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11-06-03

**ORDINANCE APPROVING THE NORTHERN EDGE REDEVELOPMENT PLAN**

WHEREAS, by Resolution adopted on November 12, 1998, the City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Northern Edge Study Area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, consistent with N.J.S.A. 40A:12A-6(b)(1), the Planning Board caused to be prepared a map showing the boundaries of the area known as the "Northern Edge neighborhood" comprising all of the lots in Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14 as shown and designated on the Tax Maps of the City of Camden, also described and delineated as being within Census Tract 6006 (the "Area"), and the location of the various parcels of property included therein, and to have appended to the map a statement setting forth the basis of the investigation, which statement was prepared by Edward Williams, AICP/PP, of the City of Camden Department of Development & Planning (the "Report"); and

WHEREAS, consistent with the requirements for notice contained in N.J.S.A. 40A:12A-6(b)(3), the Planning Board specified November 30, 1999 as the date for, and gave notice of, a public hearing for the purpose of hearing persons who were interested in or would be affected by a determination that the delineated Area is a redevelopment area; and

WHEREAS, at the hearing, the Planning Board received and considered all comments regarding the determination; and

WHEREAS, at that hearing, the Planning Board also received and considered evidence in support of the determination that the Area meets the criteria set forth in N.J.S.A. 40A:12A-5; and

(1) Consistent with the statutory criteria described N.J.S.A. 40A:12A-5(a), the generality of the structures on Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14 are obsolete.

(2) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(b), by reason of the vacancy evidencing discontinuance of the use of buildings previously used for commercial purposes, the abandonment of such buildings, and the state of disrepair of the buildings as evidenced in a portion of the Area, i.e., portions of Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14, the Area is an area in need of redevelopment.

(3) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5 (c), throughout the area there is land that is owned by the City as a result of tax foreclosures.

(4) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5 (d), on Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14 there are properties with buildings or improvements which by reason of obsolescence, overcrowding, faulty arrangement, excessive land coverage, or obsolete layout are detrimental to the welfare of the community.

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(5) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5 (e), on Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14, and other Blocks throughout the Area as designated on a map in the Report, there is evidence of a lack of proper utilization throughout the Area caused by a number of conditions, including the diversity of ownership and the vacant condition of the structures within the Area, 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; and

WHEREAS, consistent with the statutory criteria described in N.J.S.A. 40A:12A-3, the inclusion in the area of redevelopment of lands, buildings or improvements, which of themselves are not detrimental to the public health, safety or welfare, is necessary from a planning perspective for the effective redevelopment of the Area; this is due to dispersion of vacant, boarded-up residential structures throughout Northern Edge Study Area, creating a "moving target" scenario wherein predicting the next vacant building location is virtually impossible; and

WHEREAS, the Planning Board, by Resolution duly adopted on November 30, 1999 recommended to the City Council that the Area be determined an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-4; and

WHEREAS, by Resolution adopted on November 6, 2003, City Council approved the Northern Edge Redevelopment Area in of Need Redevelopment Study; now, therefore.

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

SECTION 1. City Council of the City of Camden hereby approves the Northern Edge Redevelopment Plan.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

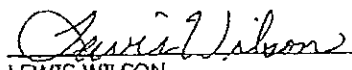
SECTION 3. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

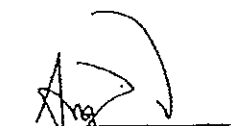
BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the Chief Operating Officer, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Notice of approval or veto shall be filed in the office of the Municipal Clerk.

FRANCISCO "FRANK" MORAN


Dated: November 6, 2003

The above has been reviewed  
and approved as to form.

  
LEWIS WILSON  
City Attorney

  
ANGEL PUENTES  
President, City Council

GWENDOLYN A. FAISON  
Mayor

  
MELVIN R. PRIMAS, JR.  
Chief Operating Officer

FIRST READING: NOVEMBER 6, 2003

SECOND READING: DECEMBER 4, 2003

ADOPTED: DECEMBER 4, 2003

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

12/4/2003 #01  
12/3/2020

# CITY OF CAMDEN



Luis Pastoriza, MSM, RMC  
Municipal Clerk

Angel Fuentes  
City Council President

MUNICIPAL CLERK'S  
OFFICE  
City Hall, Room 105 - PO Box 95120  
Camden, New Jersey 08101-5120  
(856) 757-7107, (856) 757-7110, (856) 757-7223  
FAX (856) 757-7220

## MEMORANDUM

DATE: December 15, 2003

TO: Melvin "Randy" Primas, Chief Operating Officer

FROM: Luis Pastoriza, Municipal Clerk

RE: Ordinance Final Passage – (O-7) ORDINANCE APPROVING  
THE NORTHERN EDGE REDEVELOPMENT PLAN

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 DECEMBER 4<sup>TH</sup>, 2003. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed 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 CHIEF OPERATING OFFICER

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

LP/emj  
file

# CITY OF CAMDEN



Luis Pastoriza, MSM, RMC  
Municipal Clerk

Angel Fuentes  
City Council President

## MUNICIPAL CLERK'S OFFICE

City Hall, Room 105 - PO Box 95120  
Camden, New Jersey 08101-5120  
(856) 757-7107, (856) 757-7110, (856) 757-7223  
FAX (856) 757-7220

## MEMORANDUM

DATE: December 15, 2003

TO: Melvin "Randy" Primas, Chief Operating Officer

FROM: Luis Pastoriza, Municipal Clerk

RE: Ordinance Final Passage -- (O-8) ORDINANCE AMENDING  
ORDINANCE MC-3720 ADOPTED JANUARY 24, 2002  
CONCERNING CERTIFICATES OF REDEMPTION

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 DECEMBER 4<sup>TH</sup>, 2003. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed 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 CHIEF OPERATING OFFICER	
Received by: <u><i>[Signature]</i></u>	Date: <u>12/15/03</u>
Date of Approval: <u>12-24-03</u>	

LP/emj  
file

R-6

MAR:dlh  
11-06-03**RESOLUTION APPROVING THE AREA IN NEED OF REDEVELOPMENT  
STUDY (NORTHERN EDGE REDEVELOPMENT AREA)**

WHEREAS, by Resolution adopted on November 12, 1998, the City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Northern Edge Study Area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, consistent with N.J.S.A. 40A:12A-6(b)(1), the Planning Board caused to be prepared a map showing the boundaries of the area known as the "neighborhood" comprising all of the lots in Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14 as shown and designated on the Tax Maps of the City of Camden, also described and delineated as being within Census Tract 6006 (the "Area"), and the location of the various parcels of property included therein, and to have appended to the map a statement setting forth the basis of the investigation, which statement was prepared by Edward Williams, AICP/PP, of the City of Camden Department of Development & Planning (the "Report"); and

WHEREAS, consistent with the requirements for notice contained in N.J.S.A. 40A:12A-6(b)(3), the Planning Board specified November 30, 1999 was the date for, and gave notice of, a public hearing for the purpose of hearing persons who were interested in or would be affected by a determination that the delineated Area is a redevelopment area; and

WHEREAS, at the hearing, the Planning Board received and considered all comments regarding the determination; and

WHEREAS, at that hearing, the Planning Board also received and considered evidence in support of the determination that the Area meets the criteria set forth in N.J.S.A. 40A:12A-5; and

(1) Consistent with the statutory criteria described N.J.S.A. 40A:12A-5(a), the generality of the structures on lots in Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14 are obsolete.

(2) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5(b), by reason of the vacancy evidencing discontinuance of the use of buildings previously used for commercial purposes, the abandonment of such buildings, and the state of disrepair of the buildings as evidenced in a portion of the Area, i.e., portions of lots in Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14, the Area is an area in need of redevelopment.

(3) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5 (c), throughout the area there is land that is owned by the City as a result of tax foreclosures.

(4) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5 (d), on lots in Block 63 Lots 70 and 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14 there are properties with buildings or improvements which by reason of obsolescence, overcrowding, faulty arrangement, excessive land coverage, or obsolete layout are detrimental to the welfare of the community.

(5) Consistent with the statutory criteria described in N.J.S.A. 40A:12A-5 (e), on lots in Blocks 63, 70, 78, Block 71 Lots 2 and 8, Block 72 Lots 1, 28, 38, Block 80 Lots 1, 2, 4, 5, Block 81 Lots 1, 2, 8, and 14, and other Blocks throughout the Area as designated on a map in the Report, there is evidence of a lack of proper utilization throughout the Area caused by a number of conditions, including the diversity of ownership and the vacant condition of the structures within the Area, 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; and

WHEREAS, consistent with the statutory criteria described in N.J.S.A. 40A:12A-3, the inclusion in the area of redevelopment of lands, buildings or improvements, which of themselves are not detrimental to the public health, safety or welfare, is necessary from a planning perspective for the effective redevelopment of the Area; this is due to dispersion of vacant, boarded-up residential structures throughout Northern Edge Study Area, creating a "moving target" scenario wherein predicting the next vacant building location is virtually impossible; and

WHEREAS, the Planning Board, by Resolution duly adopted on November 30, 1999 recommended to the City Council that the Area be determined an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-4; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby determines that the Area is an area in need of redevelopment.

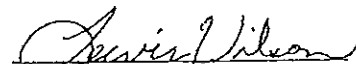
BE IT FURTHER RESOLVED, that the City Council of the City of Camden hereby approves the Area in Need Redevelopment Study (Northern Edge Redevelopment Area).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the Chief Operating Officer, who shall have ten (10) days from the receipt thereof to approve or veto this Resolution. Notice of approval or veto shall be filed in the office of the Municipal Clerk.

On Motion Of: FRANCISCO "FRANK" MORAN

Dated: November 6, 2003

The above has been reviewed and approved as to form.

  
LEWIS WILSON  
City Attorney

  
ANGEL FUENTES  
President, City Council

APPROVED: NOVEMBER 6, 2003

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk