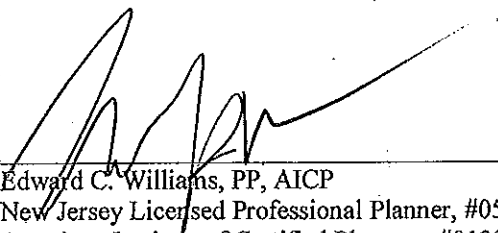


***Centerville Redevelopment Plan***

*Division of Planning, Department of  
Development and Planning*



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New Jersey Licensed Professional Planner, #05418  
American Institute of Certified Planners, #013383

***FutureCAMDEN***

## ***Centerville Redevelopment Plan***

The preparation of this report was funded by the City of Camden Housing Authority. The author is solely responsible for its findings and conclusions which may not represent the official views or policies of the funding agency.

***Honorable Gwendolyn Faison, Mayor***

***Melvin "Randy" Primas, Chief Operating Officer***

***Edward C. Williams, Acting Director, Department of Development and Planning***

### ***Camden City Planning Board***

Rodney Sadler, Chairman  
Donald Vidal, ViceChairman  
Hon. Michael McQuire  
Frederick Martin  
Santiago Illaraza  
James Dobbs  
Jose DeJesus, Alternate #1  
Lauren Hill, Alternate #2

***Calvin Fisher, Planning Board Attorney***

***Angela Miller, Planning Board Secretary***

***This report was completed by:***

***Edward C. Williams, PP, AICP, Planning Director  
Division of Planning***

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***Robin Johnson, Sr. Program Development Specialist  
Division of Planning***

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***Hopeworks, Inc.  
Camden, New Jersey***

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Philadelphia, Pa***

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### **Maps**

- 1. Local Context Map*
- 2. Study Area Map*
- 3. Proposed Planned Unit Development Plan Map*
- 4. Redevelopment Plan Map*
- 5. Acquisition Map*

**I. STUDY AREA AND BOUNDARY DESCRIPTION**

The Centerville Study area is located in the Centerville neighborhood of the City of Camden, New Jersey. The study area is positioned in the Centerville neighborhood, Census Tract 6017. The boundaries of the study area include Carl Miller Boulevard (formerly Van Hook St.) to the North, Mt. Ephraim Ave. (County Road Rt. 568) to the East, Bulson St. to the South, Interstate 676 to the West. The Centerville Study area represents an area that contains 59 Tax Blocks and 695 Tax lots. *See Maps #1 and 2. (Local Context) (Study Area)*

<u>Tax Block</u>	<u>Tax Lots</u>
526	9
527	1
528	54,107
530	4,6,7,8,11,12,12,14,15,43,44,45, 46,47,48,49,50,51,52,53,54,55
531	1
532	25,26,27,28,29,30,31,32,33,34,36,38 39,40,41,42,43,44,45,46,47,48,49,50,51 52,53,54,55,56,57,58,59,60,61,62,85
533	1
534	1
535	72
536	11
537	2
538	3,9,10,11,12,13,14,17,18,19,20,21 22,807
539	1
542	1
543	1,36
544	1
545	1,6,12,12,14,15,16,19,20,21,22,23,24, 25,26,28,29,30,31,32,33,36,37,38,39 40,42,43
546	8,34,45
547	62
548	1,70
549	82,83,84,85,86,87,93,94,96,97,98,99
550	35,36,37,38,39,40,41,42,43,44,45,46,48
551	1
552	2,3,4,6,11,13,14,15,16,17,69,70
553	31,33,34,35,36,37,38,39,40,41,42,43,45 46,47,48,52,53,54,56,73,74,75,82,92,93 94,95,96
554	57,58,59,60,65,66,67,68,78,79,80
554	84,85,86,87,88,89,90,91
555	3,7,10,11,12,13,14,15,16,17,18,19,20 21,22,23,34,35,36,60

556 38,39,40,41,43,44,45,46,48,49,57,64,66  
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83,84,85,86,87,88,89

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563 1,3  
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565 1  
566 2  
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568 2  
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571 1  
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574 2  
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576 2  
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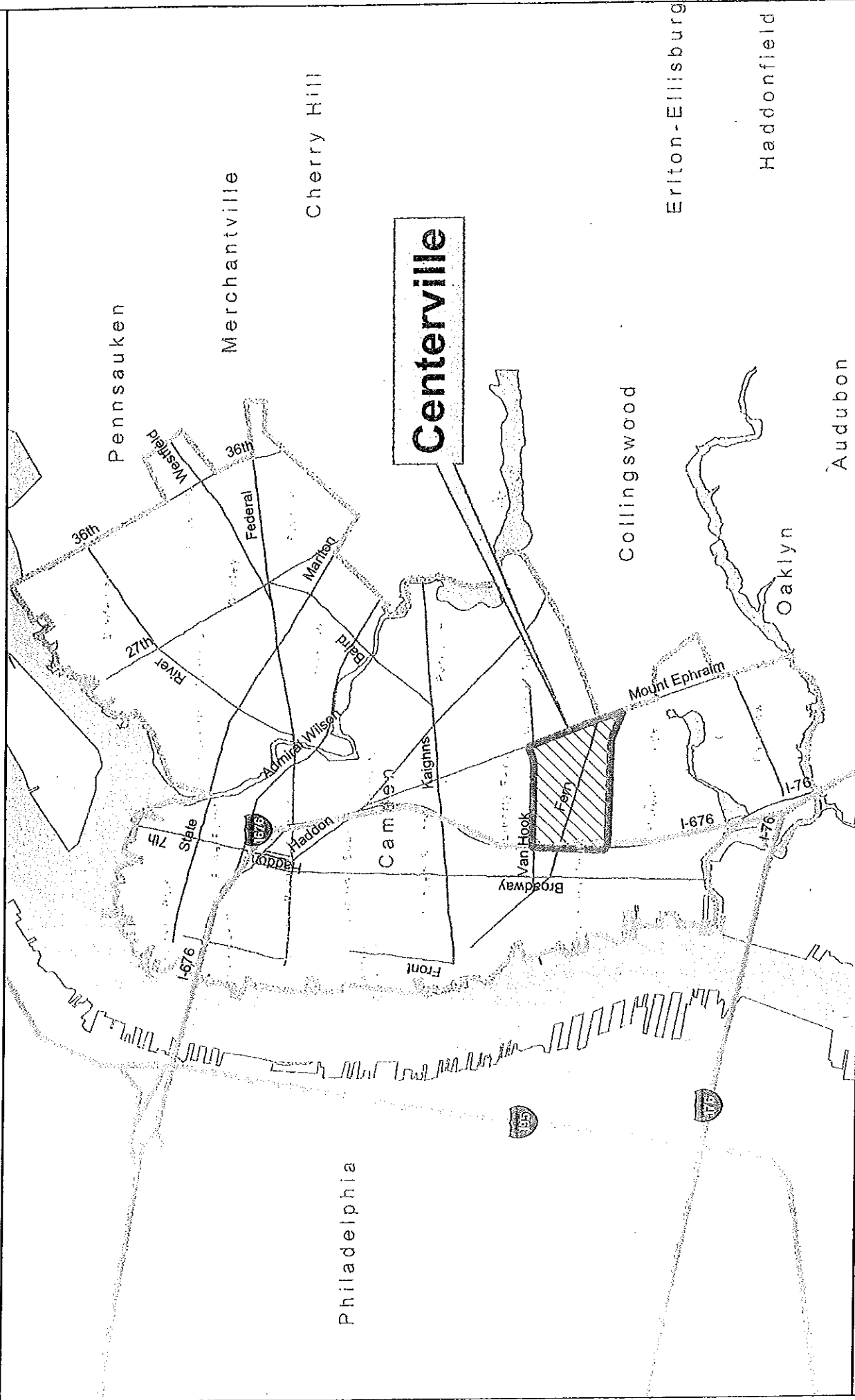
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587  
588

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1,2,3,4,5,6

# Local Context

# Centerville, Camden, NJ

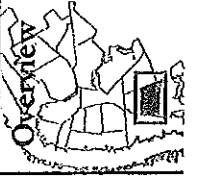
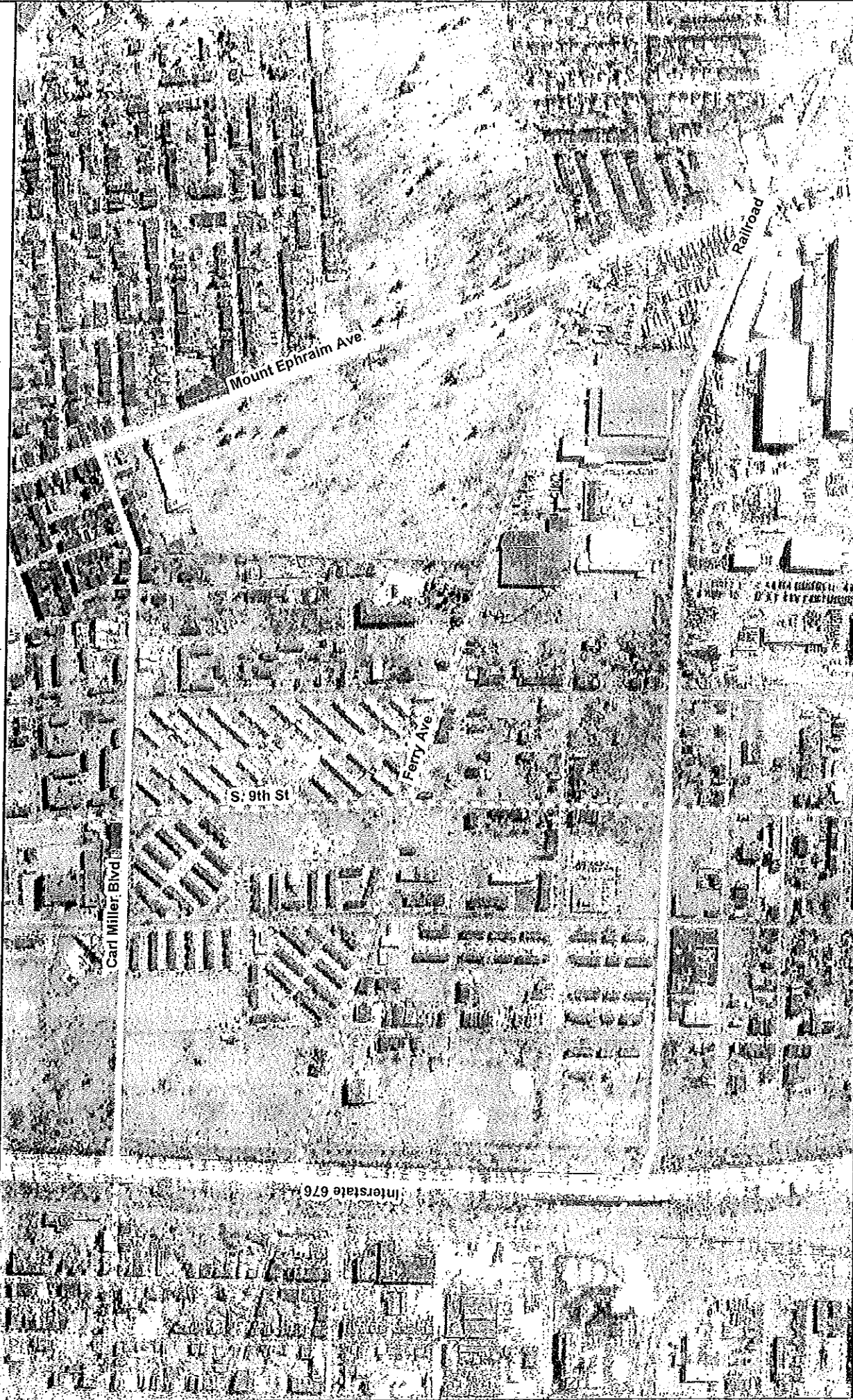


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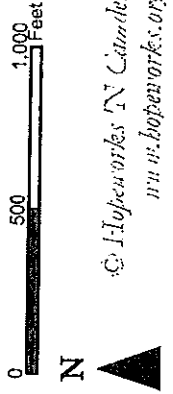
**THE CITY OF  
CAMDEN**  
*in partnership with the  
CAMDEN  
HOUSING  
AUTHORITY*

# Study Area

Centerville, Camden, NJ



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HOUSING



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**II. DETERMINATION OF NEED FINDINGS AND CONCLUSIONS**

The Centerville Area in Need of Redevelopment Study provided sufficient evidence that determined this area to be an area in need of redevelopment pursuant to NJSA 40A:12A-1. Specifically, the study concluded that the study area met at least four of the seven conditions (NJSA 40A:12-1(a),(c),(d),and (g)) necessary to deem the Centerville neighborhood (Census Tract 6017) a redevelopment area.

- ✓ The generality of buildings are substandard, unsafe, unsanitary, dilapidated, and obsolescent or possess any of such characteristics, or so lacking in light, air, or space as to be conducive to unwholesome living or working conditions.

Surveys conducted in the study area revealed that housing units owned and managed by the Camden Housing Authority (Roosevelt Manor and Branch Village) consisted of units constructed in high densities and reflected federal housing design during its era. However, modern planners, urban designers, and federal government officials find this concept obsolete and are recommending the construction of public housing at lower densities to facilitate greater opportunities to integrate public housing within the neighborhood's housing fabric. *These properties include all and or portions of Tax Blocks:542, 543, 546, 551, 567, 568, 573,575, and 576. ~~all~~*

- ✓ Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of soil, is not likely to be developed through the instrumentality of private capital.

The study revealed approximately 247 properties respectively owned by the City of Camden, the Camden Redevelopment Agency, City of Camden Housing Authority, and the State of New Jersey. As a result, this study area has several acres of vacant, unimproved and underutilized land in the western and the southernmost section of the study area. *These properties are inclusive, but limited to Tax Blocks 528, 539, 565, 566, 577(33), 544, 582, 581, 526, 564, 571, 579, 548, 560, 561, portions of Tax Blocks 553 and 584.*

*CRA 10/16/67*

- ✓ Areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these and other factors, are detrimental to the safety, health, morals or welfare of the community.

Industrial properties and vacant open lot parcels in the eastern portion of the study area presents a negative influence. *These properties include portions of Tax Blocks 532, 545, 550, 562, 554, 556, 561, 585, 582, 579, and 570.*

- ✓ In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zone Act".

Owners of properties located on Mt. Ephraim Ave. between Carl Miller Boulevard and Sayrs Ave. and Mt. Ephraim Ave. between Ferry Ave. and Bulson St. are currently qualified for benefits under the NJ Enterprise Zone Program. *These properties include Tax Block 562 and 588.*

### III. PLAN CONCEPTS

This redevelopment plan will accomplish the following goals and objectives.

- ❑ *Resubdivide the redevelopment area, as may be required to undertake proposed development.*
- ❑ *Acquire appropriate properties, as may be required to undertake proposed development.*
- ❑ *Reverse the trend of high-density housing development made possible through the creation of lower density residential development through public housing.*
- ❑ *Create opportunities to qualify targeted project sites for bond financing.*
- ❑ *To serve as a marketing tool to leverage all other applicable funding sources.*
- ❑ *Revitalize Ferry Ave. through the development of a compact mixed-use commercial corridor district.*
- ❑ *Provide for the construction of social service institutions and related support services to balance housing and economic development initiatives.*
- ❑ *Compliment and balance proposed construction projects through the methodical execution of public infrastructure improvements.*
- ❑ *Mitigate the potential fiscal impact of housing development through the construction of an elementary school and the expansion of the area's existing schools.*
- ❑ *Provide equitable transitional opportunities for the area's senior citizen population through the construction of Senior Housing.*
- ❑ *Enhance the area's public open spaces through the creation of expanded passive recreational opportunities.*
- ❑ *Create job training and employment opportunities for area residents.*
- ❑ *Promote industrial development opportunities on Ferry Ave. bet. Mt. Ephraim Ave and Bulson St. through reversing the underutilization of industrial properties.*
- ❑ *Relief CCMUA problems related to potential flooding issues.*
- ❑ *Mitigate environmental impacts of proposed development as required.*

#### ***IV. PROJECT PLAN AND DEVELOPMENT STAGING***

The Centerville Redevelopment Plan presents an excellent opportunity to define and execute the following projects that will enhance the marketability and aesthetic integrity of this redevelopment area. *See Map #3 Project Map*

##### ***A. Projects***

The following list of projects represent a spectrum of physical and social improvements that are essential towards creating a balanced, holistic neighborhood.

##### ***Project 1. -Roosevelt Manor Public Housing Development***

Location: Carl Miller and Ferry Ave between Master St and 9<sup>th</sup> St.

Description: This project calls for the demolition of existing public housing units and the construction of 144 new units at lower densities.

Responsible Entity: City of Camden Housing Authority

##### ***Project 2.- Chelton Terrace Public Housing Development***

Location: Jefferson St. and Ware St. between 7<sup>th</sup> and 8<sup>th</sup>.

Description: This project calls for the demolition of existing public housing units and construction of 121 new units at lower densities.

Responsible Entity: City of Camden Housing Authority

##### ***Project 3.- Antioch Senior Housing Project***

Location: Ferry Ave. at Master St.

Description: The construction of 65 units for senior individuals and families. Centerville has approximately 408 persons who are 65 years or older. (1990 Census)

Responsible Entity: Antioch Baptist Church/Ingerman Development Group

##### ***Project 4.- Camden County Library***

Location: Ferry Ave. between Phillip and 9<sup>th</sup> St.

Description: The construction of a square foot County Library facility.

Responsible Entity: Camden County Dept. of Buildings and Operations and the NJ Economic Development Authority.

***Project 5.- Market Rate Housing***

Location: Carl Miller Boulevard and Bulson St. between 8<sup>th</sup> and Tioga St.

Description: The construction of market rate housing units of various types.

Responsible Entity: City of Camden Redevelopment Agency

***Project 6.- Park Improvements***

*Elijah Perry Park*

Location: Central Ave. and Ferry Ave between Phillip and 9<sup>th</sup> Sts.

Description: Upgrade of existing equipment and redesign of open space items.

Responsible Entity: City of Camden Dept. of Development and Planning

*Staley Park*

Location: Jefferson St. and Chelton Ave between Master St. and 7<sup>th</sup> Sts.

Description: Upgrade of existing equipment and redesign of open space items.

Responsible Entity: City of Camden Dept. of Development and Planning

***Project 7 - Elementary School***

Location: Ferry Ave between 7<sup>th</sup> St and 8<sup>th</sup> St.

Description: The construction of an elementary or Junior High School to absorb housing demand. The Riletta Cream Elementary (K-8) School is the lone public school in the study area.

Responsible Entity: City of Camden Board of Education/NJ Economic Development Authority

***Project 8 - Retail Commercial Center***

Location: Ferry Ave. between 8<sup>th</sup> and Phillips St.

Description: The construction of a compact mixed-use center for commercial retail development.

Responsible Entity: City of Camden Redevelopment Agency and New Jersey Urban Enterprise Zone Program.

***Project 9 - Chelton Terrace Senior Housing***

Location: Jefferson St. between Kossuth St. and 8<sup>th</sup> St.

Description: The construction of housing for the neighborhood's senior residents. Centerville has approximately 408 persons who are 65 years or older. (1990 Census)

Responsible Entity: City of Camden Housing Authority

***Project 10 – Deconstruction Project***

Location: All proposed project sites.

Description: Provision of job training and employment opportunities for authority residents.

Responsible Entity: City of Camden Housing Authority, Camden Business Development Center, and the Institute for Local Self-Reliance.

***Project 11 – Family Housing Project***

Location: Throughout the study area.

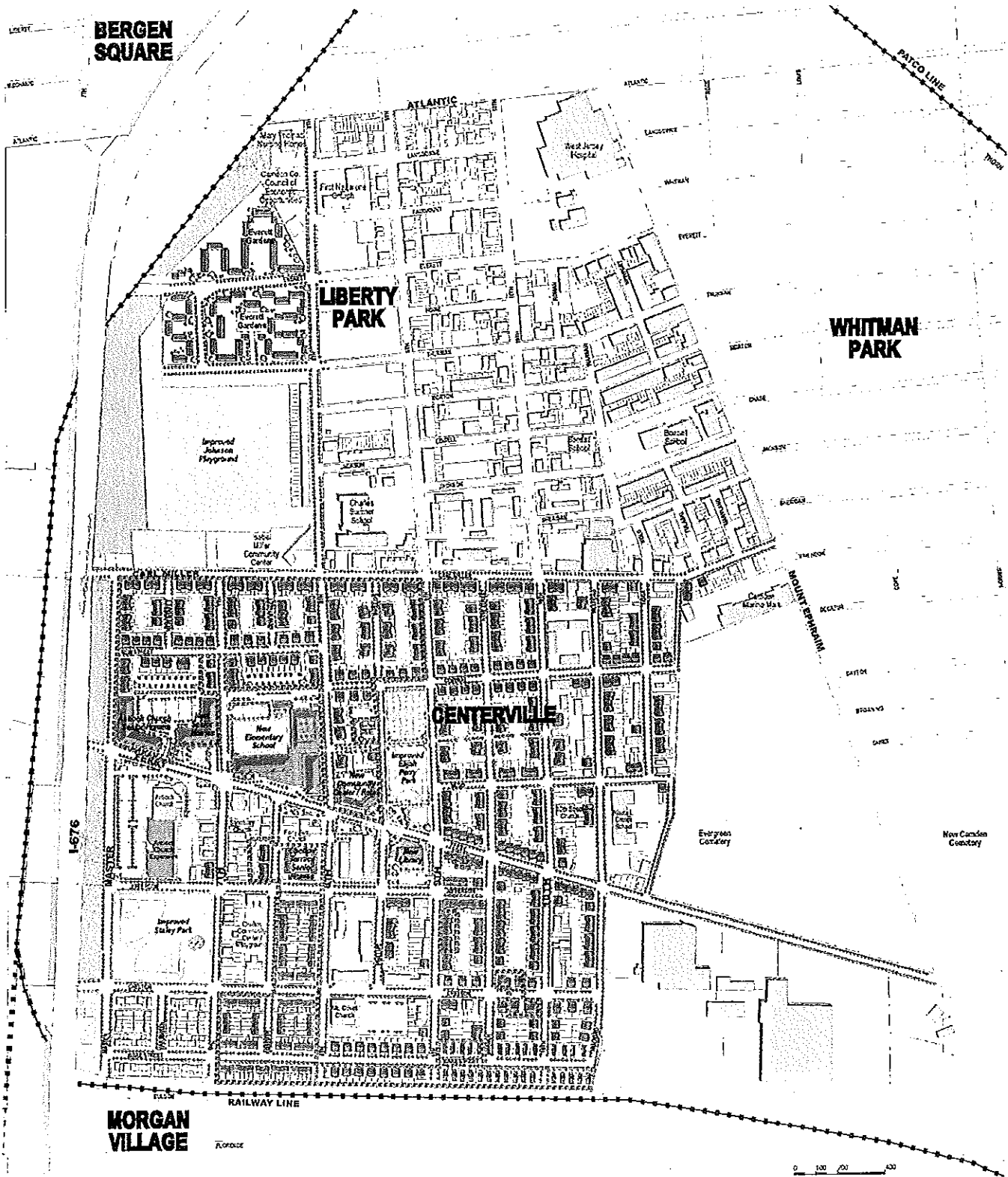
Description: Construction of 171 family units throughout the neighborhood.

Responsible Entity: City of Camden Housing Authority

***V. PROPOSED USE REGULATIONS***

This redevelopment plan proposes a planned unit development plan to effectuate proposed mixed-use development within the Centerville neighborhood. A planned unit development (PUD) is a development that is specially approved by a unit of government. A PUD allows developers and communities to negotiate with each other to achieve their separate goals. It also allows greater flexibility in order to achieve better design through disregarding traditional zoning requirements, such as setback lines and lot coverage requirements. All proposed development shall be reviewed and approved by the Camden Redevelopment Agency, the Architectural Review Committee, the City of Camden Planning Board, and or the Zoning Board of Adjustment and shall receive all necessary approvals and permits before construction shall commence. *See Map #4 Planned Unit Development*

<b><i>Name of PUD Area:</i></b>	Centerville Redevelopment Area Plan
<b><i>Location of PUD:</i></b>	East of I-676, west of Mount Ephraim Avenue, South of Carl Miller Boulevard, and north of the CXS tracts.
<b><i>Non-Conformities on Property:</i></b>	The proposed subdivision and uses do not comply with the requirements of the current R-1 zoning district.
<b><i>Project Description:</i></b>	The redevelopment area plan proposes the construction of 582 homes on vacant properties throughout Centerville. In addition, commercial and institutional uses are proposed along Ferry Ave. The following is a description of the proposed developments by



**Centerville / Liberty Park Neighborhoods**

	Proposed Redevelopment Areas		Parking Lot
	Existing building		Public Park / Green
	HOPE VI 2002 Proposed Plan		Open Space / Cemetery



Revitalization Plan  
**attachment 35 / CONCEPTUAL SITE PLAN**



use and area:

*Residential Uses*

Chelton Terrace Phase II: 121 Family units are proposed on land owned by the Camden Housing Authority for which it has already secured development approvals.

Two 65-unit building for seniors. These three story building are located on Ferry Avenue. The proposed density is 43 units per acre.

*OK* Roosevelt Manor: 144 units are proposed on this public housing site. The proposed density is 17 units per acre.

*OK* Homeownership: 16 units located on the southeast corner of the neighborhood. The proposed density is 7.5 units per acre.

Family units: 171 units located throughout the neighborhood. The proposed density is 17 units per acre.

Off-Street Parking Ratio: 1 parking space per unit.

*Commercial Uses*

Approximately 5,700 square feet of retail space are proposed on the ground floor of the proposed community center on Ferry Ave. and 8<sup>th</sup>.

Off- Street Parking Ratio: 12 (2 Parking Spaces/1,000sf of retail)

*Institutional Uses:*

A new elementary school for 500 pupils is proposed on Ferry between 8<sup>th</sup> and 7<sup>th</sup> Streets. The total land area for this development is 4.89 acres.

Off-Street Parking Ratio: 36 (1 parking space per classroom plus 3)

*Other Uses*

A new community center (11,200sf) is proposed on Ferry between 9<sup>th</sup> and 8<sup>th</sup> Streets.

Off-Street Parking Ratio: 18 (additional parking is provided on street.)

*Antioch Church Expansion Plans*

Phase II: Expanded ground level sanctuary seating area to accommodate congregational attendance of 1,200 seats.



Off-Street Parking requirement: 240 parking spaces (1 per 5 seats).

Phase III: 2 story multipurpose activity center/fellowship hall/gymnasium/banquet hall and associated services (14,335 gross square feet).

Off-Street Parking requirement: 209 parking spaces. This total includes 180 available spaces from existing sanctuary for sharing (140 Phase II + 40 existing). A total of 35 additional parking spaces are provided in the senior building parking lot on Ferry Ave.

Phase IV: 20 classrooms for the Christian Education Center, and Day Care Center for 125 children.

Off-Street Parking requirement: 35 parking spaces (Classrooms: 1 space per classroom. Day Care Center: 1 parking space per 10 children plus 1 parking space per employee).

Total Antioch Church Expansion Plan Parking Spaces: 244 on site (40 existing) plus 35 in the Antioch Senior Building parking lot.

Note: parking ratios are estimates based on standard parking ratio:

***Other Requirements:***

Use Requirements: Unless specified; use requirements and restrictions shall conform to the Zoning and Land Use Ordinance.

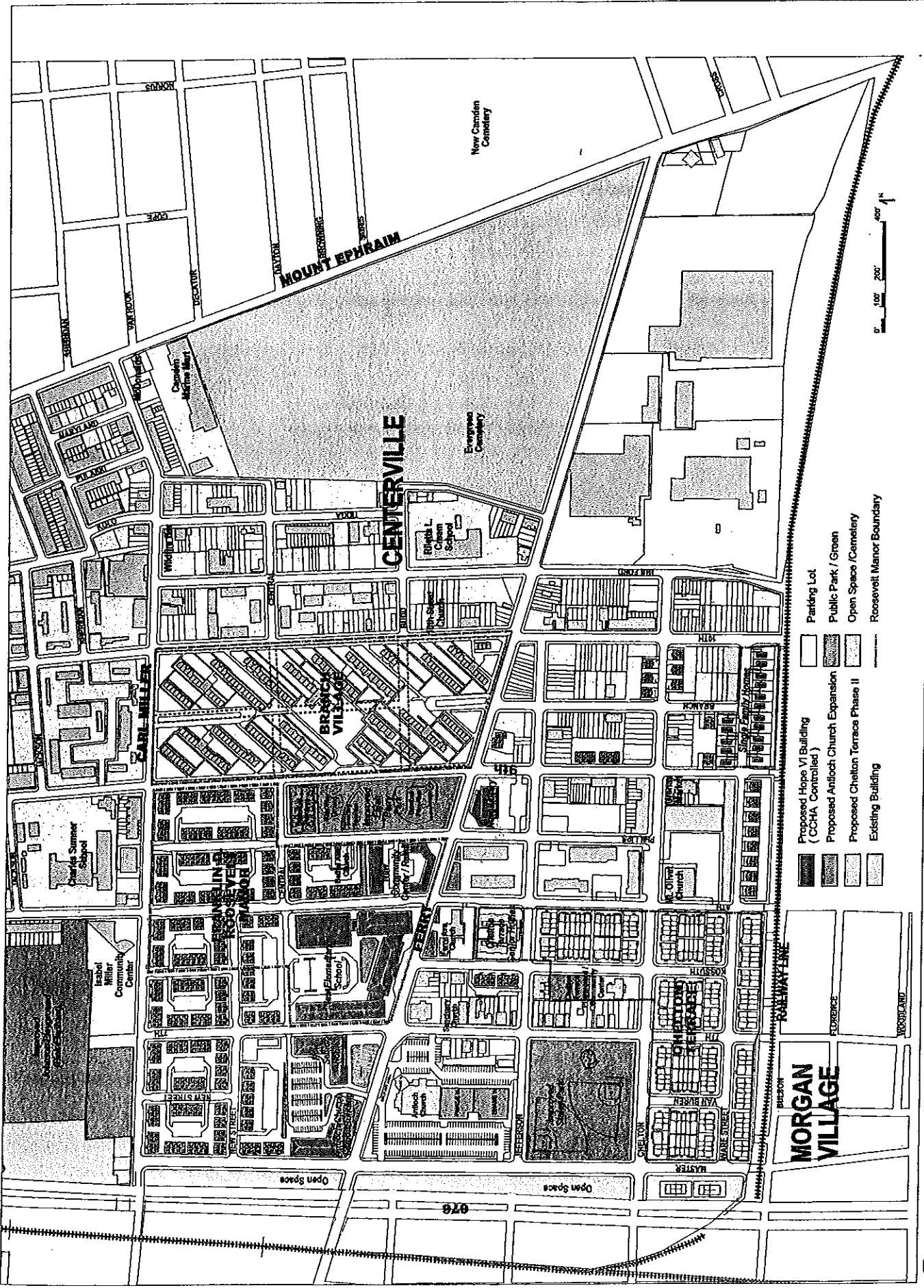
Landscaping Requirements: Unless specified; requirements for landscaping shall conform to the Zoning and Land Use Ordinance

Area, Yard, and Building Requirements: Area, Yard, and Setback requirements shall conform to the Zoning and Land Use Ordinance (Schedule A.)

Loading Requirements: Unless specified; requirements for loading shall conform to the Zoning and Land Use Ordinance.

Fencing Requirements: Unless specified; requirements for fencing shall conform to the Zoning and Land Use Ordinance.

Off-Street Parking: Unless specified; requirements for off-street parking shall conform to the Zoning and Land Use Ordinance.



# Centerville Planned Unit Development

Camden 2002 HOPE VI - Franklin D. Roosevelt Manor  
Camden City Housing Authority

November, 2002  
Source: Camden County, HOPEWORKS, DVRPC

Unless specified, all other design requirements and standards for review by the Planning and or Zoning Board of Adjustment shall conform to the Zoning and Land Use Ordinance.

**VI. PUBLIC IMPROVEMENTS**

Improvements within the Redevelopment area will be required to compliment and support future development. Although the City's capital improvement program may augment proposed development, it is expected that developers provide and support a significant share of these costs. The Camden Redevelopment Agency, the City of Camden, the Camden Housing Authority, the Camden Recovery Board, Camden Empowerment Zone Corporation and other public entities may engage in capital projects to provide greater incentives to prospective developers.

**VII. PROPERTY ACQUISITIONS**

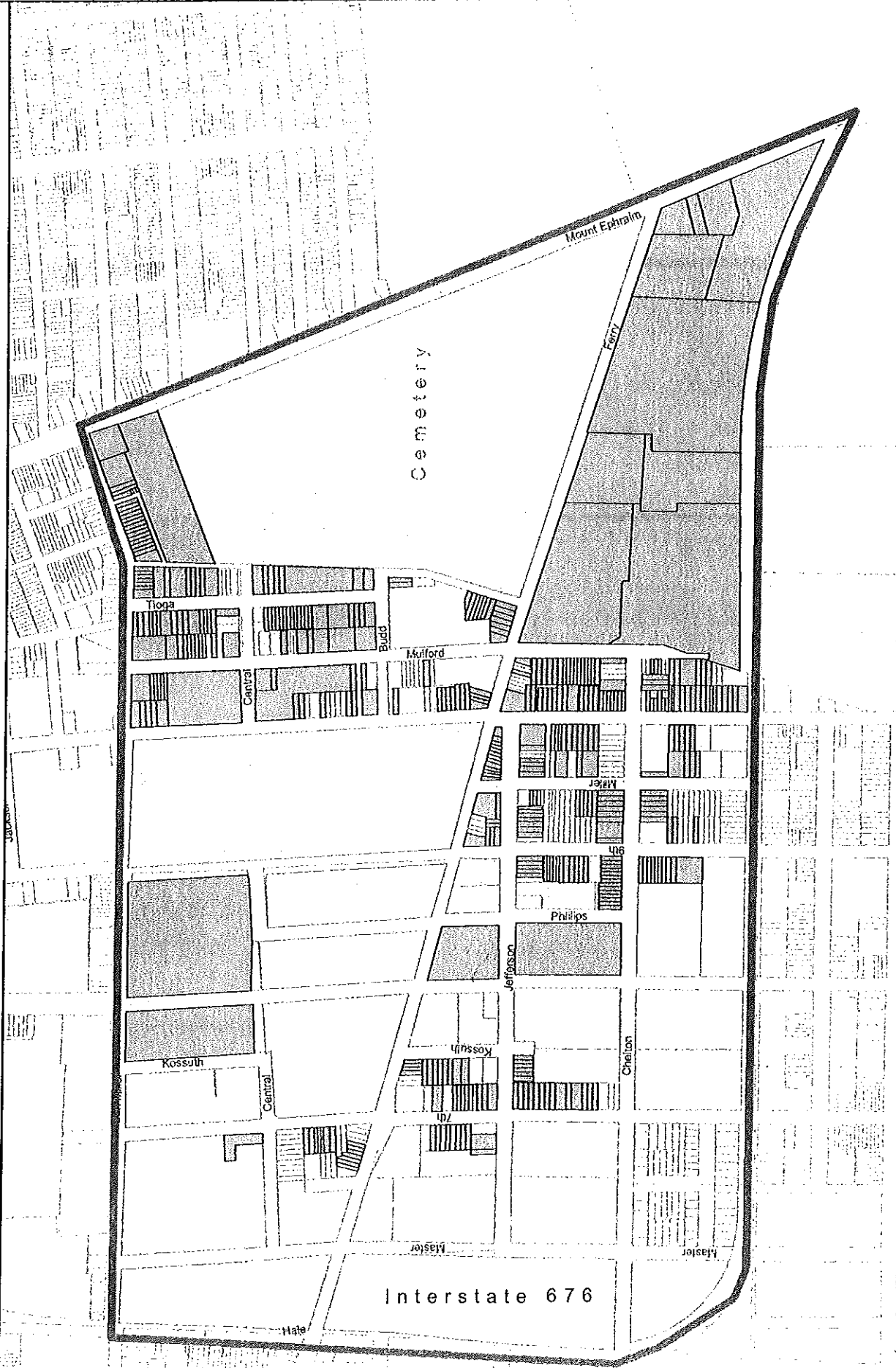
The acquisition of real property is customarily the basis upon which redevelopment plans accomplish its multiple plan concepts and projects. A considerable number of properties as indicated in the Centerville Area in Need of Redevelopment Study and the Centerville Redevelopment Plan is owned by the City of Camden and other public agencies. However, the Centerville Redevelopment Plan may require the acquisition of privately owned properties to accomplish its objectives. *See Map #5 - Acquisition*

**VIII. TYPES OF PROPOSED REDEVELOPMENT ACTIVITIES**

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, the municipality, redevelopment entity designated by the governing body or any other agencies with redevelopment powers may proceed with the clearance, replanning, development and redevelopment of the area designated in the plan. In order to carry out and effect the purposes of this act and the terms of this redevelopment plan, the municipality, designated redevelopment entity or an approved public agency may:

# Acquisition Map

Centerville, Camden, NJ



**THE CITY OF  
CAMDEN**  
*in partnership with the*  
**CAMDEN  
HOUSING  
AUTHORITY**

0 500 1,000 Feet

N

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**Legend**

- Potential Acquisitions
- All Other Parcels

1. Undertake redevelopment projects, and for purpose issue bonds in accordance with provisions of section 29 of P.L. 1992, C-79.
2. Acquire privately held parcels and property that are vacant or underutilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support commercial and residential development.
3. Form a public private partnership for development of this redevelopment project area.
4. Provide public improvements necessary to support redevelopment.
5. The Camden Redevelopment Agency or an appropriate public entity will select a redeveloper to implement all or part of the projects for the Redevelopment area, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
6. Enter upon any buildings or property in the redevelopment area, to conduct investigations or make surveys, soundings or test bores necessary to carry out the purposes of this plan.
7. Acquire by condemnation any land or buildings which are necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971".
8. Clear any area owned or acquired, and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
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, surveyors or other consultants, to carry out redevelopment projects.
10. Arrange a contract with public agencies or redevelopers for replanning, construction, or undertaking of any project or redevelopment work, or any part thereof.
11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including where applicable the incurred in conjunction with bonds, notes, or other obligations issued by the redevelopment entity, and to secure payment of such revenue as part of any such arrangement or contract.
12. Provide for extension of credit, or making loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that the project or 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 or contract 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 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 that the 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 the Relocation Assistance Act, P.L. 1971.
16. Make consistent with this plan, plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and plans for enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, and the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
17. Publish and disseminate information concerning any redevelopment area, plan or project.
18. Improve vehicular circulation in the redevelopment area through roadway (re)design, improved signal timing, signage and paving.
19. Improve the infrastructure and streetscape on adjacent streets as new residential development and renovations take place.
20. Demolish acquired housing that can not be cost effectively renovated, or are located so as to impede the development of new retail services.
21. Rehabilitate vacant housing that can be cost effectively renovated for residential use.
22. Develop residential prototypes for new block construction and infill housing.
23. Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.

## ***IX. GENERAL PROVISIONS OF THE PLAN***

1. The Camden Redevelopment Agency, the City of Camden Planning Board and or the Zoning Board of Adjustment 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 NJSA 40:D53. Such performance guarantees shall be approved by either the City attorney, or attorney of the Camden City Planning Board. The amount of such performance guarantees be determined by the City and shall be sufficient to assure completion or improvements within two years of final site plan approval.
3. Interim uses may be established, subject to finding by the City of Camden Planning Board that such use will not have any 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 such approval shall be granted for more than two years; extensions may be granted by the Board for a maximum of two 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, the Zoning and Land Use Ordinance of the City of Camden. If parcels are combined that include the use of taking of public right-of-way, thus interfering with existing circulation patterns, and in creating a new block, the developer shall also be required to comply with the Zoning and Land Use Ordinance, as if the developer were proposing a subdivision of portion thereof.
5. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguard, 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, the City's Department of Utilities, and or the Camden City Planning Board and Zoning Board of Adjustment.

3. Relocation Provision: Though no relocation is currently anticipated, if necessary, the City of Camden, through its services of the Redevelopment Agency staff, will provide displaced families, businesses, individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. Families, businesses, and individuals being displaced will be interviewed to determine their relocation requirements. The City of Camden will comply with the “Relocation Assistance Law of 1967”, P.L. 1967, C.79 and Relocation Assistance Act, P.L. 1971, C.362.
4. Identification of Property to be acquired: If necessary, the redevelopment plan is sufficient to identify any properties within the Redevelopment area proposed to be acquired.
5. Relationship to other plans: As this redevelopment plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic development, job creation, and environmental protection concerns of Camden City, its contiguous municipalities, and the County. The proposed plan also conforms with the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985. That plan’s goal to revitalize urban centers, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area, is exactly what this redevelopment plan hopes to achieve. This redevelopment plan also follows from and conforms to the neighborhood revitalization objectives, plans, and projects outlined in the “Future-Camden, Comprehensive Master Plan, 2002-2022”.
6. Relationship to the Municipal Land Use Law: This redevelopment plan describes its relationship to the Municipal Land Use Law and creates no conflict with development regulations.
7. City of Camden Comprehensive Plan: Proposals of this plan conforms with the intents of the general plan for the municipality, and is consistent with the “FutureCAMDEN, Comprehensive Master Plan, 2002-2022”. (*Master Plan Sections: IV-39, IV-47, V-21, V-31*)



8. Civil Rights and Affirmative Action: The Camden Redevelopment Agency agrees to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act.

*B. Conformance*

This redevelopment plan is substantially consistent with the City of Camden Comprehensive Plan, "FutureCAMDEN" and other relevant plans, and is designated to effectuate them. The Comprehensive Master Plan, Future-Camden is the relevant plan for the subject area.

*C. Compliance with Development Regulations*

1. The redevelopment entity and the Redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment, including but not limited to NJSA 40:55D-1 et seq. And 40A:12A-1 et seq.
2. The designated Redevelopment Entity or Redeveloper shall agree to comply with applicable application submission requirements, design standards and development regulations of the City of Camden, County of Camden, and State of New Jersey, except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13.)
3. The City of Camden Planning Board or Zoning Board of Adjustment shall review and approve all plans and specifications for development with respect to conformance with this plan.
4. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Camden City Planning Board.
5. The designated Redeveloper shall agree to comply with all design standards and development regulations established in this plan for the Redevelopment Area.
6. Conformance is not applicable for State of New Jersey authorities or bi-state agencies.

*D. Designation of Redevelopment Entity*

1. The governing body of the City of Camden has designated the Camden Redevelopment Agency to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan as the Redevelopment Area (N.J.S.A. 40:12A-4).
2. When necessary for the implementation of this plan, the Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this redevelopment plan. (N.J.S.A. 40A:12A-4(c)).
3. The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this plan. The redeveloper shall further agree not lease, sell, or transfer interest acquired, or any thereof, without prior written approval of the Camden Redevelopment Agency.
4. These provisions do not apply to State of NJ Authorities or bi-state agencies.

***XI. TIME LIMITS***

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

1. The redeveloper of a specific project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in a contract between the Camden Redevelopment Agency, or other designated agency, and the chosen private, quasi public, or public sector developer (s).

***B. EXPIRATION OF THIS REDEVELOPMENT PLAN***

1. Provisions of this plan specifying redevelopment in the study area, and requirements and restrictions with respect thereto, shall be in effect for a period of 25 years from the date of approval of this plan by the City Council of the City of Camden.
2. These limits do not apply to State of New Jersey Authorities or bi-state agencies.

## ***XII. PROCEDURES FOR AMENDING THE PLAN***

This redevelopment plan may be amended from time to time upon compliance with requirements of all applicable laws, provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with the Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such a plan or its proposed amendment(s). Whether an amendment to the Plan materially an owner with an interest in the Redevelopment Area will be decided solely by the City. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-7)

## ***XIII. SUPERSEDEENCE, REPEAL AND SEVERABILITY STATEMENTS***

1. All ordinances or parts of ordinances inconsistent with the 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 previsions set forth in the zoning law, provisions of this plan – unless other specified – shall prevail.
3. If any provision or regulation of this redevelopment plan shall be judged invalid by a court of competent jurisdiction, such order or judgement shall be affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this redevelopment plan, which shall remain in full force and effect. To this end, the provisions of each article, section, subsection, paragraph, subdivision or clause of this redevelopment ordinance are hereby declared severable.