

THE CATTO COMMUNITY SCHOOL AND BOYS & GIRLS CLUB IN EAST CAMDEN  
AN EXCITING STEP IN THE EAST CAMDEN STRATEGIC INVESTMENT PLAN



# ***ROSEDALE***

## **REDEVELOPMENT PLAN**



DIVISION OF PLANNING

# **ROSEDALE**



## *Redevelopment Plan*

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## INTRODUCTION

Although it has been traditionally a stable and attractive neighborhood, **Rosedale** is now poised to embrace new development to complement recent new houses and proposed school construction. Through this redevelopment plan, Rosedale joins the adjacent neighborhoods of **Cramer Hill, Stockton, Marlton, and Dudley** in the City of Camden's long-awaited efforts to revitalize Camden through redevelopment of its east neighborhoods. Given its location and role as a gateway to Camden from bordering Pennsauken Township; Rosedale also stands out as a good example of a neighborhood which makes and illustrates the transition from exclusively residential and almost isolated suburban enclaves, to the robust mixed use and inter-connected areas of an inner city.

While most redevelopment efforts are typically focused on devastated and under-utilized areas, there are some instances – such as with Rosedale -- that focus on development that supplements an existing strong and harmonious diversity of housing, businesses, institutions and open space. Even with such apparently moderate plans, there is still the need for property acquisition, and to some extent relocation, effective land use and design controls tailored for the new vision and functioning of the subject neighborhood, an implementation strategy, and public as well as private investments in property development. Although plans that focus on a relatively small number of projects are often regarded as less invasive efforts at neighborhood transformation than those that call more extensive and dramatic changes, the objectives of both scopes of redevelopment are the same: to create

new opportunities to stimulate and balance the assorted combination of land uses and developments, to create physically, socially and economically healthy and attractive neighborhoods.

This ***Rosedale 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 immediate objective of this plan is to create a strategy that will encourage existing businesses, residents, and institutions to stay and prosper, and also create a critical mass of new businesses, housing and institutions. The overall goal is to create and reinforce a balanced community, eliminate deteriorating property conditions, and encourage development of employment, consumer, housing, and community service opportunities in this neighborhood. While present land uses and activities in Rosedale will experience a resurgence of investment through the implementation of this redevelopment plan, forging long lasting partnerships among private investors, public agencies, community representatives and lending institutions will be crucial to this plan's success.

## EXECUTIVE SUMMARY

The primary thrust of Rosedale's redevelopment is to establish and enhance it as a vibrant residential neighborhood, with a strong presence of education and recreation facilities. This **Rosedale Redevelopment Plan** proposes to strongly revitalize area housing, institutions, and businesses, and to create new industrial, commercial, housing, parks and institutional opportunities during the next twenty-five years.

**Institutional** projects include construction of Catto Elementary School and Rosedale Boys and Girls Club along the east side of Dudley Grange Park, as well as expansion of Davis Elementary School to the 3500 block of Westfield Avenue.

**Residential** projects include renovation, rehabilitation, and construction of single and multi-family dwellings, as row houses or apartment buildings. 150 new single-family houses will be built, along with 50 duplex or small apartment building units, and 50 senior housing units; 20 vacant houses will be prepared for single-family home ownership. Deteriorated occupied dwellings will be repaired and restored to high qualities of function and attractiveness, through the provision of needs assessment, advice, loans, grants, and contractor referrals. **Economic Development** projects include construction of anchor and supplemental stores along the Westfield Avenue commercial corridor, integrated into otherwise mixed use (e.g. institutional and or residential) development; moderate repairs and other improvements to existing stores throughout the redevelopment area. There will also be a new industrial park created on the former General Color factory sites, as well as the redesign and refurbishment of the former Campbell Soup warehouse at 36<sup>th</sup> and Lemuel Streets.

**Open Space** projects include refurbishment of Dudley Grange Park, and a new park will be built upon the present site of the Pleasant Gardens apartment complex, to replace parkland lost to construction of the Catto School and Boys and Girls Club.

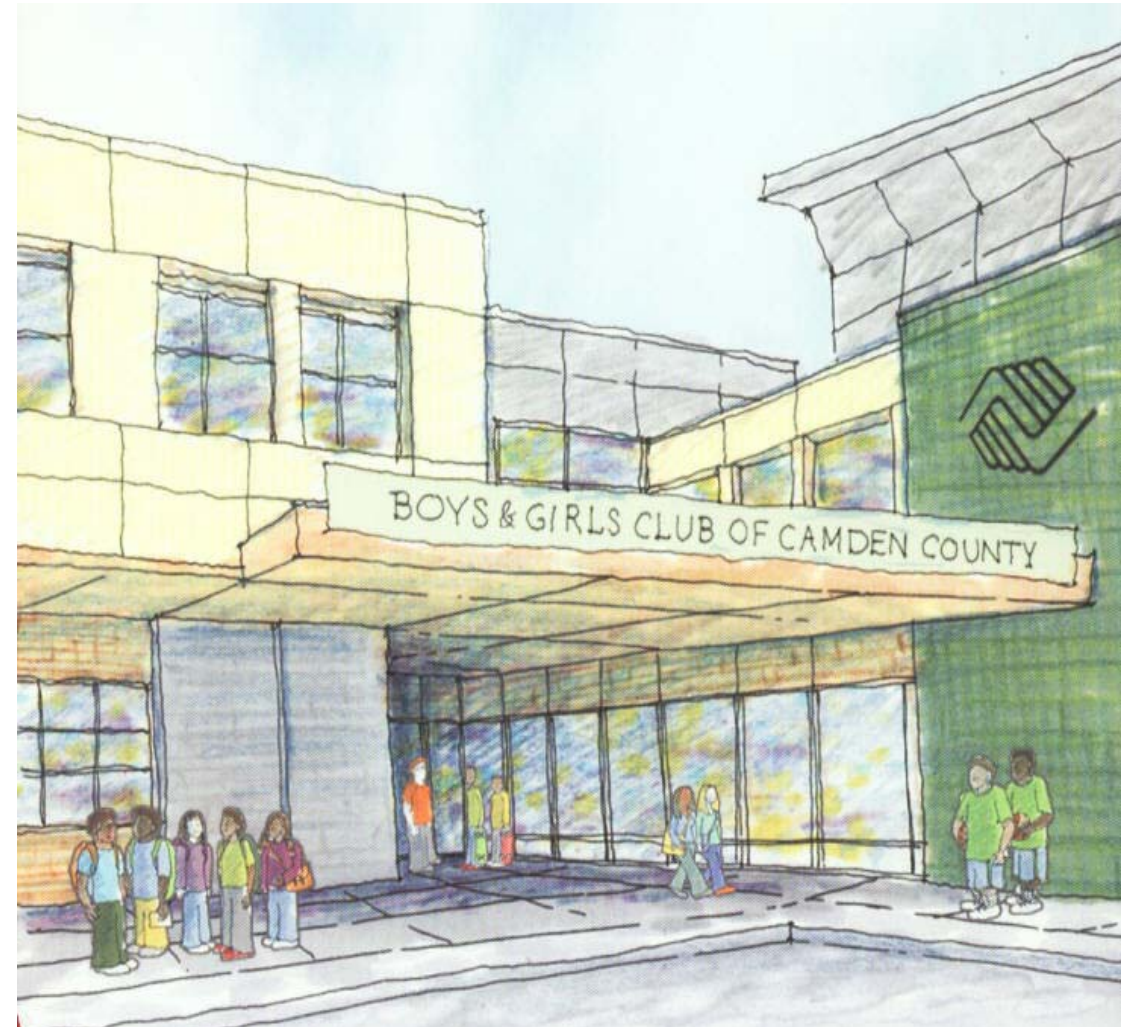
**Streetscape** projects include the upgrade and installation of new water and sewer lines, street lighting, sidewalks, roadways, traffic stop signs and lights, etc.

Regarding property acquisitions, 85 buildings and lots have been identified as To Be Acquired, and 122 buildings and lots have been identified as May Be Acquired. There is 1 occupied commercial property, 4 single family homes, 1 small apartment building, estimated 240 occupied units at the Pleasant Gardens apartment complex, and 2 small parking lots that will require relocation, due to the acquisition needs of this redevelopment plan. These properties are likely to be displaced by the proposed expansion of Davis Elementary School, as well as the construction of park to replace the portion of Dudley Grange Park that will be used to build the Catto Elementary School and Rosedale Boys and Girls Club complex. Add to this number 1 occupied house, 1 privately owned playground 106 side yards and 14 parking lots that may require relocation, depending upon the acquisition needs of this redevelopment plan. While the number of side yards that face acquisition may seem high, it is the intention of this plan to re-use only those side yards that are not properly incorporated into the residential property they serve.

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 residents displaced as a result of this redevelopment plan. This will include up to 250 new and 20 rehabilitated houses and apartments to be built in the Rosedale Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in Rosedale, the opportunity to remain in or return to Rosedale.

The Rosedale Redevelopment Plan (2005 – 2030) should be completed several years before its 25-years time frame expires; and is estimated to cost approximately \$100 Million. Beginning in 2005, most efforts will be used to develop project plans, secure funding, and engage design consultants and construction managers. From that point, most new school construction, new and rehabilitated housing projects, industrial park and retail commercial developments should be concluded in the first ten years of this plan's implementation, with subsequent construction projects completed in the next ten years period.

To foster these changes, the City of Camden, through the Camden Redevelopment Agency, will attract, invest and deploy resources necessary to develop construction; provide necessary infrastructure and public amenities; and leverage financial and technical assistance to owners of occupied properties, so that such properties might be renovated to good building, housing and business use standards.



## PURPOSE

This ***Rosedale Redevelopment Plan*** follows the *Rosedale Determination of Need Study*, that recommended to Camden’s municipal council that Rosedale be declared an “area in need of redevelopment” according to criteria established in the “Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Despite its stable and attractive housing stock, the presence of vacant commercial and industrial properties, as well as the need for new and expanded public schools to better serve it and adjacent neighborhoods, makes Rosedale ripe for redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Plan July 2003.

This ***Rosedale Redevelopment Plan*** details decisions made by the City of Camden to address redevelopment needs and potentials of the neighborhood. It is the purpose of this Plan to facilitate the redevelopment of Rosedale 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 summarizes 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.



*3800 Block Westfield Avenue*

## NEED FOR REDEVELOPMENT

The findings of the *Rosedale Determination of Need Study* established that Rosedale needs redevelopment, due primarily to the under-utilization of several properties; presence of several vacant properties and brownfields sites; and the area's inclusion in the NJ Urban Enterprise Zone. Criteria B, E and G of New Jersey's redevelopment statute have been met by Rosedale's property uses and conditions; and It was recommended to Camden's Planning Board, that the Rosedale Study Area be declared in need of redevelopment.



***Abandoned Industrial Site: General Color Factory***

## REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Rosedale, 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 Rosedale ***Redevelopment Plan*** proposes to rehabilitate vacant properties and build new housing units, strengthen the existing complement of area institutions, upgrade the area's physical infrastructure, (re) create new stores and shops, and renew Rosedale as a destination to work, shop, and live. This plan will revitalize Rosedale by combining new construction of both housing and commercial properties, and schools, and the remediation and redevelopment of brownfields, with rehabilitation of existing homes and retail establishments in the community. This redevelopment strategy thus identifies and locates improvements among three classes of action:

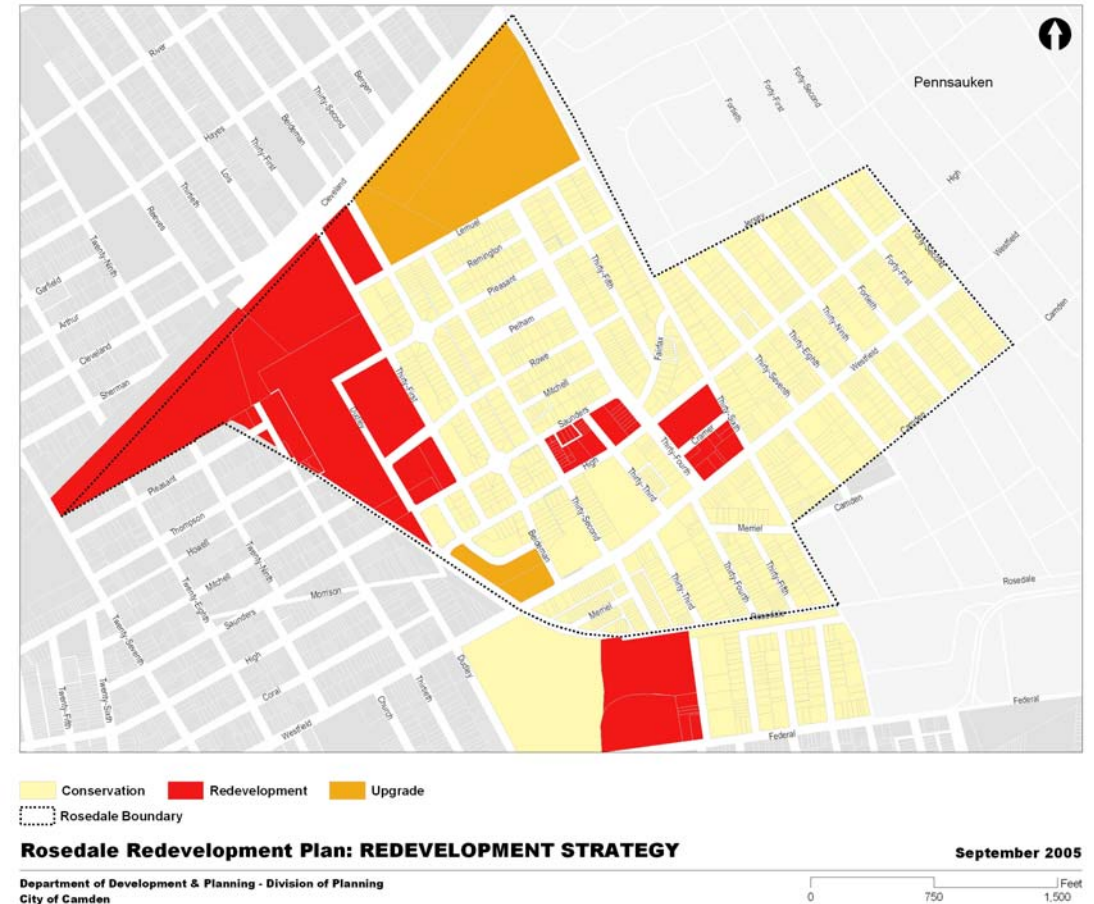
- **Conservation:** renovation to maintain or restore property uses or conditions
- **Upgrade:** moderate to substantial rehabilitation of property uses or conditions
- **Development:** construction to introduce, expand upon or replicate property uses



Underlying the effectiveness of this redevelopment strategy is phased development of new housing, stores, and schools, along with revitalization of the Westfield Avenue commercial corridor, supported with the amenity enhancements of Rosedale as a residential community. Given the multiple redevelopment needs of Rosedale, prudent selection among three choices of action will crucially help the City to anchor its efforts on blocks where strategic investments will yield sustainable results, and then build upon those efforts. Based upon existing land uses, property conditions and development needs, the two priority classes of revitalization action, Upgrade and Development, will be realized as follows, and are distributed among the Study Area's tax blocks as shown on the accompanying map.

The following objectives have been established to carry out the goals of this strategy:

- **Upgrade** Rosedale's functioning residential, institutional and commercial uses
- **Develop** and introduce new residential, commercial, and institutional land uses, to maximize the new utility of Rosedale
- **Create momentum** for redevelopment by prioritizing redevelopment projects, and effective scheduling or phasing of development
- **Foster** compatible development through dynamic land use controls (zoning)
- Creation of new homes, both market-rate and affordable
- Provision of sites for recreation and neighborhood amenities
- Improvement of existing business, housing, and service uses and conditions, through rehabilitation, renovation, and repair.
- Development compatible with existing residential, economic, and institutional uses to remain.



## **REDEVELOPMENT GOALS AND OBJECTIVES**

The purpose of the Rosedale Redevelopment Plan is to facilitate the following redevelopment goals and objectives

### **Facilitate Institutional Development**

- Promote elementary school development (Catto)
- Facilitate school expansion (Davis)
- Develop new facilities for non-profits

### **Foster New and Rehabilitated Housing Development**

- Produce new housing for rent & sale
- Rehabilitate vacant Rosedale housing
- Renovate occupied Rosedale housing
- Provide Special Needs (seniors, disabled, etc.) housing

### **Re-Create Industrial and Retail Commercial Development**

- Rehabilitate and redesign existing industrial sites
- Create new industrial park
- Rehabilitate vacant commercial and mixed use properties
- Renovate occupied commercial and mixed use properties

### **Enhance Open Space Development**

- Create/refurbish neighborhood parks and playgrounds
- Enhance residential and commercial streetscapes with tree plantings

### **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

## II. THE PLAN

### PLAN CONCEPTS

This *Rosedale Redevelopment Plan* complements development themes for the adjacent neighborhoods of Cramer Hill to the north, and enhances the east Camden area as a preferred destination to live, work, and shop. The focus of this plan will be upon those projects, including expansions, refurbishments, and new development that will significantly renew attraction to this east Camden community. Proposed developments, to transform Rosedale into a vibrant neighborhood include:

- **Institutional Development:** construction of Catto Elementary School and Rosedale Boys and Girls Club along the east side of Dudley Grange Park, as well as expansion of Davis Elementary School to the 3500 block of Westfield Avenue, will increase Rosedale's attraction and effectiveness for area education and recreation services.
- **Residential Development:** renovation, rehabilitation, and construction of single and multi-family dwellings, as row houses or apartment buildings. Although most will be built on tracts of vacant land, many will be built as infill construction at mid-block or corner locations. Vacant houses will be prepared for single-family home ownership, and in some cases converted into apartments, mostly as affordable and some as market rate housing, with some multi-family dwellings prepared for those with special needs, i.e. seniors, the disabled and others in need of supportive living housing.

Deteriorated occupied dwellings 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.

- **Economic Development:** construction of anchor and supplemental stores along the Westfield Avenue commercial corridor, integrated into otherwise mixed use (e.g. institutional and or residential) development; moderate repairs and other improvements to existing stores throughout the redevelopment area. There will also be a new industrial park created on the former General Color factory sites, as well as the redesign and refurbishment of the former Campbell Soup warehouse at 36<sup>th</sup> and Lemuel Streets.
- **Open Space Development:** Dudley Grange Park will be refurbished, and a new park will be built upon the present site of the Pleasant Gardens apartment complex, to replace parkland lost to the construction of the Catto School and Boys and Girls Club.
- **Streetscape Development:** the upgrade and installation of new infrastructure elements, such as water and sewer lines, street lighting, sidewalks, roadways, traffic stop signs and lights, etc.

## PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Rosedale will create new housing, schools, shopping and recreation opportunities in this project area. The primary focus for development will be upon creating a strong residential community allied with institutional and retail commercial developments. Proposed projects include:

### RESIDENTIAL DEVELOPMENT:

- New Single-Family Houses: Affordable and Market Rate (150 houses)
- New Multi-Family Dwellings: Affordable and Market Rate (50 units)
- New Senior Housing: Affordable and Market Rate (50 units)
- Rehab Single-Family Houses: Affordable and Market Rate (20 houses)

### INSTITUTIONAL DEVELOPMENT:

- New Catto Elementary School
- Expanded Davis Elementary School
- New Rosedale Boys and Girls Club

### ECONOMIC DEVELOPMENT

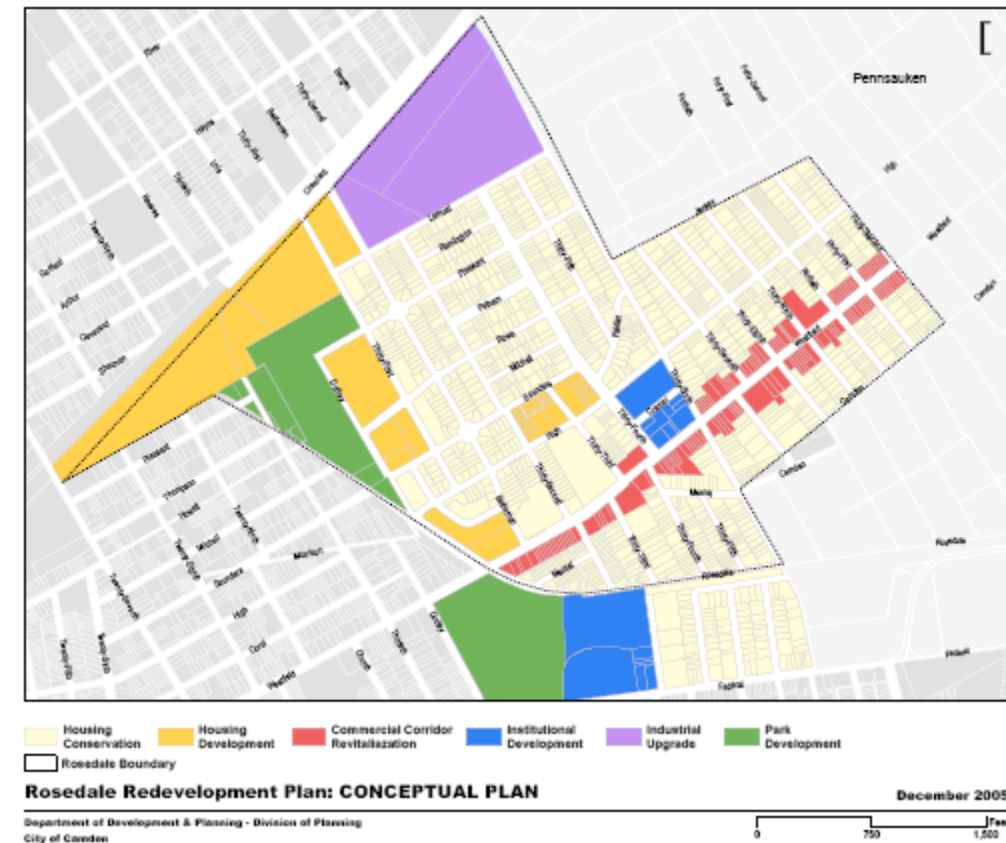
- Introduce new industrial businesses and employment opportunities, industrial park (approximately 500,000 s.f)
- Rehabilitate abandoned storefronts (4 buildings)
- Renovate occupied stores (approximately 40 buildings)

### OPEN SPACE DEVELOPMENT:

- Refurbish Dudley Grange Park
- Develop new neighborhood parks

### 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 project plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition and relocation of some existing homes are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

**TOTAL ESTIMATED COST:**            \$ 100,000,000

<b>Residential Projects:</b>	\$25,000,000
<b>Institutional Projects:</b>	\$50,000,000
<b>Economic Projects:</b>	\$15,000,000
<b>Open Space Projects:</b>	\$ 4,000,000
<b>Infrastructure Projects:</b>	\$ 6,000,000

## POTENTIAL FUNDING SOURCES

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

- **Camden Economic Recovery Board** – oversees funds to support streetscape improvements, façade restoration, street signage, property acquisition and other revitalization projects
- **City of Camden** – Capital (public) Improvement Program
- **New Jersey Department of Community Affairs** – variety of housing subsidy programs including, but not limited to, Balanced Housing, HOME, etc.
- **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 Economic Development Authority** – variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields remediation; school construction, etc.
- **US Dept. of Housing and Urban Development** – CDBG; US HOME Fund

## IMPLEMENTATION

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, the course that the Rosedale's redevelopment should take. Successful execution of the **Rosedale Redevelopment Plan** and its target activities will depend upon effective public-private collaboration among the developers selected to carry out redevelopment projects. Most of Year 0 (2005) 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 5-10 year period during which most of the extensive new construction and substantial rehabilitation will take place. Projects and redevelopment activities not completed by 2016 should be by 2025 – five years before the expiration of this redevelopment plan.

This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25 timeframe for the completion of this Rosedale **Redevelopment Plan** (2005 – 2030) is intended to adequately provide for any and all 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 Rosedale 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 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 (85):**

<b>BLOCK</b>	<b>LOT</b>
971	1, 2.01
981	8
982	16.01, 22.01
983	1, 2.02, 13, 30
985	1, 20, 24
987.01	2
987.11	11
988	70, 74
991	26
992	13
993	21
994	44
996	80
997	82
998	62
1001	31, 90
1003	27
1005	35
1006	28, 30, 43
1010	21, 22, 33, 34, 35, 36, 44
1011	6
1014	63

1016	3, 4, 17, 37, 39
1018.01	2, 10, 12, 15, 20, 26, 56, 60
1022	50, 84
1023	29, 33, 74
1025	2, 3
1026	19, 45
1027	3, 5
1028	33, 34, 37
1029	13
1030	23
1031	9
1032	41, 42, 43
1033	1, 23, 30, 50, 58
1034	34
1035	19
1038	21, 33
1039	45
1040	14, 17, 18

**MAY BE ACQUIRED (122):**

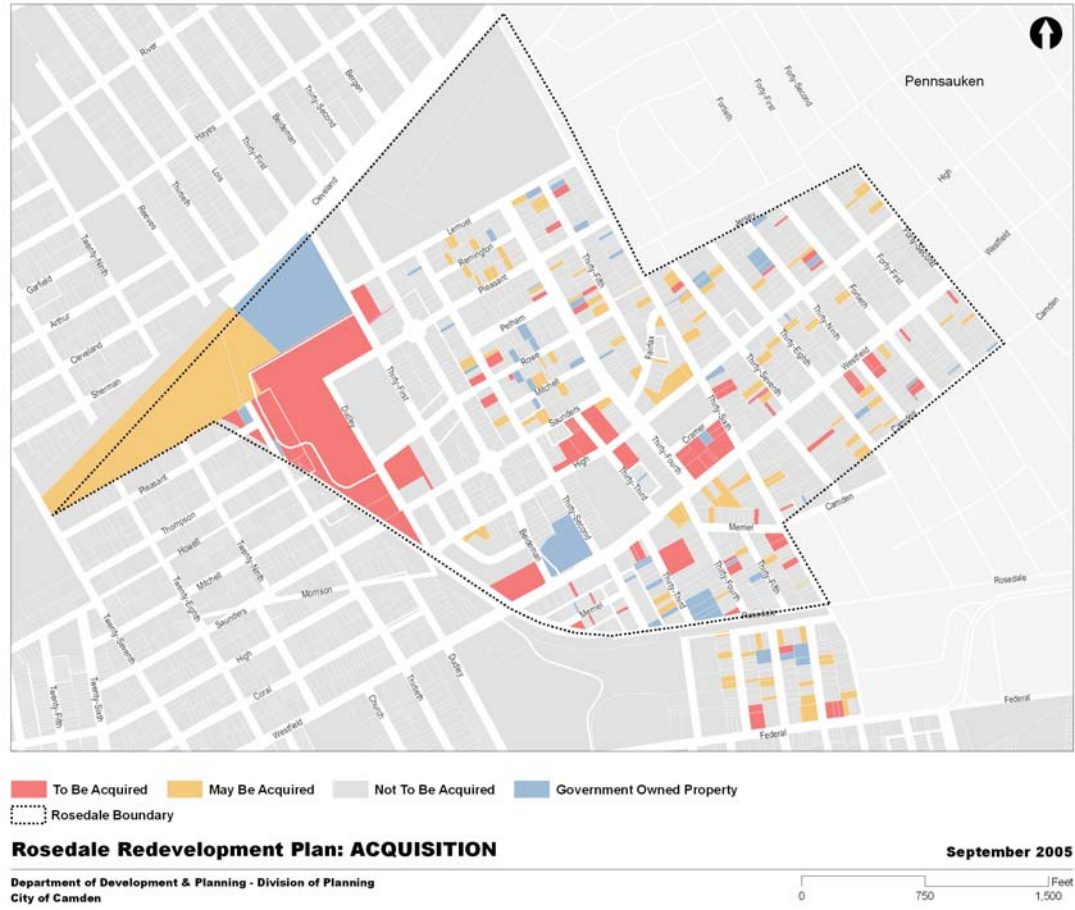
<b>BLOCK</b>	<b>LOT</b>
987.02	6
989	21, 27, 46, 71
990	14, 16, 25, 45, 49, 71
991	8, 12, 73, 75
993	81
994	48
995	13, 39, 45, 49
996	6, 54, 59, 73
997	83
998	59
999	11, 17, 23, 29, 33, 43
1000	65, 88, 91
1001	37, 39, 48, 94, 102
1002	29, 85, 87, 93
1003	3, 7, 23, 31, 36, 50
1004	10, 42, 55
1005	42
1006	17, 29
1008	15, 32, 51, 65
1011	28
1016	21, 40
1017	4, 10

1018	20, 27, 28, 45
1019	10, 11
1025	13, 15
1026	31, 39, 47, 57, 58, 60
1027	14
1028	41, 47
1029	2, 6, 25, 26, 27, 28
1030	9, 10
1031	17, 36, 45, 49
1032	30, 32, 37, 53
1033	39, 40
1035	11, 22
1037	8, 14, 15, 28
1038	3, 5, 13, 26, 29, 65
1039	41, 44, 57, 58, 63
1040	5, 19, 21, 29

**NOT TO BE ACQUIRED (1284):**

All other properties not identified above. Includes 68 government owned properties.





*Pleasant Gardens Apartment Complex*

## RELOCATION

As required by the New Jersey Department of Community Affairs, the Rosedale Redevelopment Plan identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions. There is 1 occupied commercial property, 4 single family homes, 1 small apartment building, estimated 240 occupied units at the Pleasant Gardens apartment complex, and 2 small parking lots that will require relocation, due to the acquisition needs of this redevelopment plan. These properties are likely to be displaced by the proposed expansion of Davis Elementary School, as well as the construction of park to replace the portion of Dudley Grange Park that will be used to build the Catto Elementary School and Rosedale Boys and Girls Club complex. Add to this number 1 occupied house, 1 privately owned playground 106 side yards and 14 parking lots that may require relocation, depending upon the acquisition needs of this redevelopment plan. While the number of side yards that face acquisition may seem high, it is the intention of this plan to re-use only those side yards that are not properly incorporated into the residential property they serve.

The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any and all residential and business property located within the redevelopment area, including identification of potential relocation sites and provision of statutorily mandated relocation assistance. Within the redevelopment area itself, new retail space will be developed and is anticipated to be among those spaces made available as replacement opportunities for Rosedale businesses that are eventually displaced as a result 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 residents displaced as a result of this redevelopment plan. This will include up to 250 new and 20 rehabilitated houses and apartments to be built in the Rosedale Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in Rosedale, the opportunity to remain in or return to Rosedale.

After the adoption of this Rosedale **Redevelopment Plan**, and before the acquisition of any occupied property in the redevelopment area, a **WRAP** (Workable Relocation Assistance Plan) approved by NJDCA, will be developed and tailored to the various projects called for by this redevelopment plan, and the particular needs and circumstances of individual households and businesses in Rosedale. Relocation, like acquisition of occupied property in Rosedale, will be managed by the Redevelopment Entity, and is anticipated to be completed in the first 5 years of this plan's implementation: 2006 – 2011. 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 4 zoning districts: [R-1 Low Density Residential Zone](#), C-1 Community Commercial Zone, L-I Light Industrial Zone, and CV-2 Conservation Zone are proposed to facilitate the types of redevelopment necessary to revitalize Rosedale. These controls will promote effective and complementary mixed-use development throughout the redevelopment area, while strategically focusing recreation and education venues in the neighborhood.



## **R-1 LOW DENSITY RESIDENTIAL ZONE**

The purpose of the Low Density Residential District is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood, with a maximum density of 15 dwelling units per acre.

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

- Single Family housing, detached or semi-detached, and accessory buildings.
- Duplex (two-family) dwellings
- Townhouse (attached/row) dwellings.
- Buildings and other uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Places of worship.
- 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:

- Signs, except as permitted in this Ordinance.
- Lodging houses, boarding homes and rooming houses.
- Wireless Telecommunication facility.

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

- Places of Worship.
- Childcare centers.
- Family day care home.
- Community residence for the developmentally disabled, and shelters for victims of domestic violence.
- Parabolic dish antennae
- Bed and Breakfast establishments.
- Cemetery.
- Home occupation and home professional offices.

## C-1 COMMUNITY COMMERCIAL ZONE

The purpose of this zone is to create and support the interface and balance between neighborhood scale retail businesses and low density 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, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- Personal services, including but not limited to barbershops, hairdressers, cleaning and pressing establishments, photographers, funeral homes, shoe repairs, tailors, newspaper, printers, frame shops, laundromats and travel agencies.
- Commercial recreation facilities within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas, and similar facilities.
- Business services.
- 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.
- Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists, and lawyers.
- Pet shop.
- 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.
- Wireless telecommunication facilities.
- 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.

## **L-I LIGHT INDUSTRIAL ZONE**

This district is intended for light manufacturing and related uses.

PERMITTED USES: This district is intended for

- Light industrial (manufacturing) operations, such as electronics, machine parts and small component assembly, or preparing, processing or fabricating.
- Wholesaling of goods and services, 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.
- 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:
- Multi-level parking structures
- Fences and walls
- Signs
- Railroad accessory uses

### PROHIBITED USES:

- Residential uses, except as living quarters for caretaker or watchman
- Signs in any form, except as permitted by this Ordinance.
- Junkyards; and automobile graveyards
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- 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 sulphuric 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.

## **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
  - Biking and hiking trails.
  - Docks and fishing piers.
  - Small boat ramps.
  - Vista platforms.
  - Picnicking.
  - Bathing beaches.
  - Botanical gardens.
  - Wildlife refuge.
  - Interpretive trails for nature study.
- 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, provided that:
  - Use will not increase traffic congestion in streets abutting the property.
- 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, Residential: a minimum lot area shall be provided for the following residential uses hereafter erected:
  - a. Single-Family, detached: three thousand (3,000) square feet
  - b. Single-Family, semi-detached (twin): three thousand (3,000) square feet
  - c. Single-Family, attached (row/townhouse): two thousand (2,000) square feet
  - d. Duplex, Two-Family (2 units, stacked one on top of the other): three thousand (3,000) square feet
2. Lot area, Non-Residential: a minimum lot area shall be provided for the following non-residential uses hereafter erected:
  - a. Commercial, detached: five thousand (5,000) square feet
  - b. Commercial, attached: two thousand (2,000) square feet
  - c. Industrial, detached: forty thousand (40,000) square feet
  - d. Institutional, detached: forty thousand (40,000) square feet
3. Lot width: depending upon the permitted uses and their minimum lot areas, lots shall not have widths not less than twenty (20), thirty (30), fifty (50) and two hundred (200) feet, respectively.
4. Building coverage: the maximum building coverage shall not be greater than eighty percent (80%) of the gross lot area.
5. Lot coverage: the maximum lot coverage, including all structures, shall not be greater than ninety percent (90%) of the gross lot area.
6. Front yard: the minimum front yard depth shall be not less than ten (10) feet.
7. Side yards: the minimum depth shall be not less than five (5) feet adjacent to the common boundary line between the building and said boundary line.
8. Rear yard: there shall be a rear yard to be not less than twenty (20) feet in depth.
9. Building Heights, minimum: no structure shall have a height less than two (2) stories or twenty-five (25) feet measured from the average grade line of the building to the top of the main roof cornice line.
10. Building Heights, maximum: no structure shall have a height greater than three (3) stories or thirty-five (35) feet measured from the average grade line of the building to the top of the main roof cornice line.
11. Floor area ratio: The maximum is 10.0 FAR.

## 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 the Westfield Avenue commercial corridor; 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 careful regard to safety, topography, landscaping, sight lines, and access.

### C. SIGNAGE

1. All signs are subject to the approval of the Camden Planning Board.
2. Billboards and off premise signs are 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, for 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 nor occur more than 4 times per calendar year.
5. No sign shall be painted 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 City 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.

#### D. LANDSCAPE TREATMENTS AND GUIDELINES

1. To reduce air and sound pollution; influence 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 or refuse shall be removed daily.
10. All open areas shall be attractively and appropriately landscaped.
11. A minimum of five percent (5%) of any surface parking facility shall be landscaped area.

#### E. 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 provide 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.

#### F. 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.

## G. DESIGN REVIEW

Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, with the addition of the Camden Redevelopment Agency as a review and approval body preliminary to submission of relevant plans and related development documents to the City of Camden Planning Board. 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. Such plans will be reviewed in the concept stage as well as the construction documentation phase. The development shall be reviewed and approved by the Camden Redevelopment Agency and 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 ***Rosedale 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 ***Rosedale Redevelopment Plan*** fully complies with state statutes.

1. Relationship To Local Objectives: This 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. 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 Codes 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, including but not limited to N.J.S.A. 40:55D-1 et seq. and 40A: 12A-1 et seq.
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, REDEVELOPER

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 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 **Rosedale 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 **Rosedale 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**

Upon adoption of a Redevelopment Plan pursuant to PL 1992, the municipality or Camden Redevelopment Agency 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 **Rosedale 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 commercial and residential 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 the projects for this redevelopment area, 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 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 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 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 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 **Rosedale 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 ***Rosedale Redevelopment Plan***, by the governing body of the City of Camden.

## **PROCEDURES FOR AMENDING THIS PLAN**

This ***Rosedale 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 ***Rosedale 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.