

REDEVELOPMENT AREA MAP

Notes:
 1. MAPPING BASED ON CURRENT VERSION OF PLATE 3 OF THE BOROUGH OF MOUNT EPHRAIM TAX MAPS.
 2. REDEVELOPMENT AREA INVESTIGATION AUTHORIZED BY GOVERNING BODY RESOLUTION NO. 21-35 ADOPTED APRIL 1, 2021



STATEMENT SETTING FORTH THE BASIS FOR THE JOINT LAND USE BOARD'S PRELIMINARY REDEVELOPMENT INVESTIGATION

THE BOROUGH COUNCIL CONTINUES TO SEEK TO ATTRACT NEW BUSINESSES AND PROMOTE REDEVELOPMENT AND BEAUTIFICATION PROJECTS THROUGHOUT MOUNT EPHRAIM BOROUGH, THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN PRIORITIZES REDEVELOPMENT AND REINVESTMENT IN PA-1 AREAS (SUCH AS MOUNT EPHRAIM BOROUGH) SO THAT THE COMMUNITY'S VIABILITY IS MAINTAINED AND, HOPEFULLY, ADVANCED.





THE MOUNT EPHRAIM BOROUGH MAYOR AND BOARD OF COMMISSIONERS FORMALLY RESOLVED TO EXPLORE WHETHER THE HIGHLIGHTED BLOCKS AND LOTS WITHIN THE BOROUGH MAY POTENTIALLY QUALIFY AS AN "AREA IN NEED OF REDEVELOPMENT" UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. SPECIFICALLY: BLOCK 34, LOTS 3, 4, 5, 6, 7, 8, 9.01, 9.02, 10, 11, 12 AND 19

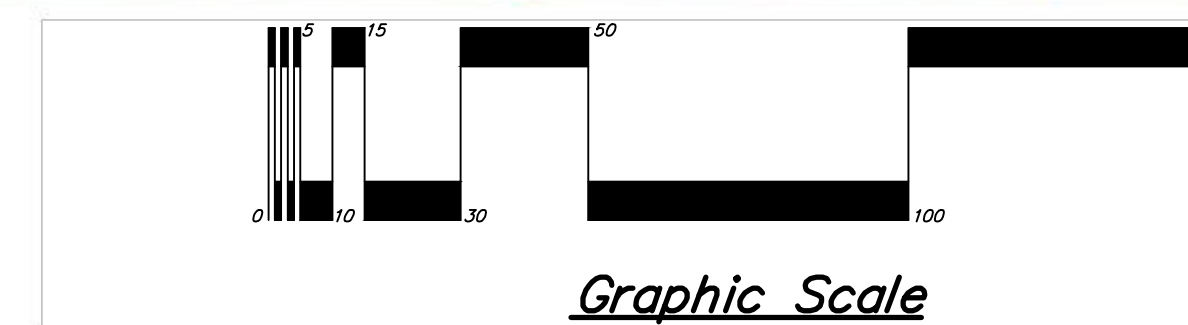
THE MAYOR AND BOARD OF COMMISSIONERS FORMALLY REFERRED THE MATTER TO THE JOINT LAND USE BOARD AND DIRECTED THE BOARD TO UNDERTAKE THE PRELIMINARY INVESTIGATION REQUIRED BY LAW, AND TO CONDUCT A PUBLIC HEARING, SO AS TO DETERMINE WHETHER THE PROPERTIES WHICH ARE SHADED ON THIS MAP QUALIFY AS "AREAS IN NEED OF REDEVELOPMENT" UNDER THE CRITERIA SET FORTH IN N.J.S.A. 40A:12A-5

THIS MAP HAS BEEN PREPARED BY A PROFESSIONAL PLANNER RETAINED BY THE PLANNING BOARD PURSUANT TO N.J.S.A. 40A:12A-6, IN ORDER TO AFFORD ALL INTERESTED PERSONS AND AFFECTED PROPERTY OWNERS AN OPPORTUNITY TO VIEW THE LOCATION OF ALL LOTS WHICH ARE THE SUBJECT OF THE BOARD'S CURRENT REDEVELOPMENT INVESTIGATION. THE BOARD'S INVESTIGATION WILL BE HEARD AT A REGULARLY SCHEDULED MEETING OF THE PLANNING BOARD, THE TIME AND DATE OF WHICH WILL BE PUBLISHED TWICE AS REQUIRED BY LAW. IN ADDITION, AFFECTED OWNERS OF THE SUBJECT PROPERTIES WILL RECEIVE INDIVIDUAL NOTICE AT LEAST 10 DAYS PRIOR TO THE HEARING. THE PUBLIC IS INVITED TO ATTEND AND PROVIDE THE PLANNING BOARD WITH ITS ORAL OR WRITTEN COMMENTS.

IMPORTANT NOTE: THE REDEVELOPMENT AREA DETERMINATION SHALL AUTHORIZE THE BOROUGH OF MOUNT EPHRAIM TO USE ALL OF THOSE POWERS PROVIDED BY THE NEW JERSEY LEGISLATURE FOR USE IN A REDEVELOPMENT AREA, INCLUDING THE POWER OF EMINENT DOMAIN (HEREINAFTER REFERRED TO AS A CONDEMNATION REDEVELOPMENT AREA).

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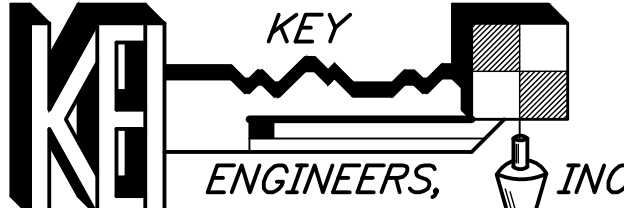
-  Study Limits
-  Parcels Data (Block and Lot)
-  County Boundaries
-  Roads NJ (Centerlines)



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New Jersey Department of Environmental Protection

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REV.	DATE	DESCRIPTION	DRWN.	CHKD.
		Redevelopment Area Map		
		Block 34		
		Lots 3, 4, 5, 6, 7, 8, 9.01, 9.02, 10, 11, 12 and 19		
		Borough of Mount Ephraim		
		Camden County, New Jersey		
DATE: July 30, 2021	DRAWN BY: S. Hebbner	CHKD. BY:	SCALE: AS NOTED	
PROJECT No: 43-12	FIELD BOOK/PAGE #		SHEET No. 1 OF 1	
ROBERT SCOTT SMITH				
PROFESSIONAL LAND SURVEYOR				
NEW JERSEY LICENSE No. 35403				
NJ PROFESSIONAL PLANNER No. 4944				
				
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				DATE _____

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