

**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