

**BOROUGH OF HADDON HEIGHTS
RESOLUTION 2022:55**

**A RESOLUTION OF THE BOROUGH OF HADDON HEIGHTS, COUNTY OF
CAMDEN, DIRECTING THE BOROUGH PLANNING BOARD TO CONDUCT A
PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN AREAS
AND PROPERTIES IDENTIFIED HEREIN ARE AREAS IN NEED OF
REDEVELOPMENT OR REHABILITATION AS DEFINED IN N.J.S.A. 40A:12-5,
WITHOUT THE POWER OF EMINENT DOMAIN
(NON-CONDEMNATION REDEVELOPMENT AREAS)**

WHEREAS, the Borough Council of the Borough of Haddon Heights seeks to undertake a redevelopment effort within the Borough; 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 Borough Council of the Borough of Haddon Heights considers it to be in the best interest of the Borough to have the Borough Planning Board conduct such an investigation; and

WHEREAS, the Borough Council of the Borough of Haddon Heights adopted Resolution 2021:120 directing the Planning Board to undertake an investigation of certain properties to determine whether such properties meet the criteria of an area in need of redevelopment or an area in need of rehabilitation; and

WHEREAS, the Borough Council of the Borough of Haddon Heights wishes to refine and restate the list of properties to be investigated by the Planning Board; and

WHEREAS, the Borough Council of the Borough of Haddon Heights hereby authorizes the Planning Board of the Borough of Haddon Heights to undertake a preliminary investigation to determine whether the following areas and properties as described and delineated on the official

Tax Map of the Borough of Haddon Heights are an area in need of redevelopment or an area in need of rehabilitation:

Area 1 (Station Ave)

- Block 25 - Lots 5, 6, 7, 14, 15, 16, 17, 17.01,18, 19, 20, 20.01, 21, 22, 23, 24, 25
- Block 26 - Lots 1, 2, 2.01, 3, 4, 5, 6, 7, 7.01, 9, 10, 11, 12, 13, 21
- Block 28 - Lots 27, 28, 29, 30, 31, 32, 33, 34, 34.01, 34.02
- Block 29 - Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 8, 8.01, 9, 10, 10.01, 11
- Block 41 - Lots 17.01, 35, 36, 37, 38, 39
- Block 51 - Lots 1,2,10,11,11.01, 12

Area 2: (White Horse Pike West of Station)

- Block 21 (Entire Block) - Lots 1, 2, 3, 3.01, 4, 5, 6
- Block 22 - Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 19.01, 20
- Block 24 - Lots 1, 2, 3,
- Block 25 - Lots 1, 2, 3, 4, 4.01, 5, 8

Area 3: (White Horse Pike East of Station)

- Block 23 - Lots 10,12,13,14,15,16,17
- Block 26 - Lots 14,15,16,17,18,19,20
- 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 1,2,3,4,5,6,7,8,9,10,11,23
- Block 37 - Lots 1,1.01,2,3,4,5,6,7,8

- Block 38 (Entirety) - Lots 1, 1.01, 1.02, 2, 3, 3.01, 3.02, 3.03
- Block 39 (Entirety) - Lots 1, 2, 2.01, 3, 4
- Block 39.01 (Entirety) - Lots 13, 14, 15, 15.01, 15.02

Area 4: (Black Horse Pike)

- 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

WHEREAS, such preliminary investigation will be designed to evaluate such areas to determine whether the designation of these areas and properties as an “area in need of redevelopment” or an area in need of rehabilitation is in conformance with statutory criteria and the Borough efforts toward redevelopment, pursuant to the Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Haddon Heights, County of Camden, that:

1. The Planning Board of the Borough of Haddon Heights is hereby directed to conduct a preliminary investigation to determine whether the aforementioned areas and properties

are areas in need of redevelopment or an area in need of rehabilitation according to the criterion set forth in N.J.S.A. 40A:12A-5 and/or N.J.S.A. 40A:12A-14.

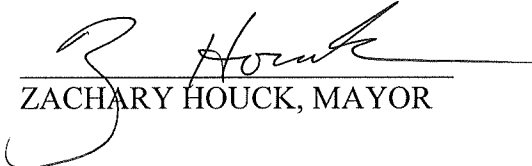
2. The Planning Board of the Borough of Haddon Heights is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment areas, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to draft a Report/Resolution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

3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determinations shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area **other** than the use of eminent domain (“**Non-Condemnation Redevelopment Area**”) as to all property within the redevelopment areas.

4. The results of such preliminary investigation shall be submitted to the Borough Council 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 City Council of the Borough of Haddon Heights, Camden County, on FEBRUARY 1, 2022;

BOROUGH OF HADDON HEIGHTS


ZACHARY HOUCK, MAYOR

ATTEST:


KELLY SANTOSSUSSO, RMC, CMR
Borough Clerk