

DB:dh
10-08-24

RESOLUTION MC-24: 9746
On Motion Of: Fajio Leyba-Martinez
APPROVED: October 8th, 2024

**RESOLUTION DECLARING BLOCK 405, LOTS 1, 7, 8 AND 11
AS AN AREA IN NEED OF REDEVELOPMENT
AND AMENDING THE GATEWAY REDEVELOPMENT AREA
TO INCLUDE BLOCK 405, LOTS 1, 7, 8 AND 11**

WHEREAS, N.J.S.A. 40A:12A-6(a), et seq., authorizes the governing body of a municipality, by resolution to have its Planning Board conduct a preliminary investigation to determine whether the proposed area is a redevelopment area in need of redevelopment for any areas of the municipality for the purpose of developing a redevelopment plan; and

WHEREAS, the City Council of the City of Camden by Resolution adopted on August 13, 2024 directed its Planning Board to conduct an investigation and study for the purpose of whether Block 405 and Lots 1, 7, 8 and 11 (the "Study Area") qualify as a non-condemnation area in need of redevelopment and to include the Study Area in the Gateway Redevelopment Area; and

WHEREAS, at a special meeting of the Planning Board on September 23, 2024, the Planning Board considered this matter in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, the Planning Board Resolution adopted on September 23, 2024 found that the Study Area qualifies as a non-condemnation area in need of redevelopment; recommends the City declare the Study Area as a non-condemnation area in need of redevelopment, to include the Study Area in the Gateway Redevelopment Area; and, to amend the City's Zoning Map to reflect the same; and

WHEREAS, the Planning Board also reviewed the Block 405 Amendment to the Gateway Redevelopment Plan (the "Plan Amendment") and its Resolution adopted on September 23, 2024 found that the Plan Amendment is not inconsistent with, and is substantially consistent with the master plan and is designed to effectuate the master plan; recommends the City adopt the Plan Amendment (by ordinance); and, to amend the City's Zoning Map to reflect the same; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that:

1. The Study Area is hereby designated as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6.
2. The Study Area shall be included in the Gateway Redevelopment Area.
3. The City's Zoning Map shall be amended to reflect that the Study Area is in the Gateway Redevelopment Area, and subject to the Gateway Redevelopment Plan as amended by the Block 405 Amendment to the Gateway Redevelopment Plan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:12A-6(b)(5)(c), a true copy of this Resolution shall be forwarded to the Commissioner of New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), a true copy of this Resolution shall be served, within 10 days, upon all record owners of property located within the Study Area, and those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.


DANIEL S. BLACKBURN
City Attorney


ANGEL FUENTES
President, City Council

ATTEST:

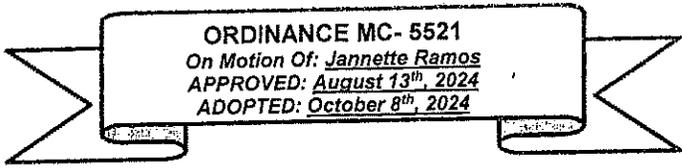
LUIS PASTORIZA
Municipal Clerk

I, LUIS PASTORIZA, MUNICIPAL CLERK OF THE CITY OF CAMDEN, DO HEREBY CERTIFY, that the foregoing is a true copy of a resolution entitled "Resolution declaring Block 405, Lots 1, 7, 8 and 11 as an area in need of redevelopment and amending the Gateway Redevelopment Area to include Block 405, Lots 1, 7, 8 and 11" adopted by the Council of the City of Camden, at this 3rd day of December, 2024. taken from and compared with the original now on file in my office.



Luis Pastoriza, Municipal Clerk

IN TESTIMONY WHEREOF, I have thereunto set my hand and affixed seal of the City of Camden, at this 3rd day of December, 2024.



05-2

DB:dh
08-13-24

**AN ORDINANCE AMENDING THE GATEWAY REDEVELOPMENT PLAN (MC-4166)
REGARDING TAX BLOCK: 405, LOTS 1, 7, 8 AND 11 ON THE
CAMDEN CITY MUNICIPAL TAX MAP**

WHEREAS, the Gateway Redevelopment Plan was adopted by Ordinance MC-4166 on April 27, 2006 by the City Council of the City of Camden; and

WHEREAS, the City Council of the City of Camden requested that the Planning Board of the City of Camden study a proposed amendment to the Gateway Redevelopment Plan for the Gateway Redevelopment Area; and

WHEREAS, the amendment proposes to include Tax Block 405, Lots 1, 7, 8 and 11 on the "to be acquired" list of the Gateway Redevelopment Plan and considers it to be in the best interest of the City to amend the Gateway Redevelopment Plan to include Tax Block 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map; now, therefore

BE IT ORDAINED, by the governing body of the City of Camden that:

SECTION 1. City Council of the City of Camden hereby approves the Amendment and the proposed Amendments to the Gateway Redevelopment Plan regarding Tax Block 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map attached hereto.

SECTION 2: Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 3. All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4: If any standards, controls, objectives; land uses, permitted uses, and other restrictions and requirements called for in this Amendment to the Gateway Redevelopment Plan differ in content from provisions set forth in the zoning law, provisions of this plan - unless otherwise specified - shall prevail.

SECTION 5. This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

SECTION 6. If any provision or regulation of this Amendment to the Gateway Redevelopment Plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

I, LUIS PASTORIZA, MUNICIPAL CLERK OF THE CITY OF CAMDEN, DO HEREBY CERTIFY, that the foregoing is a true copy of an ordinance entitled "An Ordinance Amending The Gateway Redevelopment Plan (MC-4166) Regarding Tax Block: 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map adopted by the Council of the City of Camden, New Jersey, the 8th day of October, 2024 as taken from and compared with the original now on file in my office.

IN TESTIMONY WHEREOF, I have thereunto set my hand and affixed seal of the City of Camden, at this 3rd day of December, 2024

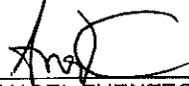
Luis Pastoriza, Municipal Clerk

Date: August 13, 2024

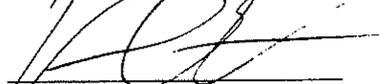
The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney



ANGEL FUENTES
President, City Council



VICTOR CARSTARPHEN
Mayor

ATTEST:



LUIS PASTORIZA
Municipal Clerk

Angel Fuentes, President
Councilperson-at-Large

Sheila Davis, Vice-President
Councilperson-at-Large

Nohemí Soñra-Pérez
Councilperson-at-Large

Luis Pastoriza, RMC, CMR
Municipal Clerk

Yenise E. Valdez
Assistant Municipal Clerk

Howard McCoach
Counsel-For-Council

Arthur Barclay
Councilperson, 1st Ward

Chris Collins
Councilperson, 2nd Ward

Falio Leyba-Martinez
Councilperson, 3rd Ward

Jannette Ramos
Councilperson, 4th Ward



**MUNICIPAL CLERK
CITY OF CAMDEN
NEW JERSEY**

PO Box 95120
Room 105, City Hall
Camden, NJ 08101
Tele: (856) 757-7223 / Fax: (856) 757-7220
Email: clerk@ci.camden.nj.us Website: www.ci.camden.nj.us

MEMORANDUM

DATE: *October 10, 2024*

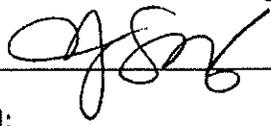
TO: *Victor Carstarphen, Mayor*

FROM: *Luis Pastoriza, Municipal Clerk*

RE: *Ordinance Final Passage – (MC-5521)*

An Ordinance Amending the Gateway Redevelopment Plan (MC-4166) Regarding Tax Block: 405, Lots 1, 7, 8, 11 on the Camden City Municipal Tax Map

In accordance with Rule XIX of the Administrative Code of the City of Camden (Rules of Procedure governing the City Council), I am delivering to you the attached ordinance adopted by City Council at a **Regular** meeting held on **10-8-2024**. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed his /her signature thereto or after the expiration of **ten (10) days** from the date of its delivery to the Mayor in any event."

OFFICE OF THE MAYOR	
Received by: <u></u>	Date: <u>10/10/24</u>
Date of Approval: <u>10/23/24</u>	

RESOLUTION MC-24: 9659
On Motion Of: Christopher Collins
APPROVED: August 13th, 2024

DB:dh
08-13-24

**RESOLUTION DIRECTING THE PLANNING BOARD OF THE CITY OF CAMDEN TO
CONSIDER AN AMENDMENT TO THE GATEWAY REDEVELOPMENT PLAN
REGARDING BLOCK: 405, LOTS 1, 7, 8 AND 11 ON THE CAMDEN CITY TAX MAP**

WHEREAS, N.J.S.A. 40A:12A-1, et seq., authorizes the governing body of any municipality, by resolution to have its Planning Board conduct a determination of need study for any areas of the municipality for the purpose of developing a redevelopment plan to facilitate large scale housing and or mixed use projects; and

WHEREAS, the City Council of the City of Camden requested that the Planning Board of the City of Camden study a proposed amendment to the Gateway Redevelopment Plan (the "Amendment" and the "Proposed Amendments"); and

WHEREAS, the Amendment and the Proposed Amendments to the Gateway Redevelopment Plan is intended to include the expansion of the Gateway Redevelopment Area to include the property located at (726 Kaighn Avenue), Block 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map (the "Property"); and

WHEREAS, City Council on August 13, 2024, directs the City of Camden Planning Board to consider amendments to the Gateway Redevelopment Plan regarding Block 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City of Camden hereby approves amending the Gateway Redevelopment Plan regarding Block 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: August 13, 2024

The above has been reviewed
and approved as to form.

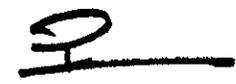


DANIEL S. BLACKBURN
City Attorney



ANGEL FUENTES
President, City Council

ATTEST:



LUIS PASTORIZA
Municipal Clerk

I, LUIS PASTORIZA, MUNICIPAL CLERK OF THE CITY OF CAMDEN, DO HEREBY CERTIFY, that the foregoing is a true copy of an ordinance entitled "Resolution directing the Planning Board of the City of Camden to consider an amendment to the Gateway Redevelopment Plan regarding Block 405, Lots 1, 7, 8 and 11 on the Camden City Tax Map adopted by the Council of the City of Camden, New Jersey, the 13th day of August, 2024" as taken from and compared with the original now on file in my office.

IN TESTIMONY WHEREOF, I have thereunto set my hand and affixed seal of the City of Camden, at this 3rd day of December, 2024



Luis Pastoriza, Municipal Clerk