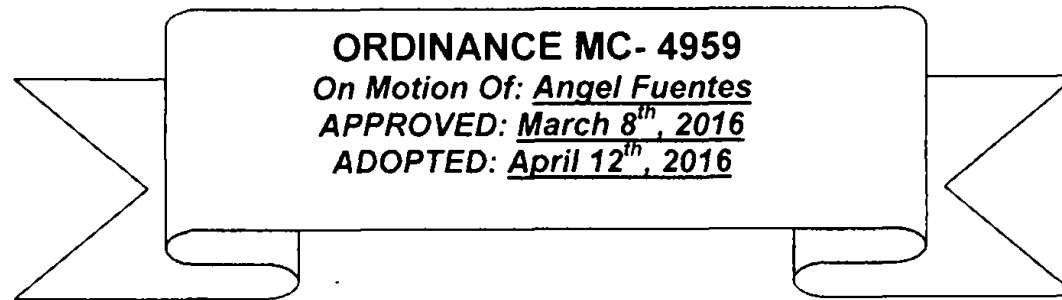


MAR:es  
03-08-16



0-4

**ORDINANCE AMENDING THE  
CAMDEN NORTH GATEWAY REDEVELOPMENT PLAN**

**WHEREAS**, the Camden North Gateway Redevelopment Plan ("Plan") was adopted on February 27, 1992 by City Council of the City of Camden by way of Ordinance #MC-2742; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-1 et seq. the City Council of the City of Camden authorized by Resolution MC-15:4759 dated December 8, 2015 to have its Planning Board conduct an investigation and study for the purpose of reviewing and modifying the development and redevelopment plan for certain property in the North Gateway Redevelopment area; and

**WHEREAS**, on February 11, 2016 the Planning Board adopted a Resolution which recommended that City Council adopt the Amendment to the Camden North Gateway Redevelopment Plan, attached hereto; now therefore

**BE IT ORDAINED**, by the governing body of the City of Camden that:

**SECTION 1.** City Council of the City of Camden hereby approves the Amendment to the Camden North Gateway Redevelopment Plan attached hereto.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 3.** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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

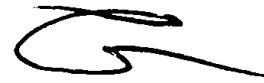
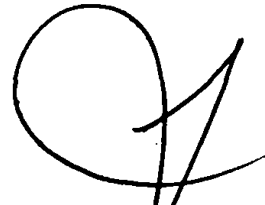
**BE IT FURTHER ORDAINED,** that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy 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.

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Date of Introduction: March 8, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

  
\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

1

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DANA L. REDD  
Mayor

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk



1

**Francisco Moran**  
**President**  
Councilperson, 3<sup>rd</sup> Ward

**Dana M. Burley**  
Councilperson, 1<sup>st</sup> Ward

**Brian K. Coleman**  
Councilperson, 2<sup>nd</sup> Ward

**Luis A. Lopez**  
Councilperson, 4<sup>th</sup> Ward



**MUNICIPAL CLERK**  
**CITY OF CAMDEN**  
**NEW JERSEY**

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

**Curtis Jenkins**  
**Vice-President**  
Councilperson-at-Large

**Marilyn Torres**  
Councilperson-at-Large

**Angel Fuentes**  
Councilperson-at-Large

**Jason Asuncion, Esq.**  
Counsel-To-Council

**Luis Pastoriza, R.M.C.**  
Municipal Clerk

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**MEMORANDUM**

**DATE:** April 18, 2016

**TO:** Dana L. Redd, Mayor

**FROM:** Luis Pastoriza, Municipal Clerk

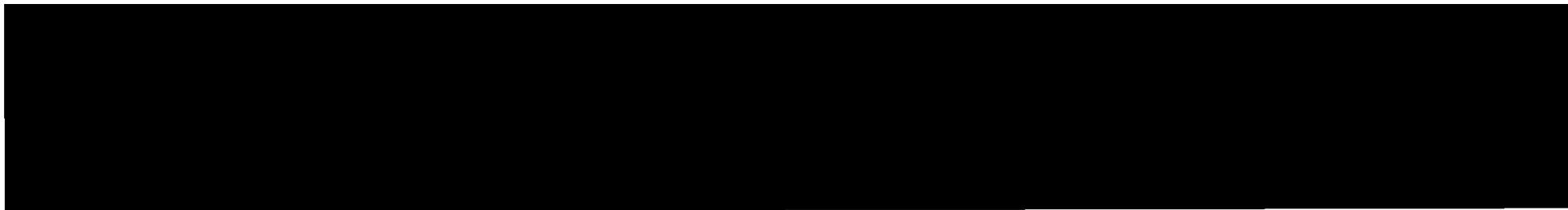
**RE:** **Ordinance Final Passage – (MC-4959)**

**Ordinance amending the Camden North Gateway Redevelopment Plan**

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 **4-12-16**. 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: Michelle K. L. Date: 4/19/16  
Date of Approval: 4/19/16



**RESOLUTION OF THE PLANNING BOARD  
OF THE CITY OF CAMDEN  
RECOMMENDING AN AMENDMENT TO  
THE CAMDEN NORTH GATEWAY REDEVELOPMENT PLAN**

**WHEREAS**, the City Council of the City of Camden considers it to be in the best interest of the City to have its Planning Board conduct an investigation and study for the purpose of reviewing and modifying the development and redevelopment plan for certain property in the North Gateway area; and

**WHEREAS**, Pursuant to N.J.S.A. 40A:12A-1 et seq. the City Council of the City of Camden authorized by resolution dated December 8, 2015 to have its Planning Board conduct an investigation and study for the purpose of reviewing and modifying the development and redevelopment plan for certain property in the North Gateway Redevelopment area; and

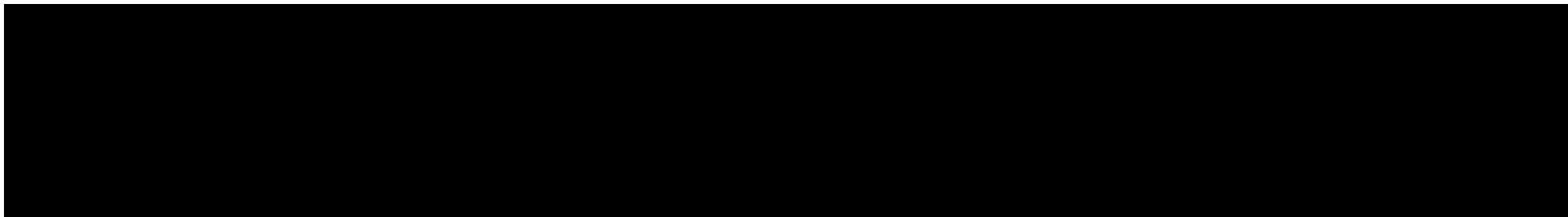
**WHEREAS**, the Planning Board, duly conducted after proper notice, a public hearing on January 14, 2016 at 6:00 p.m. at which time all interested individuals were provided an opportunity to address any questions or concerns to the Planning Board regarding a proposed amendment to the Camden Northgate Redevelopment Plan, the purpose of which is to allow for the development of the restaurants within the Camden North Gateway Redevelopment area as permitted uses and for the elimination of drive-thru food service as a prohibited use within said redevelopment area; and

**WHEREAS**, after study and deliberation of the statements made during the public hearing and the expert testimony of the Planning Board Planner, Dr. Edward Williams, as well as comments from James Harris of the Camden Redevelopment Agency in support of the proposed amendment and all evidence presented during the course of the public hearing it is appropriate to determine and recommend to the City Council of the City of Camden an amendment to the Camden Northgate Development Plan pursuant to N.J.S.A. 40A:12A-1 et seq. for the purpose of facilitating future development in the North Gateway

Redevelopment area.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Camden that:

1. The Planning Board hereby recommends that the North Gateway Redevelopment Plan be amended to permit restaurants as permitted uses in the Camden North Gateway Redevelopment area and that drive-thru food services also be a permitted use within the North Gateway Redevelopment area.



2. The Planning Board of the City of Camden finds that the proposed amendment is substantially consistent with the Master Plan of the City of Camden.
3. The Chair, or his designee, is hereby authorized and empowered to forward this recommendation and determination to the Mayor and Council of the City of Camden for deliberation together with the reported findings of the Planning Board.
4. The City Clerk, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person, if any, who filed a written objection prior to the hearing held by the Planning Board, in a service to be in a manner provided by N.J.S.A. 40A:12A-1.

**BE IT FURTHER RESOLVED** that the Mayor waives the ten (10) day review requirement in writing, therefore allowing the Planning Board to adopt the Resolution at its February 11, 2016 meeting.

**ROLL CALL VOTE**

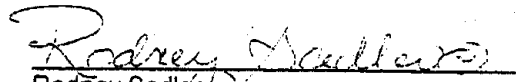
Those in Favor

6

Those Opposed

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The undersigned Secretary and Chairman of the Planning Board of the City of Camden hereby certify that this is true copy of the resolution adopted by said Board on February 11, 2016.

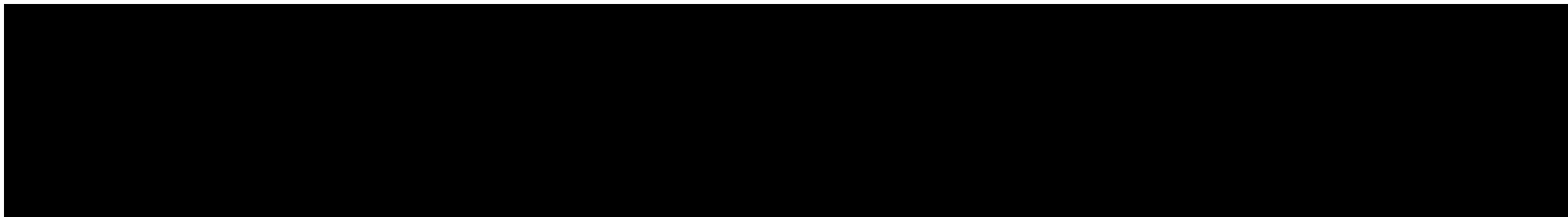
  
Rodney Sadler  
Chairman, City of Camden Planning Board

Chairman, City of Camden Planning Board

Angela Miller

Angela Miller

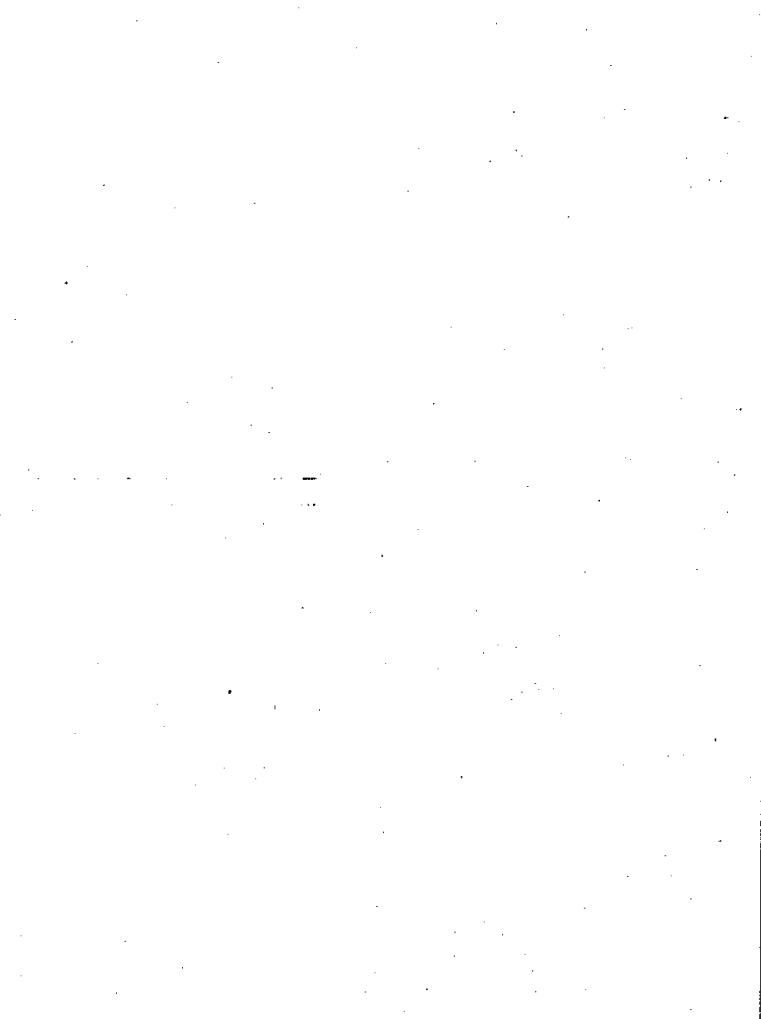
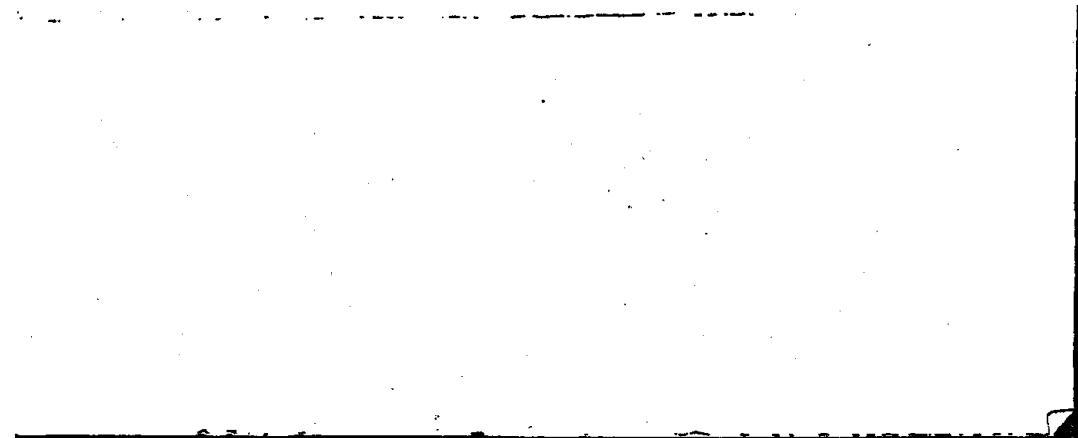
Secretary, City of Camden Planning Board

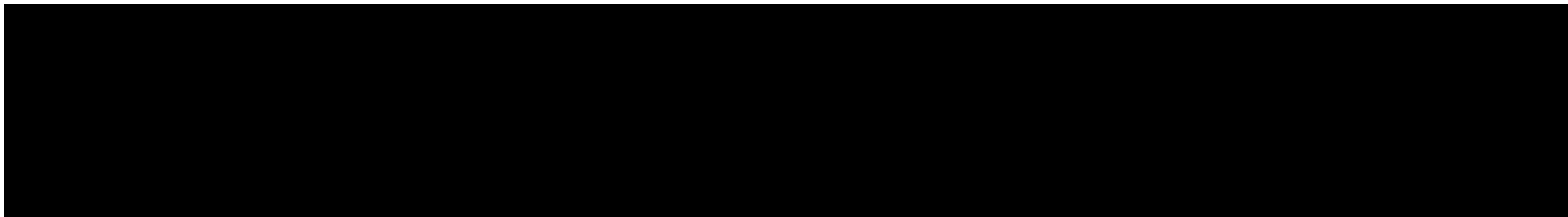


RECORDED: FEB. 27, 1992  
IN ORDINANCE BOOK W  
PAGE 66

ORDINANCE  
Approving the Gateway  
North Redevelopment Plan

MC-2742





0-2

ORDINANCE APPROVING THE CAMDEN NORTH GATEWAY AREA  
REDEVELOPMENT PLAN

WHEREAS, the Council of the City of Camden has referred by Resolution dated November 14, 1991 to the Camden City Planning Board, a matter for the preliminary investigation of an area in the municipality to determine whether such an area is, or is not, a blighted area as defined by New Jersey Statutes, N.J.S.A. 40:55-21.1, et seq.; and

WHEREAS, the Camden City Planning Board authorized its staff and the City of Camden Redevelopment Agency to conduct a preliminary investigation of the Camden North Gateway Area to determine whether such area is, or is not, a blighted area as defined by New Jersey Statutes, N.J.S.A. 40:55-21.1, et seq.; and

WHEREAS, said Resolution complies with the New Jersey Statutes, the Camden City Ordinances and the Comprehensive Plan of the City of Camden; and

WHEREAS, proper notice has been given pursuant to N.J.S.A. 40:55-21.1, et seq., and the Camden City Ordinances and the rules and regulations of the Planning Board of the City of Camden; and

WHEREAS, the City of Camden Planning Board duly investigated and considered said application, the report and testimony on January 29, 1992 at a public hearing at City of Camden Council Chambers, 2nd Floor, City Hall, Camden, New Jersey, 08101 at 6:00 p.m.; and

WHEREAS, it is in the best interest of the City of Camden that said application be granted; and

WHEREAS, the City of Camden Planning Board on January 29, 1992, on motion of Edwin Raiczky, and seconded by Laures Presley, and on a majority vote approved the Redevelopment Plan of the Camden North Gateway Area pursuant to New Jersey Statute, N.J.S.A. 40:55-21.1, et seq. said area situate in the City of Camden, County of Camden and State of New Jersey and described as follows:

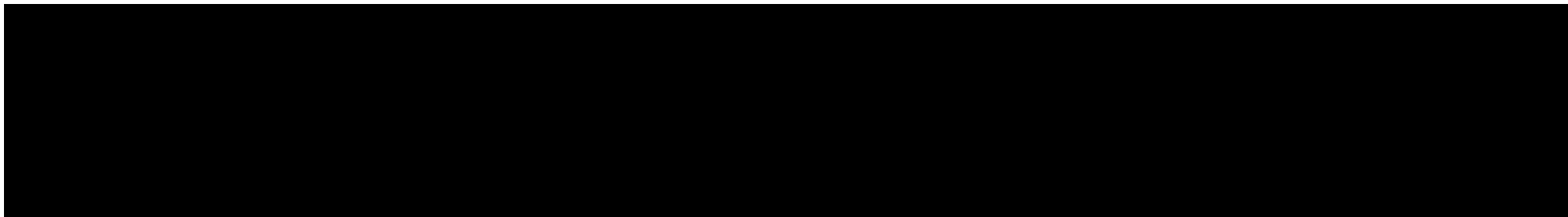
BOUNDARY DESCRIPTION

The North Gateway Redevelopment Area is defined by Elm Street to the North, the Cooper River to the east, Route 30 to the south and Seventh Street to the west. The area includes all tax lots within blocks: 85, 86, 87, 88, 89, 90, 91, 92, 104, 105, 106, 107, 108, 109, 110, 114, 115, 795, 801, 802, 803, 804, 805, 806. All tax lots that are not owned by the City or the State are listed below by block.

BLOCK      LOTS

85      None

|    |                                                                                                                                                           |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 86 | None                                                                                                                                                      |
| 87 | 1, 2, 3, 4, 5, 6, 7, 11, 12, 20, 26, 27,<br>34, 43, 44, 50, 52, 56, 63, 64, 65                                                                            |
| 88 | 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 41, 42, 43,<br>44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55,<br>56, 57, 58, 59, 60, 61, 62, 65, 66, 67, 68,<br>69, 74, 79 |
| 89 | 69, 70, 73, 75, 79, 81, 83, 84, 97, 105, 116,<br>110, 111, 112, 116                                                                                       |
| 90 | 2, 22, 23, 24, 32, 84, 85, 86, 91                                                                                                                         |
| 91 | None                                                                                                                                                      |



|     |                                                                                                                                                                                 |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 92  | 2                                                                                                                                                                               |
| 104 | 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 31, 33                                                                                                                                  |
| 105 | 36, 57, 58, 59, 61, 62, 63, 64, 65, 66, 67,<br>72, 92, 93                                                                                                                       |
| 106 | 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23,<br>29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40,<br>41, 42, 43, 44, 45, 46                                                            |
| 107 | 1, 3, 4, 7, 8, 17, 41, 42, 40                                                                                                                                                   |
| 108 | 48, 54, 86                                                                                                                                                                      |
| 109 | 92, 93, 111, 122, 124, 131, 136, 137, 138                                                                                                                                       |
| 110 | 8, 51                                                                                                                                                                           |
| 114 | None                                                                                                                                                                            |
| 115 | None                                                                                                                                                                            |
| 795 | 4                                                                                                                                                                               |
| 801 | 2, 3, 4, 5, 7, 9, 28, 29, 30, 31, 32, 34, 38,<br>39, 40, 42, 43, 44, 46, 47, 48, 50, 51, 52,<br>53, 54, 102, 103, 104, 105, 106, 107, 108, 110,<br>111, 112, 113, 114           |
| 802 | 16, 17, 20, 23, 24, 25, 58, 59, 60, 61, 62,<br>63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73,<br>74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85,<br>86, 87, 88, 89, 90, 91, 94, 97 |
| 803 | 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14,<br>15, 16, 17, 18, 30, 31, 33, 34, 40, 41, 46                                                                                       |
| 804 | 88, 92, 93                                                                                                                                                                      |
| 805 | 14, 15, 41, 42, 43, 44, 45.                                                                                                                                                     |
| 806 | None                                                                                                                                                                            |

and:

WHEREAS, the City Council of the City of Camden has reviewed and investigated the findings of the Camden City Planning Board and concurs with their recommendation; now, therefore

BE IT ORDAINED by the City Council of the City of Camden that the Camden North Gateway Area Redevelopment Plan be approved.

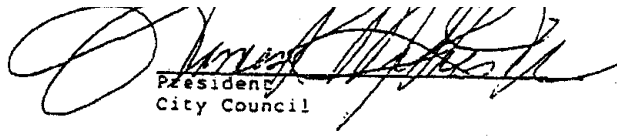
On Motioned Cf: EDWIN R. RAICZYK

Dated: February 13, 1992

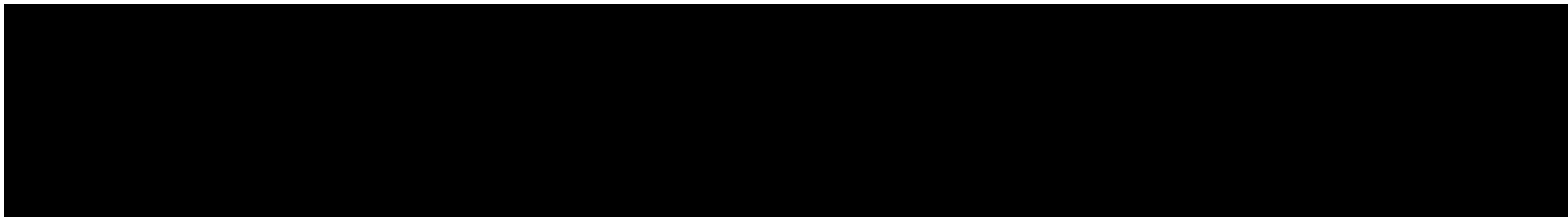
The above has been reviewed and approved as to form.

*Kevin T. Burns*  
City Attorney

*Mark A.*

  
President  
City Council

Aaron A. Thompson





JOHN T. ODORISIO  
CITY CLERK

CITY OF CAMDEN  
OFFICE OF CITY CLERK  
CITY HALL - ROOM 105  
CAMDEN, NEW JERSEY 08101  
(609) 757-7112

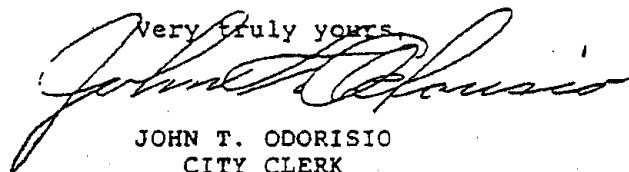
February 28, 1992

TO: Honorable Aaron A. Thompson, Mayor  
FROM: John T. Odorisio, City Clerk  
RE: Ordinance Final Passage - O-21 Approving the  
Gateway North Redevelopment Plan

In accordance with Article 19 of the 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 February 27, 1992.

Said article provides that "each ordinance shall be returned by the Mayor to the City Clerk after the Mayor has affixed his signature thereto or after the expiration of ten days from the date of its delivery to the Mayor in any event."

Very truly yours,

  
JOHN T. ODORISIO  
CITY CLERK

OFFICE OF THE MAYOR

Received by

*Patricia Foster*

DATE OF APPROVAL

*3/2/92*

