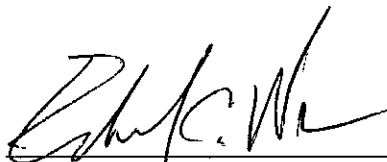


# *Northern Edge Redevelopment Plan*

*Division of Planning, Department of Development and Planning*

*Cooper's Ferry Development Association*

**DRAFT**



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## ***Northern Edge Redevelopment Plan***

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***Luz Torres, Director, Department of Development and Planning***

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## MAPS

- 1. Study Area Map*
- 2. Proposed Project Map*
- 3. Proposed Zoning Map*

***I. STUDY AREA AND BOUNDARY DESCRIPTION***

The Northern Edge Study area is located in northwestern portion of the Cooper Grant Neighborhood. The study area is positioned in Census Tract #6006. The boundaries of the study area include the Ben Franklin Bridge to the North, Delaware Ave. to the East, Federal St., to the South, and the Delaware River to the West. The Northern Edge Study area represents an area that contains approximately 15 properties or 4 Blocks with 15 lots.

*See Map #1. - (Study Area Map)*

<u>Tax Block</u>	<u>Tax Lots</u>
63	70,78
71	2, 8
72	1, 28, 38
80	1, 2, 4, 5
81	1, 2, 8, 14

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

The Northern Edge Study provided sufficient evidence that determined this area to be an area in need of redevelopment pursuant to NJSA 40A:12A-1. The study area contained approximately 15 properties of which all are publicly owned by either the Camden Redevelopment Agency (9), City of Camden (2), County of Camden (2), and the Delaware River Port Authority (2).

*1. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has 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 the soil, is not likely to be developed through the instrumentality of private capital.*

*2. In any municipality where the urban enterprise zone has been designated pursuant to the New Jersey Enterprise Zone Act.*

### ***III. PLAN OBJECTIVES***

This redevelopment plan will accomplish the following seven objectives.

- 1. Development that is compatible with existing waterfront development projects.*
- 2. Construction of new, highly intense commercial development.*
- 3. Increased employment opportunities for Camden city residents.*
- 4. Increased tax ratables or associated revenue payments to the City of Camden.*
- 5. To qualify targeted redevelopment sites for Bond Financing.*
- 6. Rehabilitation and reuse of existing historic buildings.*
- 7. Rezone study area to promote greater use flexibility.*

#### ***IV. PLAN PROJECTS***

The Northern Edge Redevelopment Plan presents an excellent opportunity to define and execute development projects that will enhance the marketability and the aesthetic integrity of the Waterfront and adjacent residential neighborhoods, and emerging commercial corridors. *See Map #2 (Project Map)*

- 1. Resubdivision of the redevelopment area, as may be required, to undertake proposed development.*
- 2. Construction of a minor league baseball stadium.*
- 3. Rehabilitation and Reuse of the RCA Nipper Building.*
- 4. Construction of an addition to the New Jersey State Aquarium.*
- 5. Development of a mixed use entertainment/retail complex.*
- 6. Development of a hotel conference center.*
- 7. Development of other museums, cultural attractions, and entertainment facilities.*
- 8. Development of additional residential units.*
- 9. Commercial or Office Uses*

## ***V. PROPOSED USE REGULATIONS***

The zoning regulations for the Northern Edge Study Area appear to be substantially consistent with commercial and industrial uses in adjacent areas. However, this redevelopment plan proposes zoning changes to reflect the significant changes in the market place for specific commercial uses that will enhance the marketability of existing and potential waterfront development. The commercial waterfront zone designation was approved by the Camden City Council in 1987 to promote intense commercial uses on the Waterfront and adjacent commercial and residential areas. This redevelopment plan proposes to expand the C-W zone designation to replace the C-C and I-2 designation. *For the purpose of this plan, permitted uses shall also include theaters, athletic facilities, and free standing retail establishments, and commercial parking lots, and garages.* ***See Map #3. (Proposed Zoning Map)***

All proposed development must be consistent with City of Camden Zoning and Land Use Ordinance of 1978. The 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.



## ***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 Cooper's Ferry Development Association, the Camden Redevelopment Agency, the City of Camden, 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. All properties considered in the Northern Edge Area in Need of Redevelopment Study and Redevelopment Plan are publicly owned. The Northern Edge Redevelopment Plan requires no acquisition of privately owned property to accomplish its objectives.

### ***VIII. TYPES OF PROPOSED REDEVELOPMENT ACTIONS***

Upon 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 that 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:

1. Undertake redevelopment projects, and for this 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 under utilized, scattered or under varied ownership, and assembe 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 (s) 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, or other consultants, to carry out redevelopment projects.

10. Arrange or 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 N.J.S.A. 40:D53. Such performance guarantees shall be approved by either the City's Attorney, or Attorney of the City of Camden Planning Board. The amount of such performance guarantees shall 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 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 safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, ordors 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 City's Department of Utilities.

8. The developer of a specified project within the Redevelopment Area shall submit, if needed, a storm water management plan as part of the design submission for review by the Department of Utilities or designated reviewing agency. 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.

9. 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 of his/her 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 deposition agreements.

10. 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 the Redevelopment Plan.

11. These general provisions do not apply to State of New Jersey authorities or bi-state agencies.



## ***X. PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS***

### *A. Statutory Requirements*

1. *Relationship to Definite Local Objectives*: This redevelopment plan is comprehensive and sufficiently complete to indicate redevelopment, improvements, conservation or rehabilitation, zoning and planning changes, building requirements, and the Plan's relationship to local objectives in respect to appropriate land uses, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.

2. *Proposed Land Uses and Building Requirements*: The Redevelopment Plan includes maps and text sufficient to describe the proposed land uses and building requirements with the project area.

3. *Relocation Provision*: Though no relocation is currently anticipated, if necessary, the City of Camden, through the services of the Redevelopment Agency staff, 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. Families, business, 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*: 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 creating, 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 North Camden Plan.

6. Relationship to Municipal Land Use Law: This redevelopment plan describes its relationship to Municipal Land Use Law and creates no conflict with development regulations.

7. City of Camden Comprehensive Plan: Proposals of this Plan conform with in the intents of the general plan for the municipality, and is consistent with the comprehensive plan 1977-1992.

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.

### *B. Conformance*

This redevelopment plan is substantially consistent with the City of Camden Comprehensive Plan (1977-1992) and other relevant plans, and is designated to effectuate them. The Comprehensive Master Plan and the Waterfront Master Plan are the relevant plans 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 N.J.S.A. 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. 40:A: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 to lease, sell, or transfer interest acquired, or any part 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 of 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.

C. 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 affects 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 provisions 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 not 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.