

0-5

DB
08-12-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1221, LOTS 3, 12, 12Q-B01 (Billboard) & 17; BLOCK 1238, LOT 3; BLOCK 1239, LOT 17; BLOCK 1240, LOT 24; BLOCK 1241, LOT 15; BLOCK 1250, LOTS 7, 123, 128 & 129; AND, BLOCK 1251, LOT 11 WITHIN THE CITY OF CAMDEN, WHICH PROPERTIES HAVE BEEN DESIGNATED AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the City Council of the City of Camden, County of Camden, New Jersey ("City Council") has designated the following properties identified on the Tax Maps of the City of Camden as Block 1221, Lots 3, 12, 12Q-B01 (Billboard) & 17; Block 1238, Lot 3; Block 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15; Block 1250, Lots 7, 123, 128 & 129; and, Block 1251, Lot 11 an "area in need of redevelopment," ("Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"); and

WHEREAS, the City Council intends to adopt a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area; and

WHEREAS, the Planning Board of the City of Camden has recommended to the City Council that it adopt the "Non-Condemnation Redevelopment Plan Block 1221, Lots 3, 12, 12Q-B01 (Billboard) & 17; Block 1238, Lot 3; Block 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15; Block 1250, Lots 7, 123 & 129; and, Block 1251, Lot 11 and Area in Need of Condemnation Redevelopment Plan for Block 1250, Lot 128" prepared by Environmental Resolutions, Inc., revised through March 12, 2025 and attached hereto ("Redevelopment Plan") for the Redevelopment Area; and

WHEREAS, the City Council has received the recommendation of the Planning Board and has conducted a public hearing on the proposed Redevelopment Plan; now, therefore

BE IT ORDAINED by the City Council of the City of Camden, County of Camden, State of New Jersey, that:

SECTION 1. Pursuant to the authority granted to the City Council by N.J.S.A. 40A:12A-7, the "Non-Condemnation Redevelopment Plan Block 1221, Lots 3, 12, 12Q-B01 (Billboard) & 17; Block 1238, Lot 3; Block 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15; Block 1250, Lots 7, 123 & 129; and, Block 1251, Lot 11 and Area in Need of Condemnation Redevelopment Plan for Block 1250, Lot 128" prepared by Environmental Resolutions, Inc., revised through March 12, 2025 and attached hereto is hereby adopted.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Redevelopment Plan for the City of Camden hereby supersedes applicable provisions of the Land Development Ordinance of the City of Camden. In so doing the Redevelopment Plan shall constitute an explicit amendment to the City Zoning Map to identify the Redevelopment Area regulated by the Redevelopment Plan. The official City Zoning Map shall be amended to henceforth coincide with the Redevelopment Plan.

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 5. This ordinance shall take effect _____

BE IT FURTHER ORDAINED that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 12, 2025

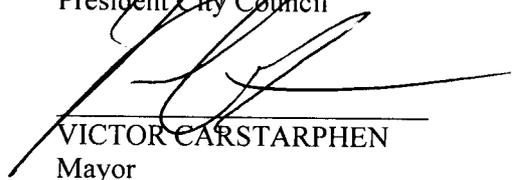
The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney



ANGEL FUENTES
President City Council



VICTOR CARSTARPHEN
Mayor

ATTEST:



LUIS PASTORIZA
Municipal Clerk

Angel Fuentes, President
Councilperson-at-Large

Sheila Davis,
Councilperson-at-Large

Nohemi Soria-Perez
Councilperson-at-Large

Luis Pastoriza, RMC, CMR
Municipal Clerk

Yenise E. Valdez
Assistant Municipal Clerk

Howard McCoach
Counsel-To-Council

Arthur Barclay, Vice-President
Councilperson, 1st Ward

Chris Collins
Councilperson, 2nd Ward

Falio Leyba-Martinez
Councilperson, 3rd Ward

Jannette Ramos
Councilperson, 4th Ward



MUNICIPAL CLERK
CITY OF CAMDEN
NEW JERSEY

PO Box 95120
Room 105, City Hall
Camden, NJ 08101
Tele: (856) 757-7223 / Fax: (856) 757-7220
Email: clerk@ci.camden.nj.us Website: www.ci.camden.nj.us

MEMORANDUM

DATE: September 12, 2025
TO: Victor Carstarphen, Mayor
FROM: Luis Pastoriza, Municipal Clerk
RE: Ordinance Final Passage – (MC-5581)

Ordinance Of The City Council Of The City Of Camden, County Of Camden, **Adopting A Redevelopment Plan** For Block 1221, Lots 3, 12, 12Q-B01 (Billboard) & 17; Block 1238, Lot 3; Block 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15; Block 1250, Lots 7, 123, 128 & 129; And, Block 1251, Lot 11 Within The City Of Camden, Which Properties Have Been **Designated An Area In Need Of Redevelopment**

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 **9-9-2025**. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed his /her signature thereto or after the expiration of **ten (10) days** from the date of its delivery to the Mayor in any event."

OFFICE OF THE MAYOR

Received by: Debra's [Signature] Date: 9-12-25

Date of Approval: 9/16/25