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MBS:dh  
10-14-25

**AN ORDINANCE AMENDING THE GATEWAY REDEVELOPMENT PLAN  
(MC-466) REGARDING TAX BLOCK 1464, LOTS 4 AND 5 ON THE  
CAMDEN CITY MUNICIPAL TAX MAP**

WHEREAS, the Gateway Redevelopment Plan for the Gateway Redevelopment Area (the “Redevelopment Plan”) was adopted by Ordinance MC-4166 on April 27, 2006 by the City Council of the City of Camden and which was amended by Ordinance MC-5469 adopted on October 17, 2023; 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 Redevelopment Plan (the “Amended and Restated Gateway Redevelopment Plan”), a copy of which is attached hereto; and

WHEREAS, the Amended and Restated Gateway Redevelopment Plan is intended to help facilitate the redevelopment of the property located at 1350 Admiral Wilson Boulevard and 250 Memorial Drive and identified as Block 1464, Lots 4 and 5 on the Camden City Municipal Tax Map (the “Property”); and

WHEREAS, the Amended and Restated Gateway Redevelopment Plan is only intended to facilitate the redevelopment of the Property and shall not be applicable to any other properties in the Gateway Redevelopment Area; 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 and adopts the Amended and Restated Gateway Redevelopment Plan regarding Block 1464, Lots 4 and 5 on the Camden City Municipal Tax Map.

Section 2. Any portion of this Ordinance not herein amended and supplemented shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency and are hereby repealed as to such inconsistency only.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 Amended and Restated Gateway Redevelopment Plan differ in content from the provisions set forth in the zoning law, the provisions of this Ordinance—unless otherwise specified—shall prevail.

Section 5. This Ordinance shall take effect twenty (20) days after the final passage and publication as provided by law.

Section 6. If and provision or regulation of this Amended and Restated 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 Amended and Restated Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Amended and Restated 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.

Date of Introduction: October 14, 2025

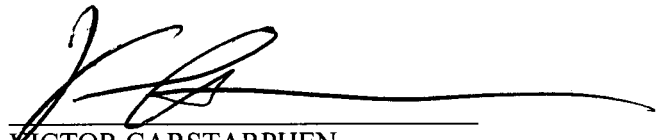
The above has been reviewed  
and approved as to form.

A handwritten signature in black ink, appearing to read "D. Blackburn".

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,  
Councilperson-at-Large

Nohemi Soria-Perez  
Councilperson-at-Large

Luis Pastoriza, RMC, CMR  
Municipal Clerk

Yenise E. Valdez  
Assistant Municipal Clerk

Howard McCoach  
Counsel-To-Council

Arthur Barclay, Vice-President  
Councilperson, 1<sup>st</sup> Ward

Chris Collins  
Councilperson, 2<sup>nd</sup> Ward

Falio Leyba-Martinez  
Councilperson, 3<sup>rd</sup> Ward

Jannette Ramos  
Councilperson, 4<sup>th</sup> Ward



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**MEMORANDUM**

**DATE:** *December 12, 2025*

**TO:** *Victor Carstarphen, Mayor*

**FROM:** *Luis Pastoriza, Municipal Clerk*

**RE:** *Ordinance Final Passage – (MC-5596)*

**An Ordinance Amending The Gateway Redevelopment Plan (MC-466) Regarding Tax Block 1464, Lots 4 And 5 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 **12-9-2025**. 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: *Mirthe Sanchez* Date: *12/12/25*  
Date of Approval: *11/2/25*