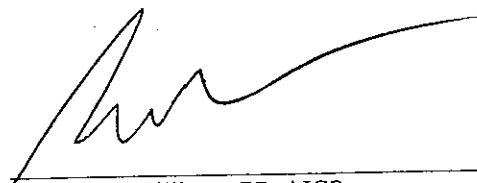


Eastern Edge Redevelopment Plan

Division of Planning, Department of Development and Planning



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Eastern Edge Redevelopment Plan

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This report acknowledges and incorporates key elements based on the previous work of Ms. Gail Elbert, PP, AICP, Camden County Improvement Authority (1995)

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TABLE OF CONTENTS

	Pg.
<i>I. Study Area and Boundary Description</i>	4.
<i>II. Determination of Need Findings and Conclusions</i>	5
<i>III. Redevelopment Plan Objectives</i>	6.
<i>IV. Plan Projects and Development Staging</i>	7.
<hr/>	
<i>V. Proposed Use Regulations</i>	12.
<i>VI. Public Improvements</i>	12.
<i>VII. Property Acquisitions</i>	12.
<i>VIII. Types of Proposed Development Actions</i>	13.
<i>IX. General Provisions of the Plan</i>	16.
<i>X. Provisions to meet State and Local Requirements</i>	19.
<i>XI. Timelimits</i>	23.
<i>XII. Procedures for amending the Plan</i>	24.
<i>XIII. Supersedence, repeal, severability statements</i>	24.

Maps

- 1. Local Context Map*
- 2. Study Area Map*
- 3. Proposed Project Map*

I. STUDY AREA AND BOUNDARY DESCRIPTION

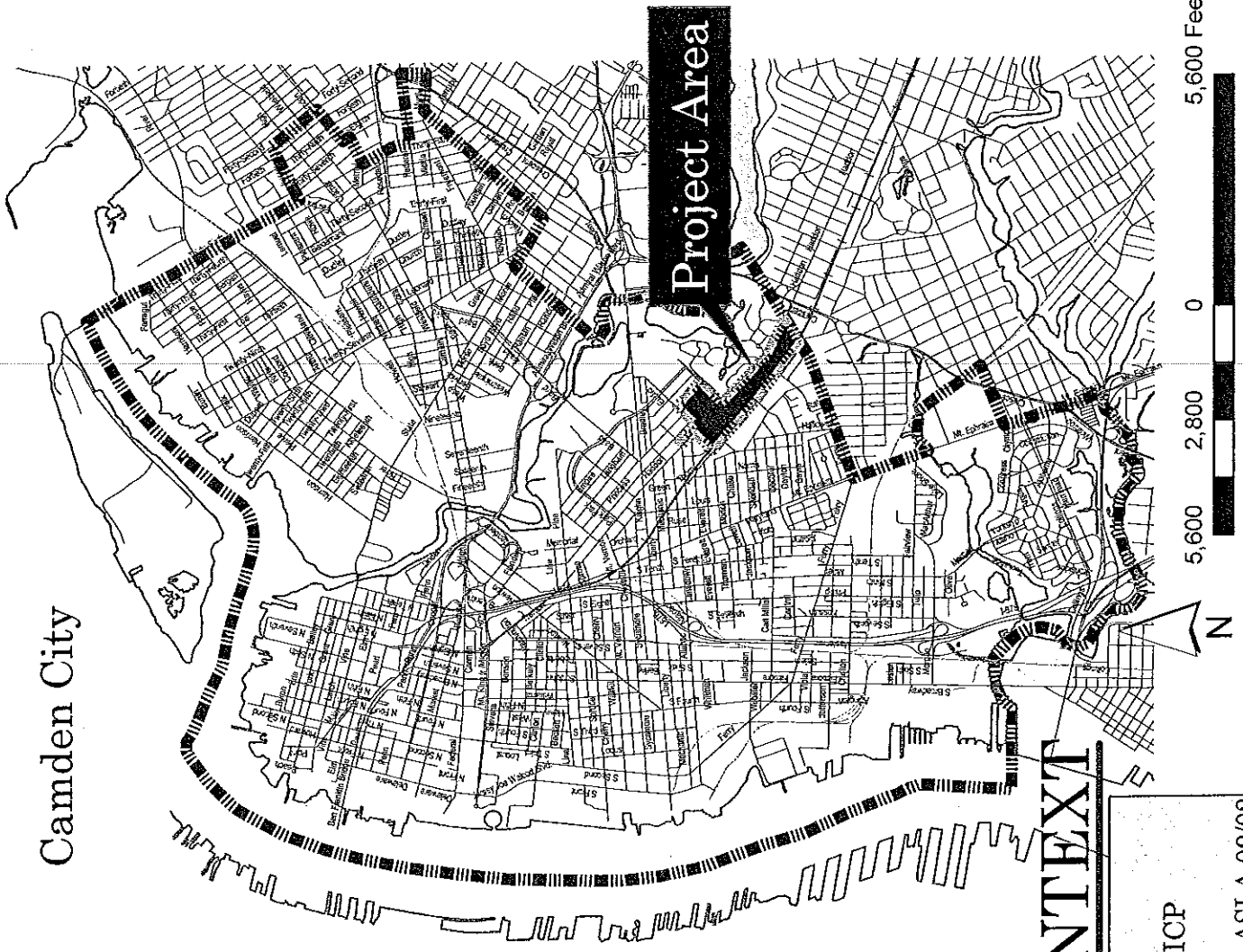
The Eastern Edge Study area is located in the Parkside neighborhood of the City of Camden. The study area is positioned in Census Tract 6014. The boundaries of the study area include Ormond Ave. to the North, Ferry Ave. to the East, PATCO Right of Way to the South, Lansdown Ave. to the West. *See Maps #1 and 2. (Local Context) (Study Area)*

<u>Tax Block</u>	<u>Tax Lots</u>
1279.01	1,2,3,4,5,6,8,14,16,17,23,24,25
1300	82,83,84,90,91,93,94,95,99
1301	1,2
1381	1,2,3,24,26,27,28,29,30,31
1382	4,5,6,7, 7.01,8
1383	1,2,3,6,10,12,78

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City of Camden, New Jersey

Camden City



LOCAL CONTEXT

Project Planner
Edward C. Williams, AICP

GIS Mapping: Ayo Ayorinde, ASLA 09/02

City of Camden, New Jersey

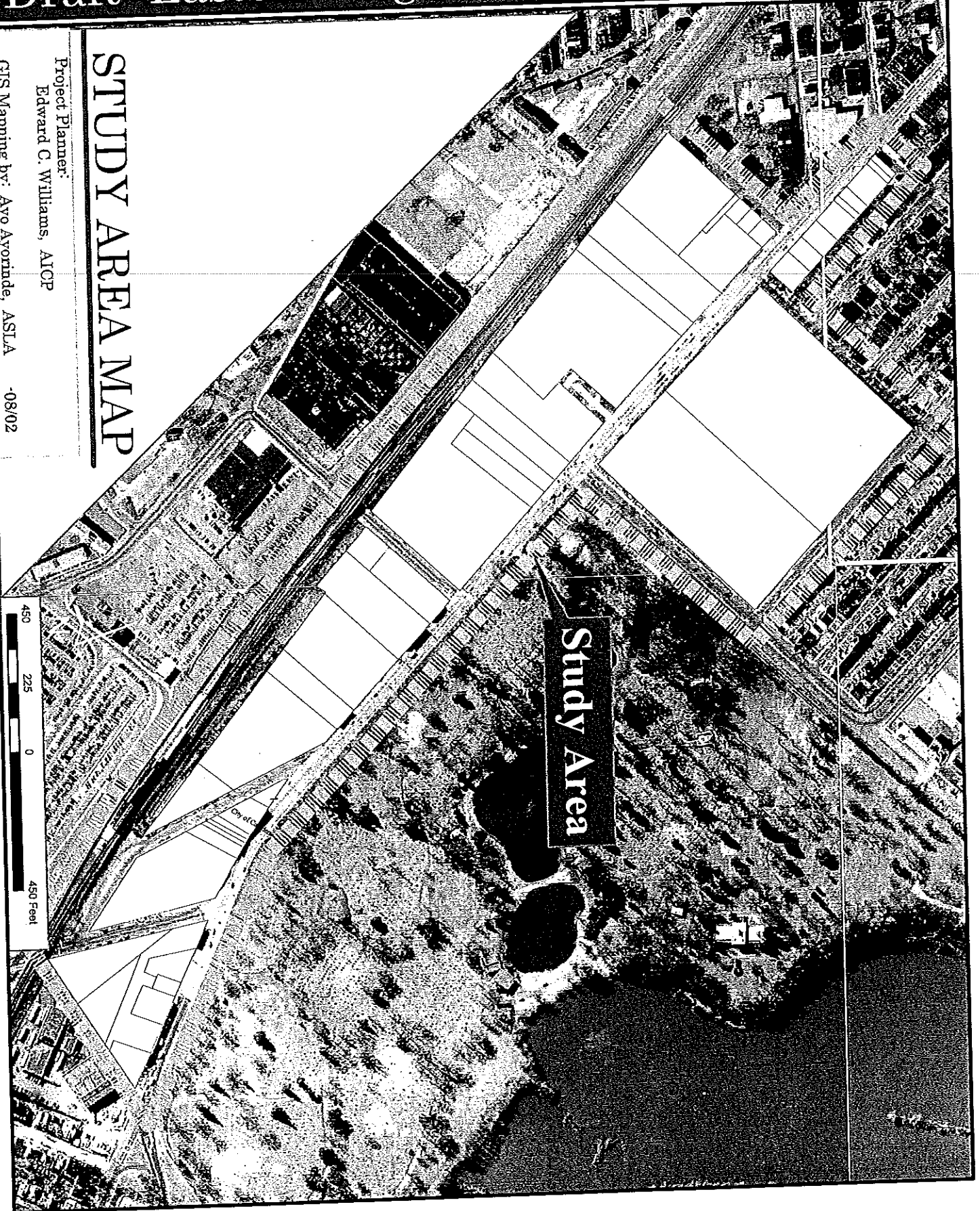
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STUDY AREA MAP

Project Planner:

Edward C. Williams, AICP

GIS Mapping by: Ayo Ayorinde, ASLA -08/02



Study Area



II. DETERMINATION OF NEED FINDINGS AND CONCLUSIONS

The Eastern Edge Area in Need of Redevelopment Study provided sufficient evidence that determined this area to be an area in need of redevelopment pursuant to NJSA 40A:12A-1.

- ✓ Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of soil, is not likely to be developed through the instrumentality of private capital.

The study revealed approximately four properties owned by the City of Camden (**Block:1279. Lots 1,2,5, and 6**) and one property owned by the Delaware River Port Authority (**Block: 1383, Lot 78**). The study area also revealed several acres of vacant unimproved land in the western portion of the area.

- ✓ Areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use of obsolete layout, or any combination of these and other factors, are detrimental to the safety, health, morals or welfare of the community.

Industrial properties and vacant open lot parcels in the eastern portion of the study area presents a negative influence. *These properties include: Block: 1326: Lot: 6 and Block:1279, Lots 1,2,5, and 6.*

- ✓ In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zone Act".

Owners of properties located on Haddon Ave. between Lansdown Ave and Ferry Ave., Old White Horse Pike and New White Horse Pike are currently qualified for benefits under the NJ Enterprise Zone Program.

III. PLAN CONCEPTS

This redevelopment plan will accomplish the following three objectives.

- 1. To qualify targeted redevelopment sites for Bond Financing.*
- 2. To qualify targeted sites on Haddon Ave. for Urban Enterprise Zone funding.*
- 3. To serve as a marketing tool to leverage all other applicable funding sources.*

IV. PROJECT PLAN AND DEVELOPMENT STAGING

The Eastern Edge Redevelopment Plan presents an excellent opportunity to define and execute the following project action steps that will enhance the marketability and aesthetic integrity of this redevelopment area. These projects include the resubdivision of the redevelopment area, as may be required to undertake proposed development; construction of a multi-faceted hospital development project; and the construction of site improvements. *See Map #3 (Project Map)*

A. Description of the Project

In order to meet the needs of patients and physicians for the next generation, Our Lady of Lourdes Medical Center proposed to construct a 99,000 square foot expansion on the site of the current School of Nursing Building, which will be renovated. The total direct costs will be \$45 million.

The expansion is required to accommodate the urgent need for additional beds, operating rooms and support services. This need is brought on by the tremendous growth the hospital has experienced in recent years in both invasive cardiac services as well as general medical/surgical services. This state of the art facility will position Lourdes to be the premier of hospital services in the southern New Jersey region in the coming decades.

B. Problems

The key problems with the facility are as follows:

- The critical care beds at the Medical Center are inadequate in number and size. For the last two years, the beds have operated at 95% of capacity. In addition, the current square footage per critical care bed, in an open unit style, is approximately 110 square feet, while the current standards are double that size.
- The operating rooms at the Medical Center were built in 1976, in the infancy of the cardiac surgery and organ transplantation programs. The existing operating rooms range in size from 400-500 square feet, while today's standard is 600 square feet. The operating rooms strain every day to accommodate the volume, sophisticated

machinery, advanced technology and skilled staff required for a 21st century surgery program.

- The Medical Center does not operate any more medical/surgical beds than it did 15 years ago when the last major facility expansion/renovation project was completed. Yet, there are 50% more admissions annually at the Medical Center today than at that time. Although the average number of days a patient stays in the hospital has declined dramatically in the last decade, the hospital still has a severe shortage of medical/surgical beds, as evidenced by the ED divert situation. The existing rooms with medical surgical beds at OLLMC are all double occupancy and range in size from 180-225 square feet. New medical/surgical rooms today are 50% larger and for many hospitals the standard is becoming single occupancy rooms.
- Whereas new cardiac catheterization and electrophysiology labs have been built in recent years, they have been added in a less than optimal way. Cardiac diagnostic testing and therapeutic procedures are preformed in laboratories in six separate locations throughout the facility. Furthermore, the existing labs are operating at capacity.

C. Solution

The plan calls for implementing the expansion by constructing a 4 story, 99,000 square foot facility on the site of the current School of Nursing building, which will be demolished. The new building, which will be adjacent to the existing Medical Center, will also be linked to the North Building of the Medical Center. Extensive renovations (17,000 square feet) will be made to the 3rd floor of the North Building. The entire project will include:

- Two new 600 square foot operating rooms will be built to accommodate the further development of the cardiac, transplant and orthopedic surgery services. These rooms are sized to accommodate robotic surgery as it is implemented in the future. The existing operating room and recovery space will be renovated to accommodate today's technology in other surgical product lines.
- A net increase of 20 critical care beds will be created by building 31 new state of the art critical care rooms and reducing the existing critical care unit from 22 to 11 beds.

The existing unit will be renovated to meet current size standards. The net result will be that the number of critical care beds will be nearly doubled (i.e., going from 22 to 42) and the square feet associated with each bed conform to the current size standards.

- The new critical care beds will be built in a way that the level of care patients receive will be modified by changes in staffing levels and will not require patients being transferred among units.
- The surgical and ambulatory procedure suites will be consolidated on the third floor of the Medical Center.
- One new cardiac catheterization lab will be added, and the cardiac cath function will be consolidated within the new surgical corridor. The added capacity and enhanced operations will streamline cardiac transfers from community hospitals.
- There will be 69 new state of the art telemetry and medical/surgical beds. The rooms in the new building, which will be ready for occupancy in early 2005, will be 280 square feet each, which will accommodate either single or double occupancy. This may permit the conversion of some of the existing medical/surgical rooms in the Medical Center, which are 176 square feet, from double occupancy to single occupancy.

Project Costs

Professional fees (excluding Design Build Fee)	\$ 3,012,900
Construction (including Design Build Fee)	
New Construction	\$28,974,225
Renovations	\$ 4,312,875
	\$33,287,100

Owners Costs

Hazardous Material Abatement, Testing And Inspection, Builders Risk Insurance, Utilities, and Contingency.	\$ 700,000
Equipment	<u>\$ 8,000,000</u>
Total Direct Project Costs	\$45,000,000

Capitalized Interest	<u>\$ 3,000,000</u>
Total Direct Project and Financing Costs	<u>\$48,000,000</u>

Bed Configuration

The following table shows the development of beds over the implementation of this expansion project.

Footnotes to Bed Configuration Table:

- A. Twelve additional telemetry beds will be implemented by 1/1/2003 by converting rehabilitation beds on 2 North.
- B. Eight additional general medical/surgical beds will be implemented by 1/1/2003 by staffing 5 and 6 North for the maximum number of medical /surgical beds.
- C. The 156 telemetry beds and 126 medical/surgical beds (total of 282 beds) will consist of 36 private rooms and 246 semi-private rooms. The location of the 36 private rooms will be determined as the project develops. All rooms in the expansion project will have semi-private capability to maximize flexibility in the future.
- D. The existing 22 critical care beds will be right sized to 11. There will be an additional 31 critical care beds as part of the expansion project for a total of 42.

Marketing

Marketing for this facility expansion project will be implemented in phases, beginning with the official public announcement of our plans (Summer 2002) and continuing through the official opening of the new facility in 2005. Key audiences including admitting and referring physicians, current and future associates, patients, volunteers, donors, neighbors, civic leaders, and elected officials will be kept informed of the construction progress. Marketing vehicles will include periodic presentations, written updates in associate and community publications, and a special new section of the Lourdes Health System web site to provide real time updates, photos, and "virtual tours"

of our new facility. Media events will include the announcement of our plans, demolition of the existing School of Nursing, groundbreaking for the new facility, a steel beam “signing” ceremony, and the new building’s official dedication. The dedication will include several “Open Houses” for various constituencies. A few months prior to the official opening of the building, key information about the benefits of this new facility will be incorporated into all OLLMC paid advertising.

Construction Project

This project will be implemented utilizing a Design Build contract with the L.F. Driscoll Company. Under this contract format, the owner derives certain distinct advantages compared to the traditional Construction Management format. These advantages include the following most cost risks are shifted to the Design Builder; the design consultants work for the Design Builder rather than the Owner which simplifies communication and minimizes misunderstandings; and change orders due to design errors are eliminated. This approach worked quite well to complete a previous operating room and critical care expansion project at Rancocas Hospital on time and under budget. Lourdes senior staff will meet biweekly with the L.F. Driscoll team to also complete this project on time and within budget.

Timeline

Existing Facility

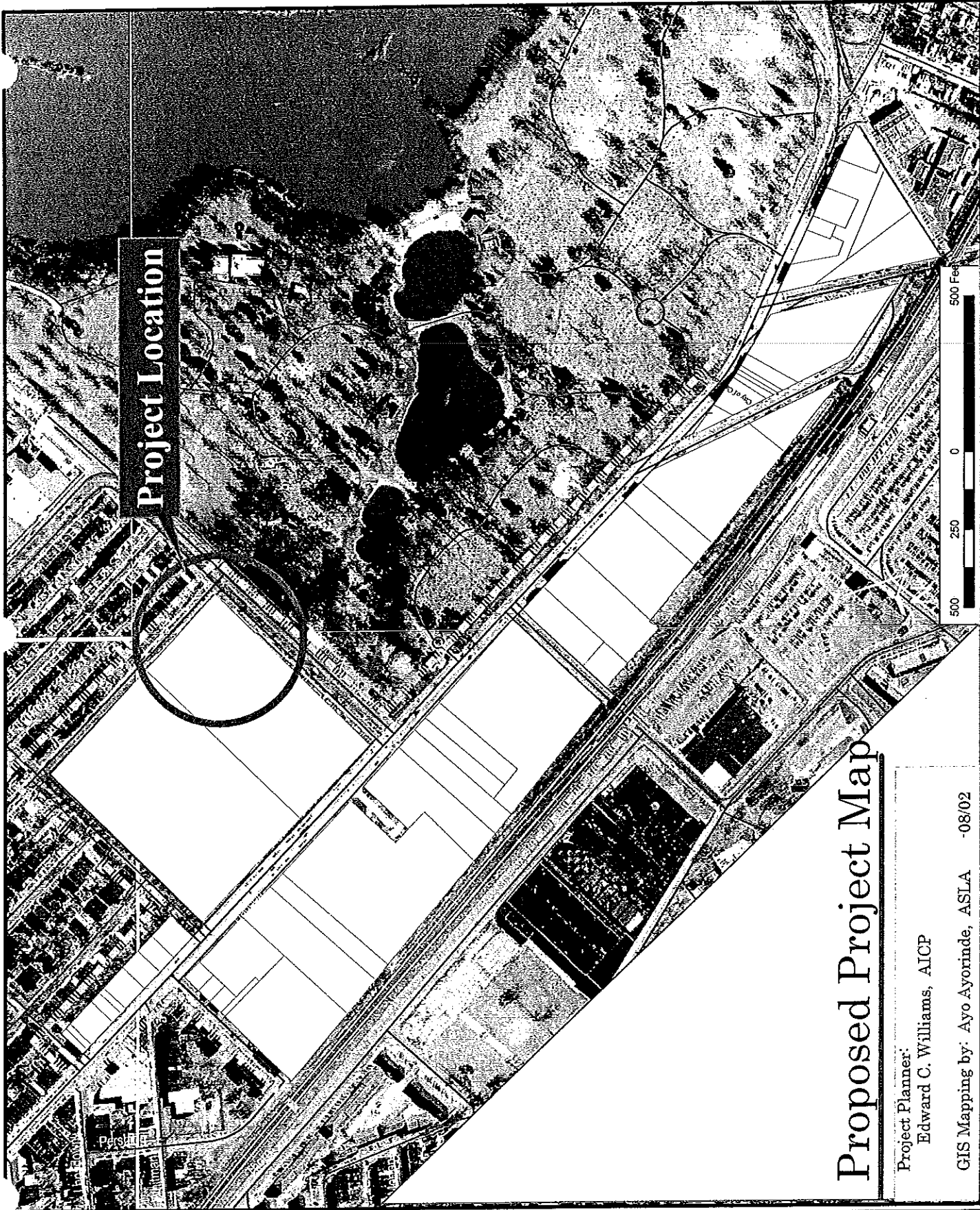
Establish Orthopedic Joint Replacement Institute	2002
Add 20 medical surgical beds	2003

Expansion Project

Vacate and Demolish School of Nursing	Summer/Fall 2002
Complete Architectural and Engineering Design	Fall 2002
State and Local Approvals	Fall 2002
Complete Financing	Fall 2002

Draft: Eastern Edge Redevelopment Study

City of Camden, New Jersey



Project Location

Proposed Project Map

Project Planner:

Edward C. Williams, AICP

GIS Mapping by: Ayo Ayorinde, ASLA -08/02

Begin Construction	Early 2003
Complete Construction	Late 2004
(20 additional critical care beds added	
49 additional medical surgical beds added	
Mobilize new facilities for patients	Early 2005

V. PROPOSED USE REGULATIONS

All proposed development must be consistent with the City of Camden Zoning and Land Use Ordinance of 1978. The development shall be reviewed and approved by the Camden Redevelopment Agency, the Architectural Review Committee, the City of Camden Planning Board, and or the Zoning Board of Adjustment and shall receive all necessary approvals and permits before construction shall commence.

VI. PUBLIC IMPROVEMENTS

Improvements within the Redevelopment area will be required to compliment and support future development. Although the City's capital improvement program may augment proposed development, it is expected that developers provide and support a significant share of these costs. The Camden Redevelopment Agency, the City of Camden, and other public entities may engage in capital projects to provide greater incentives to prospective developers.

VII. PROPERTY ACQUISITIONS

The acquisition of real property is customarily the basis upon which redevelopment plans accomplish its multiple plan concepts and projects. A considerable number of properties considered in the Eastern Edge Area in Need of Redevelopment Study and the Redevelopment Plan is privately owned by Our Lady of Lourdes Hospital, Lourdes Ancillary Services, and the City of Camden. The Eastern Edge Redevelopment Plan requires no acquisition of privately owned property to accomplish its objectives.

VIII. TYPES OF PROPOSED REDEVELOPMENT ACTIVITIES

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, the municipality, redevelopment entity designated by the governing body or any other agencies with redevelopment powers may proceed with the clearance, replanning, development and redevelopment of the area designated in the plan. In order to carry out and effect the purposes of this act and the terms of this redevelopment plan, the municipality, designated redevelopment entity or an approved public agency may:

1. Undertake redevelopment projects, and for purpose issue bonds in accordance with provisions of section 29 of P.L. 1992, C-79.
2. Acquire privately held parcels and property that are vacant or underutilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support commercial and residential development.
3. Form a public private partnership for development of this redevelopment project area.
4. Provide public improvements necessary to support redevelopment.
5. The Camden Redevelopment Agency or an appropriate public entity will select a redeveloper to implement all or part of the projects for the Redevelopment area, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
6. Enter upon any buildings or property in the redevelopment area, to conduct investigations or make surveys, soundings or test bores necessary to carry out the purposes of this plan.
7. Acquire by condemnation any land or buildings which are necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971".
8. Clear any area owned or acquired, and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
9. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, surveyors or other consultants, to carry out redevelopment projects.

10. Arrange a contract with public agencies or redevelopers for replanning, construction, or undertaking of any project or redevelopment work, or any part thereof.
11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including where applicable the incurred in conjunction with bonds, notes, or other obligations issued by the redevelopment entity, and to secure payment of such revenue as part of any such arrangement or contract.
12. Provide for extension of credit, or making loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers.
13. Arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys or other places, or for the furnishing of facilities for the acquisition by such agency of property options or property rights, or for furnishing of property or services in connection with this redevelopment plan.
14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
15. Arrange or contract with a public agency for relocation of residents, industry, or commerce displaced from or within a redevelopment area, pursuant to the "Relocation Assistance Law of 1967" and the Relocation Assistance Act, P.L. 1971.
16. Make consistent with this plan, plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and plans for enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, and the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
17. Publish and disseminate information concerning any redevelopment area, plan or project.
18. Improve vehicular circulation in the redevelopment area through roadway (re) design, improved signal timing, signage and paving.
19. Improve the infrastructure and streetscape on adjacent streets as new residential development and renovations take place.
20. Demolish acquired housing that can not be cost effectively renovated, or are located so as to impede the development of new retail services.

21. Rehabilitate vacant housing that can be cost effectively renovated for residential use.
 22. Develop residential prototypes for new block construction and infill housing.
 23. Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
-

IX. GENERAL PROVISIONS OF THE PLAN

1. The Camden Redevelopment Agency, the City of Camden Planning Board and or the Zoning Board of Adjustment specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the Redevelopment area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:D53. Such performance guarantees shall be approved by either the City attorney, or attorney of the Camden City Planning Board. The amount of such performance guarantees be determined by the City and shall be sufficient to assure completion or improvements within two years of final site plan approval.
3. Interim uses may be established, subject to finding by the City of Camden Planning Board that such use will not have any adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time period during which the interim use will be permitted. No such approval shall be granted for more than two years; extensions may be granted by the Board for a maximum of two additional one-year periods.
4. Subdivisions of lots and parcels of land within the Redevelopment area shall be in accordance with requirements of this plan, the Zoning and Land Use Ordinance of the City of Camden. If parcels are combined that include the use of taking of public right-of-way, thus interfering with existing circulation patterns, and in creating a new

block, the developer shall also be required to comply with the Zoning and Land Use Ordinance, as if the developer were proposing a subdivision of portion thereof.

5. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguard, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to the public health, safety or general welfare.
7. No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency, the City's Department of Utilities, and or the Camden City Planning Board and Zoning Board of Adjustment.
8. The developer of a specified project within the Redevelopment Area shall submit, if needed, a storm water management plan as part of the design submission for review by the Department of Utilities or designated reviewing agency. Storm water management in the Redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.
9. No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any of his/her successors or assignees, whereby land within the project area is restricted by the Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the deposition agreements.

10. Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of the Redevelopment Plan shall not subject to the requirements and the Redevelopment Plan.

11. These general provisions do not apply to State of New Jersey authorities or bi-state agencies.

X. PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

A. Statutory Requirements

1. Relationship to Definite Local Objectives: This redevelopment plan is comprehensive and sufficiently complete to indicate redevelopment, improvements, conservation or rehabilitation, zoning and planning changes, building requirements, and the plan's relationship to local objectives in respect to appropriate land uses, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.

2. Proposed Land Uses and Building Requirements: The Redevelopment Plan includes maps and text sufficient to describe the proposed land uses and building requirements with the project area.

3. Relocation Provision: Though no relocation is currently anticipated, if necessary, the City of Camden, through its services of the Redevelopment Agency staff, will provide displaced families, businesses, individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. Families, businesses, and individuals being displaced will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", P.L. 1967, C.79 and Relocation Assistance Act, P.L. 1971, C.362.

4. Identification of Property to be acquired: If necessary, the redevelopment plan is sufficient to identify any properties within the Redevelopment area proposed to be acquired.

5. Relationship to other plans: As this redevelopment plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic development, job creating, and environmental

protection concerns of Camden City, its contiguous municipalities, and the County. The proposed plan also conforms with the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985. That plan's goal to revitalize urban centers, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area, is exactly what this redevelopment plan hopes to achieve. This redevelopment plan also follows from and conforms to the neighborhood revitalization objectives, plans, and projects outlined in the Cramer Hill Strategic Plan.

6. Relationship to the Municipal Land Use Law: This redevelopment plan describes its relationship to the Municipal Land Use Law and creates no conflict with development regulations.

7. City of Camden Comprehensive Plan: Proposals of this plan conforms with the intents of the general plan for the municipality, and is consistent with the "Future-Camden, Comprehensive Master Plan, 2002-2022.

8. Civil Rights and Affirmative Action: The Camden Redevelopment Agency agrees to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act.

B. Conformance

This redevelopment plan is substantially consistent with the City of Camden Comprehensive Plan, Future-Camden and other relevant plans, and is designated to effectuate them. The Comprehensive Master Plan, Future-Camden is the relevant plan for the subject area.

C. Compliance with Development Regulations

1. The redevelopment entity and the Redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment, including but not limited to NJSA 40:55D-1 et seq. And 40A:12A-1 et seq.
2. The designated Redevelopment Entity or Redeveloper shall agree to comply with applicable application submission requirements, design standards and development regulations of the City of Camden, County of Camden, and State of New Jersey, except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13.)
3. The City of Camden Planning Board or Zoning Board of Adjustment shall review and approve all plans and specifications for development with respect to conformance with this plan.
4. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Camden City Planning Board.
5. The designated Redeveloper shall agree to comply with all design standards and development regulations established in this plan for the Redevelopment Area.
6. Conformance is not applicable for State of New Jersey authorities or bi-state agencies.

D. Designation of Redevelopment Entity

1. The governing body of the City of Camden has designated the Camden Redevelopment Agency to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan as the Redevelopment Area (N.J.S.A. 40:12A-4).

2. When necessary for the implementation of this plan, the Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this redevelopment plan. (N.J.S.A. 40A:12A-4(c)).
3. The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this plan. The redeveloper shall further agree not lease, sell, or transfer interest acquired, or any thereof, without prior written approval of the Camden Redevelopment Agency.
4. These provisions do not apply to State of NJ Authorities or bi-state agencies.

XI. TIME LIMITS

A. REASONABLE TIME FOR DEVELOPMENT

1. The redeveloper of a specific project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in a contract between the Camden Redevelopment Agency, or other designated agency, and the chosen private, quasi public, or public sector developer (s).
-

B. EXPIRATION OF THIS REDEVELOPMENT PLAN

1. Provisions of this plan specifying redevelopment in the study area, and requirements and restrictions with respect thereto, shall be in effect for a period of 25 years from the date of approval of this plan by the City Council of the City of Camden.
2. These limits do not apply to State of New Jersey Authorities or bi-state agencies.

XII. PROCEDURES OR AMENDING THE PLAN

This redevelopment plan may be amended from time to time upon compliance with requirements of all applicable laws, provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with the Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such a plan or its proposed amendment (s). Whether an amendment to the Plan materially an owner with an interest in the Redevelopment Area will be decided solely by the City. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-7)

XIII. SUPERSEDEANCE, REPEAL AND SEVERABILITY STATEMENTS

1. All ordinances or parts of ordinances inconsistent with the Redevelopment plan are repealed to the extent of such inconsistency only.
2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this redevelopment plan differ in content from provisions set forth in the zoning law, provisions of this plan – unless other specified – shall prevail.
3. If any provision or regulation of this redevelopment plan shall be judged invalid by a court of competent jurisdiction, such order or judgement shall be affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this redevelopment plan, which shall remain in full force and effect. To this end, the provisions of each article, section, subsection, paragraph, subdivision or clause of this redevelopment ordinance are hereby declared severable.

