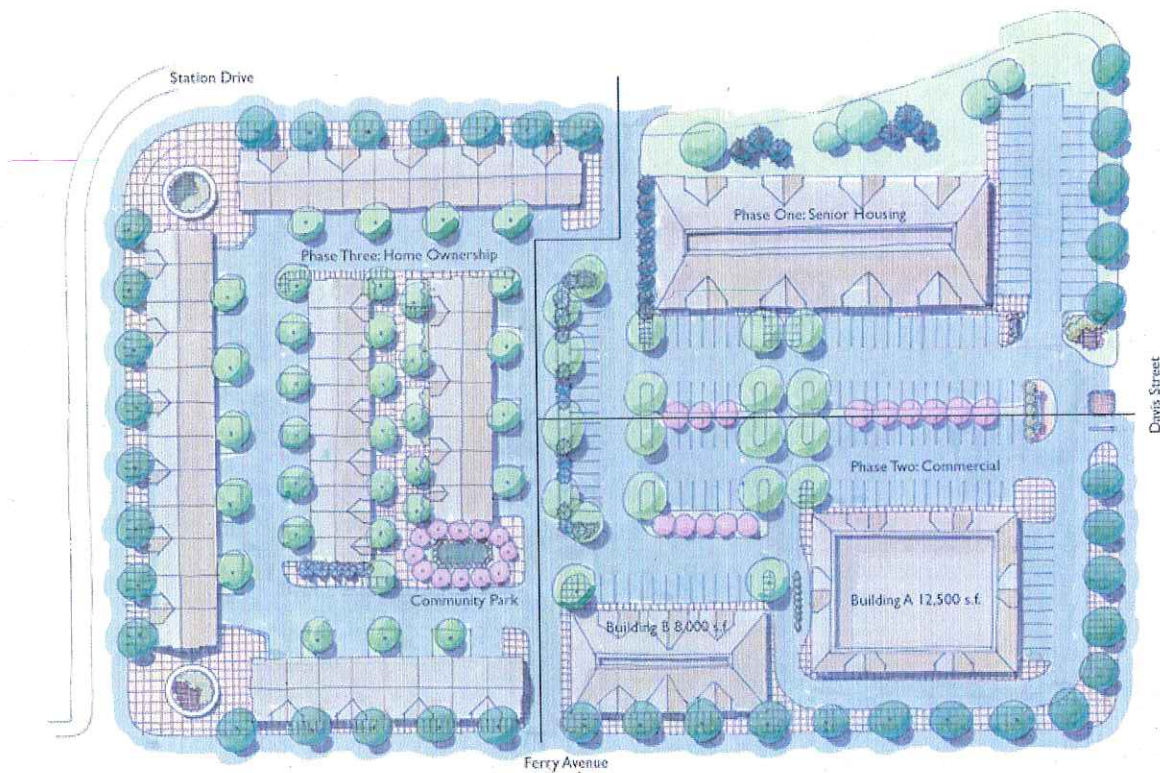
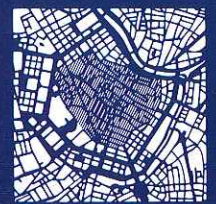


# REDEVELOPMENT PLAN (A) FOR THE WHITMAN PARK PHASE 1 NEIGHBORHOOD: (BLOCKS 1393-94) CITY OF CAMDEN, CAMDEN COUNTY, NJ



PREPARED FOR THE CITY OF CAMDEN,  
ON BEHALF OF CONIFER, LLC, BY  
LARRY S. WAETZMAN, AICP, NJPP 2213  
WITH ASSISTANCE FROM WILLIAM HARRIS, AICP, PP  
FEBRUARY 6, 2004



THE  
WAETZMAN  
PLANNING  
GROUP

# THE WHITMAN PARK PHASE 1 NEIGHBORHOOD THE REDEVELOPMENT PLAN

## EXECUTIVE SUMMARY

All properties in the affected area have been measured against the criteria for declaring an area in need of redevelopment, as provided for by the Local Redevelopment and Housing Law. It has been determined that the Whitman Park Phase 1 Study Area meets six of the seven criteria and the study recommends that the Camden City Planning Board declare it an Area in Need of Redevelopment. This report further recommends adoption of the Redevelopment Plan prepared in this section. It is consistent with the Transit-Oriented development that is proposed by the City's Master Plan and the planning concepts of a Transit Village.

The redevelopment of the properties identified in this report will have a stabilizing influence and can significantly contribute to the area's redevelopment. This leveraging potential is in concert with New Jersey's redevelopment statute which states that "...a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

The Redevelopment Plan proposes the Study Area be approached in three segments:

1. Tax Block 1393 is existing development in good condition and no further action is recommended.
2. Tax Block 1394 will be redeveloped with three distinct uses: The first phase would consist of 82 units of senior housing; a second phase would construct two commercial buildings, consisting of a total of 20,500 square feet of floor area; and the third phase would produce 48 units of townhouses designed for home ownership.

3. The remainder of the Area in Need of Redevelopment, Blocks 1390 and 1395 will be studied as a subsequent part of the Redevelopment Plan

Cost estimates and regulatory language are provided.

#### **A Note on Terminology**

This effort focuses on Tax Blocks 1393 and 1394, which constitute a subset of the Whitman Park Neighborhood. It is ultimately intended that the full Whitman Park Neighborhood will be studied at a later date. Accordingly, this study area has been identified as Part A of the Whitman Park Phase 1 Neighborhood. Two reports were prepared: one establishing the need to declare the entire Whitman Park Phase 1 an Area in Need of Redevelopment and this report proposing a Redevelopment Plan for Part A.

The Redevelopment Plan is divided into parts: this report, Part A, encompasses all of Tax Blocks 1393 and 1394. Part B will involve Blocks 1390 and 1395. Due to the need to further refine the development proposal for these latter tax blocks, Part B will be produced and presented at a later date.

A sketch site plan was prepared for the new construction proposed in Part A. It in turn has three separate components, which are referred to as Phases 1, 2 and 3.

## TABLE OF CONTENTS

Introduction.....	1
Goals and Objectives.....	2
Whitman Park Phase 1: Summary and Description of Need .....	3
Master Plan Considerations.....	4
Concept Plan .....	4
Opportunities and Challenges .....	7
Strategic Plan.....	7
Project Plan and Circulation.....	9
Redevelopment Plan And Acquisition Plan.....	11
Cost Estimates.....	11
Proposed Property Use and Development Regulations .....	13
Provisions to Meet State and Local Requirements .....	14
Statutory Requirements.....	14
Conformance.....	15
Designation of Redevelopment Entity .....	16
Compliance With Development Regulations.....	16
General Provisions Of The Plan.....	17
Public Improvements.....	19
Types of Proposed Redevelopment Actions .....	20
Time Limits.....	23
Reasonable Time for Development.....	23
Expiration Of This Redevelopment Plan .....	23
Procedures for Amending This Plan .....	23
Supersedence, Repeal, And Severability.....	23

## TABLE OF MAPS

Map 7: Concept Plan.....	6
Map 8: Strategic Plan .....	8
Map 9: Site Plan.....	10
Map 10: Acquisition Plan.....	12

## *Introduction*

A separately bound study of the need to declare the Whitman Park Phase 1 Neighborhood in need of redevelopment has been prepared and made such a recommendation. Phase 1 concentrates on a limited portion of the Whitman Park Neighborhood, defined by tax blocks 1390, 1393, 1394 and 1395. This is the area bounded by Sayers Avenue, Ferry Avenue, Hallowell Lane, and PATCO Rail Line. The remainder of the Whitman Park Neighborhood will be studied at a later date. This report consists of the Redevelopment Plan for Blocks 1393 and 1394 (Part A).

This report, like the Needs Assessment, has been prepared for the City of Camden and its Planning Board by Larry S. Waetzman, AICP, PP 2213. Funding has been provided by Conifer, LLC, with additional technical support and assistance provided by William J. Harris, PP.

The blighting influences demonstrated in the Needs Assessment can spread to surrounding lands. This decline can have long-lasting, deleterious effects on individuals and the landscape. The survey data gathered about land use and building conditions in the first part of this report, which assesses the need to declare the Whitman Park Phase 1 Neighborhood an area in need of redevelopment, provides sufficient evidence to make such a declaration about this area. The Determination Study includes the physical characteristics of the neighborhood as determined from a windshield survey of the study area. The presence of the stabilizing influences of the Tamarack Apartments and the Ferry Avenue PATCO Station, combined with the interest of a successful area non-profit housing developer are all characteristics that make Whitman Park Phase 1 a candidate for successful redevelopment. The objective of this *Whitman Park Phase 1 Redevelopment Plan* is to outline a strategy that aids the study area and reverses its decline.

The redevelopment of the properties identified in this report will have a stabilizing influence and can significantly contribute to the area's redevelopment. This leveraging potential is in concert with New Jersey's redevelopment statute which states that "...a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

## *Goals and Objectives*

The need to maintain and expand the tax base is critical to all municipalities and even more so to inner cities that have experienced prior decline. The continuation of boarded-up buildings reduces their value on the tax rolls and spreads blighting influences that can depress values in adjoining parts of the neighborhood. They can also serve as a breeding ground for crime and urban decay.

It is important to maintain neighborhoods, as groups of businesses and the homes that surround them. When a neighborhood is in decline it is not only are the physical structures that are affected; the well being of the City and its residents are not being met. Unchecked, this decline can have long-lasting, deleterious effects on businesses, individuals and on the landscape.

The survey data gathered in the Needs Assessment provides sufficient evidence to make such a declaration about the Whitman Park Phase 1 Neighborhood. Nonetheless, the stability of many existing uses in Phase 1, the economic potential of proximity to the Ferry Avenue PATCO Station, and the willingness of a proven potential redeveloper with existing ties to the community all combine to make Whitman Park Phase 1 an excellent candidate for redevelopment.

The Goal of this Redevelopment Plan is **to improve the condition of the quality of life and to upgrade underutilized properties in the Whitman Park Phase 1 Neighborhood**. This will be accomplished by meeting several objectives that will aid Whitman Park in slowing and eventually halting its decline. These objectives are:

1. Redeveloping boarded-up and vacant property;
2. Providing opportunities for new housing construction;
3. Improving the City's tax base;
4. Introducing new employment opportunities;
5. Introducing new commercial opportunities;
6. Improving the infrastructure in the Whitman Park Phase 1 Neighborhood;
7. Removing blighting influences;

8. Providing a more efficient use of the land within the Redevelopment Area;
9. Improving the visual appearance of the neighborhood through architectural design standards and the enhanced use of landscaping; and
10. Providing a safe, pedestrian-friendly environment that capitalizes on its proximity to rich public transit resources.

### *Whitman Park Phase 1: Summary and Description of Need*

The Whitman Park Phase 1 Redevelopment Plan (A) is defined as Tax Blocks 1393, and 1394. The area is bounded by Ferry Avenue, Hallowell Lane, Sayers Avenue and Davis Street. Zoning, land use, and the Master Plan are discussed in the Study of the Need to Declare the Area in Need of Redevelopment. It is not anticipated that any existing residents or businesses in the area would require relocation as a result of the recommendations of the plan. The Redevelopment Plan (B) for the balance of the area described in the needs assessment will be submitted at a later date.

Data from the Needs Assessment supports the declaration of the Whitman Park Phase 1 Neighborhood as an Area in Need of Redevelopment. It found that there is a significant enough presence of vacant and declining property in the neighborhood to be damaging to the residents of surrounding neighborhoods.

Two key properties within the Study Area A are in poor condition or are vacant. These properties are safety and health hazards, which undermine residential stability and discourage further development. There is a former office building that is currently boarded up and a 2.3 acre parcel of vacant land.

The specific stability and development problems identified in the Whitman Park Phase 1 Study Area include:

- A number of prominent boarded-up properties;
- Long-term lack of use of a centrally located tract of vacant land;

- Blighting conditions which may affect adjacent residential areas;
- A perception of poor security at the Ferry Avenue Station complex; and
- Inefficient and unattractive utilization of the land surrounding the PATCO station.

These conditions show the serious decline in the occupancy of commercial structures in the Study Area and poor maintenance, which threatens the future stability of the study area and the surrounding neighborhood. The existing office buildings appear to be in such poor condition that new construction is recommended.

### *Master Plan Considerations*

*Future*CAMDEN, the City's Master Plan, designates the Study Area for transit-oriented mixed use. This designation promotes a mix of retail, commercial, and higher density residential uses that supports the mass transit uses present at the Ferry Avenue Station and the connecting bus routes.

It should also be noted that the State Development and Redevelopment Plan encourages development to occur near existing nodes of development where infrastructure already exists. This area, in Tier 1, meets these standards.

### *Concept Plan*

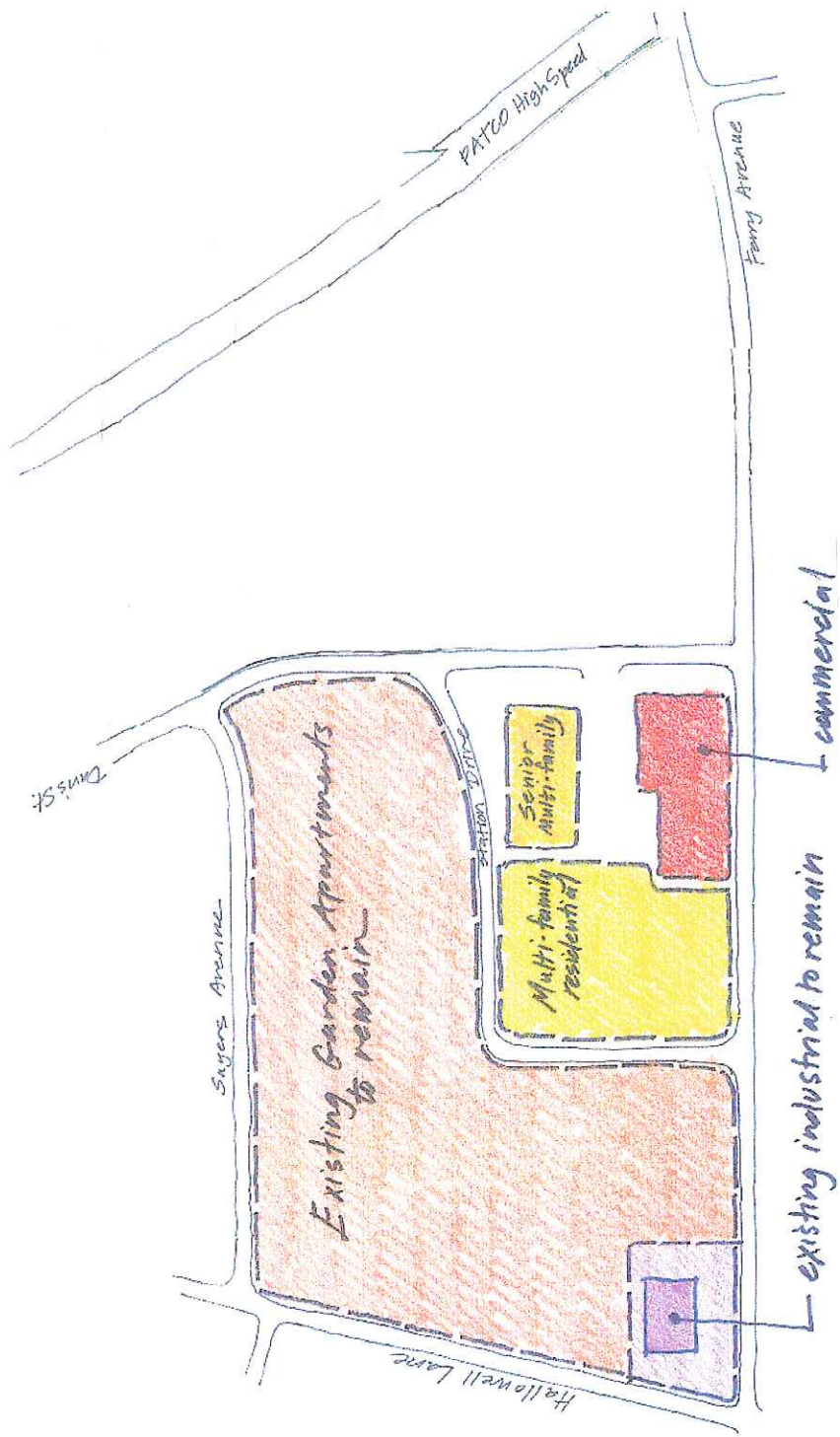
The concept plan incorporates the goals of Transit-Oriented Development that is recommended in the Master Plan. It is shown on Map 7. (Maps 1 through 6 are located in the Needs Assessment.) Commercial uses are intended for either retail or restaurant use and residential uses are self-explanatory.

The Concept Plan anticipates the continuation of the uses that were found to be in good condition. These uses are all located in Block 1393 and consist of the Tamarack Apartments, on Lots 1, 31, 38 and 39, and the industrial building used by Binding Specialties, on Lot 28.



The Project Area of this Redevelopment Plan (A) is proposed to occur on Block 1394. It will be developed in three phases: 82 units of senior housing, 20,500 square feet of commercial development, and 48 townhouses intended for homeownership. The description of this Project Area is more fully explained later, where a sketch Site Plan is provided as Map 9.

A subsequent Redevelopment Plan will be prepared for Area B, Tax Blocks 1390 and 1395.



## Whitman Park Phase 1

Redevelopment Need Assessment  
and Redevelopment Plan

Camden, New Jersey

### Map 7: Concept Plan

February 4, 2004

## *Opportunities and Challenges*

Crime remains an issue in the Redevelopment Area and a murder occurred during 2003 with the victim being a commuter using the Ferry Avenue Station. Nonetheless, the redevelopment of the blighted office buildings and vacant land, combined with the redevelopment of the PATCO lands will substantially improve this situation by increasing around-the-clock activity in the area and lighting.

Another issue is the need to improve the aesthetics of the Redevelopment Area, both through building design and increased landscaping.

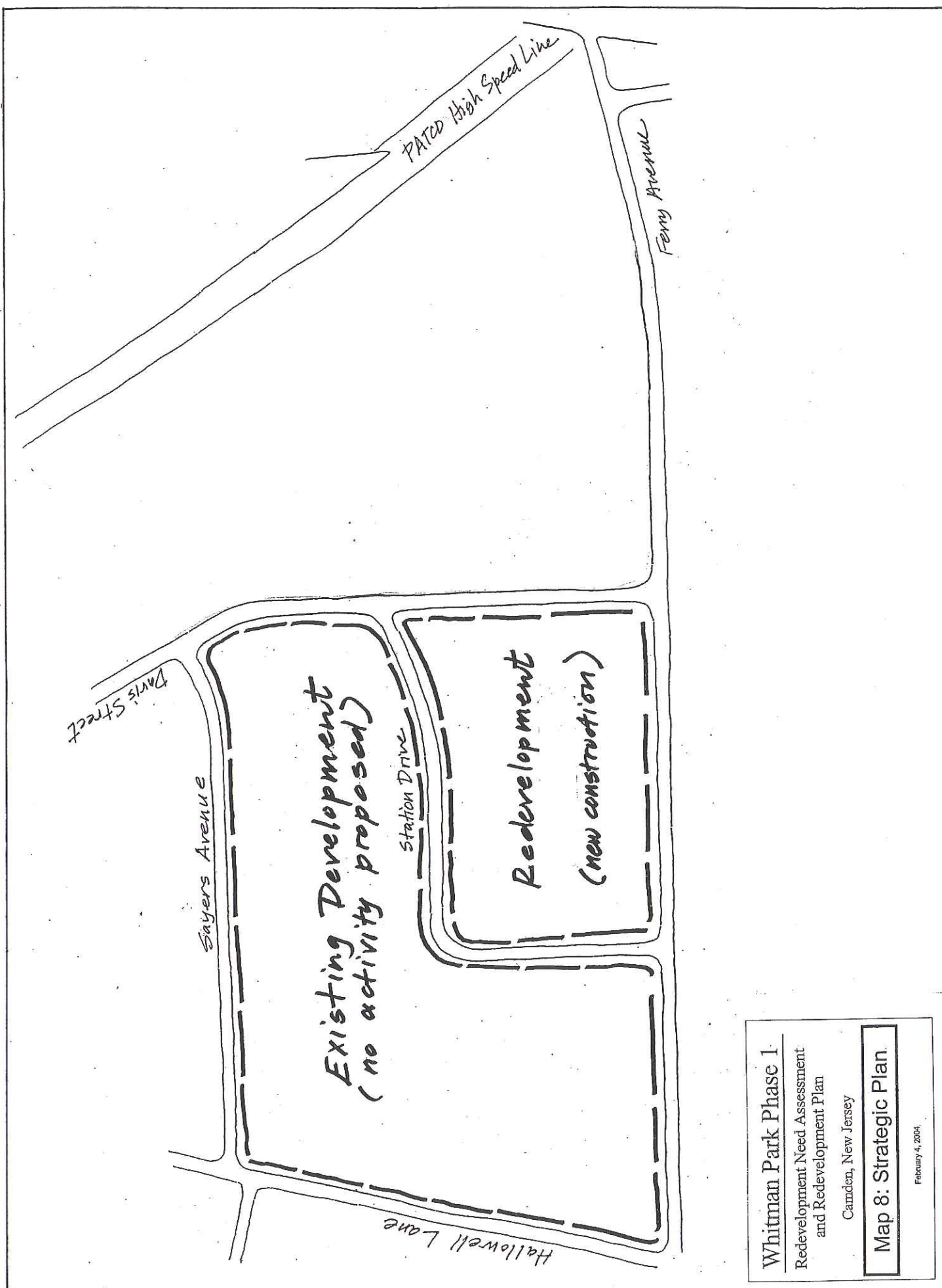
For revitalization to be successful there must be support from neighborhood residents. Therefore, community-organizing efforts are critical to the redevelopment of Whitman Park. For the economic and physical redevelopment of the area to take root, residents must be empowered to articulate their needs and have a clear voice in the direction of redevelopment. The Redevelopment Plan will require close coordination with the Whitman Park Neighborhood Association as well as with affected property owners.

## *Strategic Plan*

The Strategic Plan, which is shown on Map 8, provides an overview of the implementation plan.

Block 1393 consists of existing development, in good condition. No redevelopment activity is proposed in this superblock that is bounded by Ferry Avenue, Hallowell Lane, Sayers Avenue, Davis Street and Station Drive.

This Part A of the Redevelopment Plan will occur in Tax Block 1394, the block that is bounded by Ferry Avenue, Station Drive and Davis Street. The existing six-story office building at 2101 Ferry Avenue will be demolished and its land, Lot 2, will be redeveloped along with the adjacent vacant Lot 1. The plan will require acquisition of Block 1394, Lots 1 and 2.



Whitman Park Phase I  
Redevelopment Need Assessment  
and Redevelopment Plan  
Camden, New Jersey  
Map 8: Strategic Plan.  
February 4, 2004.

## *Project Plan and Circulation*

The specific proposals of the proposed redevelopment are shown on the Site Plan, Map 9.

Tax Block 1394 is designated as the Project Area for this Redevelopment Plan (A) and a detailed Site Plan is presented as Map 9. It proposes three distinct uses:

Phase 1 would be an 82 unit senior housing project.

Phase 2 would involve the construction two commercial buildings, consisting of a total of 20,500 square feet of floor area.

Phase 3 involves the development of 48 moderate and market-price townhomes.

The existing circulation pattern in the Redevelopment Area (A) will remain essentially unchanged.

The Redevelopment Plan will add 130 new dwellings and approximately 20,500 square feet of new commercial space to the Whitman Park Phase 1 Neighborhood. Other objectives of this Redevelopment Plan are met, including public/private involvement in the improvement of amenities such as streets, lighting and landscape and the removal of structures that present a blighting influence. The plan will rely on private investment that can leverage public monies for infrastructure improvements. These efforts will also be assisted by an increased police presence in the redevelopment area, as security is imperative to neighborhood well being.

It is expected that a portion of the funding for these projects will require public funding in the form of City and State Grants, ERB Funding, Tax Incremental Financing, and preferential lending rates from the State's Housing and Mortgage Finance Agency. In addition to the new construction, the following type of public and private improvements is proposed for the redevelopment area:



Home Ownership	37 Units
22' x 40' Townhomes	11 Units
16' x 40' Townhomes	48 Units
Total D.U.	
Commercial	12,500 s.f.
Building A	8,000 s.f.
Building B	20,500 s.f.
Total	

**SITE PLAN**  
Scale: 1"=30'-0"

**FERRY PLAZA**  
Camden, New Jersey

**Whitman Park Phase 1**  
Redevelopment Needs Assessment  
and Redevelopment Plan  
Camden, New Jersey

**Map 9: Site Plan**

February 6, 2004

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Project No. IB.03106

Date: 11.21.03

**CONIFER**  
Camden, New Jersey

Streetscape Improvements: Deteriorated infrastructure and crumbling sidewalks will be replaced and proper lighting of streets will be installed to enhance access to the neighborhood and ease mobility throughout the area, with the cooperation of the City.

### *Redevelopment Plan And Acquisition Plan*

The plan proposes to redevelop existing vacant or abandoned properties. Acquisition of Block 1394, Lots 1 and 2 will be required, but no relocation assistance will be necessary. No properties in Block 1393 will have to be acquired. An acquisition map for the Redevelopment Plan (A) is shown as Map 10.

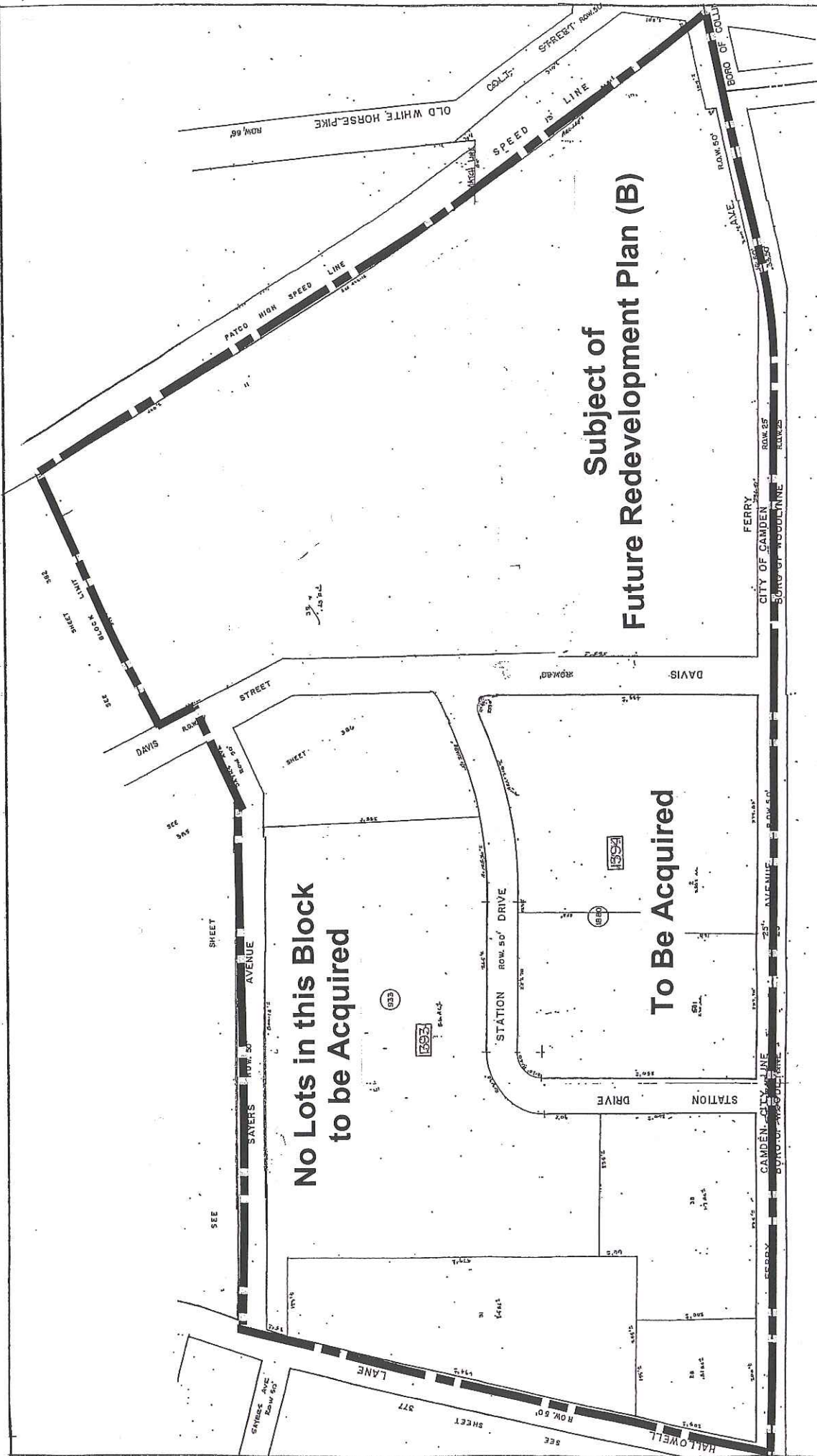
It is anticipated that the Redevelopment Agency will assist with the acquisition of sites for this Project Area.

### Cost Estimates

The following estimates are provided for the Project Area in Block 1394, the Ferry Plaza Project:

Part 1: 82 Senior Citizen Residential Units:	\$10,500,000
Part 2: 20,500 square feet Commercial Section:	\$3,540,000
Part 3: 48 Units of Townhouses	<u>\$8,200,000</u>
Total Cost (Project Area A):	\$22,240,000

It is expected that no new public funds will be required for Block 1393, where the Tamarack Apartments and Binding Specialties buildings will remain without additional improvements.



**Subject of  
Future Redevelopment Plan (B)**

**No Lots in this Block  
to be Acquired**

**To Be Acquired**

**Study Area**

**Whitman Park Phase I**  
 Redevelopment Need Assessment  
 and Redevelopment Plan  
 Camden, New Jersey

**Map 10: Acquisition Plan**



### *Proposed Property Use and Development Regulations*

The Redevelopment Plan could be accomplished with the existing use regulations applicable to the C-2 Zoning District, where all new redevelopment is expected to occur.

Parking and other zoning standards found in the ordinance will be observed.

Architecture for each stage should be designed in accordance with a unified design, as a planned unit development. Although it is possible that the three stages may be developed by different entities, an effort should be made for subsequent stages to coordinate with the design principles of the first stage. The following guidelines shall apply to all sections:

- Variations in the roofline shall be used to screen HVAC equipment.
- Earthen tones shall be used in exterior color schemes.
- All trash enclosures shall be fully enclosed (with exception of access gates) by a durable screen wall and/or landscaping.
- Landscaping requirements should be upgraded, with the minimum caliper for street and shade trees being initially planted at 3" to 3.5".
- No outdoor storage shall be permitted.

## *Provisions to Meet State and Local Requirements*

### Statutory Requirements

As described below, the *Whitman Park Phase 1 Redevelopment Plan* fully complies with the State statutes.

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 and planning changes, building requirements, and the Plan's relationship to local objectives in respect to appropriate land use, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.
2. Proposed Land Uses And Building Requirements: This Redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements in the project area.
3. Relocation Provision: No relocation is currently anticipated.
4. Identification Of Property To Be Acquired: 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 will be complementary to the economic development, job creating and environmental protection concerns of Camden, its contiguous municipalities and the County. The proposed Plan also conforms to 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 strives to achieve.

6. Relationship To Municipal Land Use Law: This Redevelopment Plan describes its relationship to Municipal Land Use Law and creates no conflict with development regulations.
7. City of Camden Comprehensive Plan: Proposals of this Plan conform to the intents of the general plan for the municipality, and is consistent with the *FutureCAMDEN* Master Plan.
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 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 P.L. 1975 and the regulations issued by the State of New Jersey and the City of Camden.

### *Conformance*

The *Whitman Park Phase 1 Redevelopment Plan* is substantially consistent with the *FutureCAMDEN* Master Plan and is designated to effectuate this plan. The goals of both plans include: to ensure area stability and foster successful coexistence of uses in mixed-use areas that are supportive of mass transit.

1. Development and subdivision within the Redevelopment Area shall be governed by the requirements of Codes of the City of Camden governing Land Use Procedures, Subdivisions and Development and Zoning, as modified by the above standards.
2. The Camden Redevelopment Agency shall promulgate detailed Design and Improvement standards for development that shall be adopted as an amendment to this Plan by the City Council through ordinance. These regulations may vary from existing ones, based upon

the unique nature of the parcels and Redevelopment Plan, while being consistent with the objectives of appropriate local, state, and federal regulations.

### *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 the Redevelopment Plan as the Redevelopment Area (N.J.S.A. 40:12A-4). The authority of this agency shall be utilized, when necessary, to assist the named redeveloper(s) to accomplish its goals.
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 to lease, sell or transfer interest acquired, or any part thereof, without prior written approval of the Camden Redevelopment Agency.

### *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, N.J.S.A. 40:55D-1 et seq. and 40A:12A-1 et seq.
2. The designated Redevelopment Entity or Redeveloper shall agree to comply with all 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. 40:A:12A-13).

3. 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.
4. The redeveloper shall be required to furnish escrows and performance guarantees as required by the City of Camden Redevelopment Agency (N.J.S.A. 40:55D-53).
5. The designated redeveloper shall agree to comply with all design standards and development regulations established in this plan for the Redevelopment Area.

### *General Provisions Of The Plan*

Land use provisions and building requirements for the *Whitman Park Phase 1 Redevelopment Area* are deemed necessary as minimum requirements in the interest of public health, safety, and convenience and general welfare. They are intended to provide a frame of reference for physical development of the project area. The redeveloper(s) will be given flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence and physical integration through design elements. These improvements recognize that 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 they achieve the objectives of this plan.

1. 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 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 N.J.S.A. 40:D-53. Such performance guarantees shall be approved by either the City's Attorney, or the Attorney of the Camden Planning Board. The amount of such performance guarantees shall be determined by the City and shall be sufficient to assure completion of improvements within two years of final site plan approval.
3. Interim uses may be established, subject to finding by the City Planning Board that such use will not have an 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 interim use approval shall be granted for more than two years; extensions may be granted at the Board's discretion for a maximum of two (2) 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, 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 block, the developer shall also be required to comply with the Municipal Zoning Code, as if the redeveloper were proposing a subdivision or portion thereof.
5. The redeveloper shall also comply with the requirements of Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
6. No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and City's Division of Capital Improvements.
7. Utility easements, when necessary, shall be provided by developers and approved by the Camden Environmental Affairs and Division of Capital Improvement. Such easements shall be provided within 7 working days after completion of project construction.

8. Any designated (re)developer providing new construction of any type of use, or building rehabilitation in excess of \$100,000, will set aside an amount equal to 2% of project construction costs for the provision of public art or streetscape amenity on the block(s) where such project construction shall occur. Review and approval of proposed artwork or amenities will be conducted by the Camden Redevelopment Agency and its Design Review Committee.
  
9. No covenant, lease conveyance or other instrument shall be 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 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.
  
10. 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.

### *Public Improvements*

Existing water, sewer and roadway facilities serving the Whitman Park Phase 1 Redevelopment Area require upgrading in order to meet present and future needs. The City of Camden Department of Utilities shall continue its long range improvement planning program to upgrade the sanitary sewer and water systems in the Redevelopment Area, for service to existing and new residential customers, and to enhance the attractiveness of the area. Redevelopers of large sized parcels will be required to participate in infrastructure improvements at least in proportion to the size of their projects. 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.

### *Types of Proposed Redevelopment Actions*

Upon adoption of a Redevelopment Plan pursuant to section 7 of P.L. 1992, the municipality or Redevelopment Entity designated by the governing body may proceed with the clearance, re-planning, development, and redevelopment of the area designated in that plan. In order to carry out and effect the purposes of this act and the terms of this *Whitman Park Phase I Redevelopment Plan*, the municipality or designated Redevelopment Entity may:

1. Undertake redevelopment projects, and for this purpose issue bonds accordance with provisions of section 29 of P.L. 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 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. Select the redeveloper(s) as it chooses to implement all or part of the projects for this 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 purpose 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.



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 or renovations take place.
20. Demolish acquired housing that cannot be cost-effectively renovated, or is located 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.
24. Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

## *Time Limits*

### Reasonable Time for Development

1. The redeveloper of a specific project within the *Whitman Park Phase 1 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).

### Expiration Of This Redevelopment Plan

1. Provisions of this plan specifying redevelopment of the *Whitman Park Phase 1 Redevelopment 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.

## *Procedures for Amending This Plan*

This *Whitman Park Phase 1 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 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).

## *Supersedence, Repeal, And Severability*

1. All ordinances or parts of ordinances inconsistent with this *Whitman Park Phase 1 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, the provisions of this Plan, unless otherwise specified, shall prevail.
  
3. Any article, section, subsection, paragraph, subdivision, or clause of this Redevelopment Plan shall remain in full force and effect until rescinded or until the plan has expired or been officially amended, unless said article, section, subsection, paragraph, subdivision, or clause has been found to be invalid by a Court of appropriate jurisdiction. To this end, the provisions of each article, section, subsection, paragraph, subdivision, or clause of this redevelopment ordinance are hereby declared severable.

