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**ORDINANCE MC- 5529**  
*On Motion Of: Fabio Leyba-Martínez*  
**APPROVED: October 8<sup>th</sup>, 2024**  
**ADOPTED: November 14<sup>th</sup>, 2024**

DB  
10-08-24

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, ADOPTING A REDEVELOPMENT PLAN FOR BLOCKS 1197 AND 1208 WITHIN THE CITY OF CAMDEN, WHICH BLOCKS HAVE BEEN DESIGNATED AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the City Council of the City of Camden, County of Camden, New Jersey ("Borough Council") has designated the following properties identified on the Tax Maps of the City of Camden as Block 1197, Lot 2 and Block 1208, Lots 2, 3 & 4 an "area in need of redevelopment," ("Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"); and

**WHEREAS**, the City Council intends to adopt a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Planning Board of the City of Camden has recommended to the City Council that it adopt the "Redevelopment Plan for Blocks 1197 & 1208" prepared by Environmental Resolutions, Inc., dated August 21, 2024 and attached hereto ("Redevelopment Plan") for the Redevelopment Area; and

**WHEREAS**, the City Council has received the recommendation of the Planning Board and has conducted a public hearing on the proposed Redevelopment Plan; now, therefore

**BE IT ORDAINED**, by the City Council of the City of Camden, County of Camden, State of New Jersey, that:

**SECTION 1.** Pursuant to the authority granted to the City Council by N.J.S.A. 40A:12A-7, the "Redevelopment Plan for Blocks 1197 & 1208" prepared by Environmental Resolutions, Inc., dated August 21, 2024 and attached hereto is hereby adopted.

**SECTION 2.** Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Redevelopment Plan for the City of Camden hereby supersedes applicable provisions of the Land Development Ordinance of the City of Camden. In so doing the Redevelopment Plan shall constitute an explicit amendment to the City Zoning Map to identify the Redevelopment Area regulated by the Redevelopment Plan. The official City Zoning Map shall be amended to henceforth coincide with the Redevelopment Plan.

**SECTION 3.** Block 1208 Lot 4 had been included within and was part of the Admiral Wilson North Redevelopment Plan. Block 1208, Lot 4 is hereby removed from the Admiral Wilson North Redevelopment Plan and incorporated into the "Redevelopment Plan for Blocks 1197 & 1208" prepared by Environmental Resolutions, Inc., dated August 21, 2024 as set forth therein.

**SECTION 4.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 5.** 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.

**SECTION 6.** This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

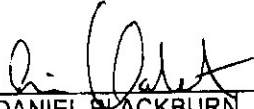
**BE IT FURTHER ORDAINED**, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy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

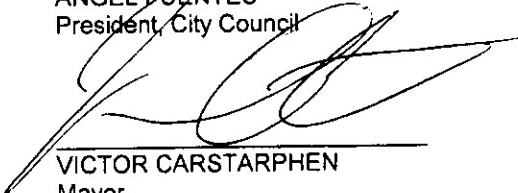
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Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

  
\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

  
\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST:   
\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**Angel Fuentes, President**  
Councilperson-at-Large

**Sheila Davis, Vice-President**  
Councilperson-at-Large

**Nohemi Soris-Peres**  
Councilperson-at-Large

**Luis Pastoriza, RMC, CMR**  
Municipal Clerk

**Yenise E. Valdez**  
Assistant Municipal Clerk

**Howard McCoach**  
Council-In-Council

**Arthur Barclay**  
Councilperson, 1<sup>st</sup> Ward

**Chris Collins**  
Councilperson, 2<sup>nd</sup> Ward

**Fabo Leyba-Martinez**  
Councilperson, 3<sup>rd</sup> Ward

**Jannette Ramos**  
Councilperson, 4<sup>th</sup> Ward



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**NEW JERSEY**

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**MEMORANDUM**

**DATE:** *November 21, 2024*

**TO:** *Victor Carstarphen, Mayor*

**FROM:** *Luis Pastoriza, Municipal Clerk*

**RE:** *Ordinance Final Passage – (MC-5529)*

**Ordinance Of The City Council Of The City Of Camden, County Of Camden, Adopting  
A Redevelopment Plan For Blocks 1197 And 1208 Within The City Of Camden, Which  
Blocks Have Been Designated An Area In Need Of Redevelopment**

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 **11-14-2024**. 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."

<b>OFFICE OF THE MAYOR</b>	
Received by: _____	Date: <u>11/22/24</u>
Date of Approval: _____	<u>11/24/24</u>