

MORGAN VILLAGE REDEVELOPMENT PLAN

Block 619, Lots 45-49, 51, 73, 75, 78, 79;
Block 621, All Lots; Block 623, All Lots;
Block 625, Lots 93-95, 97, 99-102, 125-129, 131
Block 642, Lot 1; Block 643, All Lots

City of Camden, Camden County
New Jersey

Prepared For:



City of Camden
Camden County, New Jersey

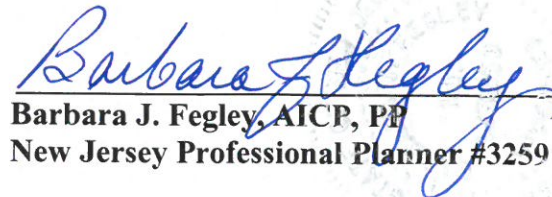
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I. INTRODUCTION

A. Purpose

The purpose of this Redevelopment Plan is to establish the guidelines for planning, developing, redeveloping and rehabilitating a portion of the Morgan Village Neighborhood. The primary goal of this Redevelopment Plan is to revitalize the neighborhood and transform it into a safe and stable residential community with neighborhood commercial uses convenient to Morgan Village residents.

The progression of events leading to the preparation of this Redevelopment Plan is as follows:

On June 14, 2016, Resolution MC-16:5114 was approved by City Council of the City of Camden directing the City Planning Board to conduct a Preliminary Investigation to determine whether the following blocks and lots qualify as an area in need of redevelopment as defined by the Local Redevelopment and Housing Law (LRHL) in N.J.S.A. 40A:12-1, et seq.: 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 13; Block 642, Lot 1; and Block 643, All Lots.

Resolution MC-16:5114 authorized all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain ("**Condemnation Redevelopment Area**") with respect to the following properties:

Block 619, Lots 47, 48, 49, 73, 75, 78 and 79

Block 621, Lots 51, 52, 53, 55, 56, 58, 60, 61, 62, 63, 64, 65, 79, 80, 81, 83, 87, 91, 93, 95, 96, 98, 99, 105, 107, 110, 111 and 112

Block 623, Lots 71, 72, 74, 75, 76, 77, 78, 79, 84, 86, 87, 89, 103, 107, 109, 111, 113, 114, 119, 121, 122, 136 and 140

Block 642, Lot 1

Block 643, Lots 2, 9, 10, 13, 15, 16, and 45

Resolution MC-16:5114 authorized all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("**Non-Condemnation Redevelopment Area**") with respect to the following properties:

Block 619, Lots 46 and 51

Block 621, Lots 48, 49, 50, 59, 66, 76, 78, 82, 88, 92, 94, 97, 100, 104, 106, 108 and 109

Block 623, Lots 73, 85, 90, 91, 104, 105, 106, 108, 110, 112, 115, 116, 117, 118, 123, 137, 138, 139 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

On September 13, 2016, Resolution MC-16:5264 was introduced to add Block 619, Lot 45 to the Preliminary Investigation authorized by Resolution MC-16:5114 to determine whether the aforementioned property is part of an area in need of redevelopment. Block 619, Lot 45 was added to the "Non-Condensation Redevelopment Area" properties to be investigated.

On February 14, 2017, Resolution MC-17:5491 was approved amending Resolution MC-16-5114 and Resolution MC-16:5264 to include Block 619, Lot 45, Block 621, Lots 48, 49, 76, 89, 90, 97, 100, 104 and 106; and Block 623, Lots 73, 85, 137, 138 and 139 as part of the "Condemnation Redevelopment Area."

A Redevelopment Study & Preliminary Investigation Report was prepared by T & M Associates, dated April 2017, for the following Blocks and Lots. Lots shown in **bold** type were part of the **Condemnation** Redevelopment Area Investigation and Lots shown in regular type were part of the Non-Condensation Redevelopment Area Investigation:

Block 619, Lots **45**, 46, **47, 48, 49**, 51, **73, 75, 78, 79**;

Block 621, Lots **48, 49**, 50, **51, 52, 53, 55, 56, 58**, 59, **60, 61, 62, 63, 64, 65**, 66, **76, 78, 79, 80, 81**, 82, **83, 87**, 88, **89, 90, 91**, 92, **93**, 94, **95, 96, 97, 98, 99, 100, 104, 105, 106, 107**, 108, 109, **110, 111, 112**

Block 623, Lots **71, 72, 73, 74, 75, 76, 77, 78, 79, 84, 85, 86, 87, 89**, 90, 91, **103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114**, 115, 116, 117, 118, **119, 121, 122**, 123, **136, 137, 138, 139, 140**, 141

Block 625, Lots 93, 94, 95, 97, 99, 100, 101, 102, 125, 126, 127, 128, 129, 131

Block 642, Lot **1**;

Block 643, Lots **2**, 6, 7, 8, **9, 10**, 11, 12, **13, 14, 15, 16**, 17, 18, 19, 20, 21, 22, 23, **45**

The Camden City Planning Board held a public hearing to review the findings of the Redevelopment Study & Preliminary Investigation Report and to provide an opportunity for public comment in accordance with the requirements of the Local Redevelopment and Housing Law. At the completion of the public hearing, the Board recommended that the City of Camden designate parcels identified above as a "Condemnation Area In Need of Redevelopment" or a "Non-Condensation Redevelopment Area" pursuant to the LRHL.

This Redevelopment Plan ("Redevelopment Plan" or "Plan") is intended meet the standards of N.J.S.A 40A:7. Adoption of Redevelopment Plan, to allow redevelopment of the parcels identified herein to proceed.

B. Description of Redevelopment Area

The Redevelopment Area which is the subject of this Redevelopment Plan, is located in the Morgan Village neighborhood in the southern side of the City of Camden. This portion of Morgan Village is located on Morgan Street to the east of Exit 3 of Interstate 676. The “Redevelopment Study & Preliminary Investigation Report” prepared by T & M Associates, dated April 2017 included figures showing the limits of the redevelopment area. Several figures from the T & M report are utilized in this Redevelopment Plan to show the limits of the Redevelopment Area. Figure 1. Redevelopment Area Tax Map, shows the Condemnation vs. Non-Condemnation blocks and lots which includes a six-block area containing 134 tax map parcels that comprise 9.5 acres of land. Figure 2. Aerial Location Map shows the Redevelopment Area on an Aerial Photograph base map with Tax Map overlay. Figure 3. Aerial Location Map – Western Extent and Figure 4. Aerial Location Map – Eastern Extent show a close up of the Redevelopment Area on an aerial photograph base map with tax map parcels to identify each lot. The Redevelopment Area is comprised of the blocks and lots listed in Section I.A. of this Redevelopment Plan.

The Redevelopment Area is bound to the north by Tulip Street, to the east by South Ninth Street, to the South by Hunter Street, and to the west by Master Street and the interchange with Interstate 676. The Redevelopment Area is bisected from east to west by Morgan Street, which provides direct access to Interstate 676 to the west.

Land uses in the Study Area are shown on Figure 5. Land Use (MOD IV Property Class) Preliminary Investigation & Redevelopment Study map that was contained in the T & M report. Existing land uses include vacant, residential, commercial, public school and other exempt parcels. The T & M report indicates that upon site investigations, all MODIV property classes for each parcel were accurate with the exception of Block 621, Lot 66 which is assessed as Class 4A Commercial property but is actually a Class 2 Residential property.

C. The Need for Redevelopment

The Redevelopment Study & Preliminary Investigation Report prepared by T & M Associates indicates that all of the parcels in the redevelopment area were found to meet the “H” criterion for smart growth and approximately half of the parcels met the “G” criterion for location in an Urban Enterprise Zone. Three other applicable criteria from the Local Redevelopment and Housing Law were found in the Redevelopment Area: the “C” criterion, the “D” criterion, and the “E” criterion. Those parcels not meeting the C, D, or E criteria were found to be needed for the effective redevelopment of the area of which they were a part. The criteria relevant to the redevelopment area are as follows:

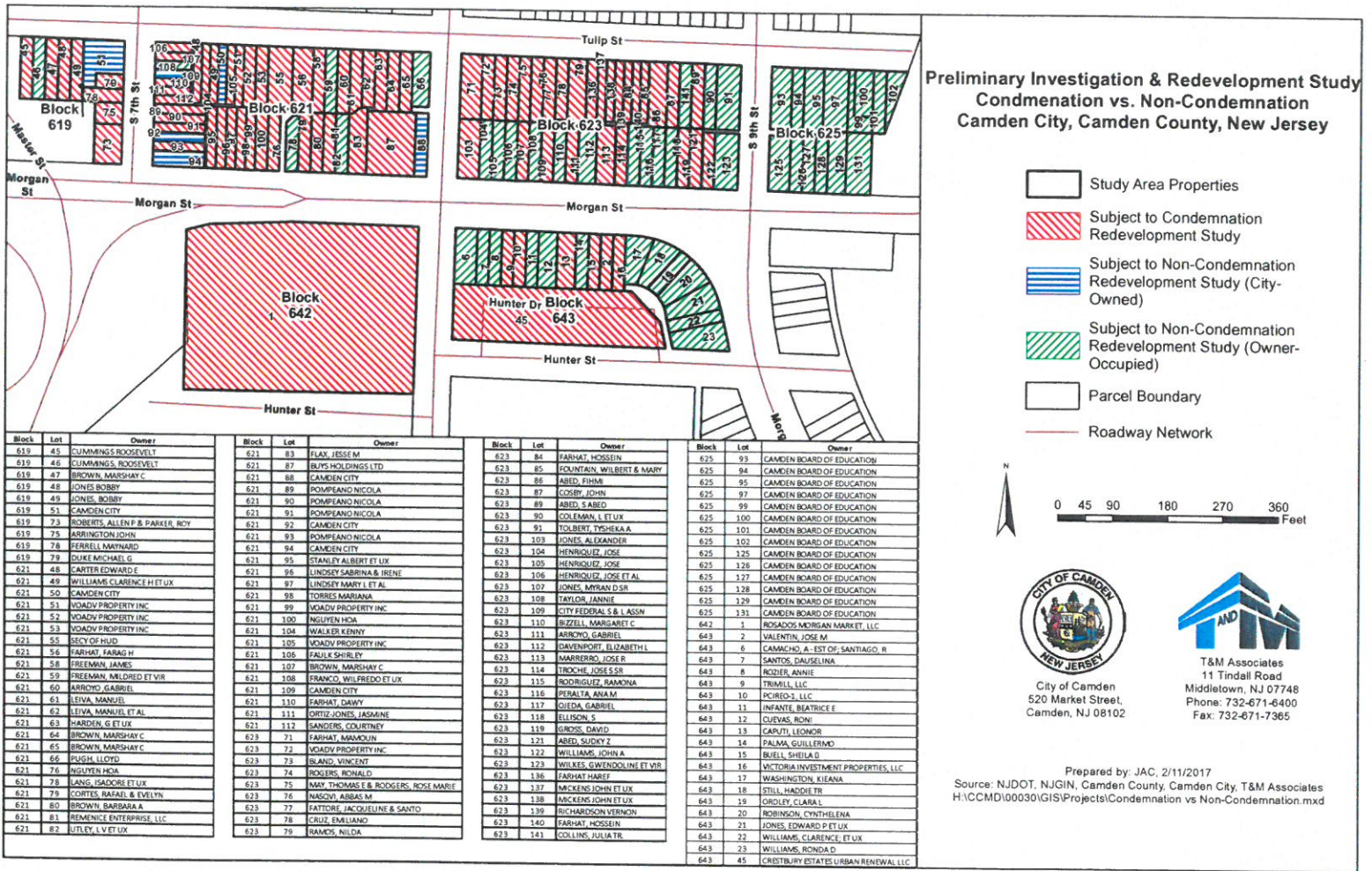


Figure 1. Tax Map of Redevelopment Area

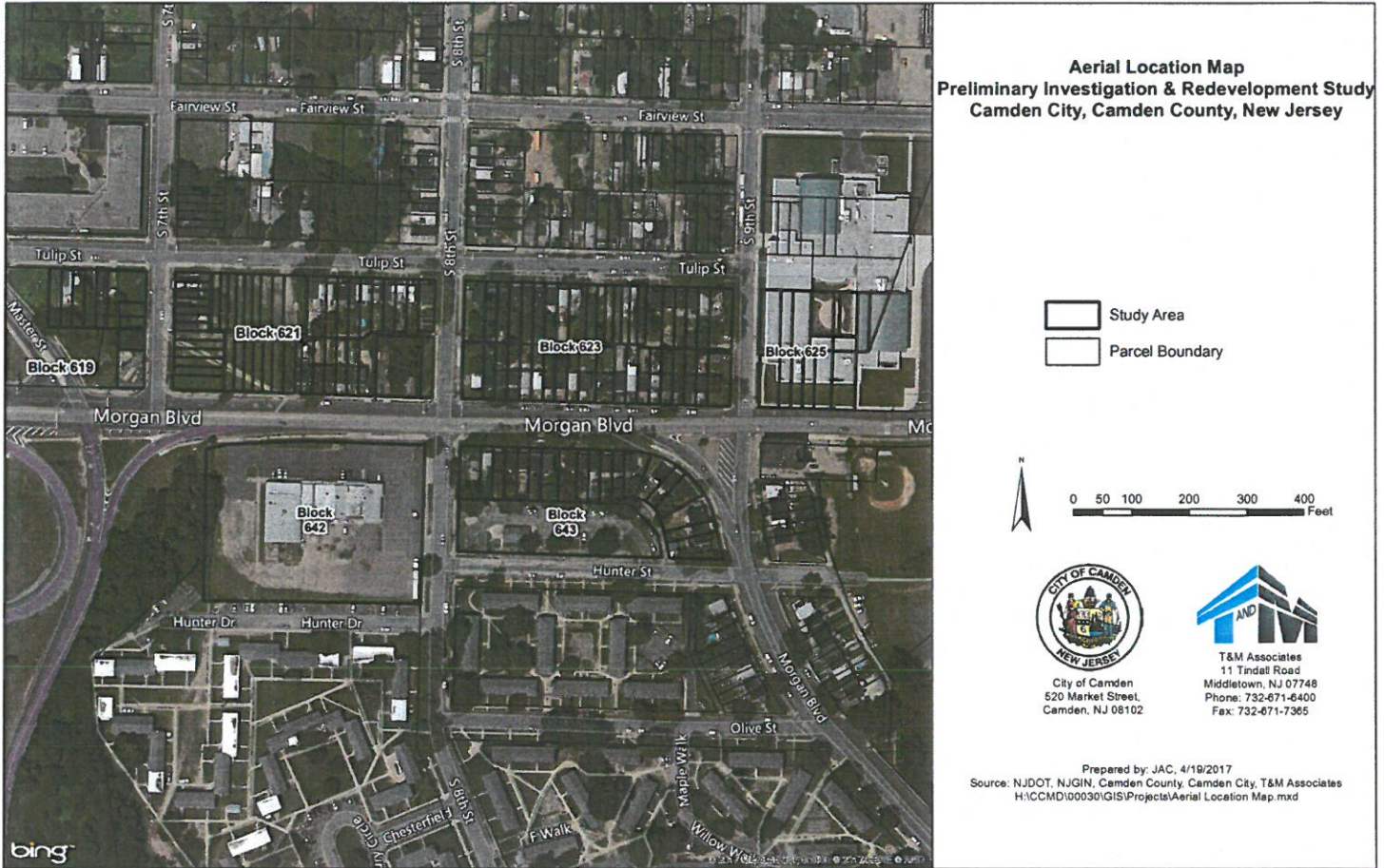


Figure 2. Aerial Location Map of Redevelopment Area

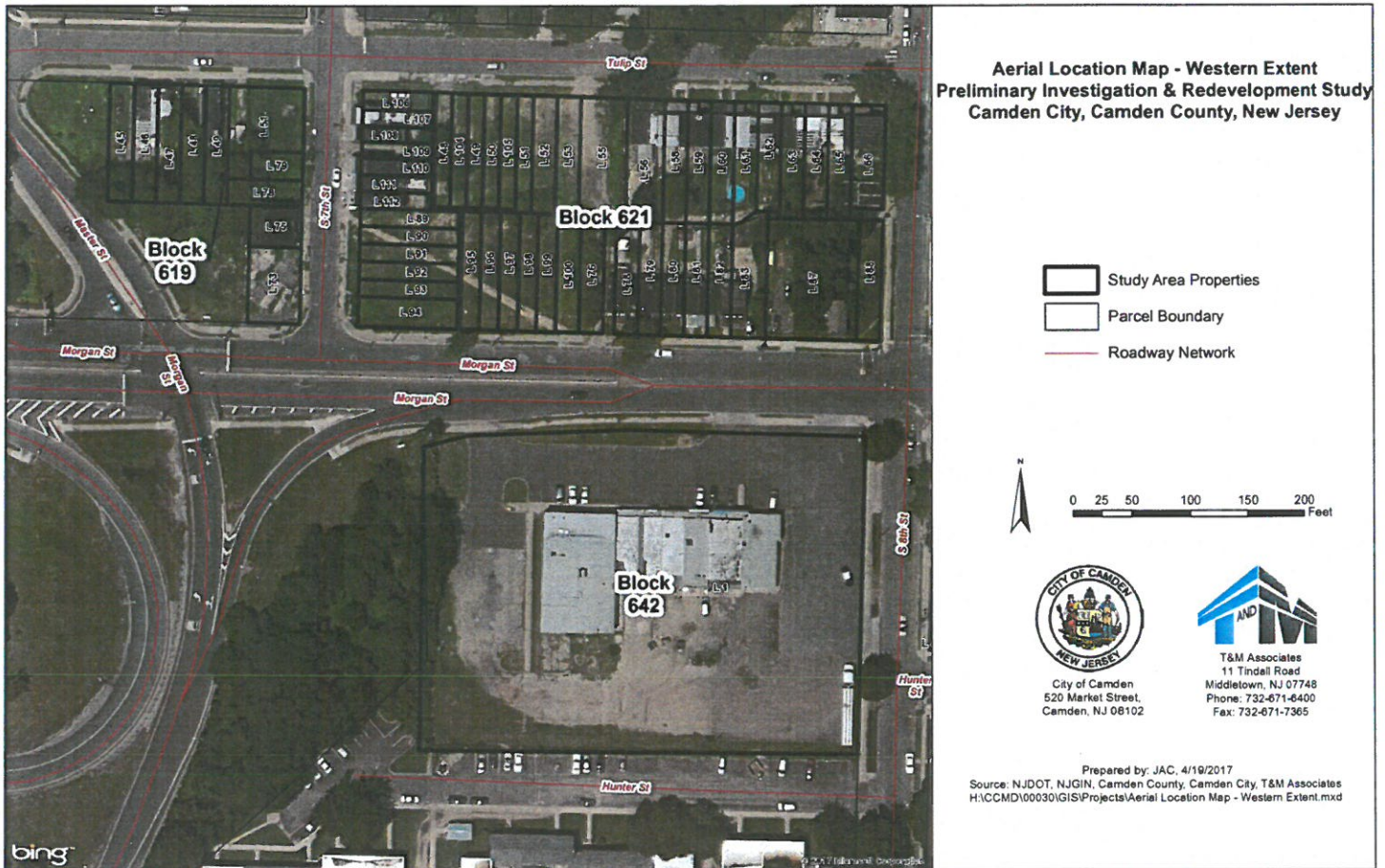


Figure 3. Aerial Location Map, Western Extent of Redevelopment Area

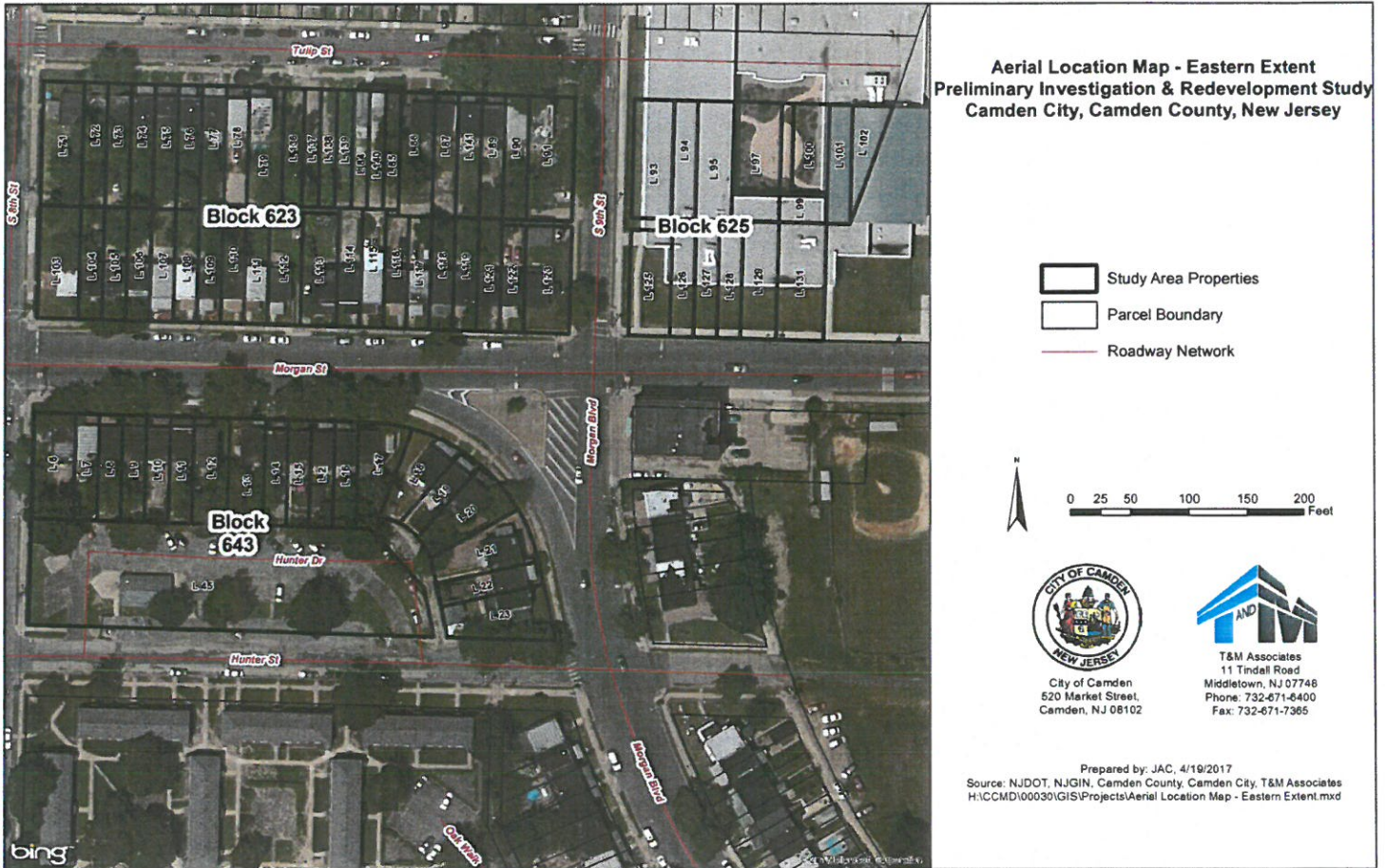


Figure 4. Aerial Location Map, Eastern Extent of Redevelopment Area

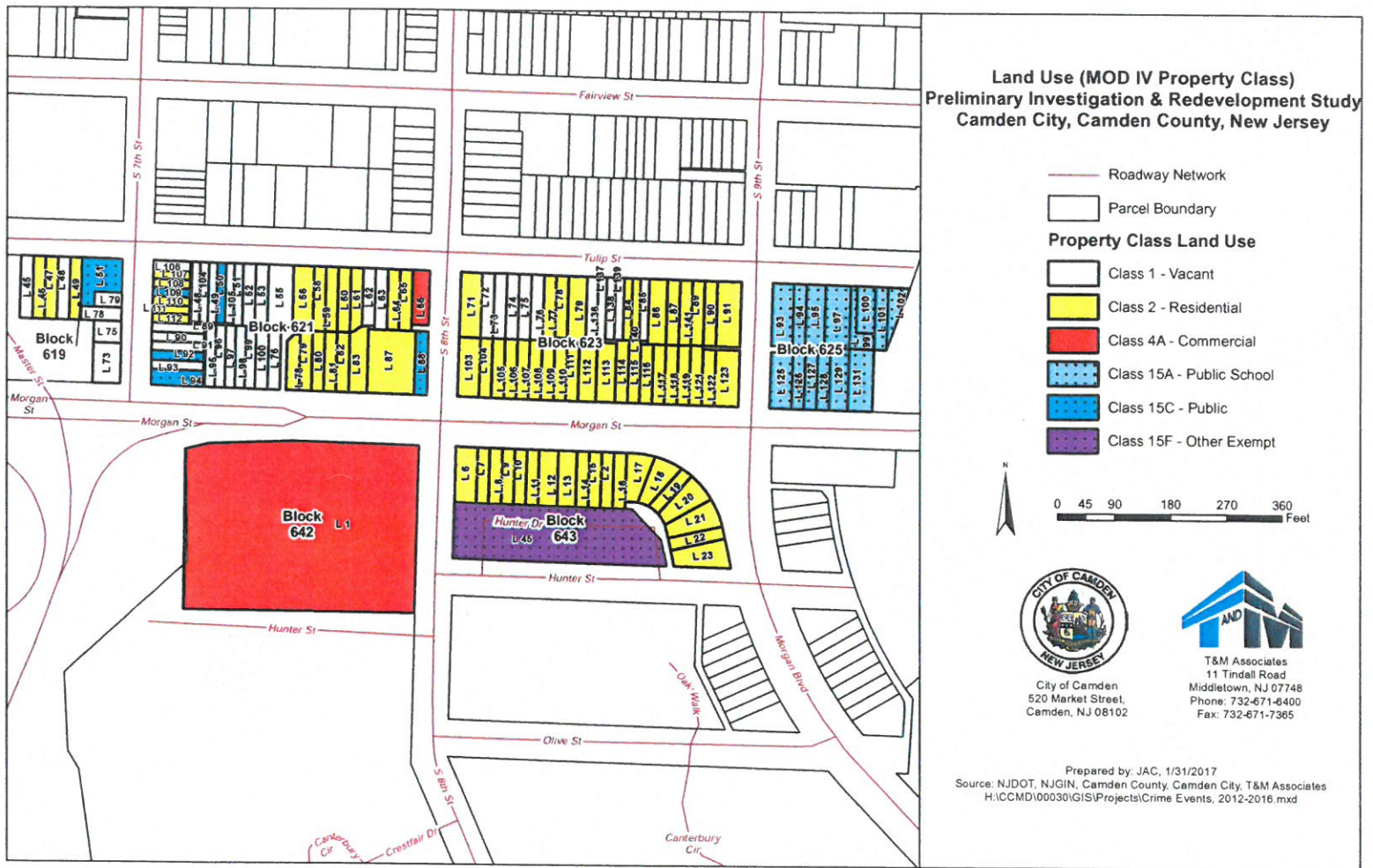


Figure 5. Existing Land Uses in the Redevelopment Area

- Criterion A** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- Criterion D** 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 or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- Criterion E** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- Criterion G** In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district or the adoption of a tax abatement and exception ordinance. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the governing body and planning board have also taken the actions and fulfilled the requirements for determining that the area is in need of redevelopment.
- Criterion H** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The findings of the Preliminary Investigation clearly indicate that the portion of Morgan Village which is the subject of this Redevelopment Plan qualifies as an area in need of redevelopment.

D. Redevelopment Strategy

Having identified the need for redevelopment of the Morgan Village area, intervention strategies for the project will be effective only if the various levels of revitalization are prioritized. The objective of this Redevelopment Plan is to establish a solid base and a momentum for rehabilitation, revitalization and redevelopment. This plan proposes to rehabilitate vacant housing, develop new housing, improve the area's infrastructure, and support economic development through rehabilitation and revitalization of commercial uses for residents of the neighborhood.

E. Redevelopment Goals and Objectives

The goals and objectives of the Morgan Village Redevelopment Area are as follows:

- Foster New and Rehabilitated Housing Development through production of new housing, rehabilitated or renovated for rent or sale, that is affordable or market rate.
- Rehabilitate/renovate vacant or occupied commercial uses to provide a vibrant neighborhood commercial shopping area.
- Improve Infrastructure through rehabilitation or renovation of area streets, sidewalks and lighting.

F. Plan Relationships

1. City of Camden Comprehensive Master Plan

Pursuant to the LRHL, "all provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan." (N.J.S.A.40A:12A-7d). This Redevelopment Plan is consistent with City of Camden's *Future Camden Comprehensive Master Plan* that was adopted on March 12, 2002. The Master Plan contains language that supports redevelopment and revitalization. Relevant recommendations for areas within or adjacent to the Morgan Village Redevelopment Area are as follows:

Improving Housing and Neighborhoods-Generalized Land Use Recommendations for Neighborhood Planning District #3, Morgan Village

- Medium density residential land use through redevelopment, new housing development and rehabilitation is recommended.
- A Compact retail center is suggested at Morgan Boulevard and 8th Street.
- Renovate the Morgan Village Junior High School.

Housing Improvement Actions-Neighborhood Planning District #3, Morgan Village

- Rehabilitation treatment of housing north of Morgan Boulevard and conservation treatment of housing south of Morgan Boulevard is suggested.

Economic Development Actions-Neighborhood Planning District #3, Morgan Village

- Upgrade the compact retail area at Morgan and 8th Streets.
- Commercial Retail is identified for Block 642, Lot 1 on the Economic Development map of the Master Plan.

Historical Asset Actions- Neighborhood Planning District #3, Morgan Village

- Develop landscaping, signage and neighborhood entry features at Morgan Boulevard and at Fairview Street/Mt. Ephraim Avenue.
- Upgrade landscaping, signage of commercial center at Morgan Boulevard/8th Street.
- Create landscape buffer and fence treatments along edges of proposed Business Enterprise Park along Fairview Street.

5 Year Implementation Plan Program-City-Wide

- Modernize Public Schools.
Target neighborhood improvements around proposed school rebuilding sites.
- Redefine Neighborhood Reinvestment Strategy
Continue and accelerate City-wide vacant lot and related clean-up/restoration activities but target neighborhoods where stabilization as well as rehab and new construction is underway or programmed for early action.

2. Morgan Village Neighborhood Strategic Plan

The Morgan Village Neighborhood Strategic Plan, (The Strategic Plan) dated September, 2007, was prepared to reflect a collaboration of government, residents, property owners and businesses to identify issues, formulate goals, generate alternative ways to achieve desired ends, and to choose the proper and good investments to realize a better future for Morgan Village Neighborhood. The Strategic Plan promotes sound land uses, property rehabilitation, appropriate urban design and restores and enhances area housing, businesses, cultural amenities and recreational opportunities in addition to promoting permanent protection of open space, parks and natural features; access to a quality public education, and the continued need for social, health, and wellness services. The Strategic Plan was identified as a bridge which connects with the *FutureCamden* Master Plan through the preparation and analysis and ultimately the creation of a redevelopment plan by identifying local issues, visions, goals, objectives and implementation strategies. One of the recommendations in The Strategic Plan was that it be adopted by the City Planning Board as an amendment to the *FutureCamden* Master Plan and that land development ordinances, as needed, be

adopted to foster growth, development and rehabilitation to reflect and balance the priorities of the neighborhood with Citywide concerns and initiatives.

The Strategic Plan identified property conditions, street lighting, roads, sidewalks and mass transportation, issues and opportunities, existing zoning, existing Master Plan land uses, Housing, Gateways, Neighborhood residential development patterns, neighborhood commercial areas, streetscapes, graffiti and abandoned buildings, non-residential land use conflicts, preserving architectural heritage, and project activities.

Particularly relevant to this Redevelopment Plan is the Neighborhood Vision for Zoning and Land Use. The Strategic Plan discusses issues, goals, objectives, and implementation strategies including the following:

- Promoting desirable neighborhood businesses;
- Promoting the rehabilitation of existing dwellings;
- Reducing the number of vacant houses;
- Preserving current homeownership where appropriate;
- Improving the living conditions for current homeowners;
- Requiring new housing blend in with the design features of older units.
- Requiring property owners either rehabilitate or demolish their dilapidated units.
- Eliminating or restricting blight;
- Ensuring that neighborhood themes are consistent;
- Combating blight and expanding the tax base;
- Creating a physically pleasing and aesthetically appealing built environment within Morgan Village;
- Improving safety conditions and the quality of life for residents in the neighborhood;
- Decreasing unsafe conditions for residents;
- Identifying the cause and requiring building repairs where appropriate;
- Establishing a vacant properties maintenance program;
- Implementing “corridor beautification” projects along major streets, e.g. Morgan Boulevard, 7th 8th, 9th and 10th streets and at major neighborhood entrance and exit points;
- Replacing old, dead or dying street trees with new large street trees;
- Adding and replacing street lights and trimming street trees, as needed, to increase lighting effectiveness;
- Beautifying neighborhood appearance through improved landscaping, signage, sidewalks and lighting;
- Targeting specific sidewalks and streets in poor condition for repairs and continued maintenance;
- Creating neighborhood convenience centers to include retail and service businesses.

The Morgan Village Strategic Plan included recommendations for a portion of the area which is the subject of this Redevelopment Plan. A new Urban Mixed Use Village Zone District was proposed for the area located along both sides of Morgan Street between the Route 676 interchange and the Morgan Street/9th Street intersection. The district was proposed for retail uses, personal services, professional offices and restaurants, with residential flats located above non-residential uses, semi-detached units, townhouses, and multi-family dwellings. In addition, the district promoted commercial redevelopment.

The Strategic Plan also promoted the development of public spaces such as small parks, plazas and squares to promote the gathering of residents. Urban design features were also proposed for gateway signage, new and enhanced street lighting, bike routes and paths, sidewalks, street trees, buffers and landscaping, traffic calming techniques, bus stops and shelters, and street furniture.

The overall goals and objectives of the Morgan Village Neighborhood Strategic Plan are consistent with this Redevelopment Plan.

2. Contiguous Municipalities Master Plans

The City of Camden is bordered on the north, northeast and east by Pennsauken Township, on the central and southeast by Collingswood Borough Woodlynne Borough, Haddon Township, Oaklyn Borough and by Audubon Park Borough and on the south by Haddon Township and Gloucester City. The Redevelopment Area is not located in immediate proximity to any of the City's contiguous municipalities, and thus it will have a no effect on the Master Plans of these municipalities.

3. Camden County Master Plan

Camden County's Land Use of the Master Plan is dated 2014. The City of Camden and the majority of the northern half of the County is identified as a Priority Growth Investment Area. The City is also identified as a Center or Metropolitan Core that offers an abundant mix of employment, compact development, distinct neighborhoods, institutions, and infrastructural resources to support high levels of growth, development, redevelopment and investment. The City's Downtown, Waterfront, and areas within approximately a half mile of the Walter Rand Transportation Center are identified as an Innovation Hub that is characterized by nearby large higher education or medical institutions, transit infrastructure, and campuses or other nearby areas with potential for future development to create opportunities for economic development, employment, and residential growth. A proposed Transit Center is shown along Interstate 676 immediately to the west of the Redevelopment Area. The Transit Center is part of DVRPC's 2040 Year 2040 Long-Range Plan that includes constructing and operating the proposed South Jersey Bus Rapid Transit (BRT) service along the Atlantic City Expressway/NJ Route 55, NJ Route 42, I-76, and I-676 routes.

4. State Development and Redevelopment Plan

The Redevelopment Area and the City of Camden are located in the Metropolitan Planning Area (PA1) in the State Development and Redevelopment Plan. The Plan states the following goals that are necessary to deliver the plan's Vision and Mission.

Goal 1: Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal 2: Effective Planning for Vibrant Regions: Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

Goal 3: Preservation and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Goal 4: Tactical Alignment of Government: Enable effective resource allocation, coordination, cooperation and communication among those who plan a role in meeting the mission of this Plan.

This Redevelopment Plan is consistent with the State's Goals as set forth in the New Jersey State Development and Redevelopment Plan. The City of Camden and Camden County recognize the desirability of enhancing economic opportunities and effectively planning development in areas of existing development and growth where utilities and services are available. In order to effectuate such development, there is a clear partnership between government (the City, the County and the State) and the private sector. As a result, the state's critical resources identified in Goal 3 can be preserved.

D. THE PLAN

A. Plan Concepts

The Morgan Village Redevelopment Plan supports Master Plan and Strategic Plan goals and objectives to strengthen and improve the residential housing stock through conservation, rehabilitation or revitalization activities, as economically feasible, while providing new housing on vacant parcels that will improve housing and improve the neighborhood. A neighborhood commercial parcel will be rehabilitated or redeveloped to provide needed retail and service uses to the community. The neighborhood will also benefit from infrastructure improvements.

B. Potential Funding Sources

Private and public funds are intended to be available for implementation of redevelopment projects in the Morgan Village Redevelopment Area. Discussions with public and private funding sources are underway and continue. Potential sources of funding include the following:

- **Camden Economic Recovery Board;** oversees funds to support streetscape improvements, façade restoration, street signage, property acquisition and other revitalization projects.
- **City of Camden;** Capital Improvement Program.
- **New Jersey Department of Community Affairs;** variety of housing subsidy programs including but not limited to Balanced Housing, HOME, etc.
- **New Jersey Housing and Mortgage Finance Agency (HMFA);** variety of programs including but not limited to Low Income Housing Tax Credits and Market Oriented Neighborhood Investment.
- **New Jersey Economic Development Authority;** variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields; school construction, etc.
- **U. S. Department of Housing and Urban Development;** CDBG, US HOME Fund.

C. Implementation

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, the course that Morgan Village's redevelopment should take. Successful execution of the Redevelopment Plan and its target activities will depend upon effective public-private collaboration among the developers selected to carry out redevelopment projects. Most of Year 0 (2018) will be used to develop project plans, secure funding, acquire and assemble properties for development, and select design consultants. From this baseline, there will be a 5-10 year period during which most of the extensive construction and rehabilitation will take place. Redevelopment activities not completed by 2029 should be completed by 2037 or approximately five years before the expiration of this redevelopment plan.

D. Property Acquisition

The City may sell, lease, or otherwise convey to a designated redeveloper for redevelopment, subject to restrictions, controls and requirements of the Redevelopment Plan, all or any of the properties designated in need of redevelopment that it owns or may acquire.

Any parcel identified within the Redevelopment Area may potentially be acquired, however, **only** those properties that were identified in the Preliminary Investigation as Condemnation Redevelopment parcels may be acquired through the process of condemnation. Properties acquired through condemnation must comply with the Eminent Domain Act of 1971, P.L. 1971, c.361 (C.20:3-1 et seq).

The following properties may be acquired through condemnation to implement this Redevelopment Plan.

- Block 619, Lots 45, 47, 48, 49, 73, 75, 78, 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, 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, 140,
- Block 642, Lot 1;
- Block 643, Lots 2, 9, 10, 13, 15, 16, , 45

E. Relocation

The Redevelopment Entity must adhere to all applicable state law requirements in connection with the acquisition and relocation of any and all residential and business property located in the redevelopment area, including identification of potential relocation sites and provision of statutorily mandated relocation assistance. After the adoption of this Redevelopment Plan and before the acquisition of any occupied property in the redevelopment area, a Workable Relocation Assistance plan (WRAP) approved by the New Jersey Department of Community Affairs (NJDCA) will be developed. Relocation, like acquisition, will be managed by the Redevelopment Entity. The designated developers, through the agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will be provided from a variety of public and private funds, and have been preliminarily identified in this redevelopment plan.

E. REGULATORY CONTROLS

A. Proposed Property Use Regulations

1. Permitted Principal, Accessory, Prohibited and Conditional Uses

The Morgan Village Redevelopment Area is situated in the R-2 Residential and C-1 Commercial Zoning Districts as shown on Figure 6. Current Zoning Map, Morgan Village Redevelopment Area. The following Principal, Accessory and Conditional uses in order for the area to be developed for Residential and Neighborhood Commercial uses:

a. R-2 Residential Zoned Areas

(1) Permitted *Principal Uses* in the R-2 Residential Zoned portion of the Redevelopment Area include:

- i. Single-family detached dwellings.
- ii. Semi-detached dwellings.
- iii. Duplex (two-family) dwellings.
- iv. Townhouse (attached/row) dwellings.
- v. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- vi. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- vii. Public, private, or parochial educational institutions.

(2) Permitted *Accessory Uses* in the R-2 Residential Zoned portion of the Redevelopment Area include:

- i. In-Ground and Above-Ground Swimming Pools and /or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of City of Camden Land Development Ordinance Section 577-193.
- ii. Accessory buildings and Structures, subject to the requirements of City of Camden Land Development Ordinance Section 577-189.
- iii. Off-street parking and Private Garages, subject to the requirements of City of Camden Land Development Ordinance Section 577-214, 230-241.
- iv. Fences and Walls, subject to City of Camden Land Development Ordinance Section 577-197.

- v. Signs, subject to the requirements of City of Camden Land Development Ordinance Section 577-253.
- vi. Porches, decks and patios, subject to the requirements of City of Camden Land Development Ordinance Section 577-190.

(3) **Prohibited Uses** in the R-2 Residential Zoned portion of the Redevelopment Area include any use not included in the list of Principal or Accessory Permitted uses and specifically the following:

- i. Signs in any form except as permitted in City of Camden Land Development Ordinance for R-2 zoned properties.
- ii. Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- iii. Wireless Telecommunication Facilities.

(4) Permitted **Conditional Uses** in the R-2 Residential Zoned portions of the Redevelopment Area include:

- i. Places of Worship, subject to the requirements of City of Camden Land Development Ordinance Section 577-209.
- ii. Community Residences for Persons with Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by NJSA 40:55D-66-1, subject to the standards and requirements for single-family detached dwellings located within the R-2 Residential Zoned portions of the Redevelopment Area.
- iii. Family Day Care homes, subject to the requirements of City of Camden Land Development Ordinance Section 577-202.
- iv. Parabolic dish antennae, subject to the requirements of City of Camden Land Development Ordinance Section 577-210.
- v. Public utility facilities, subject to the requirements of City of Camden Land Development Ordinance Section 577-191.
- vi. Cemetery, subject to the requirements of the City of Camden Land Development Ordinance Section 577-208.
- vii. Home occupation and home professional offices, subject to the City of Camden Land Development Ordinance Section 577-201.

b. C-1 Commercial Zoned Areas

(1) Permitted **Principal Uses** in the C-1 Commercial Zoned portion of the Redevelopment Area include:

- i. Single-family detached dwellings.

- ii. Semi-detached dwellings.
- iii. Duplex (two-family) dwellings.
- iv. Townhouse (attached/row) dwellings.
- v. Banks, financial and insurance offices.
- vi. Business services.
- vii. Club, social or fraternal.
- viii. Convenience stores.
- ix. Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- x. Offices, office building and office complex.
- xi. Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, show repairs, tailors, Laundromats and travel agencies.
- xii. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- xiii. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- xiv. Residential uses above non-residential first floor uses.
- xv. Restaurants, not including carryout and drive-through.
- xvi. Retail food establishments.
- xvii. Shopping centers.
- xviii. Tavern or bar.
- xix. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- xx. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- xxi. Public, private or parochial educational institutions.

(2) Permitted *Accessory Uses* in the C-1 Commercial Zoned portion of the Redevelopment Area include:

- i. In-Ground and Above-Ground Swimming Pools and /or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of the City of Camden Land Development Ordinance Section 577-193.
- ii. Accessory buildings and Structures, subject to the requirements of the City of Camden Land Development Ordinance Section 577-189.

- iii. Off-street parking and Private Garages, subject to the requirements of the City of Camden Land Development Ordinance Section 577-214, 230-241.
- iv. Fences and Walls, subject to the City of Camden Land Development Ordinance Section 577-197.
- v. Signs, subject to the requirements of the City of Camden Land Development Ordinance Section 577-253.
- vi. Sidewalk care, subject to the requirements of City of Camden Land Development Ordinance Section 577-217.

(3) **Prohibited Uses** in the C-1 Commercial Zoned portion of the Redevelopment Area include any use not listed as Principal or Accessory, and specifically the following:

- i. Signs in any form except as permitted in the City of Camden Land Development Ordinance.
- ii. Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- iii. Wireless Telecommunication Facilities.
- iv. Auto Body shop.
- v. Automobile Sales lot or building.
- vi. Automobile Service Station, Gasoline Station, or Motor Vehicle Service Station.
- vii. Car Wash.
- viii. Junk yards and automobile graveyards.
- ix. Lumber and building supply sales and storage.
- x. Hotel or Motel, or Extended Family Stay facility.
- xi. Wholesale, storage, and warehouse facilities.
- xii. Commercial Recreational facility.
- xiii. Farm Market.
- xiv. Garden Center.
- xv. Home Center.

(4) Permitted **Conditional Uses** in the C-1 Commercial Zoned portion of the Redevelopment Area include:

- i. Family Day Care homes, subject to the requirements of City of Camden Land Development Ordinance Section 577-202.
- ii. Child Care Centers, subject to the requirements of City of Camden Land Development Ordinance Section 577-203.
- iii. Parabolic dish antennae, subject to the requirements of City of Camden Land Development Ordinance Section 577-210.

- iv. Public utility facilities, subject to the requirements of City of Camden Land Development Ordinance Section 577-191.
- v. Home occupation and home professional offices, subject to City of Camden Land Development Ordinance Section 577-201.
- vi. Bed and Breakfast, subject to the requirements of City of Camden Land Development Ordinance Section 577-205.

B. Proposed Site Design Controls

1. Area and Bulk Regulations

Area, Yard and Building Requirements for R-2 Residential Zoned and C-1 Commercial Zoned properties in the Redevelopment Area are shown on the following Tables: Table 1 Area Regulations for the R-2 Residential District Portions of the Redevelopment Area and Table 2 Area Regulations for the C-1 Commercial District Portions of the Redevelopment Area.

2. Design Standards

Design Standards for Subdivisions and Site Plans found in the Article XXIX of the Land Development Ordinance, of the City of Camden, dated December 2009, Approved by City Council in 2011 shall apply to this Redevelopment Area. This includes General Design Guidelines in §577-223 and specific standards for relevant improvements and new features to be provided in the Redevelopment Area including utilities, parking and loading, circulation, streets, sidewalks, lighting, landscaping and buffering, signs, and other applicable standards in Article XXIX.

C. Provisions to Meet State and Local Requirements

1. Conformance

The Morgan Village Redevelopment Plan is substantially consistent with the goals of the City of Camden Master Plan and other relevant plans and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; improving existing housing stock; and promoting new housing construction on appropriate sites; preserving and improving the maintenance of existing institutions and commerce, and simulating new institutional and commercial development; maximizing the provision of community services to city residents; and improving indoor and outdoor recreation areas and facilities.

Table 1 Area Regulations for the R-2 Residential District Portions of the Redevelopment Area				
REQUIREMENTS	BULK STANDARDS			
	TYPE OF DEVELOPMENT			
	Single-Family	Semi-Detached ¹	Duplex ³	Townhouse ⁴
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	2,000 sq. ft.	4,000 sq. ft.	2,000 sq. ft.
Maximum lot area per dwelling unit or site area	8,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.	3,000 sq. ft.
Minimum lot width	30 ft.	20 ft.	40 ft.	20 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.
Maximum height ⁷	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.
Minimum depth of front yard ⁸	10 ft.	10 ft.	10 ft.	10 ft.
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A ⁵
Minimum width of each side yard	10 ft.	10 ft. ²	10 ft.	See Note 6
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	20 ft.
Maximum lot building coverage	40%	40%	40%	60%
Maximum lot impervious coverage	60%	60%	60%	80%

Table 1 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft. for common wall.
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
8. A front yard setback shall be provided to be not less than five (5) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
9. Maximum residential gross density is 22 dwelling units per acre.

Table 2 Area Regulations for the C-1 Commercial District Portions of the Redevelopment Area					
REQUIREMENTS	BULK STANDARDS				
	TYPE OF DEVELOPMENT				
	Single-Family	Semi-Detached ¹	Duplex ³	Townhouse ⁴	Nonresidential ⁷
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	1,500 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	3,000 sq. ft.	6,000 sq. ft.	3,000 sq. ft.	N/A
Minimum lot width	30 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Lot depth	100 ft.	75 ft.	100 ft.	100 ft.	N/A
Maximum height ⁹	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	4 stories or 45 ft.
Minimum depth of front yard ¹⁰	10 ft.	10 ft.	10 ft.	10 ft.	N/A
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	NA ⁵	NA
Minimum width of each side yard	10 ft.	10 ft. ²	10 ft.	See Note 6	20 ft.
Minimum depth of rear yard	10 ft.	10 ft.	10 ft.	10 ft.	30 ft.
Maximum lot building coverage	40%	60%	60%	60%	80%
Maximum lot impervious coverage	60%	80%	80%	80%	80%

Table 2 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft. for common wall.
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. Residential is allowed to mix with nonresidential uses but only if located above the first floor.
8. A mixed use nonresidential and residential building shall comply with the nonresidential bulk standards.
9. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
10. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
11. Maximum residential gross density is 30 dwelling units per acre.

2. Statutory Requirements

As Described below, the Morgan Village Redevelopment Plan fully complies with state statutes.

- (a) ***Relationship to Local Objectives:*** This Redevelopment Plan is sufficiently comprehensive and complete to indicate its relationship to local objectives with respect to appropriate land use and densities.
- (b) ***City of Camden Comprehensive Plan:*** The proposals of this Plan conform to the intents and goals of the *Future*CAMDEN Master Plan 2002-2022 and Master Plan Reexamination Report of 2008.
- (c) ***Relationship to Other Plans:*** This Redevelopment Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the “State Planning Act.” That plan’s goal to revitalize urban center, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area, is what this Redevelopment Plan hopes to achieve. As this Redevelopment Plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all applicable state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.
- (d) ***Relationship to Municipal Land Use Law:*** This Redevelopment Plan complies with the Municipal Land Use Law, and creates no conflict with its development regulations.
- (e) ***Proposed Land Uses and Building Requirements:*** This Redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
- (f) ***Identification of Property to Be Acquired.*** This Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.
- (g) ***Relocation Provisions:*** This Redevelopment Plan sufficiently describes the City of Camden’s approach to the relocation of all displaced businesses affected by implementation of this Plan. The City of Camden, or its designated agent, will provide displaces with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means.

Those residents displaced will be interviewed to determine their relocation requirements. The City of Camden will comply with the “Relocation Assistance Law of 1967,” PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.

- (h) ***Civil Rights and Affirmative Action:*** The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.

V. STATUTORY REQUIREMENTS

A. Compliance with Development Regulations

1. Development and subdivision within the Redevelopment Area shall be governed by the requirements of the Codes of the City of Camden governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as 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 redevelopment entity shall promulgate detailed design and improvement standards for development that shall be adopted as an amendment to this Plan by the City Council through Ordinance. These regulations may vary from existing ones, based upon the unique nature of the parcels and Redevelopment Plan, while maintaining consistency with the objectives of local, state, and federal regulations.
3. The designated Redevelopment Entity or Redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden, County of Camden and State of New Jersey, except where variances and waivers are properly approved.
4. The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

B. Designation of Redeveloper Entity and Redeveloper

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 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. 12A-4).
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 per the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, as per negotiated Redevelopment

Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A 40:55D-53).

C. General Provisions of the Plan

1. Land use provisions and building requirements for the **Morgan Village Redevelopment Plan** are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every possible design or land use solution. Rather, proposals will be evaluated as to how well they achieve the objectives of this Plan.
2. The Camden Redevelopment Agency and the City of Camden Planning Board 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.
3. 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. 40:55D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.
4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, as if the developer were proposing a subdivision or portion thereof.

5. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79, as amended by P.L.2013, Chapter 159.
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, 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 and appropriate City authority.
8. Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.
9. The developer of a specified project within a redevelopment area shall submit, if needed, a storm water management plan as part of the design submission for review by the Camden Planning Board and appropriate City authority. 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.
10. 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 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 disposition agreements.
11. 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 this Redevelopment Plan.

D. Public Improvements

Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole

option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company. All off-tract improvements shall conform to City requirements.

E. Types of Proposed Redevelopment Actions

Upon adoption of a Redevelopment Plan pursuant to PL 1992, and amended in 2013, the municipality or Camden Redevelopment Agency may proceed with the clearance, re-planning, development and redevelopment of the area designated in that plan. In order to carry out and effect the purpose of this act and the terms of this Morgan Village Redevelopment Plan, the municipality or Camden Redevelopment Agency may:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
2. Acquire privately held parcels and property that are vacant, or under-utilized, 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 Area.
4. Provide public improvements necessary to support redevelopment.
5. Select (a) redeveloper(s) to implement all or part of the projects for this redevelopment area, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
6. Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
7. Acquire by condemnation any land or buildings 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 (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency, and to secure payment of such revenue as part of any such arrangement or contract.
12. Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that redevelopment work would not be undertaken but for the provision of financial assistance, provide as a part of an arrangement 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, or for the acquisition by such agency of property options or property rights, or furnishings of property or services in connection with this redevelopment plan.
14. Lease or convey property or improvements of any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such 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 “Relocation Assistance Act,” PL 1971.
16. Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, as well as 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 development or renovations take place.
20. Demolish acquired housing that cannot be cost effectively renovated, or area located so as to impede new development.
21. Rehabilitate vacant housing that can be done so cost effectively 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.
24. Dedicate a portion of the tax revenue from development area for increased security and other amenities.

F. Time Limits

The following provisions with respect to time limits shall govern this Redevelopment Plan:

1. Reasonable Time for Development

The redeveloper of a 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 an Agreement between the Camden Redevelopment Agency and the duly designated redeveloper (N.J.S.A. 40A: 12A-9).

2. Expiration of Redevelopment Plan

The provisions and regulations specified in this Redevelopment Plan shall continue in effect for a period of 25 years from the adoption of the Redevelopment Plan.

G. Procedures for Amending This Plan

This Morgan Village Redevelopment Plan may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.), 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 this 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 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 of Camden. Procedures for amending the plan shall be as regulated in the “Local Redevelopment and Housing Law” (N.J.S.A. 40A:12A-7).

H. Supercedence, Repeal, and Severability

1. All ordinances or parts of ordinances inconsistent with this 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 Land Development Ordinance of the city of Camden, provisions of this Redevelopment Plan-unless otherwise specified, shall prevail.
3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by court or competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.

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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.

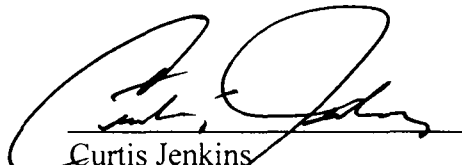
BE IT FURTHER ORDAINED, that pursuant to *N.J.S.A. 52:27BBB-23* and *N.J.S.A. 40:69A-41*, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to *N.J.S.A. 52:27BBB-23*, a true copy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

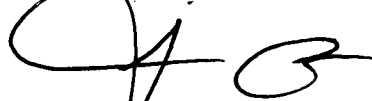
The above has been reviewed and approved as to form.



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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Email: clerk@ci.camden.nj.us Website: www.ci.camden.nj.us

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>	