

**RESOLUTION #16-107**

**RESOLUTION OF THE CITY OF WOODBURY ADOPTING THE  
RECOMMENDATION OF DETERMINATION BY THE COMBINED  
PLANNING/ZONING BOARD AND DESIGNATING BLOCK 84, LOTS 2, 4 & 4.01;  
BLOCK 85, LOTS 1, 2, 3, 4, 5, 24, 24.01, 24.02, & 24.03; AND  
BLOCK 86, LOTS 1, 1.01, 2, 3.01, 6, 7, 13, 14 & 16 AS AN AREA  
IN NEED OF REDEVELOPMENT (NON-CONDEMNATION)**

**WHEREAS**, the City Council of the City of Woodbury authorized the City of Woodbury Combined Planning/Zoning Board to undertake a preliminary investigation to determine whether the proposed area of the City, delineated as Block 84, Lots 1, 2, 4, 4.01 & 6; Block 85, Lots 1, 2, 3, 4, 5, 24, 24.01, 24.02, & 24.03; and Block 86, Lots 1, 1.01, 2, 3.01, 6, 7, 13, 14 & 16 (hereinafter referred to as the “Delineated Area”) should be designated as a Non-Condemnation Redevelopment Area according to the criteria set forth in *N.J.S.A.* 40:12A-1, et seq.; and

**WHEREAS**, the City of Woodbury Combined Planning/Zoning Board reviewed a comprehensive Redevelopment Needs Study containing a Map of the Delineated Area prepared by Robert Melvin of Group Melvin Design dated April 28, 2016, (hereinafter referred to as “Needs Study”) which concluded that Block 84, Lots 2, 4 & 4.01; Block 85, Lots 1, 2, 3, 4, 5, 24, 24.01, 24.02, & 24.03; and Block 86, Lots 1, 1.01, 2, 3.01, 6, 7, 13, 14 & 16 of the Delineated Area qualify as being an “Area in Need of Redevelopment” under *N.J.S.A.* 40A:12A-5 with Criteria D-Obsolete Layout and Design and/or should be included in the Area in Need of Redevelopment under *N.J.S.A.* 40A:12A-3 as necessary for inclusion within the Area in Need of Redevelopment for the effective development of the area in which they are a part; and

**WHEREAS**, the Combined Planning/Zoning Board provided public notice for and held a public hearing on May 18, 2016, for the purpose of hearing persons who were interested in or

would be affected by a determination that the Delineated Area is a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Combined Planning/Zoning Board heard the testimony of Robert Melvin of Group Melvin Design, the City Planner, regarding its Redevelopment Needs Study and the basis for the determination pursuant to the criteria set forth in section 5 of P.L. 1992 c. 79 (C 40A;12A-5); and

**WHEREAS**, the Combined Planning/Zoning Board heard the statements of the public and interested persons who would be affected by the determination; and

**WHEREAS**, the Combined Planning/Zoning Board has conducted a Preliminary Investigation as directed by the City Council and as required by statute; and

**WHEREAS**, the City of Woodbury Combined Planning/Zoning Board adopted a resolution #PZ-11-2016, which adopted the Needs Study including the Delineated Area Map and determined that Block 84, Lots 2, 4 & 4.01; Block 85, Lots 1, 2, 3, 4, 5, 24, 24.01, 24.02, & 24.03; and Block 86, Lots 1, 1.01, 2, 3.01, 6, 7, 13, 14 & 16 of the Delineated Area met the criteria specified in *N.J.S.A.* 40A:12A-1 and 40A:12A-3, et seq., for designation as a Redevelopment Area and accordingly recommended to the City Council that such lots and blocks be determined to be a Redevelopment Area; and

**NOW, THEREFORE, BE IT RESOLVED** by the Woodbury City Council, County of Gloucester and State of New Jersey on this 28<sup>th</sup> day of June, 2016, that the recommendation that Block 84, Lots 2, 4 & 4.01; Block 85, Lots 1, 2, 3, 4, 5, 24, 24.01, 24.02, & 24.03; and Block 86, Lots 1, 1.01, 2, 3.01, 6, 7, 13, 14 & 16 of the Delineated Area hereinafter the “Non-Condensation Redevelopment Area” be designated a Non-Condensation Redevelopment Area

as set forth in the City of Woodbury Combined Planning/Zoning Board resolution dated June 15, 2016, is hereby adopted; and

**BE IT FURTHER RESOLVED**, that the Woodbury City Council finds that the Non-  
Condemnation Redevelopment Area identified on the above-referenced map known as Block 84,  
Lots 2, 4 & 4.01; Block 85, Lots 1, 2, 3, 4, 5, 24, 24.01, 24.02, & 24.03; and Block 86, Lots 1,  
1.01, 2, 3.01, 6, 7, 13, 14 & 16 is in an area in need of redevelopment and meets the criteria  
specified in *N.J.S.A. 40A:12A-1 and N.J.S.A. 40A:12-3*, et seq., for determination as a  
Redevelopment Area, for the reasons including, but not limited to, the reasons set forth in the  
above-referenced Needs Study, and for the reasons set forth by the Combined Planning/Zoning  
Board and their professionals; and

**BE IT FURTHER RESOLVED**, that the Woodbury City Council hereby determines  
and designates Block 84, Lots 2, 4 & 4.01; Block 85, Lots 1, 2, 3, 4, 5, 24, 24.01, 24.02, &  
24.03; and Block 86, Lots 1, 1.01, 2, 3.01, 6, 7, 13, 14 & 16 as a Non-Condemnation  
Redevelopment Area pursuant to *N.J.S.A. 40A:12A-1, et seq.*

**BE IT FURTHER RESOLVED**, that the Municipal Clerk shall immediately forward a  
certified copy of the within Resolution to the Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk shall serve a Notice of  
Determination within ten (10) days of the adoption of the within Resolution upon each person  
who filed a written objection.

**BE IT FURTHER RESOLVED**, that the matter is referred back to the City of  
Woodbury Combined Planning/Zoning Board pursuant to *N.J.S.A. 40A:12A-7* to prepare a  
redevelopment plan.

**ADOPTED** at a regular meeting of the Mayor and City Council of the City of Woodbury  
on June 28, 2016.

**CITY OF WOODBURY**

By:   
\_\_\_\_\_  
**DAVID TROVATO, President of Council**

**ATTEST:**

  
\_\_\_\_\_  
**ROY DUFFIELD, City Clerk**