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ORDINANCE MC- 5093
On Motion Of: Angel Fuentes
APPROVED: January 9th, 2018
ADOPTED: February 13th, 2018

IL/dh
01-09-18

**ORDINANCE OF THE CITY OF CAMDEN, IN THE COUNTY OF
CAMDEN, NEW JERSEY ADOPTING THE MORGAN VILLAGE
REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT
AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40:12A-6* of the Redevelopment Law, the City of Camden, in the County of Camden, New Jersey (the “**City**”) must authorize the Planning Board of the City (the “**Planning Board**”) to conduct an investigation of the area and make recommendations to the City; and

WHEREAS, the City Council by Resolution MC-16:5114, adopted June 14, 2016, as subsequently amended by Resolution MC-16:5264, adopted on September 13, 2016, and as further amended by Resolution MC-17:5491, adopted on February 14, 2017, pursuant to the Redevelopment Law, authorized and directed the Planning Board to undertake a preliminary investigation to determine if a specific area located in the City, identified as Block 619, Lots 45, 46, 47, 48, 49, 51, 73, 75, 78 and 79, Block 621, all Lots, Block 623, all Lots, Block 625, Lots 93, 94, 95, 97, 99, 100, 101, 102, 125, 126, 127, 128, 129 and 131, Block 642, Lot 1, and Block 643, all Lots on the City’s Tax Map (together, the “**Investigation Area**”) constituted an area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, the City Council specified that if the Investigation Area was determined to be an area in need of redevelopment, the City would be authorized to use all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain pursuant to *N.J.S.A. 40A:12A-8(c)* with respect to the following properties: Block 619, Lots 45, 47, 48, 49, 73, 75, 78 and 79, Block 621, Lots 48, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 63, 64, 65, 76, 79, 80, 81, 83, 87, 89, 90, 91, 93, 95, 96, 97, 98, 99, 100, 104, 105, 106, 107, 110, 111, and 112, Block 623, Lots 71, 72, 73, 74, 75, 76, 77, 78, 79, 84, 85, 86, 87, 89, 103, 107, 109, 111, 113, 114, 119, 121, 122, 136, 137, 138, 139 and 140, Block 642, Lot 1, and Block 643, Lots 2, 9, 10, 13, 15, 16 and 45; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, the City Council specified that if the Investigation Area was determined to be an area in need of redevelopment area, the City would be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain with respect to the following properties: Block 619, Lots 46 and 51, Block 621, Lots 50, 59, 66, 78, 82, 88, 92, 94, 108, and 109, Block 623, Lots 90, 91, 104, 105, 106, 108, 110, 112, 115, 116, 117, 118, 123 and 141, Block 625, Lots 93, 94, 95, 97, 99, 100, 101, 102, 125, 126, 127, 128, 129 and 131, Block 643, Lots 6, 7, 8, 11, 12, 14, 17, 18, 19, 20, 21, 22 and 23; and

WHEREAS, the Planning Board conducted a preliminary investigation, prepared a map depicting the redevelopment area boundaries, and prepared a “Redevelopment Study & Preliminary Investigation Report” dated April 2017 through its Planner, Stan C. Slachetka, PP, AICP of T&M Associates (the “**Preliminary Investigation Report**”) as required by the Redevelopment Law; and

WHEREAS, on May 18, 2017, the Planning Board, conducted a public hearing in accordance with the Redevelopment Law to determine whether the Investigation Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto; and

WHEREAS, on June 15, 2017, after conducting the public hearing in accordance with the Redevelopment Law, the Planning Board adopted a Resolution, recommending to the City Council that Block 619, Lots 45, 46, 47, 48, 49, 51, 73, 75, 78 and 79, Block 621, all Lots, Block 623, all Lots, Block 642, Lot 1, and Block 643, Lots 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16,

17, 18, 19, 20, 21, 22 and 23 (“**Redevelopment Area**”) be designated as an "area in need of redevelopment" in accordance with the Redevelopment Law; and

WHEREAS, the Planning Board recommended that no owner-occupied residential property be acquired by condemnation; and

WHEREAS, the Planning Board deferred to the City Council for further review and comment the condemnation of any non-owner occupied properties; and

WHEREAS, the City Council by Resolution MC-17:5987, adopted November 13, 2017, determined that, based upon the recommendations of the Planning Board, the Redevelopment Area shall be designated as an “area in need of redevelopment,” pursuant to the Redevelopment Law; and

WHEREAS, the City Council further determined that the redevelopment area designation shall be a **Condemnation Redevelopment Area** and shall authorize the City to use all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain pursuant to *N.J.S.A. 40A:12A-8(c)* with respect to the following property: Block 619, Lots 45, 47, 48, 49, 73, 75, 78 and 79, Block 621, Lots 48, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 63, 64, 65, 76, 79, 80, 81, 83, 87, 89, 90, 91, 93, 95, 96, 97, 98, 99, 100, 104, 105, 106, 107, 110, 111 and 112, Block 623, Lots 71, 72, 73, 74, 75, 76, 77, 78, 79, 84, 85, 86, 87, 89, 103, 107, 109, 111, 113, 114, 119, 121, 122, 136, 137, 138, 139 and 140, Block 642, Lot 1, and Block 643, Lots 2, 9, 10, 13, 15 and 16; and

WHEREAS, the City Council further determined that the redevelopment area designation shall be a **Non-Condemnation Redevelopment Area** and shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the power of eminent domain with respect to the following property: Block 619, Lots 46 and 51, Block 621, Lots 50, 59, 66, 78, 82, 88, 92, 94, 108 and 109, Block 623, Lots 90, 91, 104, 105, 106, 108, 110, 112, 115, 116, 117, 118, 123 and 141, and Block 643, Lots 6, 7, 8, 11, 12, 14, 17, 18, 19, 20, 21, 22 and 23; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4(a)(3)* and *N.J.S.A. 40A:12A-7*, the City is empowered to adopt a redevelopment plan pursuant to which redevelopment projects are to be undertaken or carried out within an “area in need of redevelopment;” and

WHEREAS, pursuant to that authority the City caused a redevelopment plan for the Redevelopment Area to be prepared, entitled “Morgan Village Redevelopment Plan” dated November 21, 2017 (the “**Redevelopment Plan**”) attached hereto as **Exhibit A**; and

WHEREAS, the City has referred the Redevelopment Plan to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40A:12A-7*; and

WHEREAS, at a regular meeting of the Planning Board on January 11, 2018, the Planning Board reviewed the Redevelopment Plan; and

WHEREAS, following such review the Planning Board has recommended the adoption of the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7*; and

WHEREAS, the City hereby finds it appropriate for the Redevelopment Plan to be adopted for the Redevelopment Area, being, among other things, substantially consistent with the Master Plan for the City; and

WHEREAS, the City now desires to adopt the Redevelopment Plan and to direct that the applicable provisions of the City’s Zoning Ordinance and Map be amended and superseded to reflect the provisions of the Redevelopment Plan, as and to the extent set forth therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Camden, County of Camden, State of New Jersey as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The recommendations and conclusions of the Planning Board are hereby accepted by the City. The Redevelopment Plan, as filed in the Office of the City Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted in accordance with the provisions of the Redevelopment Law.

Section 3. The sections of the City's Zoning Ordinance and Map are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance shall be available for public inspection at the office of the City Clerk.

Section 6. This Ordinance shall take effect at the time and in the manner as approved by law.

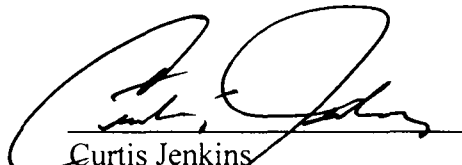
BE IT FURTHER ORDAINED, that pursuant to *N.J.S.A. 52:27BBB-23* and *N.J.S.A. 40:69A-41*, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to *N.J.S.A. 52:27BBB-23*, a true copy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

Date of Introduction: January 9, 2018

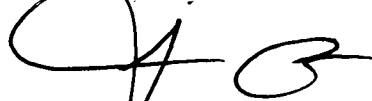
The above has been reviewed and approved as to form.



City Attorney



Curtis Jenkins
President, City Council



Francisco "Frank" Moran
Mayor

ATTEST:



LUIS PASTORIZA
Municipal Clerk

Luis A. Lopez
Vice-President
Councilperson, 4th Ward

Dana M. Burley
Councilperson, 1st Ward

Brian K. Coleman
Councilperson, 2nd Ward

Marilyn Torres
Councilperson, 3rd Ward



Curtis Jenkins
President
Councilperson-at-Large

Sheila Davis
Councilperson at Large

Angel Fuentes
Councilperson at Large

Hene Lampitt, Esq.
Counsel-To-Council

Luis Pastoriza, R.M.C.
Municipal Clerk

MUNICIPAL CLERK
CITY OF CAMDEN
NEW JERSEY



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MEMORANDUM

DATE: February 22, 2018
TO: Francisco "Frank" Moran, Mayor
FROM: Luis Pastoriza, Municipal Clerk
RE: Ordinance Final Passage – (MC-5093)

Ordinance of the City of Camden, in the County of Camden, New Jersey adopting the Morgan Village Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

In accordance with Rule XIX of the Administrative Code of the City of Camden (Rules of Procedure governing the City Council), I am delivering to you the attached ordinance adopted by City Council at a **REGULAR** meeting held on **2-13-18**. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed his /her signature thereto or after the expiration of **ten (10) days** from the date of its delivery to the Mayor in any event."

OFFICE OF THE MAYOR	
Received by: <u></u>	Date: <u>2/22/18</u>
Date of Approval: <u></u>	