacent neighborhoods and land uses;
2. To encourage the revitalization of existing businesses;
3. To stimulate private market interest and investment;
4. To encourage new businesses to relocate in the redevelopment area; and,
5. To improve public infrastructure where appropriate to foster private investment.

The 2006 Redevelopment Plan included a provision that the plan shall be in effect for a period of ten (10) years from the date of adoption by the Township Committee. We note, however, that the specified term of the 2006 Redevelopment Plan has no impact on the designation of Block 4924, lots 8, 9, and 10 as in need of redevelopment with the adoption of Resolution 04-296 on October 27, 2004. These properties continue to be designated in need of redevelopment.

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Redevelopment Designation Statutory Requirements

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- A. 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. (N.J.S.A. 40A:12A-5[a]).
- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such buildings or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable. (N.J.S.A. 40A:12A-5[b]).
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital. (N.J.S.A. 40A:12A-5[c]).
- 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. (N.J.S.A. 40A:12A-5[d]).
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. (N.J.S.A. 40A:12A-5[e]).
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated. (N.J.S.A. 40A:12A-5[f]).

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- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone. (N.J.S.A. 40A:12A-5[g]).
- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. (N.J.S.A. 40A:12A-5[h]).

Furthermore, the LRHL permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed redevelopment area:

A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3.).

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Redevelopment Analysis

In preparing this report, the project team analyzed and considered the applicability of the aforementioned statutory criteria for designation of a redevelopment area. With regard to Block 4924, Lots 8, 9 and 10, the Township Committee has already determined that these properties are in need of redevelopment with the adoption of Resolution 04-296 on October 27, 2004 (see Appendix E). Accordingly, our analysis on the statutory criteria focuses on Lot 11 in Block 4924.

Block 4924, Lot 11

Pursuant to the requirements of Section 3 of the LRHL, Lot 11 is needed for the effective redevelopment of Block 492. The inclusion of Lot 11 with Lots 8, 9 and 10, which, as noted above, were previously found to be in need of redevelopment, will provide the opportunity to redevelop Block 492 in its entirety with a comprehensive redevelopment plan that advances the goals and objectives the Borough's Master Plan and previously adopted redevelopment plan for the Route 130 corridor.

By including Lot 11 in the redevelopment area, the Township Committee would not only provide an expanded area for development, which increases its attractiveness to potential redevelopers, but also provides the opportunity for more flexible site layout and design, including building placement, buffering, access, circulation, and parking. Moreover, including Lot 11 in the redevelopment area with Lots, 8, 9, and 10, all of which are owned by Pennsauken Township, would ensure that the study area is redeveloped in a coordinated, comprehensive and cohesive manner.

Accordingly, the designation of Lot 11 as being necessary for the effective redevelopment of Block 4924 increases the potential for a successful redevelopment of the area. Considering that Block 4924, Lots 8, 9 and 10 have not yet been redeveloped—despite the fact that they were designated in need of redevelopment approximately 16 years ago—the inclusion of Lot 11 will increase the potential for a successful redevelopment of the area consistent with the Township's comprehensive planning goals and objectives.

Block 4924, Lots 8, 9 and 10

As noted above, the Township Committee has found Block 4924, Lots 8, 9 and 10 to be in need of redevelopment with the adoption of Resolution 04-296 on October 27, 2004 (see Appendix E). Accordingly, these properties continue to be so designated, and no further analysis is provided.

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Conclusion

Based on the analysis that is provided in this redevelopment study and preliminary investigation report, it is concluded that Block 4924, Lot 11 is needed for the effective redevelopment of Block 4924, along with Lots 8, 9 and 10, which were previously designated in need of redevelopment by the Township Committee.

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**Appendix A: Township Committee Resolution
2018-320**

**TOWNSHIP OF PENNSAUKEN
RESOLUTION NUMBER 2018:320**

**A RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN,
DIRECTING THE TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER BLOCK 4924, LOTS 8, 9, 10, AND 11,
OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS
DEFINED IN N.J.S.A. 40A:12-6.**

WHEREAS, the governing body of the Township of Pennsauken seeks to undertake a redevelopment effort within the Township; and

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 pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee of the Township of Pennsauken considers it to be in the best interest of the Township to have the Township's Planning Board conduct such an investigation regarding **BLOCK 4924, LOTS 8, 9, 10, and 11** which parcels are as described and delineated on the official Tax Map of the Township of Pennsauken; and

WHEREAS, such preliminary investigation will be designed to evaluate such area to determine whether designation of these properties as an "area in need of redevelopment" is in conformance with statutory criteria and the Township's efforts toward redevelopment, pursuant to the Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken, County of Camden, that:

1. The Planning Board of the Township of Pennsauken is hereby directed to conduct a preliminary investigation to determine whether the aforementioned parcels are an area in need of redevelopment according to the criterion set forth in N.J.S.A. 40A:12A-5;

2. The Planning Board of the Township of Pennsauken is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment area, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6 and to draft a report/Resolution containing its findings;

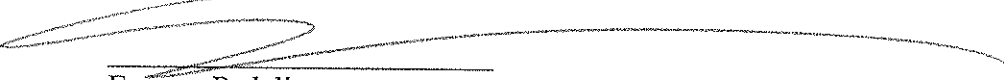
3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area as to all property within the redevelopment area;

4. The results of such preliminary investigation shall be submitted to the Township Committee for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a meeting of the Township Committee of the Township of Pennsauken, Camden County, on October 25, 2018;

ADOPTED: OCTOBER 25, 2018

TOWNSHIP OF PENNSAUKEN



Eugene Padalino
Township Clerk

Redevelopment Study and Preliminary Investigation Report
Pennsauken Township
Block 4924, Lots 8, 9, 10, and 11

**Appendix B: Township Committee Resolution
2020-152**

**TOWNSHIP OF PENNSAUKEN
RESOLUTION NUMBER 2020:152**

**A RESOLUTION OF THE TOWNSHIP OF PENNSAUKEN,
COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING
AND CLARIFYING RESOLUTION No. 2018-320 AND RESCINDING RESOLUTION
No. 2020-103.**

WHEREAS, the governing body of the Township of Pennsauken (Township) seeks to undertake a redevelopment of an area within the Township; and

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “Act”) allows municipalities to identify certain areas within their geographic boundaries as “Areas in Need of Redevelopment”, one of the purposes of which among others, is to encourage private investment in certain properties through the demolition, clearance, or removal of buildings, the construction and rehabilitation of existing buildings, the creation of new job opportunities and ratables within municipalities; and

WHEREAS, N.J.S.A. 40A:12A-6 authorized the governing body of any municipality to have the Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-6; and

WHEREAS, the Township believes there are areas of opportunity fronting Route 130 which would benefit from the tools available to municipalities under the Act; and there is a need for increased employment opportunity, tax ratables, and other benefits which communities generally derive from the redevelopment of commercial corridors within these areas; and

WHEREAS, the Township believes it is in the best interest of the Township to have the Planning Board conduct such an investigation regarding **Block 4924, Lots 8, 9, 10, and 11**, which parcels are as described and delineated in the official Tax Map of the Township of Pennsauken; and

WHEREAS, in furtherance of the same Township adopted Resolution No. 2018-320; and

WHEREAS, the Township seeks to amend and clarify Resolution No. 2018-320, to provide that the redevelopment area determined shall authorize the Township to use all these powers provided by the Legislature for use in a redevelopment area “excluding” the power of Eminent Domain; and

WHEREAS, the Township adopted Resolutions No. 2020-103 which directed the Planning Board to conduct a preliminary investigation to determine whether Block 2206, 2207, 2213, 2214, 2215, 2216, 2217, 2218, 2301, 2302, 2303, 2304, 2315, 7004, 2501, 2502, 2503, 2604, 2606, 1407, 2002, 2003, 2004, 2105, 2106, 2107, 4516, 4517, 4519, 4601, 4604, 4605, 4611, 4602, 4603, 4612, 2617, 4808, 4810, 4811, 4812, 4813, 4918, 4919, 4920, 4921, 4921, 4924, 5002, 5003, 5004, 5005, 5101, 5102, 5103, 5106, 5117, 5202, 5209, 5205, 5707, 5709, 5705, 5721, 5711, 5726, 5727, 5808, 5812, 5813, 5814, 5815, 5818, 5821, 5825, 5828, 5834, 5833, 5836, 5837, 5838, 5842, 5843, 5844, 5845, 5846, 6401, 6402, 6403, 6404, 6405, 6406, 6501, 6503, 6606, 6608, 6609, 6610, 6611, 6612, 6613, and 6601, or any part thereof is in need of redevelopment as defined in N.J.S.A. 40A:12-6, with the power of Eminent Domain; and

WHEREAS, it is the desire of the Township to rescind Resolution No. 2020-130 in its entirety and to direct the Planning Board to proceed as instructed by Resolution No. 2018-320, as the same is amended and clarified by this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Pennsauken that:

1. Paragraph 3 of Resolution No. 2018-320, is hereby amended and clarified to read:
“Pursuant to N.J.S.A. 40A:12A-6, the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature excluding the power of Eminent Domain as to all property within the redevelopment area.”
2. All other provisions of Resolution No. 2018-320, not expressly amended or clarified by this Resolution shall remain in full force and effect;
3. Resolution No. 2020-130, is rescinded in its entirety.

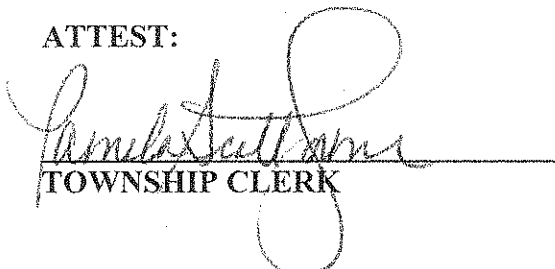
ADOPTED at a meeting of the Township Committee of the Township of Pennsauken, Camden County, on May 21, 2020.

TOWNSHIP OF PENNSAUKEN



MAYOR

ATTEST:


TOWNSHIP CLERK

Redevelopment Study and Preliminary Investigation Report
Pennsauken Township
Block 4924, Lots 8, 9, 10, and 11

Appendix C: Study Area Photographs



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Redevelopment Study and Preliminary Investigation Report
Pennsauken Township
Block 4924, Lots 8, 9, 10, and 11

**Appendix D: 2004 Resolutions Regarding
Redevelopment Designation**

Resolution # P 2004-37

Date Resolution approved or denied: October 12, 2004

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP
OF PENNSAUKEN RECOMMENDING TO THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF PENNSAUKEN, NEW JERSEY THAT THE BLOCKS AND LOTS
LISTED BELOW BE DECLARED AN AREA IN NEED OF REDEVELOPMENT AS
DEFINED UNDER N.J.S.A. 40A:12A-1 ET SEQ. AS AMENDED**

WHEREAS, by virtue of Resolution # 03-175 from the Township Committee, Township of Pennsauken, New Jersey, dated 06-25-03, the Planning Board was designated to hold a hearing to determine whether the property attached hereto and made a part hereof is or is not in need of redevelopment as defined under N.J.S.A. 40A:12-1 et seq. as amended; and

WHEREAS, after study and deliberation of statements, expert testimony, a comprehensive investigation of the need for redevelopment by the Staff of the Planning Board and their experts and other governmental agencies and evidence presented during the course of the public hearing, it is appropriate to determine and recommend to the Township Committee that the property referred to above is in need of redevelopment as defined under N.J.S.A 40A:12A-1 et seq.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWNSHIP OF PENNSAUKEN, CAMDEN COUNTY, NEW JERSEY THAT:

Section 1. The Planning Board hereby determines that the referenced property and areas are in need of redevelopment as defined under N.J.S.A.- 40A:12-1 et seq. as amended;

More specifically, these properties are determined to be in need of redevelopment and is recommended for redevelopment to the Township Committee under the following criteria:

1. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or posses any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. (40A:12A-1.5(a))

2. Land that is owned by the municipality, the county, a local housing authority, redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital. (40A:12A-1.5(c))

3. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, 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. (40A:12A-1.5(d))

4. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare. (40A:12A-1.5(e))

Section 2. The Chair is hereby authorized and empowered to forward this recommendation and determination to the Committee of the Township of Pennsauken for further deliberation, together with the Report of Findings of the Planning Board.


Section 3. The Planning Board Secretary is hereby directed to serve within ten (10) days a copy of this Resolution upon each person who filled a written objection prior to the hearing held by the Planning Board, service to be in a manner provided by N.J.S.A (40A:12a-1.

Section 4. The resolution shall take effect immediately.

BE IT FURTHER RESOLVED, that a true copy of this Resolution be provided to the Applicant, the Township Clerk, the Township Assessor's Office and the Construction Code Official.

The undersigned, Secretary of the Planning Board of Pennsauken, hereby certifies that the above is a true copy of the resolution adopted by said Board on the 12 day of Oct, 2004.

Date: 10/12/04


Mary L. Leonard. Secretary

RECOMMENDATION TO TOWNSHIP COMMITTEE

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
James Talarico	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Terry Carr	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Richard Wesley-(Vice Chairman)	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Terri Horn-(Chairperson)	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Trudi Painter	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Rick Taylor (Mayor)	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Greg Schofield	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Robert Wagner Sr.	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Al Glander	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Geri Tabaco	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Carlos Rodriguez	<u> </u>	<u> </u>	<u> </u>	<u> </u>

VOTE SUMMARY

 6 AYES

 0 NAYS

 0 ABSTAIN

BLOCKS

1104	2002	2105	2206	2301	2501	2606	4516	4602	4808	4918
1407		2106	2207	2302	2502		4517	4603	4810	4919
		2107	2213	2303	2503		4519	4617		4920
			2214	2304						4921
			2215	2315						4924
			2216							
			2217							
			2218							

5002	5101	5202	5705	5808	5946	6401	6501	6608
5003	5102	5204	5707	5812		6402	6502	6609
	5103	5205	5709	5813		6403	6503	6611
	5106		5721	5814		6404	6505	6612
	5117		5722	5818				6613
			5726	5821				
			5727	5825				
				5828				
				5834				
				5835				
				5837				
				5838				
				5842				
				5845				

Resolution # P2004-38

Date Resolution approved or denied: October 12, 2004

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP
OF PENNSAUKEN RECOMMENDING TO THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF PENNSAUKEN, NEW JERSEY THAT THE BLOCKS AND LOTS
LISTED BELOW BE DECLARED AN AREA IN NEED OF REDEVELOPMENT AS
DEFINED UNDER N.J.S.A. 40A:12A-1 ET SEQ. AS AMENDED**

WHEREAS, by virtue of Resolution # 03-98 from the Township Committee, Township of Pennsauken, New Jersey, dated 02-10-03, the Planning Board was designated to hold a hearing to determine whether the property attached hereto and made a part hereof is or is not in need of redevelopment as defined under N.J.S.A. 40A:12-1 et seq. as amended; and

WHEREAS, after study and deliberation of statements, expert testimony, a comprehensive investigation of the need for redevelopment by the Staff of the Planning Board and their experts and other governmental agencies and evidence presented during the course of the public hearing, it is appropriate to determine and recommend to the Township Committee that the property referred to above is in need of redevelopment as defined under N.J.S.A. 40A:12A-1 et seq.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWNSHIP OF PENNSAUKEN, CAMDEN COUNTY, NEW JERSEY THAT:

Section 1. The Planning Board hereby determines that the referenced property and areas are in need of redevelopment as defined under N.J.S.A. 40A:12-1 et seq. as amended;

More specifically, these properties are determined to be in need of redevelopment and is recommended for redevelopment to the Township Committee under the following criteria:

1. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. (40A:12A-1.5(a))

2. Land that is owned by the municipality, the county, a local housing authority, redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital. (40A:12A-1.5(c))

3. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, 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. (40A:12A-1.5(d))

4. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare. (40A:12A-1.5(e))

Section 2. The Chair is hereby authorized and empowered to forward this recommendation and determination to the Committee of the Township of Pennsauken for further deliberation, together with the Report of Findings of the Planning Board.

Section 3. The Planning Board Secretary is hereby directed to serve within ten (10) days a copy of this Resolution upon each person who filled a written objection prior to the hearing held by the Planning Board, service to be in a manner provided by N.J.S.A. (40A:12a-1.

Section 4. The resolution shall take effect immediately.

BE IT FURTHER RESOLVED, that a true copy of this Resolution be provided to the Applicant, the Township Clerk, the Township Assessor's Office and the Construction Code Official.

The undersigned, Secretary of the Planning Board of Pennsauken, hereby certifies that the above is a true copy of the resolution adopted by said Board on the 12 day of Oct, 2004.

Date: 10/12/04

Mary L. Leonard
Mary L. Leonard, Secretary

RECOMMENDATION TO TOWNSHIP COMMITTEE

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
James Talarico	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Terry Carr	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Richard Wesley-(Vice Chairman)	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Terri Horn-(Chairperson)	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Trudi Painter	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Rick Taylor (Mayor)	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Greg Schofield	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Robert Wagner Sr.	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Al Glander	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Geri Tabaco	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Carlos Rodriguez	<u> </u>	<u> </u>	<u> </u>	<u> </u>

VOTE SUMMARY

 AYES

 NAYS

 ABSTAIN

The area bounded by Westfield Avenue to West 36th Street to the South, Chestnut Avenue and Route 130 to the East and 48th Street to the North. This area is a portion of HUD's Census Tract 6030.02.

BLOCKS

608	801.	1101	2201	4701
610	802	1102	2202	4702
612	803	1105	2203	4703
613	804		2204	4704
614	805		2205	4705
615	806		2206	4706
616	807			
617	808			
618	809			
620	810			
621	812			
622	813			
	814			
	815			
	816			
	817			

FRANK A. PIARULLI, ESQ.
8-10 N. MAPLE AVENUE
MARLTON, NEW JERSEY 08053

April 13, 2006

Township Committee of the Township of Pennsauken
5605 North Crescent Boulevard
Pennsauken, New Jersey 08109

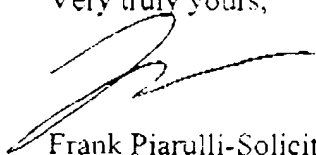
MAY
Caucas

Re: Redevelopment Plan for Route 130

Dear Members of Township Committee

The Planning Board of the Township of Pennsauken at a regular scheduled meeting on April 4, 2006 to review the Redevelopment Plan for Route 130 as prepared by Marc R. Shuster. The Planning Board voted to recommend this Redevelopment Plan. The Planning Board sees these changes to be beneficial to the Town and residents of Pennsauken. Additionally, the Planning Board has a concern that the current regulations for code enforcement may not dovetail with this new redevelopment plan nor provide for enforcement adequately and therefore recommends that the regulations supporting the implementation of this redevelopment zone be reviewed and modified if necessary.

Very truly yours,



Frank Piarulli-Solicitor for the Planning Board

RESOLUTION APPROVING DETERMINATION OF PLANNING BOARD THAT CERTAIN PARCELS OF LAND FRONTING ROUTE 130 SPECIFICALLY DESCRIBED IN THE REPORT OF FINDINGS OF THE PLANNING BOARD, ARE DETERMINED TO BE AREAS IN NEED OF REDEVELOPMENT AS DEFINED IN N.J.S.A. 40A:12A-1 ET SEQ. AS AMENDED

WHEREAS, the Planning Board, Township of Pennsauken, New Jersey has given notice that it had adopted Resolution No. P 2004-37 on October 12, 2004 a copy of which is hereto annexed and made apart hereof, determining that the area under investigation, is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the above determination was pursuant to the following Findings of Fact:

BACKGROUND TO THE AREA

The Determination of Need Report dated October 12, 2004, is hereby included by reference. In its present state, these areas and sites are suited for redevelopment under 40A:12A-1.5 a,b,c,d and e. It is only through the exercise of the authority granted to the Municipality under the Redevelopment Agencies Law that these conditions can be eliminated and redevelopment encouraged.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY THAT:

Section 1. That the recommendation of the Planning Board designating referenced properties described in the Report of Findings of the Planning Board, attached hereto, as an area in need of redevelopment defined in N.J.S.A. 40A:12A-1 et seq. as amended, be the same is hereby approved.

Section 2. This Resolution shall take effect immediately.

STATEMENT OF PURPOSE

A Determination of Need through the exercise of power granted to municipalities under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), as amended, is a necessary step toward the redevelopment of an area as outlined above

TOWNSHIP OF PENNSAUKEN

PATRICIA GUDIS

ADOPTED: 10-27-04

Redevelopment Study and Preliminary Investigation Report
Pennsauken Township
Block 4924, Lots 8, 9, 10, and 11

**Appendix E: Ordinance 06-16 Adopting the
Redevelopment Plan for Route 130**

**AN ORDINANCE APPROVING THE REDEVELOPMENT
PLAN FOR ROUTE 130 AS DESCRIBED IN THE
REDEVELOPMENT PLAN FOR THE AREA**

WHEREAS, the Township Committee, Township of Pennsauken, New Jersey by Resolution adopted October 27, 2004 did determine that referenced properties (the "Area") are determined to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board, Township of Pennsauken, New Jersey has considered and did approve and communicated this via letter from the Planning Board Solicitor, Frank Piarulli dated April 13, 2006, a copy of which is attached here, a Redevelopment Plan for the Area (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan complies with the requirements of all applicable State and Federal statutes and regulations promulgated thereunder; and

WHEREAS, the Planning Board, Township of Pennsauken, New Jersey, has submitted to the Township Committee its recommendations respecting the Redevelopment Plan for the Area and the Township Committee has duly considered the Planning Board's resolution, certification and recommendation.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP
COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN, NEW JERSEY
THAT:**

Section 1. It is hereby found and determined that the Redevelopment Plan conforms to the Master Plan of the Township of Pennsauken.

Section 2. It is hereby found and determined that the Redevelopment Plan gives due consideration to the provision of appropriate allowable uses of the Areas as is desirable for residential and commercial improvement, with special consideration for the health, safety and welfare of the residents of the Areas and the Township of Pennsauken.

Section 3. It is hereby found and determined that the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area.

Section 4. In order to facilitate the implementation of the Redevelopment Plan, it is hereby found and determined that certain official action must be taken by this Body and accordingly, this body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, and (b) requests the various officials, departments, boards and agencies of the Township of Pennsauken having administrative responsibility in the premises to cooperate in such end and to exercise their respective functions

and powers in a manner consistent with the Development Plan and this Ordinance, and take appropriate action upon proposals and measures designed to effectuate the same.

Section 5. Development activity pursuant to the Redevelopment Plan shall only be related to the Area and any analysis of surrounding area contained in the Redevelopment Plan shall not be construed to mean that the Township of Pennsauken intends to develop such surrounding areas.

ORDINANCE NO.06-16
PAGE 2

Section 6. The Redevelopment Plan for the Area, having been duly reviewed and considered, is hereby approved, and the Municipal Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

Section 7. The Redevelopment Plan is incorporated in the Ordinance by reference.

Section 8. That this Ordinance shall take effect upon final passage and publication in accordance with law.

FIRST READING: 4/26/2006

SECOND READING: 5/24/2006

ADOPTED: 5 - 24 - 2006

ORDINANCE 06-16

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AND PASSED ON FIRST READING AT THE TOWNSHIP COMMITTEE MEETING OF THE TOWNSHIP OF PENNSAUKEN HELD ON APRIL 26, 2006. FURTHER NOTICE IS GIVEN THAT SAID ORDINANCE WILL BE CONSIDERED FOR FINAL PASSAGE AND ADOPTION AFTER A PUBLIC HEARING THEREON AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PENNSAUKEN TO BE HELD AT THE MUNICIPAL BUILDING, 5605 N. CRESCENT BLVD. PENNSAUKEN, NJ 08110 ON MAY 24, 2006 AT 6:30 PM. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF THE SAID MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE TOWNSHIP CLERK'S OFFICE IN THE MUNICIPAL BUILDING FOR MEMBERS OF THE GENERAL PUBLIC WHO REQUEST THE SAME.

PATRICIA A. GUDIS
TOWNSHIP CLERK