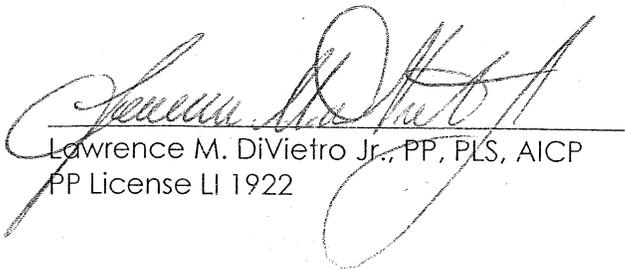


ADMIRAL WILSON NORTH REDEVELOPMENT PLAN

City of Camden, Camden County, NJ

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5-30-13
Date

ADMIRAL WILSON NORTH

Redevelopment Plan

Honorable Dana L. Redd, Mayor

Prepared for: **City of Camden Planning Board**
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MAY 2013

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Appendix A

I. INTRODUCTION:

Admiral Wilson North is located within the Marlton Neighborhood of East Camden, and serves as a transition area between the residential development to the east, and industrial area to the north and west. Given its excellent access to local highways and public transit routes, as well as Camden’s acute need for large-scale retail, Admiral Wilson North has key attributes that make it a candidate for redevelopment and a vital component in catalyzing further investment in the vicinity.

The **Redevelopment Area** includes various parcels extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17th street to the west side of 20th street. The subject property encompasses roughly 38.6 acres and is designated in the tax assessment maps of the City of Camden as:

Block 1198, Lot 1
Block 1209, Lot 4
Block 1213, Lot 3
Block 1220, Lot 57

Block 1201, Lot 1
Block 1210, Lots 1 & 2
Block 1214, Lot 4

Block 1208, Lot 4
Block 1212, Lot 1
Block 1219, Lots 3 & 25



REDEVELOPMENT AREA MAP (GOOGLE EARTH IMAGERY 10/2011)

The property is bordered by the Admiral Wilson Boulevard and Cooper River on the south, industrial development to the west and north, and residential development to the east.

The majority of the subject area consists of vacant land & deteriorating paving, most of which is owned by the City of Camden. About 15% of the property in question contains buildings and improvements. These consist of three active business establishments and their related parking, landscaping, etc. Two of the businesses, a warehouse and a gas station, are on privately owned property, and the last, a skating rink, is on City-owned land. The entire property is included in the Camden Urban Enterprise Zone, which was established in October of 1984.

This Admiral Wilson North Redevelopment Plan responds to a climate of new opportunities, and addresses the problems and conditions identified in the *Study to Determine the Need for Redevelopment*, that preceded this report. The main goal of this plan is to affect the development of a regional retail center that would serve to further remove blight, make productive use of non-productive parcels, bring needed goods and services to the community, provide financial stability through credit-worthy tenants, and catalyze additional development along the corridor and in the adjacent areas. The provision of a supermarket is of particular importance, to aid in addressing the lack of existing options available to Camden residents, as evidenced by the designation of Camden as a 'food desert' by the USDA.

A. PURPOSE

The Admiral Wilson North Redevelopment Plan follows a determination that certain properties extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17th street to the west side of 20th street are an "area in need of redevelopment" according to the standards established in the "Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the amount and extent of vacant land and the continuing lack of proper utilization of the land, Admiral Wilson North is ripe for redevelopment. The Planning Board of the City of Camden recommended that the area be designated as an area in need of redevelopment on April 11, 2013 and the City Council of Camden designated the redevelopment area on June 11, 2013.

The purpose of this plan is to facilitate the redevelopment of Admiral Wilson North by providing for design and implementation of a regional retail center at this location.

This report is organized into four sections:

- *The Need*, which summarizes the project area’s need for redevelopment;
- *The Plan*, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- *Regulatory Controls*, which offers guidelines for managing future land uses and property design; and
- *Statutory Requirements*, which identifies the administrative relationships, entities, powers and responsibilities involved in this plan’s implementation

B. THE NEED FOR REDEVELOPMENT

The following highlights the findings and conclusion of the *Study to Determine the Need for Redevelopment*, which was accepted by the City Council on June 11, 2013. The full study is attached as an appendix to this report.

FINDINGS

In addition to being part of the NJ - Camden Urban Enterprise Zone (criterion G) and meeting smart growth standards (criterion H), three other applicable criteria from the Local Redevelopment and Housing Law were found:

- Criterion C: Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has 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 the soil, is not likely to be developed through the instrumentality of private capital.*
- Criterion D: 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 or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*
- Criterion E: A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.*

The subject property has the potential to be transformed into a retail center that would serve the community and region. A successful retail center requires a tract of land that is contiguous & uninterrupted, has visibility and access, and is of a size and shape that can accommodate the necessary building area, parking, and circulation to create a critical mass. Designation of the entire study area as an area in need of redevelopment would provide the necessary conditions and incentives to overcome the various hurdles that have here-to-for deterred development.

The majority of the property is either owned by the City or has been vacant & unimproved for 10 years or more, and is not likely to be developed by the instrumentality of private capital, satisfying criterion “C” of the Local Housing and Redevelopment Law. The study area contains buildings and improvements that are detrimental to the community, due to factors such as: vacant land and uses that are inconsistent with current zoning, dilapidated buildings and paving, excessive land coverage of deteriorating paving serving no useful purpose, potential contamination, faulty arrangement of existing buildings within the overall property that represent an obstacle to comprehensive development and realization of the zone plan; thus satisfying criterion “D”. Additionally, the diverse ownership, and the location, orientation, and arrangement of the privately owned land uses on the site, impede the assemblage of land and proper development of the property, needed for large-scale development. This, along with the many vacant and dilapidated buildings in the surrounding industrial area, the perceived and potential environmental constraints, and shortcomings in site access, have contributed to the lack of proper utilization of the site, thus satisfying criterion “E”. Furthermore, the subject property’s potential for meeting smart growth goals, and its disposition of being within an Urban Enterprise Zone, qualify it as an area in need of redevelopment through satisfaction of criteria “G” & “H”. Finally, the warehouse, gas station, and skate center properties are essential in assembling a site of the appropriate size and shape, with the necessary visibility and access to develop a regional retail center.

The findings of the investigation clearly indicate that the Admiral Wilson North Area qualifies as an area in need of redevelopment. Criteria C, D, E, G and H of NJSA 40A: 12A have been met.

CONCLUSION

This study recommends that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that the Admiral Wilson North Study Area is in need of redevelopment according to law; and subsequent to the approval of a redevelopment plan to address these needs, be declared a Redevelopment Project Area.

Once declared a Redevelopment Area, a Redevelopment Plan can be implemented to ensure proper utilization, revitalization and development of the property. It is expected that the study area's designation and the subsequent adoption of a Redevelopment Plan will provide the necessary incentives to revitalize that area as a regional retail center, providing much needed products and services to the neighborhood and community at large, as well as to serve as a catalyst for further investment and renewal in the surrounding area.

C. REDEVELOPMENT STRATEGY

Redevelopment should be conducted in a multi-phased approach in which the initial phase provides a major grocery use as a strong anchor tenant, along with an appropriate amount of additional uses to create the critical mass needed for a successful retail center. Subsequently, it is anticipated that the success of the first phase will assist in leveraging the interest and investment needed to expand the center and complete a second phase of complimentary uses.

D. REDEVELOPMENT GOAL

Create a regional retail center that will provide necessary goods and services to the community and region, serve as a catalyst for further investment in the area, and strengthen the municipal tax base.

II. THE PLAN:

A. PROJECT PLAN & IMPLEMENTATION

Develop a regional retail shopping center, anchored by a major grocery chain and including the appropriate amount of market-driven commercial uses, that will serve the nearby residents and overall community. This development is expected to be realized in two phases. Phase 1 should encompass the core area of approximately 22 acres, bordering and between 17th and 19th Streets. This will provide an anchor and supporting tenants that will offer needed retail, service, and restaurant uses, while serving as a catalyst to attract additional commercial tenants for Phase 2. The second Phase is expected to be developed after Phase 1 has been completed. It is anticipated to attract additional retail that will compliment and support Phase 1, and incorporate the existing skating rink.



EXHIBIT OF ANTICIPATED PHASING

B. PROPERTY ACQUISITION

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The following classifications apply to properties in the Admiral Wilson North Redevelopment Area and are thus identified in the acquisition plan:

- **To Be Acquired:** Includes property to be acquired in order to implement the purposes of this Redevelopment Plan.
- **May Be Acquired:** Includes property that may be needed to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner in accordance with local codes and property rehabilitation standards must rehabilitate it.
- **City-Owned:** Includes property that is owned by the City of Camden according to the City's property tax records.

Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.

TO BE ACQUIRED:

Block 1209, Lot 4
Block 1212, Lot 1

MAY BE ACQUIRED:

Block 1213, Lot 3
*Block 1198, Lot 1
*Block 1201, Lot 1

CITY-OWNED:

Block 1208, Lot 1
Block 1198, Lot 1
Block 1201, Lot 1
Block 1210, Lots 1 & 2
Block 1214, Lot 4
Block 1219, Lots 3 & 25
Block 1220, Lot 57

* Block 1198, Lot 1 is identified as being owned by the City of Camden in the City's property tax records. It is possible that a private entity may still hold vested interest in this property due to ambiguity in the title.

Block 1201, Lot 1 is identified as being owned by the City of Camden in the City's property tax records. It is possible that the Delaware River Port Authority may hold title to all or part of this parcel due to ambiguity in the title.

To the extent that these properties are not vested in the City, the Redeveloper expresses the intent to acquire each disputed parcel and it is the Redeveloper's intent to inform each party claiming interest, other than the City, of its position.



ACQUISITION EXHIBIT

C. RELOCATION

No residences are located in the Redevelopment Area, and therefore no residential relocation plan is required for the Redevelopment Area.

As required by the New Jersey Department of Community Affairs, the Admiral Wilson North Redevelopment Plan identifies the following approach to relocating existing businesses in the redevelopment area, as necessitated by property acquisitions.

There are 2 active businesses that will or may require relocation, depending upon the acquisition needs of this redevelopment plan: Block 1209, Lot 4 will be acquired; and Block 1213, Lot 3 may be acquired.

The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any business property located within the redevelopment area, including the identification of potential relocation sites and provision of statutorily mandated relocation assistance. After the adoption of this Redevelopment Plan, and before the acquisition of any occupied properties in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) will be developed and approved by the State of

New Jersey. The WRAP will be tailored to this Redevelopment Plan, and will address the particular needs and circumstances of the businesses in the Admiral Wilson North redevelopment area.

Relocation will be managed by the Redevelopment Entity. The designated developer(s), through the agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds.

III. REGULATORY CONTROLS:

A. PROPERTY USE CONTROLS.

The following will regulate permitted, accessory, prohibited, and conditional uses within the redevelopment area.

1) Permitted Uses:

- a) Shopping Center.
- b) Supermarket/Grocery Store.
- c) Motion Picture Theater.
- d) Commercial Recreation Facility (including but not limited to roller & ice skating rinks, and sports, health & fitness clubs).
- e) Retail Stores & Outdoor Retail Sales (including but not limited to Building & Lumber Supplies, Furniture and Home Furnishings, Warehouse Club Stores, Garden Supplies, and permitting the use of outdoor sales areas for "sidewalk sales" and similar activities).
- f) Retail Food Establishment.
- g) Liquor Store, Beer Distributor.
- h) Sit-Down, Carry-out, and Drive-Through Restaurants (including those selling alcoholic beverages).
- i) Personal Services (including but not limited to Barbershops, Hairdressers, Dry-Cleaners, Photographers, and the like).
- j) Banks, Financial, and Insurance Offices (including banks with drive-through services).
- k) Medical Offices.
- l) Convenience Store (including those associated with Gasoline Stations).
- m) Child Care Center (which may include outdoor play areas) licensed by the State of New Jersey.
- n) Automobile Service &/or Repair Facilities, Gasoline Stations, and Motor Vehicle Services Stations.
- o) Car wash
- p) Wholesale, Storage, and Warehouse facilities.
- q) Any and all other uses permitted in the underlying zone district.

2) Accessory Uses:

- a) Off-Street Parking and Service areas.
- b) Fences and walls.
- c) Signs.

- d) Sidewalk Cafes.
- e) Sale of alcoholic beverages as an accessory to a permitted primary use located within the same building as, or adjacent to the primary use.
 - i) The display for sale within the primary store shall not be limited as to location.
 - ii) Includes display and sale of alcoholic beverages for on- or off-premises consumption.
 - iii) Subject to obtaining necessary State licensing.
- f) Any and all other accessory uses permitted in the underlying zoning district.

3) Prohibited Uses:

- a) Lodging houses, Boarding Houses, Rooming Houses, or any combination thereof.
- b) Junkyards and Automobile Graveyards.

4) Conditional Uses: Pursuant to underlying zone district (577-119), except as otherwise provided above.

B. AREA AND BULK REGULATIONS

The following will regulate area and bulk requirements within the redevelopment area.

The intent of this Redevelopment Plan is to provide for the development of a comprehensively planned and designed regional retail center. Regional retail centers require tracts of sufficient size to accommodate multiple buildings, parking areas, and circulation aisles that are designed as a single entity, work together, and complement each other. The various buildings and uses may be located on a single tax lot, or, some or all of the individual uses may be located on separate tax lots within the overall center. The goal of the regulations below is to allow for the comprehensive development of a regional retail center, through standards that apply to the overall tract upon which the center is located, rather than being applicable to individual interior tax lots, if they exist or are subsequently created.

- 1) Development shall comply with the area and bulk regulations listed in the underlying zoning (section 577-120).
- 2) The comprehensive planning and design of large tracts, as opposed to individual lots, is encouraged.
- 3) The area and bulk requirements of 577-120 shall apply to the overall tract, regardless of the existence of internally subdivided lots, IF:

- a) The tract in question is planned and designed as a comprehensive development (regardless of construction timing or phasing, or the existence of multiple developers).
 - b) Any internally subdivided lots are designed and function as part of the overall center.
 - c) All lots are subject to a deed restriction requiring unified management control of the entire center to ensure comprehensive management of the entire facility, which deed restriction will run with the land.
- 4) The area and bulk requirements listed in section 577-120 shall only apply to individual lots if they do not meet the requirements of 3) above.
 - 5) For the purposes of this Redevelopment Plan, a TRACT shall be defined as a property or area of land comprised of one or more contiguous lots that are developed or built upon as a single unit, regardless of intervening public ROW's.
 - 6) It is anticipated that the entire redevelopment area defined in this Plan, shall be considered as one Tract.

C. DESIGN STANDARDS.

The following design standards will control development within the Redevelopment Area.

- 1) **Signage.** The following will regulate signage within the redevelopment area.
 - a) Signage requirements and standards shall apply to the overall development tract, and not to individual lots that may exist within the tract, unless they do not function as part of the center.
 - b) Wall signs:
 - i) Shall be permitted on all building faces.
 - ii) Shall not exceed 10% of each wall area (wall area shall be calculated including doors and windows).
 - iii) Shall not exceed 500 s.f. per wall.
 - c) Awning, Canopy, and Marquee signs:
 - i) Are permitted, and may be affixed to, or located upon, any awning, canopy, or marquee.
 - ii) The area of these signs shall be included in the calculation for the maximum allowed area of wall signs.
 - d) Freestanding signs: Multiple freestanding signs shall be permitted on a single tract, as provided below.
 - i) Monument signs:
 - (1) For the purposes of this Redevelopment Plan, a MONUMENT SIGN shall be defined as a freestanding sign that is supported by a solid

base (other than poles) such that the bottom of the sign face is 3 feet or less above grade and the sign base is at least 75% of the sign width.

(2) One monument sign shall be permitted at each point of access from a public ROW.

(3) Each monument sign shall not exceed 200 s.f. in area.

(4) Each monument sign shall not exceed 16' in height.

ii) Pole signs:

(1) For the purposes of this Redevelopment Plan, a POLE SIGN shall be defined as a freestanding sign that is affixed, attached, erected or supported on a pole or poles, such that the bottom of the sign face is 8 feet or more above grade.

(2) One pole sign shall be permitted per street frontage.

(3) Each pole sign shall not exceed 60' in height.

(4) The sign area of each pole sign shall not exceed 750 s.f. on each sign face.

(5) A pole sign may contain coordinated signage for multiple tenants.

e) Attraction Boards & Rear Service Signs shall be permitted as per section 577-253 O. 15. & 16.

f) In addition to the above, Gasoline Stations shall be permitted:

i) One Freestanding Sign (either monument or pole sign) advertising the name of the station and/or the principal products sold, including special company or brand name, insignia or emblem. These signs shall comply with the size requirements listed above.

ii) Price-per-gallon signage affixed to Freestanding Sign, pursuant to federal and state regulations shall be permitted.

iii) Customary lettering or other insignias which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning sign, a price indicator, and any other sign required by law and not exceeding a total of 2 s.f. on each pump.

g) Sign Location:

i) All signs other than those permitted within the street right-of-way shall be erected either with the bottom of the sign at least 8' above the level at which the driveway meets the street, or setback from the street line or tract boundary line a minimum of 5'.

ii) Permitted signs shall not extend over the tract boundary line.

iii) No sign shall be placed in such a position that it is likely to cause danger to or otherwise interfere with the free flow of vehicular traffic, or pedestrian traffic on the sidewalk.

- iv) A Wall Sign may be permitted to project above the roof or canopy structure to which it is affixed, provided that it does not extend higher than 30' above the base of the building wall to which it is affixed.
- h) The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature, or upon the occasion of the opening of a new business use, shall be permitted – provided such display shall not exceed 30 days and shall not occur more than 4 times per calendar year.
- i) Temporary signs identifying professionals, firms or companies connected with the construction of any building or other improvements shall also be permitted during construction.
- j) Billboards are expressly prohibited within this redevelopment area.
- k) No signs that use flashing, blinking, twinkling, rotating, animation, moving or the illusion of movement, are permitted.
- l) No sign shall be painted directly upon a building surface, other than window glass. Window lettering and signs shall be subject to 577-253 I.
- m) Signs shall indicate only the principle name of the establishment, proprietor, or owner, or multiple tenants of a shopping center, and may include a brief description of the principal goods or service or use thereof, and a logo or trademark by which the business or owner is identified.
- n) Sign Illumination:
 - i) Floodlighting to illuminate signs shall be shielded so that the light source shall not be visible from any point off the lot upon which the sign is erected.
 - ii) For internally lit signs, the average illumination shall not exceed one-half foot candle. For externally lit signs, the average illumination on the surface of such signs shall not exceed one foot candle.
 - iii) Signs may remain illuminated 24 hours a day, 7 days a week.
- o) All signs within the project area shall be part of the overall total design scheme and be complimentary to the architectural character of the project area, to the extent possible. This shall not be interpreted to require the alteration of color, font, or design of company logos on signage, due to the importance of brand recognition in shopping centers.
- p) Signs deemed necessary for the public welfare by the City, including, but not limited to, customary no trespassing and traffic or circulation directional signs, are permitted. Such signs shall not pertain to any company, individual or business establishment or organization, fraternal or otherwise. More specifically, exempt signs shall be as listed in 577-253D.

- q) Sign permit fees may be waived at the discretion of the Redevelopment Agency and/or Planning Board.
- r) Construction and Auxiliary sign specifications shall be in accordance with 577-253 S. & T.

2) Lighting. The following will regulate lighting within the redevelopment area:

- a) All exterior lights shall be designed, located, installed and directed to prevent light pollution and objectionable light, glare and light trespass across property lines.
- b) Sufficient illumination shall be provided for all off-street parking, loading and pedestrian areas so as to enable the safe movement of persons and vehicles, and provide for security.
- c) The average horizontal illumination level of lighting in the parking lot shall not be greater than 2 foot-candles. The maximum level of lighting in any portion of the parking lot shall be not greater than three foot-candles, except directly under light fixtures where a maximum of five foot-candles is permitted.
- d) For security purposes, parking lot lighting may remain at full lighting levels for 1 hour after the last store closes, and may thereafter remain at an average illumination level of 1 foot-candle until dawn.
- e) Pole mounted parking lot lighting may be installed up to a maximum height of 40' measured from ground level.
- f) Gas station lighting:
 - i) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is no more than 5.5 foot-candles. The ratio of average to minimum illuminance shall be no greater than 4:1. This yields an average illumination level of no more than 22.0 foot-candles.
 - ii) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.
 - iii) Lights shall not be mounted on the top or sides of the canopy; with the exception that signage on the sides of the canopy may be illuminated internally.
- g) To the extent that it does not conflict with the above, lighting shall comply with section 577-243.

3) Landscaping & Buffering.

Landscaping around the perimeter of the redevelopment tract and along street lines shall serve to provide an aesthetically pleasing environment, shield headlight glare, and highlight entrances, while at the same time providing visibility into the center that will heighten security and provide views of the commercial uses therein. Landscaping at the interior of the redevelopment tract shall serve to highlight building entrances and vehicular & pedestrian routes, and to mask service areas that are within sight of customer areas and neighboring residences, while at the same time allowing for efficient grounds maintenance, truck circulation, and snow removal. With the exception of perimeter buffers & street trees, this Plan does not seek to define specific locational requirements for landscaping, but rather provides for flexibility in the location of proposed landscaping, subject to meeting requirements for the amount of landscaping required. This will promote creativity and functionality and allow for the potentiality of shifting required landscaping from internal parking areas outwards towards the perimeter of the site to enhance screening for adjacent properties. The following will regulate landscaping and buffering within the redevelopment area:

a) Buffers:

- i) A minimum 5' wide landscaped buffer is required around the entire tract perimeter.
- ii) A minimum 10' wide landscaped buffer is required adjacent to residentially zoned land. If a public ROW separates the proposed development from the residential zone, the buffer may be reduced to 5' in width.
- iii) A buffer shall consist of lawn areas and massed evergreen and deciduous trees and shrubs. Plantings may be provided in continuous lines, or in clusters with intervening lawn or ground cover areas.
- iv) Garbage collection and utility areas shall be screened around their perimeters by buffer strips comprised of evergreen trees and shrubs. This requirement may be satisfied by a perimeter buffer if the utility area in question is located at the perimeter of the site.
- v) Fencing used to screen garbage, utility, or service areas from adjacent development may be a maximum of 8' in height.

b) Landscape Plan:

- i) A landscape plan shall be submitted in accordance with Section 577-244 B. of the Land Development Ordinance.
- ii) The landscape notes provided in Section 577-245 shall be included on landscape plans as determined necessary by the City Engineer.

c) General Planting Requirements:

- i) Deciduous trees shall be at least one and one-half (1 ½) inches caliper at planting and shall be balled and burlapped. Size of evergreens should be six (6) feet tall and shrubs two (2) feet tall at planting but may be allowed to vary, depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and trees, shrubs and ground covers shall be planted in conformance with American Association of Nurserymen standards. Dead and dying plants shall be replaced by the developer during the following planting season.
 - ii) The plant species selected should be hardy for conditions where proposed, and appropriate in terms of function and size, and be of a type requiring the least amount of watering for survival.
 - iii) Landscaped areas shall be maintained and kept free of all debris, rubbish, weeds and tall grass.
 - iv) The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
- d) Street Trees:
- i) A single row of street trees shall be planted along local roads at a distance of 50' o.c., and are required to be a minimum of 30' in height when fully grown.
 - ii) For the Admiral Wilson Boulevard, street trees shall be planted in naturalized groupings, and may be located within or outside the public right-of-way. The total number of street trees shall average (1) for every (50) feet measured at the edge of the cartway. Planting design should accentuate the views into the center and integrate contrasting landscape elements.
 - iii) To the extent that they do not conflict with the above, the street tree selection and design guidelines outlined in Section 577-244 D. 8. shall be adhered to.
- e) Parking Areas: Regional retail centers typically require parking areas that are generally uninterrupted by raised landscaped islands, to assist in providing site visibility and to allow for efficient parking lot maintenance such as snow removal. In an effort to accommodate this need, while providing landscaping appropriate to minimize noise, glare and other nuisance characteristics, as well as to improve the environment of the site and surrounding area, the following landscape requirements shall apply:
- i) Required amount of landscaping:
 - (1) Landscaped area equivalent to a minimum of 5% of the interior area of parking lots and 1 tree for every 10 spaces, shall be provided on the tract. To the extent possible, this minimum area & tree requirement should be provided in parking islands and/or around the perimeter of parking lots. If this minimum percentage

& tree requirement is not accommodated in parking islands or parking lot perimeters, the remainder may be located elsewhere within the redevelopment area, and applied to supplement the tract perimeter buffers (especially the Admiral Wilson Blvd. frontage), to highlight special areas within the tract, and to provide supplementary landscaping as appropriate.

- (2) Individual lots designed to function independently, that do not function as part of the overall center, shall provide parking lot landscaping pursuant to the underlying zoning, section 577-244 F.
 - ii) Parking islands shall only be required at the far ends of parking bays, typically adjacent to circulation aisles.
 - iii) Landscaping may consist of a mixture of trees, shrubs, and annual/perennial plants.
 - iv) If the minimum 5% landscape area and 1 tree per 10 parking spaces requirements are not satisfied within the redevelopment area, a maximum of ½ of the requirement may be satisfied through planting of the required landscaping elsewhere in the community, or through a contribution in lieu of landscaping. This contribution shall be used to provide landscaping off-site and provide a community benefit. The required contribution in lieu of landscaping shall be calculated at the rate of \$350 per tree, and \$75 per 100 s.f. of required landscaping.
 - f) Stormwater detention areas:
 - i) The area shall be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular edge.
 - ii) The area shall be landscaped as appropriate to naturalize its appearance and be complimentary to its context.
 - g) Other provisions of this Plan notwithstanding, the entire tract, except for areas covered by buildings or surfaced as parking, recreation or service areas, shall be seeded, sodded, or planted with ground cover and suitably landscaped in accordance with an overall approved landscape plan.
 - h) All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.
- 4) Off-Street Parking & Loading.** The following will regulate off-street parking in the redevelopment area:
- a) The following minimum number of parking spaces shall be provided:
 - i) Shopping Center: A general parking requirement of 4 spaces for each 1,000 s.f. of gross leasable floor area, except as listed below.
 - ii) Accessory space reserved for use by employees for training, offices, meetings and the like, that will not add to parking demand, shall not

be included in the calculation of gross leasable area for the purpose of determining required parking.

- iii) If any of the following uses are proposed as part of the center, the following minimum number of parking spaces shall apply to each specific use:
 - (1) Gas/Service Stations: 1 space for each gas pump island, plus 2 parking spaces for each working bay, plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).
 - (2) Fast Food Restaurants: 1 space for each 3 seats plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).
 - (3) Restaurants: 1 space for each 5 seats, plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).
 - (4) Theaters: 1 space for each 10 fixed seats.
 - (5) Banks: 1 space for each 250 s.f.
 - (6) Child Care Centers: 1 space for each employee on the largest shift.
 - (7) Skating Rink, Ice or roller: 1 space for each 300 s.f. of gross floor area.
 - (8) Warehouse: 0.5 spaces for each 1000 s.f. of gross floor area.
 - (9) Retail uses greater than 100,000 s.f.: 3.5 spaces for each 1,000 s.f. of gross leasable floor area.
- b) Any uses that do not function as part of the overall center shall provide the number of off-street parking spaces required pursuant to the underlying zoning.
- c) Stacking for drive-thru facilities shall be provided as per section 577-230 G.
- d) Tenants that employ the use of shopping carts shall provide an appropriate number of cart corrals within the nearest parking field to accommodate temporary storage of shopping carts.
- e) Parking and loading areas may be located between the building line and the street line, subject to meeting the landscape requirements of this Redevelopment Plan.
- f) Required parking spaces for any use may be provided anywhere within the overall redevelopment area tract. If required parking is provided on a different lot than the use it is serving, appropriate deed restrictions and easements must be submitted.

- g) The amount of off-street parking provided on the tract cannot exceed 120% of the minimum required. An excess greater than 120% of the minimum required may be permitted for a specific use if justified through prior experience, sales projections, etc.
- h) To the extent that they do not conflict with this Redevelopment Plan, parking and loading area design shall be guided by the standards listed in 577-231.
- i) Bike Parking:
 - i) Shall be provided at a rate of 10% of the first one hundred required automobile parking spaces as specified above, plus 2% of any amount thereafter.
 - ii) Shall be distributed in strategic locations throughout the tract, close to building entrances, or pedestrian walkways leading to building entrances.
 - iii) Shall be clearly marked, and separated from automobile access by landscaping, raised curbs, or similar devices.
- j) Maintenance of parking and loading areas shall be subject to section 577-233.
- k) Open parking areas, and entrances and exits, shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular, bicycle and pedestrian movement. Lighting shall be arranged to limit spillage and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
- l) Each permitted use shall provide an area for the orderly deposit and pickup of refuse which is concealed from adjacent residential properties. This area shall be visually screened by a decorative wall or fence and landscaping. The overall design shall be in architectural harmony with the principal building and shall not be located within buffer areas.

5) Vehicular and Pedestrian Circulation. The following shall regulate vehicular and pedestrian circulation within the redevelopment area:

- a) All entrance and exit driveways shall be located to afford maximum safety to traffic, provide for safe and convenient ingress and egress to and from the site, and to minimize conflict with the flow of traffic.
- b) Sight triangle easements shall be required at Intersections of a street with another street and at intersections of a street with a driveway providing ingress and/or egress to the center. The sight triangle easement shall be in addition to the specified right-of-way width of a street and cartway width of a driveway and shall not contain any grading, planting, or structure more than thirty (30) inches above the center line

of the street and/or driveway, except that street signs, fire hydrants, and light standards may be located within a sight triangle easement.

- c) Sidewalks shall be provided and located to afford safe and efficient pedestrian movement throughout the center, connecting the various uses, parking areas, and points of interest.
 - d) Where sidewalks intersect with streets or access drives, crosswalks shall be delineated by pavement markings and/or striping as appropriate.
 - e) Sidewalks shall be a minimum of 5' wide, or 6' wide where parked cars may overhang (unless curb stops are provided to avoid car overhang).
 - f) Sidewalks shall be provided along the side of any public street adjacent to the proposed development. Sidewalks shall be permitted to be located outside of the ROW, or meander into and outside of the ROW, as necessary to provide safe and efficient pedestrian circulation, and to avoid duplication when parallel sidewalks are provided within the development. Any sidewalks located outside of the public ROW, that serve both the center and the public street shall be subject to the necessary deed restrictions and/or easements.
- 6) **Architectural guidelines.** Proposed buildings within the redevelopment area will become an integral part of overall site design, and should be developed with consideration for appropriate height, mass, siting, location, materials, orientation, signs, lighting and use. Every attempt should be made to balance the use of prototype building designs with overall site architecture to create a cohesive center.

D. DEVIATIONS FROM PROVISIONS OF THE REDEVELOPMENT PLAN

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this redevelopment plan or other municipal development ordinances, other than with respect to the nature of relief as set forth under M.L.U.L. 40:55D-70d. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this redevelopment plan or the pertinent sections of Camden's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or other municipal development ordinances. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

E. PROVISIONS TO MEET STATE & LOCAL REQUIREMENTS

1) CONFORMANCE

The ***Admiral Wilson North Redevelopment Plan*** is substantially consistent with the goals of the *City of Camden Master Plan* and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; and stimulating new commercial development.

2) STATUTORY REQUIREMENTS

As described below, the ***Admiral Wilson North Redevelopment Plan*** fully complies with state statutes.

- a) Relationship to Local Objectives: This Redevelopment Plan is sufficiently comprehensive and complete to indicate its relationship to local objectives with respect to appropriate land use and densities.
- b) City of Camden Comprehensive Plan: The proposals of this Redevelopment Plan conform to the general intents and goals of the ***FutureCAMDEN*** Master Plan 2002-2022 and Master Plan Reexamination Report 2008.
- c) Relationship to Other Plans: This Redevelopment Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers and its policy of providing appropriate densities to make efficient use of existing infrastructure is what this Redevelopment Plan hopes to achieve. 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 and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.
- d) Relationship to Municipal Land Use Law: This Redevelopment Plan complies with the New Jersey Municipal Land Use Law, and creates no conflict with its development regulations.
- e) Proposed Land Uses and Building Requirements: This Redevelopment Plan includes maps and/or text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
- f) Identification of Property to Be Acquired: The Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.
- g) Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced businesses affected by implementation of this Plan. The City of Camden, or its

designated agent, will provide displacees with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the “Relocation Assistance Law of 1967”, PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.

- h) Civil Rights and Affirmative Action: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.

IV. Statutory Requirements.

A. COMPLIANCE WITH DEVELOPMENT REGULATIONS.

- 1) Development and subdivision within the Redevelopment Area shall be governed by the requirements of the City of Camden governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as the State of New Jersey governing development and redevelopment.
- 2) The designated Redevelopment Entity or Redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden, County of Camden and State of New Jersey to the extent that they do not contradict this plan, and except where variances and waivers are properly approved.
- 3) The ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies.
- 4) The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

B. DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER.

- 1) The governing body of the City of Camden has designated the Camden Redevelopment Agency to implement redevelopment plans and projects in

the area designated by this Plan as the Redevelopment Area (N.J.S.A. 40:12A-4).

- 2) 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 (NJ 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, subject to the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, subject to the terms of a negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A. 40:55D-53).

C. GENERAL PROVISIONS OF THE PLAN.

- 1) Land use provisions and building requirements are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every possible design or land use solution. Rather, proposals will be evaluated as to how well they achieve the objectives of this Plan.
- 2) The Camden Redevelopment Agency and the City of Camden Planning Board 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.
- 3) As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S.A. 40: D-53. The City's Attorney or the Attorney of the Camden Planning Board

shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.

- 4) Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, as if the developer were proposing a subdivision or portion thereof.
- 5) The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79.
- 6) No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, 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 and appropriate City authority.
- 8) Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.
- 9) 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 Camden Planning Board and appropriate City authority. 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.
- 10) 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 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 disposition agreements.
- 11) Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

D. PUBLIC IMPROVEMENTS.

Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company. All off-tract improvements shall conform to City requirements.

E. TYPES OF PROPOSED REDEVELOPMENT ACTIONS.

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan, proceed with clearance, re-planning, development and redevelopment of the area designated in that plan. To carry out and affect the purposes and terms of this Plan, the municipality or Camden Redevelopment Agency may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
- 2) Acquire privately held parcels and property that are vacant or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support proposed development.
- 3) Form a public-private partnership for development of this Redevelopment Area.
- 4) Provide public improvements necessary to support redevelopment.
- 5) Select (a) redeveloper(s) to implement all or part of projects for redevelopment, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
- 6) Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
- 7) Acquire by condemnation any land or buildings necessary for redevelopment projects, pursuant to 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, or other consultants, to carry out redevelopment projects.
- 10) Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.

- 11) Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency, and to secure payment of such revenue as part of any such arrangement or contract.
- 12) Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that 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 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, or 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 such 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."
- 16) Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as well as 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 infrastructure and streetscape on adjacent streets, as development or renovations take place.
- 20) Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
- 21) Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

F. TIME LIMITS.

The following provisions with respect to time limits shall govern this Redevelopment Plan:

- 1) **REASONABLE TIME FOR DEVELOPMENT:** The redeveloper of a 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 an Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)
- 2) **EXPIRATION OF REDEVELOPMENT PLAN:** The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption of the Plan.
- 3) **CERTIFICATES OF COMPLETION:** Upon the issuance of a Certificate of Completion by the Redevelopment Entity, a redevelopment project (area) shall be deemed to be no longer in need of redevelopment for purposes of implementation of this Plan.

G. PROCEDURES FOR AMENDING THIS PLAN.

This Redevelopment Plan may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.), 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 this 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 Plan or its proposed amendment(s). Whether an amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-7).

H. SUPERCEDEENCE, REPEAL, AND SEVERABILITY.

- 1) All ordinances or parts of ordinances inconsistent with this 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 Land Development Ordinance of the City of Camden, **provisions of this redevelopment plan** – unless otherwise specified – **shall prevail**.
- 3) If any provision or regulation of this Redevelopment Plan shall be judged invalid by 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.

APPENDIX A –

Determination of an Area In Need of Redevelopment