



# ***GATEWAY***

## **REDEVELOPMENT PLAN**



*DIVISION OF PLANNING*

# **GATEWAY**



## *Redevelopment Plan*

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## INTRODUCTION

Gateway, home to the Campbell Soup Corporation, the Armory (now occupied by Camden's Department of Public Works), several churches and commercial corridors, typifies the gradual transformation that many Camden neighborhoods are undergoing. Positioned between the vibrant residential and institutional neighborhoods of Camden's downtown and the quiet housing enclaves of South Camden, Gateway – with its complement of factories, warehouses, stores, offices and houses built initially for area workers – has long stood as a transitional neighborhood and industrial hub. Given its declining demand for manufacturing, excellent access to local highways and public transit routes, and Camden's pervasive need for new housing, education and social service facilities, as well as new retail business locations, Gateway has many attributes that make it a candidate for redevelopment.

This ***Gateway Redevelopment Plan***, not only addresses the problems and conditions identified in the Need for Redevelopment Study, that accompanies this report, it also – more importantly – responds to this climate of new opportunities. The main goal of this plan is to recreate a strong community of new housing, businesses, recreation and institutions, adjacent to a transformed downtown and nearby neighborhoods. Secondly, this plan's major achievement, when fully implemented, will be to develop and reinvigorate Gateway as a fully diversified and engaging entry neighborhood into the new Camden.



## EXECUTIVE SUMMARY

This **Gateway Redevelopment Plan** proposes to strongly revitalize area businesses, institutions and housing, and to create new development opportunities in these areas during the next ten to twenty-five years. Beginning in 2006, most efforts will be used to develop project plans, acquire properties, designate developers, secure funding, and engage design consultants and construction managers. From that point, the bulk of redevelopment activity will take place (2007 – 2017), with completion of all projects expected in the second phase of development (2018-2031). During that time, the following developments are scheduled to occur:

- RESIDENTIAL DEVELOPMENT: 200 new Single Family houses, affordable & market rate; 50 new duplexes; 150 rehabilitated Single Family Houses; and 40 new Assisted Living apartments.
- ECONOMIC DEVELOPMENT: creation of a 500,000 square foot industrial park/office complex; 40 new and rehabilitated retail stores; and renovation of 20 storefronts.
- INSTITUTIONAL DEVELOPMENT: New Public Elementary School; new Charter Elementary School; new multi-service Day/Senior Care Center; new multi-purpose Community Center; and a new Social Services Complex.
- ENVIRONMENTAL REMEDIATION: clean up and redevelop approximately 30 brownfields
- INFRASTRUCTURE DEVELOPMENT: upgrade water, sewer lines; rehabilitate or renovate area streets, sidewalks, and lighting.
- OPEN SPACE DEVELOPMENT: 2 new parks; 10 Right-Of-Ways to be landscaped; and 1,000 street trees to be planted.

To implement these changes, the City of Camden, through Camden Redevelopment Agency, will attract, invest and deploy the resources necessary to design and develop all construction; provide all necessary infrastructure and public amenities; rehabilitate vacant properties; and leverage financial and technical assistance to owners of occupied properties, so that such properties might be repaired and renovated to good building, housing and business use standards. Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition and relocation of some occupied properties are anticipated. The implementation of the **Gateway Redevelopment Plan** will take 25 years (2006-2031), and cost an estimated \$192.4 Million.

## PURPOSE

The **Gateway Redevelopment Plan** follows a determination that Gateway is 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 proliferation of vacant buildings and land, many of which are (or suspected to be) contaminated, its declining housing stock and commercial corridors, and the relative isolation of this neighborhood from south and central Camden, Gateway is ripe for redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Study and Plan (Resolution MC-03: 360) in June 2003.

This **Gateway Redevelopment Plan** documents decisions made by the City of Camden to address redevelopment needs and potentials of this neighborhood. It is the purpose of this Plan to facilitate the redevelopment of Gateway by providing a framework for the design and implementation of development projects throughout the neighborhood. This report is organized into four sections:

- ☞ *The Need*, which describes 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;
- ☞ *Plan Administration*, which identifies the entities, powers and responsibilities involved in this plan’s execution.

## NEED FOR REDEVELOPMENT

The findings of the **Gateway Determination of Need Study** established that the Study Area is in need of redevelopment, due primarily to the concentrations of vacant and under-utilized land; as well as deteriorated and abandoned property. Additionally, the area has failed to attract or develop new commercial and industrial businesses, market rate housing, much needed social service facilities, and recreation venues, despite its proximity and access to a regional transportation network, the Cooper River park system, and several thriving public schools and local churches. Gateway’s development obstacles can be summarized as follows:

- Presence of several vacant properties and contaminated sites
- Deterioration of existing housing stock
- Unmet demand for new housing and related amenities
- Under-utilization of properties

These conditions not only hinder recent aspirations for Camden’s Gateway, but also constrain or discourage further development interior to south and central Camden as well. In addition to Gateway being part of Camden’s New Jersey Urban Enterprise Zone, one of several criteria (G) establishing the area as in need of redevelopment, other criteria in New Jersey’s redevelopment statute (B and E) have also been met by these property uses and conditions. It was therefore recommended that the Camden City Planning Board and City Council, after public notice and hearings, declare the Gateway Study Area to be in need of redevelopment.

## REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Gateway, intervention strategies for this project area will be effective only if they prioritize among the various levels of revitalization efforts. Within the range of physical renewal proposals, the objective is to establish a solid base and momentum for development of the project area. The Gateway Redevelopment Plan proposes to rehabilitate vacant properties and build new housing units, consolidate the sprawl of industrial properties, upgrade the area's physical infrastructure, create new commercial and recreation areas, strengthen the existing complement of area institutions, and (re)connect Gateway to the adjacent neighborhoods of Cooper Plaza, Bergen Square, Parkside and Whitman Park. This plan will revitalize Gateway by combining new construction of both housing and commercial properties, and the remediation and redevelopment of brownfields, with the rehabilitation of the existing housing, retail commercial and industrial establishments in the community. The redevelopment strategy therefore identifies and locates improvements among three classes of action:

- **Conservation:** limited renovation to maintain or restore property uses or conditions
- **Upgrade:** moderate to substantial rehabilitation of property uses or conditions
- **Development:** construction to introduce, expand upon or replicate property uses

Given the multiple redevelopment needs of Gateway, strategic selection among three choices of action will crucially help the City to anchor its efforts on blocks where minimal investments will yield maximum results, and then build upon those efforts. The first priority will be for conservation of area housing, institutions and open space for recreation. Secondly, efforts will upgrade the functional residential, institutional, commercial, and industrial land uses in Gateway. Development activities will introduce new dwellings, stores, offices, industries, social service facilities and recreation amenities, to maximize the new utility of Camden's Gateway. Although a key aim of this redevelopment effort is to create momentum for development, through prioritizing projects, and effective scheduling or phasing of development, major new construction may proceed, even before other stages of redevelopment investment, i.e. conservation and rehabilitation, are completed. Based upon existing land uses, property conditions and development needs, the three priority classes of revitalization action, Conserve, Upgrade and Develop, will be distributed among the Study Area's tax blocks as shown on the accompanying map.



## **REDEVELOPMENT GOALS AND OBJECTIVES**

The purpose of the Gateway Redevelopment Plan is to facilitate the following Redevelopment Goals and Objectives

### **Strengthen and Expand Gateway's Residential Community**

- Produce new housing for rent & sale, both affordable and market rate
- Rehabilitate vacant Gateway housing
- Renovate occupied Gateway housing
- Provide Special Needs (seniors, disabled, etc.) housing

### **Promote Opportunities for Economic Development**

- Create new office park at Newton Circle
- Attract new business to Central Gateway
- Revitalize existing, businesses, shopping and employment opportunities

### **Facilitate Institutional Development**

- Promote elementary school development
- (Re)Develop new facilities for non-profits

## Encourage Open Space Development

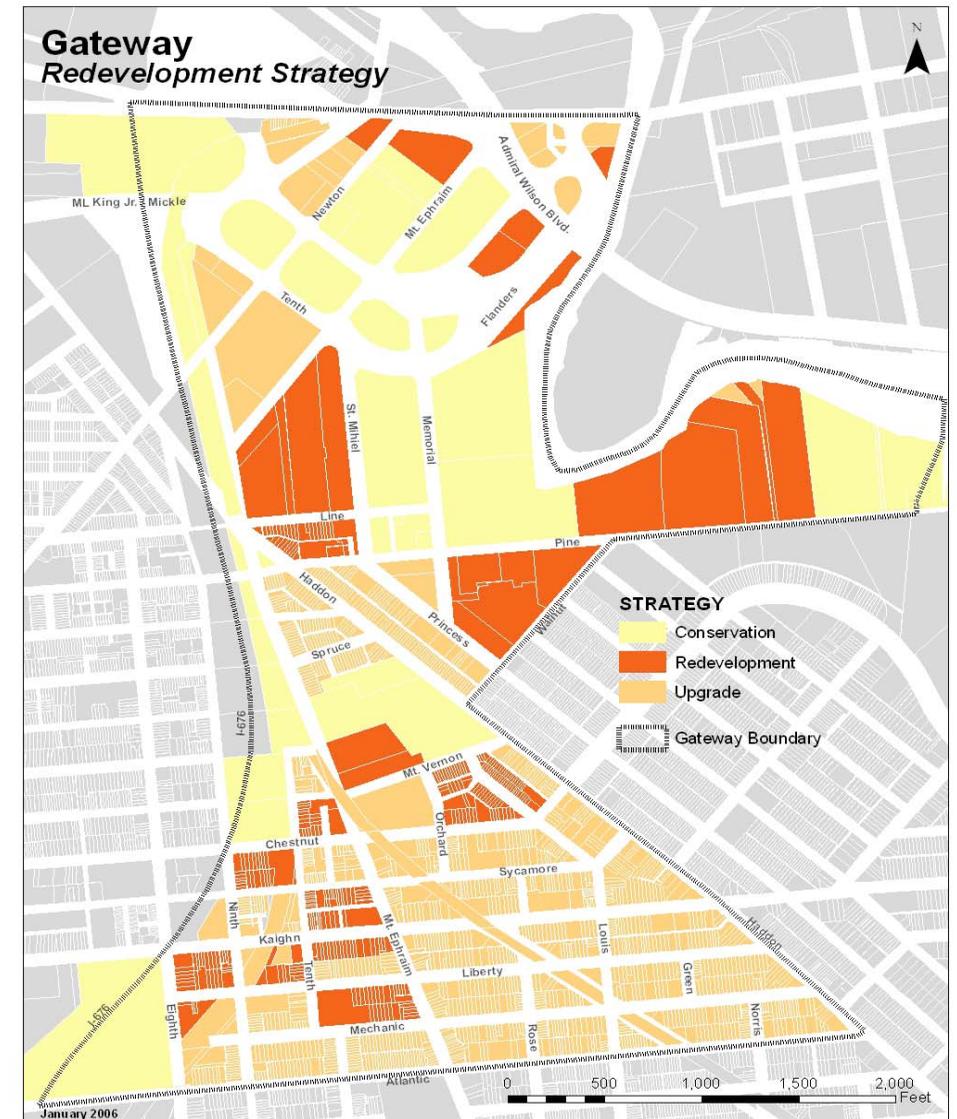
- Create attractive and pedestrian friendly green areas for public use

## Environmental Remediation

- Clean up and redevelop area's contaminated sites/brownfields

## Improve Area Infrastructure

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting
- Improve traffic circulation, as well as access and egress routes
- **Foster compatible and balanced development through new land use controls (zoning), and other actions**
- Rezoning of areas to correct for outdated land uses
- Development compatible with existing residential, economic, and institutional uses to remain.

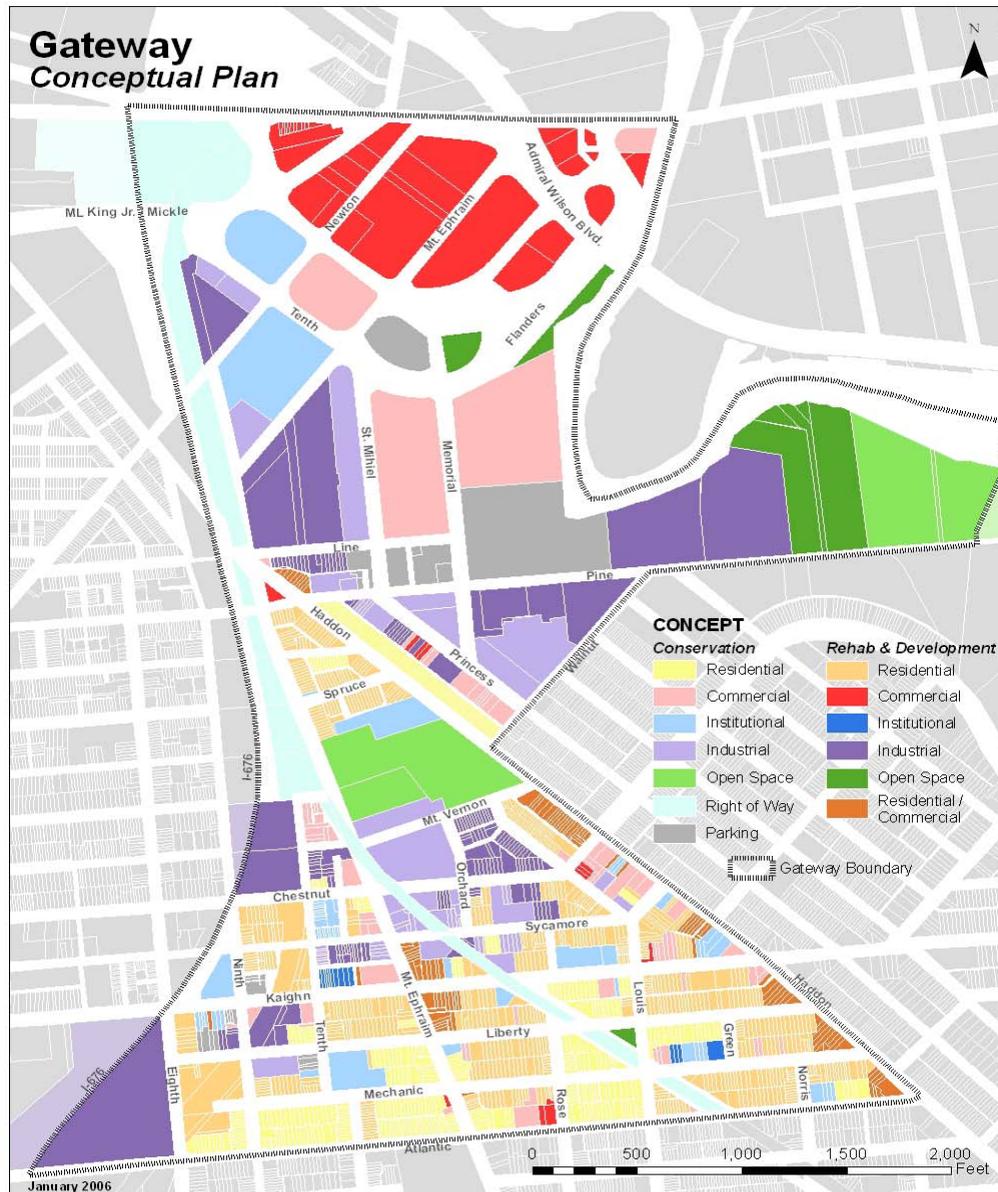


## II. THE PLAN

### PLAN CONCEPTS

The *Gateway Redevelopment Plan* focuses efforts on refurbishments and new development that will re-create Gateway into a vibrant, mixed use neighborhood in Camden's future. Major redevelopment concepts and themes include:

- **Residential Development:** new single family houses, duplexes and senior apartments. These homes will be built mostly on large portions of existing residential blocks; although some may be infill construction at mid-block or corner locations. Vacant houses will be prepared for single-family home ownership through replacement of damaged, deteriorated and missing building elements, including structure, weatherization (roof, windows, doors, etc.), utilities, interior finishes, etc. Deteriorated occupied dwellings, not needed for duplexes or other development, will be repaired and restored to high qualities of function and attractiveness, through the provision of needs assessment, advice, loans, grants, and contractor referrals. Owners will be assisted, in a non-punitive fashion; to bring their properties up to established standards of housing safety and amenity.
- **Industrial and Office Complexes:** existing industrial areas in Gateway will be reorganized to better accommodate existing factories, warehouses and offices, their expansion, and the introduction of new businesses of similar types.
- **Commercial Revitalization:** construction of new, rehabilitation of vacant, and renovation of retail stores throughout the redevelopment area.
- **Institutional Development:** construction of new community facilities (churches, schools, community centers, etc.) and social service facilities, the former throughout the neighborhood, the latter as a Planned Unit Development, complex or complex.
- **Open Space Enhancement:** development of neighborhood parks, as well as landscaping of existing highway and railroad right-of-ways, and tree planting along residential streets.
- **Infrastructure Improvements:** upgrade and installation of new water mains, sewers, and roadways to improve vehicle traffic circulation. Present street lighting will be upgraded; sidewalks will be replaced; missing or damaged street and bus stop signs, traffic stop signs and lights, mail boxes, litter baskets, hydrants and fire alarm pull stations will be replaced.



## PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Gateway will create new housing, business, recreation, social and community services opportunities in this redevelopment area. Proposed projects include:

### RESIDENTIAL DEVELOPMENT:

- New Single Family Homes: Affordable & Market Rate (200 houses)
- New Duplex townhouses (50 bldgs/ 100 units)
- Rehab Single Family Homes: Affordable (150 houses)
- New Assisted Living Apartments (40 units)

### ECONOMIC DEVELOPMENT

- New Industrial Parks/Office Campuses (500,000sf)
- Retail commercial stores – infill and rehabilitated (40 stores)
- Renovation/expansion of existing storefronts (20 stores)

### INSTITUTIONAL DEVELOPMENT:

- New Elementary School
- Multi-service (Daycare-Senior Care) Center -- 10,000sf
- Community Center/Multi-purpose Facility – 10,000-15,000sf
- Social Services Complex – 5 acres
- Charter Elementary School (K-8) – 1 acre

OPEN SPACE DEVELOPMENT:

- 2 New Parks
- New landscaped Right-Of-Ways (10 sites)
- New street trees (1,000)

ENVIRONMENTAL REMEDIATION

- Clean up and redevelop area's brownfields (approximately 30 sites)

INFRASTRUCTURE DEVELOPMENT

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting

ESTIMATED COST

Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, along with a strategic approach to implementation. New construction on vacant land, as well as the demolition and relocation of some occupied properties, are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

**TOTAL ESTIMATED COST:**        \$ 192,400,000

**Residential Development:** \$49,000,000  
**Institutional Development:** \$ 46,000,000  
**Economic Development:**    \$ 39,200,000  
**Open Space Development:** \$   7,200,000  
**Environmental Clean Up:**    \$   1,000,000  
**Infrastructure Development:** \$50,000,000

## POTENTIAL FUNDING SOURCES

Both private and public funding sources are available for the implementation of redevelopment projects in the Gateway. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue.

- **Camden Economic Recovery Board** – – the ERB oversees funds to support improvements such as streetscape improvements, façade restoration, street signage, property acquisition and redevelopment projects
- **City of Camden** – Facilities Program
- **New Jersey Department of Community Affairs** – variety of programs including, but not limited to Balanced Housing
- **New Jersey Economic Development Authority** – variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields remediation; School Construction Corp.
- **New Jersey Housing and Mortgage Finance Agency** – variety of programs including, but not limited to Low Income Housing Tax Credits and Market Oriented Neighborhood Investment
- **New Jersey Redevelopment Authority** – variety of programs to support property acquisition and site remediation
- **US Dept. of Housing and Urban Development** – CDBG Program; US HOME Fund

## IMPLEMENTATION

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, how redevelopment should occur. Successful execution of the **Gateway Redevelopment Plan** and its target activities will depend upon effective public-private collaboration among developers selected to carry out redevelopment projects. Most of Year 0 (2006) will be used to develop project plans, secure funding, acquire and assemble properties for development projects, and engage design consultants and construction managers. From this baseline, there will be a 10 year period during which most of the extensive new construction and substantial rehabilitation will take place. This first phase should commence 2007, with most project work being completed by 2017. This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25 timeframe for the completion of this **Gateway Redevelopment Plan** (2006 – 2031) is intended to adequately provide for any delays and contingencies affecting the plan's implementation.

## PROPERTY ACQUISITIONS

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 acquisition strategy for this Redevelopment Plan is based on a project approach. The following classifications apply to properties in the Gateway Redevelopment Area and are thus identified in this acquisition plan:

- **To Be Acquired:** Includes property to be acquired in order to implement the purposes of this Redevelopment Plan (new construction, rehabilitation and other development). The City of Camden and its agencies reserve the right not to demolish particular parcels if it is determined to be economically feasible to rehabilitate them.
- **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.
- **Not To Be Acquired:** Includes property not to be acquired, but subject to all property rehabilitation standards and local municipal codes.

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

### TO BE ACQUIRED (392):

BLOCK	LOT
362	1, 5, 6, 10, 13, 15, 16, 19, 23, 25
363	47, 48, 49, 54, 55, 56, 63, 65, 74
365	52, 69, 110, 111, 124
366	2, 5, 8, 73, 75
378	7, 18, 22, 28, 29, 36, 42, 44, 45
387	19, 26
393	8, 14, 21, 23
395	25, 26, 32, 35
398	58
399	65
405	1
406	45, 47, 48, 63, 64, 71, 73, 75, 93
407	1, 12, 13, 83, 94, 95
408	77, 82
409	18, 19, 27, 29, 31, 39
410	1, 2, 3, 4, 5, 6, 9, 10, 15, 16, 17, 18, 19, 20, 22, 39, 44, 46, 47, 90
411	49, 50, 72, 76
412	1, 2, 23, 32, 36, 38, 39, 65
413	6, 12, 13

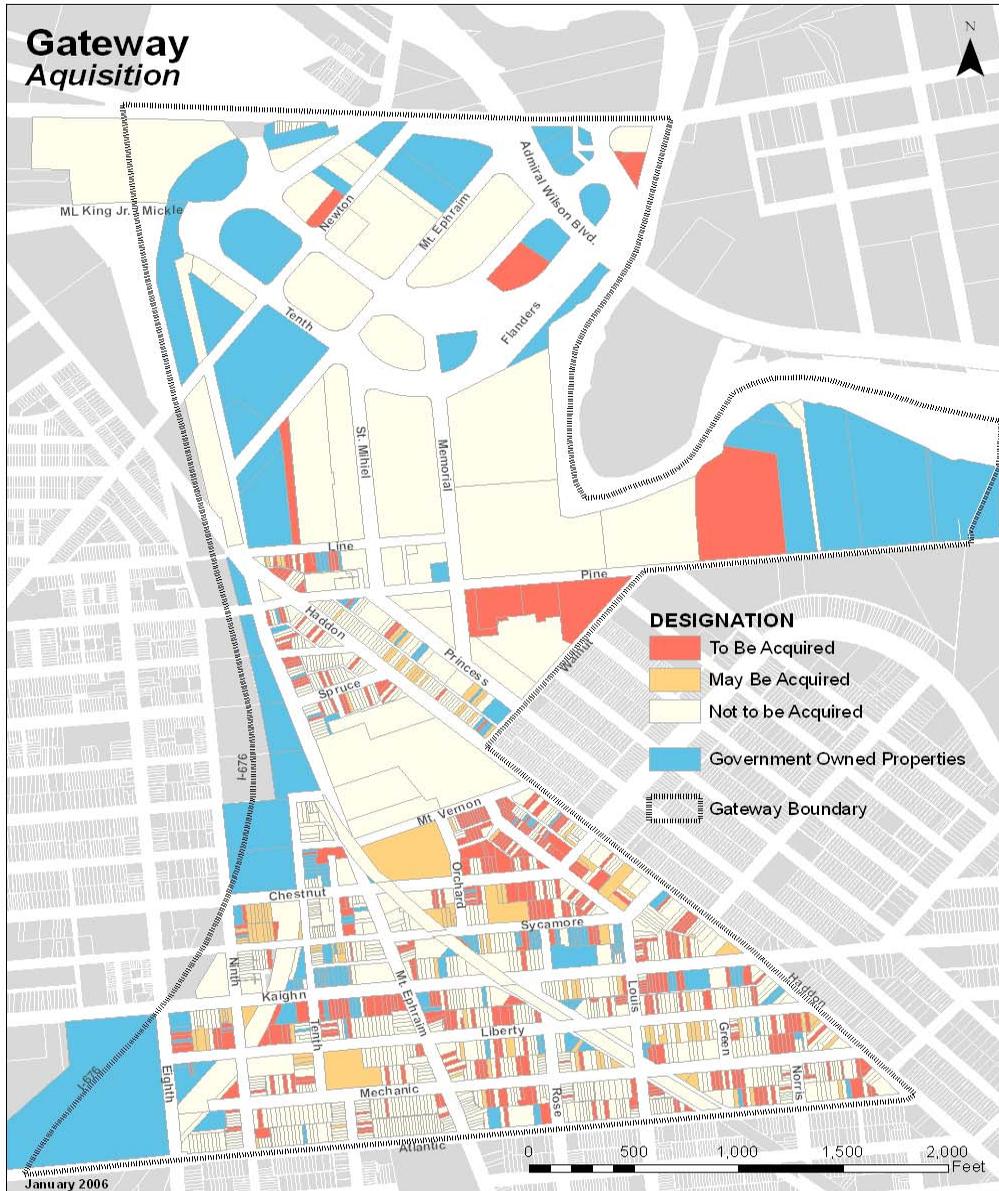
414	2, 18	1322	40, 43, 44, 53, 56, 57, 58, 59, 61, 72, 73, 74, 75, 76, 77, 85
1261	2	1323	17, 19, 24, 25, 27, 42, 69, 70
1303	91, 95, 96, 97, 98, 100, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114	1324	5, 21, 29, 32, 38, 39
1304	59, 63, 64, 65, 66, 67, 68, 71, 72, 75, 76, 77, 78, 79, 80, 81, 83, 85, 86, 87, 88, 89	1329	55, 56, 57, 58, 61, 63, 64
1305	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 23, 25, 26, 27, 29, 30, 31, 38, 42, 45, 47, 49, 112, 113	1330	4, 9, 25, 26, 27, 29, 31, 32, 33, 42, 44, 45, 46, 49, 50
1306	60, 61, 64, 72, 73, 74	1334	1, 2, 11, 14, 19, 26, 28, 30, 31, 33
1308	5, 6, 8	1449	3
1309	12, 13, 14, 15, 17, 19, 22, 23, 24, 26, 27, 29, 30, 36, 37, 38, 39, 42, 46, 49, 51, 52, 53, 56, 115	1458	13
1310	23, 24, 29, 48	1464	5
1311	14, 15, 30, 35	1467	7, 8
1312	35, 46, 47, 48	1471	4, 7, 10, 12, 14, 18, 19, 20, 23, 24, 25, 26, 31, 32
1313	85, 86, 87, 93, 100, 107		
1314	11, 13, 14, 17, 18, 24, 25, 26, 29, 34, 40, 41, 42, 43		
1315	3, 16, 17, 21, 22, 23, 28, 33, 34, 35, 42, 43, 95, 97, 98, 99, 101		
1316	20, 26, 32, 34, 35, 36		
1317	45, 47, 49, 59, 60, 65, 74, 75, 76, 79, 84, 85		
1318	48, 53		
1320	3, 10, 14, 24, 25, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 53, 60, 67, 69, 70		
1321	21, 22, 23		

**MAY BE ACQUIRED (130)**

<b>BLOCK</b>	<b>LOT</b>
365	14, 32, 33, 36, 37, 40, 41, 42, 43, 45, 60, 61, 65, 72, 77, 78, 79, 81, 106, 108,
	109
378	30
393	1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18, 19, 20, 22, 25, 26
399	46, 47, 48, 58, 60, 61, 62, 108, 113
406	41, 42, 43, 44, , 62 66, 67, 69
407	11, 92
409	14, 15, 93
411	79
414	19, 47
1302	1
1303	101
1304	90
1306	71, 77, 78
1308	16, 17, 18, 19, 20, 21
1309	6, 34, 35
1310	41
1311	4, 6
1312	49
1313	88, 89, 96, 106, 109
1314	28, 51, 53
1315	26

1316	7, 9, 10, 19
1317	51, 57, 62, 77, 88, 101
1318	43, 57, 58, 61, 63
1320	47, 58
1321	2, 3, 6, 9, 12, 13, 14, 16
1322	45, 60, 82, 83, 89
1323	75
1330	38, 40, 47, 51
1334	38
1471	2, 5, 6, 22

**NOT TO BE ACQUIRED (1032): All other properties not identified above**



## RELOCATION

As required by the New Jersey Department of Community Affairs, this **Gateway Redevelopment Plan** identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions.

There are no occupied properties that will require relocation, due to the acquisition needs of this redevelopment plan. However, there 47 occupied properties that may require relocation: 31 houses, 8 industrial buildings, 5 commercial buildings and 3 storefronts, that may likely need to be rebuilt or be absorbed into new construction or block-wide development. Add to this number 5 commercial and 6 industrial lots, 12 parking lots, 34 side-yards, and 26 vacant or unimproved lots owned by area churches and institutions. Although the location of a proposed new public school in Gateway is not known at this time (and as a result, no properties have been identified for school-related acquisition), the NJ School Construction Corporation (SCC) will manage the acquisition of occupied and vacant properties, to build at least one new elementary school in Gateway. Relocation of these households, businesses, and other property will also be managed by the SCC, and is outside the scope of this redevelopment plan.

Comparable replacement housing will be provided from the existing Camden area (10 miles minimum, within the 50 miles statutory limits) housing market for the temporary and permanent relocation of those Gateway residents who are displaced

as a result of this redevelopment plan. This will include the approximately 200 new Single Family houses, 50 new duplexes; 150 rehabilitated Single Family Houses; and 40 new Assisted Living apartments to be built in the Gateway Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in the neighborhood, ample opportunity to remain in or return to Gateway. Similarly, this relocation strategy will identify comparable locations for the industrial and commercial businesses displaced by the acquisition and development needs of this redevelopment plan. In the case of displaced businesses, efforts will be made to include them in future spaces created by this plan. i.e. a 500,000 square foot industrial park/office complex, as well as 40 new and rehabilitated retail stores.

After the adoption of this **Gateway Redevelopment Plan**, but 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 the various projects called for by this redevelopment plan, and will address the particular needs and circumstances of individual households and businesses in the Gateway redevelopment area. Relocation, like acquisition of occupied property in Gateway, will be managed by the Redevelopment Entity, and is anticipated to be coordinated with the phased approach to this plan's implementation: 2007 – 2017 - 2031. 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. The designated developers, through the

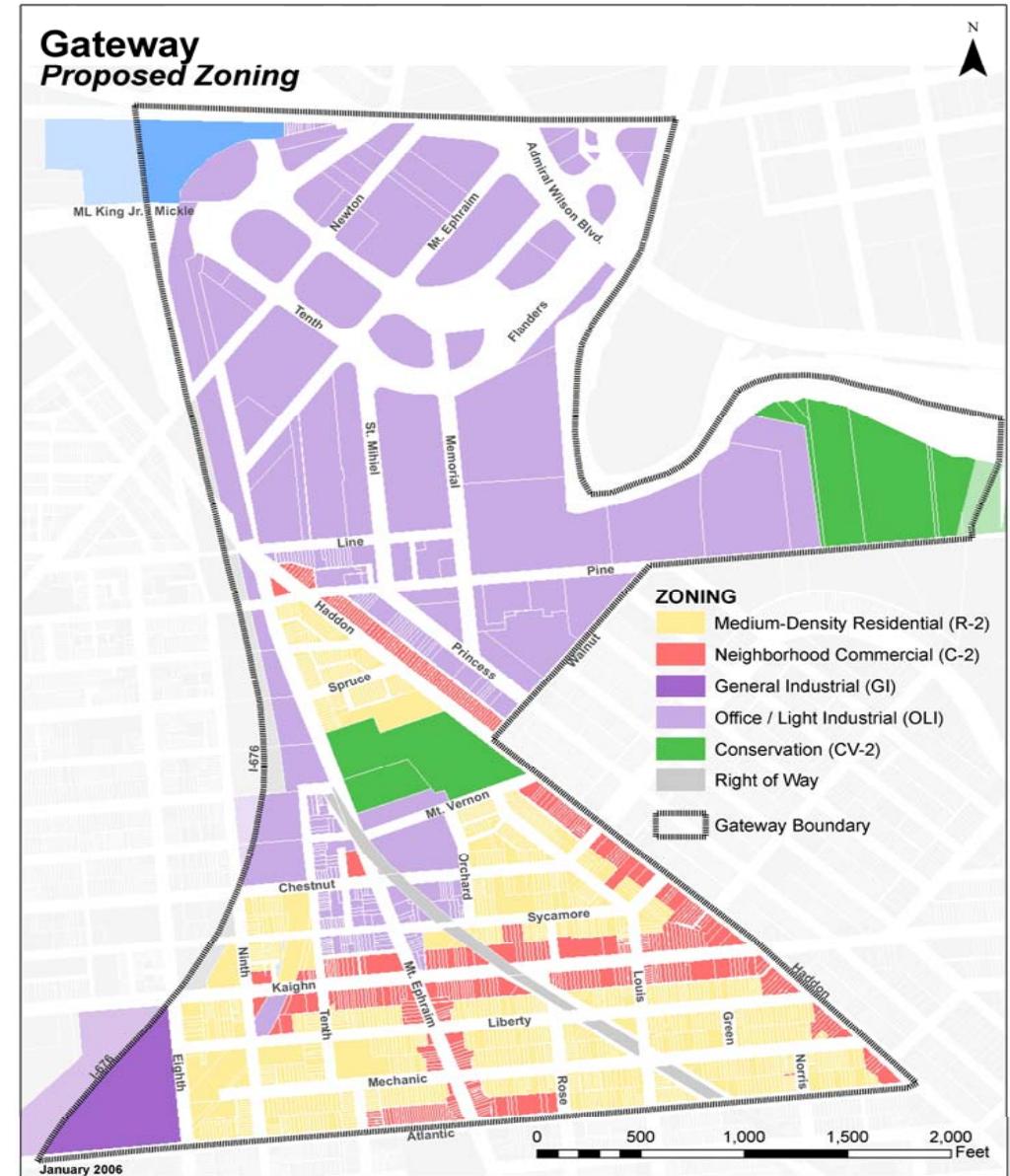
agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds, and have been preliminarily identified in this redevelopment plan.



### III. REGULATORY CONTROLS

#### PROPOSED PROPERTY USE CONTROLS

Land use controls, in the form of five zoning classifications and districts: Office Light Industrial, General Industrial, R-2 Medium Density Residential, C-2 Neighborhood Commercial, and CV-2 Open Space Conservation are proposed, in order to facilitate the types of redevelopment activities necessary to revitalize Gateway. These controls will promote effective and complementary mixed-use land uses, while strategically focusing development throughout the Gateway redevelopment project area.





## **OLI – OFFICE LIGHT INDUSTRIAL ZONE**

The purpose of the Office Light Industrial Zone is to provide for a variety and balance of land uses that complement and include office park, municipal functions, warehousing, and commercial recreation and entertainment uses.

PERMITTED USES: The following principal uses shall be permitted in this district:

- Offices, office building and office complex.
- Wholesaling and storage of goods, provided that activities are conducted entirely within an enclosed structure and that cargo is not harmful to humans.
- Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- Parks, playgrounds, community center buildings, and libraries.
- Light industrial operations such as electronics, machine parts and small component assembly.
- Pilot plant.
- Professional and private offices; office buildings and office complexes.
- Scientific or research development laboratories.
- Restaurants, including dine-in, take-out and drive-through.
- Railroad passenger stations and railroad facilities and uses.
- Lumber and building supply sales and storage.
- Hotel, Motel or Extended Family Stay facility.
- Special social services complexes.
- Buildings, structures, and uses owned and operated by the City of Camden.

PROHIBITED USES. Any uses not listed above shall be prohibited in the OLI District, and specifically the following:

- Residential uses, except living quarters for caretakers, or as described above.
- Signs in any form, except as permitted in this Ordinance.
- Junkyards.
- Automobile body repair and painting.
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Explosives of any kind.
- Any use of materials potentially causing a fire or explosion hazard, including ammonia, chlorine, sulfuric acid or arsenal manufacturing or storage.

ACCESSORY USES. The following accessory uses shall be permitted in this zone:

- Off street parking lots and multi-level parking structures, provided that the use will not increase traffic congestion in streets abutting the property.
- Fences and walls
- Signs, subject to requirements of this Ordinance.
- Railroad accessory uses.

## **G-I GENERAL INDUSTRIAL ZONE**

This district is intended for light manufacturing and related uses.

PERMITTED USES: This district is intended for

- Manufacturing operations, such as electronics, machine parts and small component assembly, or preparing, processing or fabricating.
- Wholesaling of goods, including warehousing or storage of goods, and cargo in transit, provided that all activities and inventories are conducted entirely within an enclosed structure, and that cargo is not harmful to humans.
- Scientific or research development laboratories.
- Office buildings and complexes.
- Pilot plant.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Junkyards; and automobile graveyards
- Professional offices.
- Restaurants, including sit-down, carryout, and drive-through.
- Railroad passenger stations, and railroad facilities and uses.
- Commercial recreation facility.
- Lumber and building supply sales and storage.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.

## ACCESSORY USES.

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures, and private garages:
- Fences and walls
- Signs
- Railroad accessory uses

## PROHIBITED USES:

- Residential uses, except as living quarters for caretaker or watchman
- Explosives of any kind.
- Any use using materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing, or storage of explosives or sulfuric hydrochloric acid manufacturing.
- Automobile body repair
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.

CONDITIONAL USES. The following conditional uses shall be permitted in this zoning district:

- Public utility installations subject to the following special requirements:
- Wireless Telecommunication facilities.
- Parabolic dish antennae.
- Family day care home.
- Child Care centers.

## **R-2 MEDIUM DENSITY RESIDENTIAL ZONE**

The purpose of the Medium Density (30 units per acre) Residential District is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood.

PERMITTED USES: The following principal uses shall be permitted in this district:

- Single Family housing, detached or semi-detached, and their accessory buildings.
- Duplex dwellings.
- Townhouse (attached/row) Dwellings.
- Multi-family and Garden Apartment dwellings.
- Buildings, structures, and other uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Public, private, or parochial educational institutions.

ACCESSORY USES: The following accessory uses shall be permitted in this zone:

- Private parking garages, and carports.
- Swimming pools.
- Fences and walls.
- Signs.

PROHIBITED USES: Any use not listed above shall be prohibited in this zone, and specifically the following:

- Lodging houses, boarding homes and rooming houses.
- Wireless Telecommunication facility.

CONDITIONAL USES: The following conditional uses shall be permitted in this zone:

- Childcare centers.
- Family day care home.
- Community residence for the developmentally disabled, and community shelters for victims of domestic violence.
- Bed and Breakfast establishments.
- Satellite earth station antennas.
- Wireless telecommunication facility.

## **C-2 NEIGHBORHOOD COMMERCIAL ZONE**

The purpose of this zone is to create and support the interface and balance between neighborhood scale retail businesses and housing.

PERMITTED USES The following principal uses shall be permitted in this district:

- Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, etc.
- Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, Laundromats, travel agencies, etc.
- Business services.
- Convenience stores.
- Banks, financial and insurance offices.
- Clubs, social or fraternal.
- Offices, office buildings and office complexes.
- Retail food establishments.
- Restaurants, including sit-down, carryout and drive through.
- Retail sales, outdoor.
- Shopping centers.
- Public, private, or parochial schools, including private day schools.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.

- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Single family and Duplex dwellings, detached, semi-detached or townhouse types, as well as residential uses above non-residential first floor.

### ACCESSORY USES.

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures.
- Fences and walls
- Signs
- In-ground and aboveground swimming pools.
- Accessory buildings and structures.

PROHIBITED USES. Any uses not listed above shall be prohibited in this district, and specifically the following:

- Signs in any form, except as permitted.
- Lodging houses, boarding houses rooming houses, group homes, multi-family dwellings or any combination thereof.
- Lumber and building supply sales and storage.
- Junkyards.
- Auto body shop.
- Automobile sales lot or building.
- Automobile service station, gasoline station, or motor vehicle service station.
- Car wash.
- Hotel or motel, or extended family stay facility.

- Commercial recreation facility.
- Farm market.
- Garden center.
- Home center.
- Wholesale, storage, and warehouse facilities.
- Wireless telecommunication facility.

CONDITIONAL USES. The following conditional uses shall be permitted in the Commercial Retail District:

- A. Public utility installations subject to the following special requirements:
- B. Parabolic dish antennae.
- C. Family day care home.
- D. Child Care centers.
- E. Home occupations and home professional offices.
- F. Bed and Breakfasts.

## **CV-2 CONSERVATION OVERLAY ZONE**

The purpose of this district is to provide for various types of public and semi-public recreational development, conservation and other open space uses and activities.

PERMITTED USES: This district is intended for

- All uses permitted in a CV-1 Zone
- Public parks and playgrounds, community center buildings and libraries.
- Playfields for outdoor sports such as baseball, football, soccer, basketball, tennis, and handball.
- Winter sports such as sledding and ice-skating.
- Commercial recreation facilities such as miniature golf, boat rentals, bike rentals, and food concessions.
- Cemetery, mausoleum, crematorium and related religious buildings.
- Amphitheaters/nature/environmental/cultural center or facilities.
- Marinas.

ACCESSORY USES.

- Off-street parking lots.
- Uses accessory to marinas, such as fuel and ships stores.
- Public rest facilities.

PROHIBITED USES:

- Motor vehicles of any type, including motorbikes, motorcycles, except on paved roadways, parking areas, boat launch drives, and other designated areas.
- Consumption or sale of alcoholic beverages.

## PROPOSED SITE DESIGN CONTROLS

The following requirements are proposed as standards for site design, and should be referenced to similar requirements contained in the City of Camden zoning codes.

### A. AREA AND BULK REGULATIONS

1. Lot area: a minimum of one thousand (1,000), fifteen hundred (1,500), and three thousand (3,000) square feet shall be provided for residential uses hereafter erected: Townhouse, Semi-detached, Single-family and Duplex, respectively. A minimum of one thousand (1,000) or forty thousand (40,000) square feet shall be provided for non-residential uses hereafter erected: Neighborhood Commercial or General Industrial, respectively.
2. Lot width: each lot upon which permitted residential uses shall be erected shall have a width of not less than twenty (20) feet. Each lot upon which permitted non-residential uses shall be erected shall have a width of not less than twenty (20) or two hundred (200) feet: Neighborhood Commercial or General Industrial, respectively.
3. Building coverage: the maximum building coverage shall not be greater than sixty percent (60%) or eighty percent (80%) of the gross lot area, for residential and non-residential uses, respectively.
4. Front yard: the setback shall be not less than ten (10) feet for residential uses.
5. Side Yards: for residential uses, such yards shall have a minimum width of ten (10) feet between the building and property boundary line; for non-residential uses, this width shall be twenty (20) feet.
6. Rear yard: there shall be a rear yard of not less than twenty (20) feet deep for residential uses. Rear yards for non-residential uses shall be at a minimum of at least thirty (30) feet.
7. Building Heights, maximum: residential structures shall not have a greater height than three (3) stories or thirty-five (35) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure. Maximum building height for non-residential structures shall be no greater than four (4) stories or forty-five (45) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.

### B. ARCHITECTURAL GUIDELINES

Important to this redevelopment plan is the creation of a cohesive built environment where existing and proposed development are integrated. The City shall exercise its aesthetic controls through site plan review, in accordance with the procedure established by ordinance. The following architectural guidelines are recommended for all new construction and major renovations within the redevelopment area.

1. New buildings within the project area will become integral parts of overall site design, and developed with consideration for appropriate height, mass, siting, location, materials, orientations, signs, lighting and use.
2. Every reasonable effort shall be made to provide a compatible use for structures that require minimum alteration to the building.
3. The predominant material of all street walls on primary and secondary streets shall be brick.
4. Large areas of glass curtain walls or strip windows of more than 15 feet in length are discouraged, as are tinted and highly reflective glass. Window openings shall have sills and heads of masonry or stone, which may be of pre-cast concrete, limestone, granite, brick soldier courses, or slabs exposed only for the length of the window.
5. Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level or from adjacent developments.
6. Awnings, which add visual richness to commercial corridors while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework, with vinyl laminated polyester base scrim awning fabric to blend with storefront paint colors.
7. Canopies, unlike awnings, are non-retractable. They shall be constructed of metal framing, standing seam metal roof, and molded millwork trim. Canopies shall incorporate signage, down lighting and security grille housing.
8. All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of 8'- 0" and a maximum of 12'- 0" above the sidewalk at the storefront.
9. Lighting levels along paved portions of public walks shall be no less than 1-foot candle for commercial areas and .5-foot candles for residential areas.
10. Fixtures serving to light streets shall be at a height of no greater than 20'- 0" above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12'- 0" to 14'- 0" above the adjacent surface of the walkway.
11. Luminaires shall have high-pressure sodium lamps.
12. Trash receptacles shall be employed along all corridors in the project area. One receptacle shall be provided for every 200 feet of street frontage.
13. Parking facilities will be designed as an integral part of site development with regard to safety, topography, landscaping, sight lines, and access.

#### D. SIGNAGE

1. All signs are subject to the approval of the Design Review Committee and the Camden Planning Board.
2. Billboards and off premise signs are expressly prohibited within this redevelopment area.
3. No signs that use flashing, blinking, twinkling, rotating, animation, moving, or present the illusion of movement, are permitted.
4. 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 14 days and shall not occur more than 4 times per calendar year.
5. No sign shall be painted directly upon a building surface, other than window glass.
6. 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 pedestrian traffic on the sidewalk.
7. A sign shall not project above the roof of a structure to which it is affixed, or project more than two feet from the facade of a building.
8. A sign for any non-residential use shall be limited in size to a total area or ratio of one square foot of sign area for every two lineal feet of building street frontage, with an upper limit of 40 square feet for any such non-residential use.
9. No sign shall be more than 5 feet in height.
10. Signs shall indicate only the principal name of the establishment, proprietor, or owner, 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.
11. Where total proposed signage exceeds 40 square feet in area, a signage plan shall be submitted to the Design Review Committee and the City of Camden Planning Board. Signage erected without proper approval of the Planning Board shall be removed.
12. 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.
13. Existing non-conforming signs shall be removed from this project area within a period of 12 months after this redevelopment plan's approval.
14. All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the project area.

## E. LANDSCAPE TREATMENTS AND GUIDELINES

1. To reduce air and sound pollution; regulate solar radiation and wind control; influence the type and speed of pedestrian and automobile traffic flow; screen out glare and reflection; and produce an aesthetically pleasing environment, all projects within the redevelopment area shall be planted with street trees at the property owner's sole obligation and expense.
2. Street trees shall be located at a minimum distance of 40 feet on center, allowing plus or minus for driveways, walks or other obstructions.
3. Street trees are required to be greater than 30 feet in height when fully grown.
4. When street trees are to be planted in paved areas, the soil in the tree pit shall be protected from compaction through the use of tree grates or cobbles.
5. Trees adjacent to public walkways or streets shall be pruned from the trunk to a minimum height of 7' - 0".
6. All plants, trees, and shrubs shall be installed in accordance with a landscape plan and schedule provided by the developer, subject to the approval of the Planning Board.
7. All plant material must be able to withstand an urban environment. All screen planting must be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen.
8. The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
9. All landscaped areas shall be kept clean; all litter and refuse of any type shall be removed daily.
10. All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.
11. A minimum of five percent (5%) of any surface parking facility shall be landscaped area.

## F. OFF STREET PARKING MINIMUM REQUIREMENTS

1. Retail: 1 parking space for every 500 s.f. of gross sales floor area.
2. Office: 1 parking space for every 1,000 s.f. of professional space.
3. Restaurants: 1 parking space for each 8 seats, plus one space for each three employees.
4. Theater: 1 parking space for each 8 seats.
5. Institutions: 1 parking space for every 1,000 square feet of institutional use; or 1 parking space for each 10 seats of public assembly, including auditoriums, convention halls, churches or similar uses, whichever yields the maximum number of parking spaces.
6. Housing: 1 parking space for every new residential unit.
7. All off-street parking for residences shall be provided on the same lot as the dwelling.
8. Handicap Parking: Not less than 10% of parking spaces provided on a site shall be reserved for vehicles displaying handicap parking plates, placards, or other permits issued by the Department of Motor Vehicles.
9. All public and/or commercial off-street parking areas shall be buffered from the sidewalk by an approved architectural separation (e.g., a masonry wall or fence), and/or a landscaped planting bed.
10. Open parking areas, entrances, and exits shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular and pedestrian movement. Lighting shall be arranged to limit spill light and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
11. Parking areas, including all access ways and driveways, shall be smoothly paved with materials that do not produce dust or debris; are durable and all weather; uniform in application and appearance; and do not permit growth of vegetation. The choice of surfacing material is left to the property owner's discretion and Planning Board's approval, provided the above standards are met. Choices can include but are not limited to: bituminous asphalt, concrete, crushed stone, etc.
12. Parking areas shall be graded to ensure proper drainage.

## G. TRAFFIC CIRCULATION

1. Parking and service access shall be separated from, i.e. not into, main traffic streets. These access areas shall be designed to avoid the backing in and out of vehicles onto street right of ways.
2. Sidewalk widths shall measure between 10 and 15 feet, and be durably paved and smoothly surfaced to provide for the free movement of pedestrians.
3. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with local zoning and the Americans with Disabilities Act.

## H. DESIGN REVIEW

All developers undertaking new developments and major renovations in the Redevelopment Area shall submit necessary site plans, building plans, sections, building elevations and perspectives to comprehensively convey architectural and landscape proposals. Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, with the addition of the Camden Redevelopment Agency for review preliminary to submission of relevant plans and related development documents to the City of Camden Planning Board. Such plans will be reviewed by the Camden Redevelopment Agency and approved by the City of Camden Planning Board, and shall receive all other necessary approvals and permits before construction shall commence.



## PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

### A. CONFORMANCE

The **Gateway Redevelopment Plan** is substantially consistent with 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; improving existing housing stock, and promoting new housing construction on appropriate sites; preserving and improving the maintenance of existing institutions and commerce, and stimulating new institutional and commercial development; maximizing the provision of community services to city residents; and improving indoor and outdoor recreation areas and facilities.

### B. STATUTORY REQUIREMENTS

As described below, the Gateway **Redevelopment Plan** fully complies with 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 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. City of Camden Comprehensive Plan: Proposals of this Plan conform to intents of and is consistent with the **FutureCAMDEN** Master Plan 2002-2022.
3. Relationship To Other Plans: The proposed 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, while maintaining the character of the area is exactly 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.
4. Relationship To Municipal Land Use Law: This Redevelopment Plan complies with the Municipal Land Use Law, and creates no conflict with its development regulations.
5. Proposed Land Uses and Building Requirements: This Redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
6. Identification of Property to Be Acquired: This Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.

7. Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced families, businesses, and individuals affected by the implementation of this Plan. The City of Camden, or its designated agent, will provide displaced families, businesses and individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. 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.
8. 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**

### **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 redevelopment entity 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 local, state, and federal regulations.
3. 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, except where variances and waivers are properly approved.
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.

## 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. When necessary for 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 (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, as per 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, as per 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).

## GENERAL PROVISIONS OF THE PLAN

Land use provisions and building requirements for the **Gateway Redevelopment Area** 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.

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 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.

2. 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.
3. Interim uses may be established, subject to determination by the Camden 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 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 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 plans 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. Any designated (re) developer providing new construction of any type of use, or building rehabilitation in excess of \$100,000 per project, 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, as specified by negotiated Redevelopment Agreement(s). Proposed artwork or amenities will be reviewed and approved by the Camden Redevelopment Agency and Camden Planning Board.

11. 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.

12. 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 Gateway Redevelopment Area** require upgrading in order to meet present and future needs. The City of Camden Division of Capital Projects 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 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.

## **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 effect the purposes and terms of this ***Gateway Redevelopment 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 the redevelopment project, 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 "Relocation Assistance Act," PL 1971.
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 the infrastructure and streetscape on adjacent streets, as development or renovations take place.
20. Demolish acquired housing that cannot be cost effectively renovated, or are located so as to impede new development.
21. Rehabilitate vacant housing that can be done cost effectively 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**

### **A. REASONABLE TIME FOR DEVELOPMENT**

The redeveloper of a project within the **Gateway Redevelopment Area** shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in Redevelopment Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)

### **B. 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 this **Gateway Redevelopment Plan**, by the governing body of the City of Camden.

## PROCEDURES FOR AMENDING THIS PLAN

This **Gateway 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).

## SUPERSEDEENCE, REPEAL, AND SEVERABILITY

1. All ordinances or parts of ordinances inconsistent with this **Gateway 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, provisions of this 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.