

**RESOLUTION 2021-89**

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF  
MAGNOLIA UPDATING THE DESIGNATED PARCELS OF THE MAGNOLIA  
BOROUGH WHITE HORSE PIKE REDEVELOPMENT STUDY AREA AS A  
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Borough Council may direct the Planning Board to conduct an investigation and public hearing to recommend whether certain areas of the Borough are in need of redevelopment pursuant to the procedures set forth at N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, The properties within the Redevelopment Area of the Borough of Magnolia were designated by Borough Council as a Non-Condemnation Area in Need of Redevelopment for Block 3.01 Lots 1-3, 49; Block 3.02 Lots 5-15; Block 3.03 Lots 8-16, 50; Block 3.09 Lots 19-22; Block 3.10 Lots 3-13; Block 3.11 Lot 40; Block 3.16 Lot 1; Block 4.00 Lots 13-18, 20-26; Block 4.01 Lots 13-24, 26; Block 4.03 Lots 29-34, 50-55; Block 4.05 Lots 1-3, 23-28; Block 5.00 Lots 1, 3, 4; Block 5.02 Lots 7-16; Block 5.04 Lots 1, 2, 5-9, 9.01, 12-25; Block 5.05 Lots 12, 17-20; Block 6.08 Lots 1, 7; Block 6.09 Lot 1; Block 6.10 Lots 2, 6,7, 13, 14 as identified on the Tax Map for the Borough of Magnolia in accordance with Resolution 2019-182 on November 6, 2019. The Preliminary Redevelopment Needs Investigation Report, dated March 2019, as well as the findings of fact in Resolutions 2019-09 provides an overview of the Borough's redevelopment planning process, a description of the study area, an outline of the redevelopment area and rehabilitation area criteria set forth in New Jersey's Local Redevelopment and Housing Law, a review of the relationship of the study area to the Borough's Master Plan and the State Plan, and each report explains the conditions that warranted the redevelopment designation; and


**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, additional properties within the Redevelopment Area of the Borough of Magnolia were designated by Borough Council as a Non-Condemnation Area in Need of Redevelopment for Block 3.02 Lots 5 & 6 as identified on the Tax Map for the Borough of Magnolia in accordance with Resolution 2020-204 on December 29, 2020. The Preliminary Redevelopment Needs Investigation Report, dated February 2020, as well as the findings of fact in Resolution 2020-10 provides an overview of the Borough's redevelopment planning process, a description of the study area, an outline of the redevelopment area and rehabilitation area criteria set forth in New Jersey's Local Redevelopment and Housing Law, a review of the relationship of the study area to the Borough's Master Plan and the State Plan, and each report explains the conditions that warranted the redevelopment designation and

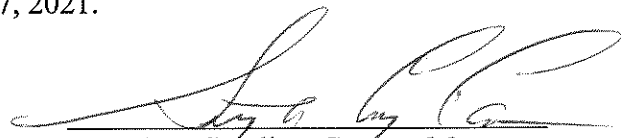
**WHEREAS**, after the adoption of the non-condemnation area in need of redevelopment, a letter was received by the property owner of Block 6.10 Lot 6, to be removed from the designated Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAGNOLIA BOROUGH COUNCIL, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:**

1. **WHEREAS**, a letter was received by the property owner of Block 6.10 Lot 6, to be removed from the designated White Horse Pike Redevelopment Area.
2. **THEREFORE**, pursuant to the Local Redevelopment and Housing Law, the Borough Council determines that properties within the White Horse Pike Redevelopment Area of the Borough of Magnolia are hereby as follows: Block 3.01 Lots 1-3, 49; Block 3.02 Lots 5-15; Block 3.03 Lots 8-16, 50; Block 3.09 Lots 19-22; Block 3.10 Lots 3-13; Block 3.11 Lot 40; Block 3.16 Lot 1; Block 4.00 Lots 13-18, 20-26; Block 4.01 Lots 13-24, 26; Block 4.03 Lots 29-34, 50-55; Block 4.05 Lots 1-3, 23-28; Block 5.00 Lots 1, 3, 4; Block 5.02 Lots 7-16; Block 5.04 Lots 1, 2, 5-9, 9.01, 12-25; Block 5.05 Lots 12, 17-20; Block 6.08 Lots 1, 7; Block 6.09 Lot 1; Block 6.10 Lots 2, 7, 13, 14; Block 3.02 Lots 5 & 6 as identified on the Tax Map for the Borough of Magnolia should be and hereby are designated as a non-condemnation area in need of redevelopment, as provided in N.J.S.A. 40A:12A-5(h) and N.J.S.A. 40A:12A-3.
3. The Borough Clerk shall forthwith transmit a copy of this Resolution to the Commissioner of Community Affairs, in accordance with N.J.S.A. 40A:12A-6.
4. Within ten (10) days of the adoption of this resolution, the Borough Clerk shall further serve a notice of the determination of the Borough Council to designate Block 3.01 Lots 1-3, 49; Block 3.02 Lots 5-15; Block 3.03 Lots 8-16, 50; Block 3.09 Lots 19-22; Block 3.10 Lots 3-13; Block 3.11 Lot 40; Block 3.16 Lot 1; Block 4.00 Lots 13-18, 20-26; Block 4.01 Lots 13-24, 26; Block 4.03 Lots 29-34, 50-55; Block 4.05 Lots 1-3, 23-28; Block 5.00 Lots 1, 3, 4; Block 5.02 Lots 7-16; Block 5.04 Lots 1, 2, 5-9, 9.01, 12-25; Block 5.05 Lots 12, 17-20; Block 6.08 Lots 1, 7; Block 6.09 Lot 1; Block 6.10 Lots 2, 7, 13, 14; Block 3.02 Lots 5 & 6, as identified on the Tax Map for the Borough of Magnolia, as a non-condemnation area in need of redevelopment upon each person, if any, who filed a written objection thereto and supplied an address to which notice can be sent.

**ADOPTED**, at a meeting of the Mayor and Council of the Borough of Magnolia, County of Camden, State of New Jersey held on April 7, 2021.

  
Daneen D. Fuss, Municipal Clerk  
Borough of Magnolia

  
Betty Ann Cowling-Carson, Mayor  
Borough of Magnolia

I, Daneen D. Fuss, Borough Clerk of the Borough of Magnolia, do hereby certify that the above is a true and correct copy of a resolution passed by the Mayor and Council of the Borough of Magnolia during a meeting held on April 7, 2021.

(SEAL)



Daneen D. Fuss, Municipal Clerk  
Borough of Magnolia