

RESOLUTION 2023-91

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF
MAGNOLIA AUTHORIZING THE REFERRAL OF THE AMENDED
REDEVELOPMENT PLAN TO THE BOROUGH OF MAGNOLIA PLANNING BOARD**

WHEREAS, on November 6, 2019 the Borough of Magnolia designated 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 a non-condemnation area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. pursuant to Resolution 2019-182; and

WHEREAS, on December 29, 2020 the Borough of Magnolia designated Additional properties within the Redevelopment Area of the Borough of Magnolia as a Non-Condemnation Area in Need of Redevelopment for Block 3.02 Lots 5 & 6 in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. pursuant to Resolution 2020-204; and

WHEREAS, the Borough of Magnolia updated the parcels in the Redevelopment Area and specifically removed Block 6.10, Lot 6 from the Redevelopment Area of the Borough of Magnolia as a Non-Condemnation Area in Need of Redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. pursuant to Resolution 2021-89; and

WHEREAS, on the Borough of Magnolia properties within the Redevelopment Area of the Borough of Magnolia as a Non-Condemnation Area in Need of Redevelopment now include 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 7-13; 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 in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, by letter dated May 13, 2021, the DCA Commissioner stated that the “area of determination is not located in an area in which development and redevelopment are encouraged pursuant to any State law or regulation. Therefore, pursuant to N.J.S.A. 40A:12A-6b(5)(c), a review of the delineated area has been conducted. Based on our review, the Borough’s determination is approved;” and

WHEREAS, the Borough Planner has prepared the Redevelopment Plan 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 7-13; 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 (the “Redevelopment Plan”); and

WHEREAS, Borough Council has reviewed and considered the recommendations of the Planning Board regarding the proposed Redevelopment Plan; and

WHEREAS, the Borough Planner prepared the amendment for the inclusion of the Self Storage Facility Uses as a permitted use for Block 5.02, Lots 11, 12, 13 and 14, along with associated standards into the Redevelopment Plan (the "Amended Redevelopment Plan"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, prior to adoption of the Redevelopment Plan, the Redevelopment Plan must be referred to the Planning Board for a consistency review with the Master Plan and to provide an opportunity for the Planning Board to make recommendations concerning any inconsistency with the Master Plan and concerning any other matters the Planning Board deems appropriate within 45 days of referral.

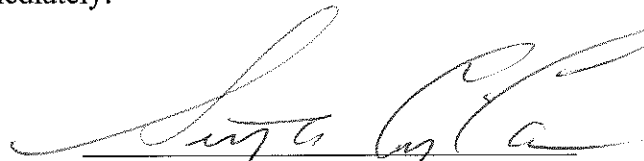
NOW, THEREFORE, BE IT ORDAINED, BY THE BOROUGH OF MAGNOLIA COUNCIL, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

1. The Amended Redevelopment Plan shall be transmitted to the Borough of Magnolia Planning Board for its review and recommendations pursuant to N.J.S.A. 40A:12A-7.
2. The Borough's staff and consultants are hereby authorized and directed to take all other administrative actions to implement this Resolution as are necessary and appropriate to accomplish its goals and intent.
3. This Resolution shall be effective immediately.

ADOPTED: February 1, 2023



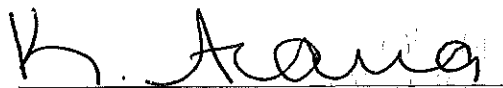
Krystel M. Arana
Municipal Clerk



Betty Ann Cowling-Carson
Mayor

CERTIFICATION

I, Krystel M. Arana, Municipal Clerk of the Borough of Magnolia, County of Camden, State of New Jersey, do hereby certify that the foregoing Resolution 2023-91 was duly adopted by the Mayor and Council of the Borough of Magnolia at a Regular Meeting held on Wednesday, February 1, 2023.



Krystel M. Arana
Municipal Clerk