

TOWNSHIP OF MOORESTOWN

RESOLUTION NO. 167-2023

**DETERMINING THAT THE LANDS AND PREMISES KNOWN AS
THE CAMDEN AVENUE CORRIDOR IS AN AREA IN NEED OF REHABILITATION**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., authorizes the governing body of a municipality to determine by Resolution whether certain parcels of land located therein constitute an area in need of rehabilitation; and

WHEREAS, the Camden Avenue Corridor is comprised of 67 properties, totaling 33.25 acres, along both sides of Camden Avenue stretching from the municipal boundary between Moorestown Township and Maple Shade Township to Revere Avenue (hereafter, the “Property”) containing a combination of residential and non-residential properties; and

WHEREAS, the Property was the subject of a study prepared by Heyer, Gruel & Associates dated June 8, 2023 which determined that the Property meets two of the six criteria that would permit the designation of the Property as an “Area In Need of Rehabilitation” including criteria #2 (more than half of the housing stock in the delineated area is at least 50 years old), and criteria #3 (there is a pattern of vacancy, abandonment or underutilization of properties in the area); and

WHEREAS, a program of rehabilitation consisting of extensive repair, reconstruction or renovation of the existing Property’s structures, with or without new construction or the enlargement of existing structures, would help to eliminate substandard conditions, prevent further deterioration, and promote the overall redevelopment of the Property; and

WHEREAS, as required by N.J.S.A. 40A:12A-14, the Township Council submitted this proposed resolution to the Moorestown Planning Board for review, and requested that the Planning Board make any recommendations regarding the proposed resolution, including any recommended modifications thereto.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Moorestown as follows:

1. The Township Council determines that the Property is hereby designated as a delineated area.
2. The Township Council determines that a program of rehabilitation consisting of extensive repair, reconstruction or renovation of the existing Property structures, with or without new construction or the enlargement of existing structures, would help to eliminate the substandard conditions, prevent further deterioration, and promote the overall redevelopment of the Property.
3. The Township Council determines that the delineated area is determined to be an area in need of rehabilitation pursuant to the provisions of N.J.S.A. 40A:12A-14.

4. The Council hereby reserves all other authority and powers granted to it under the Redevelopment Law.

5. The Township's professionals and staff are hereby authorized to render professional services to prepare a Redevelopment Plan and to take such further action as is necessary to effectuate the redevelopment of the Property.

VOTE:

GILLESPIE
LAW
MAMMARELLA
VAN DYKEN
ZIPIN

plh/clerk

Certified to be a true and correct copy of a Resolution adopted by the Township Council at its regular meeting on August 21, 2023.

Patricia L. Hunt, Township Clerk