

**BOROUGH OF HADDON HEIGHTS
ORDINANCE NUMBER 2022:1517**

**AN ORDINANCE OF THE BOROUGH OF HADDON HEIGHTS, COUNTY
OF CAMDEN, APPROVING A REDEVELOPMENT PLAN FOR
CERTAIN PROPERTY WITHIN THE BOROUGH OF HADDON HEIGHTS THAT
HAS BEEN DESIGNATED AN AREA IN NEED OF REDEVELOPMENT AND AN
AREA IN NEED OF REHABILITATION**

WHEREAS, the Borough Council of the Borough of Haddon Heights, County of Camden, New Jersey (“Borough Council”) has designated the following properties identified on the Tax Maps of the Borough of Haddon Heights as

Block 21, Lots 1, 2, 3, 3.01, 4, 5, 6; Block 24 Lots 1, 2, 3; Block 25 Lots 1, 5, 6, 7, 8, 14, 15, 16, 17, 17.01, 18, 19, 20, 20.01, 21, 22, 23, 24, 25; Block 29 Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 8, 8.01, 9, 10, 10.01, 11; Block 36 Lots 10, 11, 23; Block 38 Lots 1, 1.01, 1.02, 2, 3, 3.01, 3.02, 3.03; Block 39 Lots 1, 2, 2.01, 3, 4; Block 39.01 Lots 13, 14, 15, 15.01, 15.02; Block 41 Lots 17.01, 35, 36, 37, 38, 39; Block 128 Lots 1, 1.01, 1.02, 2, 3, 3.01, 4, 5, 6, 11; Block 131 Lots 1, 11; Block 134 Lots 1, 2, 3, 4, 5; Block 137 Lots 1, 2, 3, 4, 5, 6, 14; Block 140 Lots 1, 2, 4, 4.01, 4.02; Block 143 Lots 1, 2, 3, 4; Block 146 Lots 1, 2, 3, 4; Block 149 Lots 1, 2, 3, 4; Block 152 Lots 1, 3, 25.02 01 (the “Redevelopment Area”),

an "area in need of redevelopment," pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the “Redevelopment Law”); and

WHEREAS, the Borough Council has designated the following properties identified on the Tax Maps of the Borough of Haddon Heights as

Block 22 Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 19.01, 20; Block 23 Lots 10, 12, 13, 14, 15, 16, 17; Block 25 Lots 2, 3, 4, 4.01; Block 26 Lots 1, 2, 2.01, 3, 4, 5, 6, 7, 7.01, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21; Block 28 Lots 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 34.02; Block 33 Lots 7, 8, 9, 10, 11, 12, 13; Block 34 Lots 15, 15.01, 16, 17, 18, 19, 20, 21, 22, 23; Block 35 Lots 17, 18, 19, 20, 21.01, 21.02, 22, 23, 24, 25, 26, 26.01, 27, 28, 29, 30, 31, 32, 33, 34, 35; Block 36 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9; Block 37 Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 8; and, Block 51 Lots 1, 2, 10, 11, 11.01, 12 (the “Rehabilitation Area”)

an "area in need of rehabilitation," pursuant to the Redevelopment Law; and

WHEREAS, the Borough Council intends to adopt a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area and the rehabilitation of the Rehabilitation Area; and

WHEREAS, the Borough Council has referred the proposed Redevelopment Plan for the Borough of Haddon Heights (“Redevelopment Plan”) to the Borough of Haddon Heights Planning Board for review and recommendation; and

WHEREAS, the Borough Council has received the recommendation of the Planning Board and has conducted a public hearing on the proposed Redevelopment Plan.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Haddon Heights, County of Camden, State of New Jersey, that:

SECTION 1. Pursuant to the authority granted to the Borough Council by N.J.S.A. 40A:12A-7, the Redevelopment Plan for the Borough of Haddon Heights, dated March 2022, attached hereto is hereby adopted.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Redevelopment Plan for the Borough of Haddon Heights hereby supersedes applicable provisions of the Borough of Haddon Heights Zoning and Land Use Development Ordinances. In so doing, the Redevelopment Plan for the Borough of Haddon Heights shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area and the Rehabilitation Area regulated by the Redevelopment Plan for the Borough of Haddon Heights. The official Borough Zoning Map shall be amended to henceforth coincide with the Redevelopment Plan for the Borough of Haddon Heights.

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 5. This ordinance shall take effect after final approval and publication according to law.

Introduction: May 3, 2022

Public Hearing: _____ *Scheduled for Wed., June 8th, 7 pm, Borough Hall*

Final Adoption: _____

BOROUGH OF HADDON HEIGHTS

MAYOR ZACHARY HOUCK

ATTEST:

KELLY SANTOSUSSO, RMC, BOROUGH CLERK
Borough Clerk

Borough of Haddon Heights, New Jersey
March 2022

**Redevelopment Plan for the Borough of Haddon Heights
March 2022**

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I. Introduction

By statutory authorization, this Redevelopment Plan, consistent with the New Jersey Local Redevelopment and Housing Law, (“LRHL”), N.J.S.A. 40A:12A-1 et. seq., is being implemented to enable a more focused approach for the redevelopment and rehabilitation of specific, delineated areas within the Borough of Haddon Heights (the “Borough”) which have been designated as either Redevelopment or Rehabilitation Areas. In order to address conditions within in the Borough and stimulate private investment, the Mayor and Council of the Borough of Haddon Heights (the “Borough Council”) have determined the appropriate course of action to prevent further deterioration of the Borough is to redevelop and rehabilitate the Borough in accordance with the LRHL. Accordingly, the Borough Council adopted Resolution 2022:74 designating specific, delineated areas within the Borough as “Non-Condensation Areas in Need of Redevelopment” as well as designating specific delineated areas within the Borough as “Areas in Need of Rehabilitation” pursuant to the LRHL and as shown on **Appendix A**.

II. Designation of Area and Plan Development

A. Designation of the Non-Condensation Redevelopment and Rehabilitation Areas

The process, consistent with applicable state statutes, followed by the Borough Council in the determination as to specific delineated areas within the Borough and their respective qualification and designation as either an “Area in Need of Redevelopment” or an “Area in Need of Rehabilitation” was that the Borough Council, upon favorable recommendation from the Borough’s Planning Board, adopted Resolution 2022:74 declaring the specific, delineated areas within the Borough as “Non-Condensation Areas in Need of Redevelopment” as well as designating specific delineated areas within the Borough as “Areas in Need of Rehabilitation” pursuant to the LRHL.

B. Redevelopment Plan Preparation Process

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any redevelopment or rehabilitation project in all or a portion of the designated Redevelopment and Rehabilitation Areas. The process, which is consistent with applicable state statutes, was followed by the Borough in the preparation of this Redevelopment Plan.

III. Statutory Requirements of Redevelopment Plan

According to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.

3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the project area which is proposed to be acquired in accordance with the Redevelopment Plan. Any significant relationship of the Redevelopment Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located;
 - the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.); and
 - The local ordinances and master plan.
5. A housing inventory of all affordable housing units to be removed; and
6. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.
7. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

IV. Description of Project Area

Delineated areas within the Borough of Haddon Heights have been designated as either Redevelopment or Rehabilitation Areas by the Borough Council. Therefore, this Redevelopment Plan is applicable to those specifically delineated and designated areas within the Borough of Haddon Heights that are not currently the subject of existing specific Redevelopment Plans, as identified in Appendix A.

A. Project Area Context

On April 4, 2022, the specific, delineated areas within the Borough of Haddon Heights were designated as either Redevelopment or Rehabilitation Areas. This Redevelopment Plan is meant to provide a broad overview for the planning, development, redevelopment, and rehabilitation of those Blocks and Lots which are identified within Resolution 2022:74 and shown on Appendix B.

B. Existing Land Use

The existing permitted uses for all parcels within the specific, delineated areas which have been designated as either Redevelopment or Rehabilitation Areas within the Borough of Haddon Heights are set forth in the Borough’s Land Development Ordinance.

V. Statement of Goals and Objectives

The Borough seeks to alleviate the conditions found in the specific, delineated Redevelopment and Rehabilitation Areas and support use of property in the Areas in a manner which will better contribute to serve the public health, safety and welfare of the community and the region. To achieve this overall goal, the following goals and objectives have been established:

A. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the Redevelopment and Rehabilitation Areas to be considered either an “Area in Need of Redevelopment” or “Area in Need of Rehabilitation.”

B. The stimulation of private investment in the Redevelopment and Rehabilitation Areas by assembling sites and assisting as necessary and appropriate to support such rehabilitation.

C. The making available of the full range of benefits and inducements for the Redevelopment and Rehabilitation Areas, including, federal, state, county and local government funding.

D. Foster public-private partnerships to accomplish revitalization of the Redevelopment and Rehabilitation Areas in a manner that best serves the needs of the community, strengthens the local economy, attracts residents to the area, and contributes to the continuing vitality of the Borough.

VI. Proposed Land Uses and Building Requirements

The existing use, bulk, design, and performance standards, and all other standards, as currently set forth in the Borough’s Zoning and Land Development Ordinances shall apply to the Redevelopment and Rehabilitation Areas.

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Zoning and Land Development Ordinances and all other ordinances and regulations of the Borough of Haddon Heights not contravened in this Redevelopment Plan as permitted by N.J.S.A. 40A:12A-7a(2).

Development of the Redevelopment and Rehabilitation Areas shall be governed by the underlying zoning currently in effect throughout the Borough of Haddon Heights.

VII. Affordable Housing

The Borough does not anticipate the removal of any Uniform Housing Affordability controlled housing units due to the implementation of this Redevelopment Plan. Because it is anticipated that no affordable housing units are to be removed due to the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

The provision of affordable housing within the Redevelopment and Rehabilitation Areas, where applicable, shall be addressed in accordance with the Borough's Housing Element and Fair Share Plan, and, if applicable, in accordance with any redevelopment agreement entered into between a redeveloper and the Redevelopment Entity.

VIII. Property Acquisition

Because the Redevelopment Area has been designated as Non-Condemnation and because the LRHL does not authorize property acquisition by eminent domain for designated Rehabilitation Areas, no eminent domain is anticipated or enabled by this Redevelopment Plan.

IX. Relocation of Displaced Residents

The Borough does not anticipate the displacement of any residents due to the implementation of this Redevelopment Plan.

X. Relationship of the Redevelopment Plan to Other Plans

A. Relationship to Master Plans of Contiguous Municipalities

The Borough of Haddon Heights is adjacent to the following municipalities: Barrington Borough, Bellmawr Borough, Mount Ephraim Borough, Audubon Borough and Haddonfield Borough,. As this Redevelopment Plan incorporates the underlying zoning of the specific, delineated Redevelopment and Rehabilitation Areas, this Redevelopment Plan is not likely to have any effect on the Master Plans of contiguous municipalities.

B. Relationship to Camden County Master Plan

The 2014 Camden County Master Plan serves as a guide to municipalities in Camden County. The Borough of Haddon Heights is located in the Priority Growth Investment Area of the Camden County Master Plan, which is identified as an area "best suited for future investment in growth, development and redevelopment." This Redevelopment Plan is designed to address conditions and stimulate investment within the Borough. In addition, this Redevelopment Plan incorporates the underlying zoning within the Rehabilitation Area. Therefore, no conflict with the Camden County Master Plan is anticipated.

C. Relationship to State Development and Redevelopment Plan

The State Development and Redevelopment Plan ("SDRP") was adopted in 2001. In 2012, the State of New Jersey proposed a Strategic Plan to update the 2001 SDRP; however, the updated plan was never adopted. Therefore, the 2001 SDRP is the most current version.

The SDRP includes the following principles from which the State Planning Goals are framed:

- Encourage development, redevelopment, and economic growth in locations that are well situated with respect to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities.
- Reduce sprawl
- Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditure of public funds.

As this Redevelopment Plan does not alter the underlying zoning within the Redevelopment and Rehabilitation Areas, this Redevelopment Plan furthers goals and objectives of the State Development and Redevelopment Plan.

XI. Relationship of Redevelopment Plan to Municipal Development Regulations and Borough of Haddon Heights Master Plan

The Redevelopment and Rehabilitation Areas encompasses specific, delineated areas within the Borough of Haddon Heights as shown on Appendix B and incorporates the underlying requirements of the Borough’s Zoning and Land Development Ordinances.

The Master Plan for the Borough of Haddon Heights (“Master Plan”) was adopted in 1987 and was Reexamined in 2006 and 2016. The Master Plan provides the following goals:

- Encourage development and improvement of selected commercial, office and service uses which are geared towards realistic future growth needs.
- Provide adequacy, variety and convenience of shopping for all local residents, especially in the Central Business District.
- Foster re-use of existing older structures or new building construction in scale with existing buildings along the White Horse Pike.
- Reinforce the existing pattern of retail sales and services along the Black Horse Pike and seek to upgrade the visual appearance
- Consideration should be given to bonus-type provisions (i.e. tax abatement of phase-in or improvements or other programs) whereby property owners would be encouraged to upgrade their properties.

This Redevelopment Plan furthers the goals set forth in the Master Plan by seeking to redevelop and rehabilitate delineated areas within the Borough while maintaining balanced land use development patterns and the current distribution of land densities. Therefore, this Redevelopment Plan is consistent with the Borough’s Master Plan.

XII. Proposed Redevelopment and Rehabilitation Actions

A. Redevelopment Authority

The Borough's governing body shall act as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing and carrying out this Redevelopment Plan. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-15 and 40A:12A-22, and all other relevant statutes and regulations to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

B. Redevelopment Agreement

Pursuant to N.J.S.A. 40A:12A-8, the Borough may select one or more redevelopers for the construction of a development project within the Redevelopment and Rehabilitation Areas as it deems necessary. Once a redeveloper has been selected, the Borough shall enter into a Redevelopment Agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

XIII. Obligations of the Redeveloper

All property within the Redevelopment and Rehabilitation Areas must be developed in accordance with the requirements of this Redevelopment Plan, the Borough of Haddon Heights Zoning and Land Development Ordinances, and the Municipal Land Use Law (N.J.S.A. 44:55D-1, et seq.). Any private Redeveloper(s) (an entity wishing to avail itself of the opportunities set forth in N.J.S.A. 40A:12A-1 et seq.) will be required to contact the Redevelopment Entity to present its proposal.

XIV. Deviations From Provisions Of Approved Redevelopment Plan

All applications requiring relief for deviations from this Redevelopment Plan or other Borough Zoning and Land Development Ordinances shall be governed by the Municipal Land Use Law (N.J.S.A. 44:55D-1, et seq.) or any existing, or to be adopted, redevelopment plan for a specific site and/or project and/or project area. The Planning Board may grant "c" variances in accordance with Municipal Land Use Law and Borough procedures.

For Redevelopers who have entered a Redevelopment Agreement with the Redevelopment Entity, no deviations shall be granted that result in any of the following effects or conditions:

- A. Allowing a use not specifically permitted within the Redevelopment and/or Rehabilitation Area;
- B. Exceeding the maximum building coverage permitted;
- C. Exceeding the maximum building or structure height as measured in feet and/or stories.

D. Deviating from the phasing plan for public improvements or other contractual obligations of a Redeveloper to the Borough acting as the Redevelopment Entity.

For Projects where a private Redeveloper wishes to avail itself of the opportunities set forth in N.J.S.A. 40A:12A-1 et seq., execution of a Redevelopment Agreement with the Borough shall be a precondition to the filing of any land use application for a Redevelopment Project within the Redevelopment or Rehabilitation Areas. For all such Redevelopment Projects, no application for development shall be deemed complete unless a copy of a fully executed Redevelopment Agreement with the Borough has been submitted.

XV. Duration of Redevelopment Plan Restrictions

This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of thirty (30) years from the date that the Borough first approves this Redevelopment Plan.

XVI. Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

APPENDIX A
COUNCIL RESOLUTION 2022:74 DESIGNATING
REDEVELOPMENT AND REHABILITATION AREAS

**BOROUGH OF HADDON HEIGHTS
RESOLUTION NUMBER 2022:74**

**A RESOLUTION OF THE BOROUGH OF HADDON HEIGHTS, COUNTY
OF CAMDEN, DESIGNATING CERTAIN PROPERTY WITHIN THE BOROUGH
“AN AREA IN NEED OF REDEVELOPMENT” WITHOUT THE POWER OF
EMINENT DOMAIN, AND DESIGNATING CERTAIN PROPERTY WITHIN THE
BOROUGH “AN AREA IN NEED OF REHABILITATION,” IN ACCORDANCE
WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW
(NON-CONDEMNATION REDEVELOPMENT AREAS)**

WHEREAS, the Local Redevelopment and Housing Law ("Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq. grants broad powers to municipalities to develop and implement redevelopment plans for areas determined to be "in need of redevelopment" and "in need of rehabilitation;" and

WHEREAS, by Resolution No. 2022:55, adopted February 1, 2022, the Borough Council of the Borough of Haddon Heights directed the Borough of Haddon Heights Planning Board to conduct a Preliminary Investigation of the following properties:

Block 21, Lots 1, 2, 3, 3.01, 4, 5, 6; Block 24 Lots 1, 2, 3; Block 25 Lots 1, 5, 6, 7, 8, 14, 15, 16, 17, 17.01, 18, 19, 20, 20.01, 21, 22, 23, 24, 25; Block 29 Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 8, 8.01, 9, 10, 10.01, 11; Block 36 Lots 10, 11, 23; Block 38 Lots 1, 1.01, 1.02, 2, 3, 3.01, 3.02, 3.03; Block 39 Lots 1, 2, 2.01, 3, 4; Block 39.01 Lots 13, 14, 15, 15.01, 15.02; Block 41 Lots 17.01, 35, 36, 37, 38, 39; Block 128 Lots 1, 1.01, 1.02, 2, 3, 3.01, 4, 5, 6, 11; Block 131 Lots 1, 11; Block 134 Lots 1, 2, 3, 4, 5; Block 137 Lots 1, 2, 3, 4, 5, 6, 14; Block 140 Lots 1, 2, 4, 4.01, 4.02; Block 143 Lots 1, 2, 3, 4; Block 146 Lots 1, 2, 3, 4; Block 149 Lots 1, 2, 3, 4; Block 152 Lots 1, 3, 25.02;

Block 22 Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 19.01, 20; Block 23 Lots 10, 12, 13, 14, 15, 16, 17; Block 25 Lots 2, 3, 4, 4.01; Block 26 Lots 1, 2, 2.01, 3, 4, 5, 6, 7, 7.01, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21; Block 28 Lots 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 34.02; Block 33 Lots 7, 8, 9, 10, 11, 12, 13; Block 34 Lots 15, 15.01, 16, 17, 18, 19, 20, 21, 22, 23; Block 35 Lots 17, 18, 19, 20, 21.01, 21.02, 22, 23, 24, 25, 26, 26.01, 27, 28, 29, 30, 31, 32, 33, 34, 35; Block 36 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9; Block 37 Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 8; and, Block 51 Lots 1, 2, 10, 11, 11.01, 12.

(the "Study Area"), in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 or rehabilitation area criteria specified at N.J.S.A. 40A:12A-14 of the Redevelopment Law; and

WHEREAS, the Borough of Haddon Heights Planning Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries, and prepared a report entitled "Haddon Heights - Preliminary Redevelopment & Rehabilitation Investigation" through its Planner, Pennoni (the "Preliminary Investigation Report") which is on file with the Borough Clerk and Borough Planning Board Secretary, as required by the Redevelopment Law; and

WHEREAS, on February 22, 2022 the Borough of Haddon Heights Planning Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment or in need of rehabilitation and considered public comments and objections thereto; and

WHEREAS, by Borough of Haddon Heights Planning Board adopted Resolution No. 22-2-SP, recommending that Block 21, Lots 1, 2, 3, 3.01, 4, 5, 6; Block 24 Lots 1, 2, 3; Block 25 Lots 1, 5, 6, 7, 8, 14, 15, 16, 17, 17.01, 18, 19, 20, 20.01, 21, 22, 23, 24, 25; Block 29 Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 8, 8.01, 9, 10, 10.01, 11; Block 36 Lots 10, 11, 23; Block 38 Lots 1, 1.01, 1.02, 2, 3, 3.01, 3.02, 3.03; Block 39 Lots 1, 2, 2.01, 3, 4; Block 39.01 Lots 13, 14, 15, 15.01, 15.02; Block 41 Lots 17.01, 35, 36, 37, 38, 39; Block 128 Lots 1, 1.01, 1.02, 2, 3, 3.01, 4, 5, 6, 11; Block 131 Lots 1, 11; Block 134 Lots 1, 2, 3, 4, 5; Block 137 Lots 1, 2, 3, 4, 5, 6, 14; Block 140 Lots 1, 2, 4.4.01, 4.02; Block 143 Lots 1, 2, 3, 4; Block 146 Lots 1, 2, 3, 4; Block 149 Lots 1, 2, 3, 4; Block 152 Lots 1, 3, 25.02 01 be designated as an "area in need of redevelopment;" and that Block 22 Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 19.01, 20; Block 23 Lots 10, 12, 13, 14, 15, 16, 17; Block 25 Lots 2, 3, 4, 4.01; Block 26 Lots 1, 2, 2.01, 3, 4, 5, 6, 7, 7.01, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21; Block 28 Lots 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 34.02; Block 33 Lots 7, 8, 9, 10, 11, 12, 13; Block 34 Lots 15, 15.01, 16, 17, 18, 19, 20, 21, 22, 23; Block 35 Lots 17, 18, 19, 20, 21.01, 21.02, 22, 23, 24, 25, 26, 26.01, 27, 28, 29, 30, 31, 32, 33, 34, 35; Block 36 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9; Block 37 Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 8; and, Block 51 Lots 1, 2, 10, 11, 11.01, 12 be designated an "area in need of rehabilitation."

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Haddon Heights, that based upon the investigation undertaken by the Borough of Haddon Heights Planning Board, and the recommendation of the Planning Board following a public hearing on the matter, that Block 21, Lots 1, 2, 3, 3.01, 4, 5, 6; Block 24 Lots 1, 2, 3; Block 25 Lots 1, 5, 6, 7, 8, 14, 15, 16, 17, 17.01, 18, 19, 20, 20.01, 21, 22, 23, 24, 25; Block 29 Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 8, 8.01, 9, 10, 10.01, 11; Block 36 Lots 10, 11, 23; Block 38 Lots 1, 1.01, 1.02, 2, 3, 3.01, 3.02, 3.03; Block 39 Lots 1, 2, 2.01, 3, 4; Block 39.01 Lots 13, 14, 15, 15.01, 15.02; Block 41 Lots 17.01, 35, 36, 37, 38, 39; Block 128 Lots 1, 1.01, 1.02, 2, 3, 3.01, 4, 5, 6, 11; Block 131 Lots 1, 11; Block 134 Lots 1, 2, 3, 4, 5; Block 137 Lots 1, 2, 3, 4, 5, 6, 14; Block 140 Lots 1, 2, 4.4.01, 4.02; Block 143 Lots 1, 2, 3, 4; Block 146 Lots 1, 2, 3, 4; Block 149 Lots 1, 2, 3, 4; Block 152 Lots 1, 3, 25.02 01, be and are hereby designated as an "area in need of redevelopment," pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED, by the Borough Council of the Borough of Haddon Heights, that based upon the investigation undertaken by the Borough of Haddon Heights Planning Board, and the recommendation of the Planning Board following a public hearing on the matter, that Block 22 Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 19.01, 20; Block 23 Lots 10, 12, 13, 14, 15, 16, 17; Block 25 Lots 2, 3, 4, 4.01; Block 26 Lots 1, 2, 2.01, 3, 4, 5, 6, 7, 7.01, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21; Block 28 Lots 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 34.02; Block 33 Lots 7, 8, 9, 10, 11, 12, 13; Block 34 Lots 15, 15.01, 16, 17, 18, 19, 20, 21, 22, 23; Block 35 Lots 17, 18, 19, 20, 21.01, 21.02, 22, 23, 24, 25, 26, 26.01, 27, 28, 29, 30, 31, 32, 33, 34, 35; Block 36 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9; Block 37 Lots 1, 1.01, 2, 3, 4,

5, 6, 7, 8; and, Block 51 Lots 1, 2, 10, 11, 11.01, 12 be and are hereby designated as an "area in need of rehabilitation," pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the Borough Council of the Borough of Haddon Heights that a copy of this Resolution be made available to, and notice of this designation be served upon, each owner of property within redevelopment and rehabilitation areas, as well as all interested parties who have submitted written objections to the area designation during the Planning Board process, pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the Borough Council of the Borough of Haddon Heights that a copy of this Resolution be forwarded to the Commissioner of the Department of Community Affairs, pursuant to the Redevelopment Law, for approval.

ADOPTED at a meeting of the Borough Council of the Borough of Haddon Heights, Camden County, on April 5, 2022;

BOROUGH OF HADDON HEIGHTS

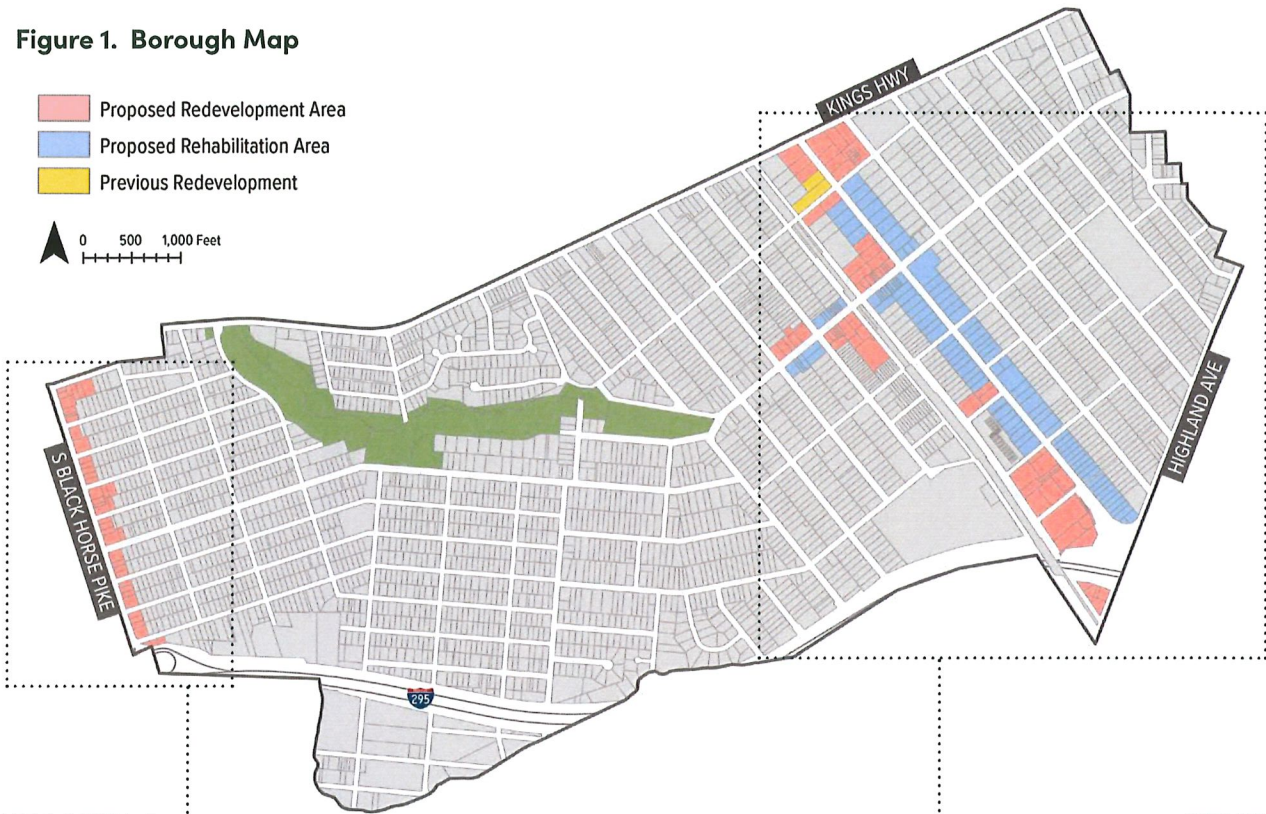

ZACHARY HOUCK, MAYOR

ATTEST:

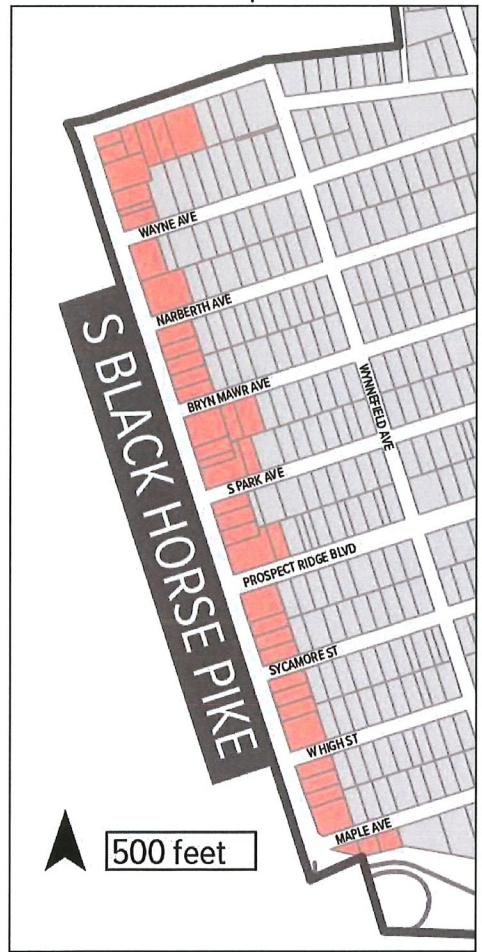

KELLY SANTOSUSSO, RMC, CMR
Borough Clerk

APPENDIX B
REDEVELOPMENT AND REHABILITATION AREA MAPS

Figure 1. Borough Map



STUDY AREA 1



STUDY AREA 2

