

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O 04 -2021

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CITY OF GLOUCESTER CITY
DEVELOPMENT ORDINANCE TO CODIFY AND IMPLEMENT THE PROVISIONS OF THE
2018 MASTER PLAN RE-EXAMINATION REPORT AND OTHER LEGAL REQUIREMENTS**

WHEREAS, the Mayor and Common Council of the City of Gloucester City, County of Camden, and State of New Jersey (the "City"), have reviewed the City Master Plan update adopted by the Planning Board of the City of Gloucester City on or about May 16, 2018; and

WHEREAS, the Mayor and Common Council under the authority set forth in the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D:1-1 et seq.) are empowered by law to implement the City Master Plan through the adoption of ordinances; and

WHEREAS, the Mayor and Common Council have deemed it in the best interest of the public health, safety and welfare to implement the City's Master Plan; and

WHEREAS, this Ordinance is the second among many designed to update and codify the provisions of the 2018 Master Plan; and

WHEREAS, on March 19, 2015, Resolution #066-15, in accordance with the provisions of N.J.S.A. 40:55D-28, the Mayor and Common Council of the City of Gloucester City directed the Planning Board to review and, if necessary, amend the 2009 Master Plan Re-examination Report consisting, at a minimum, the following:

- a. Describe the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. Describe the extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. Describe the extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. Recommend specific changes for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

WHEREAS, this Ordinance was referred to the Planning Board of the City of Gloucester City pursuant to the New Jersey Municipal Land Use laws; and

WHEREAS, the Planning Board of the City of Gloucester City has recommended the adoption of this Ordinance and has determined that it is consistent with the City's Master Plan.

NOW, THEREFORE, be it Ordained by the Mayor and Common Council of the City of Gloucester City, County of Camden and State of New Jersey that the Gloucester City Development Ordinance to codify and implement the provisions of the 2018 Master Plan Re-Examination be supplemented and amended as follows:

Section 1: The following amendments, additions and/or revisions shall apply:

The Zoning Map, dated October 16, 1998 is hereby amended by placing all the properties listed below which are presently in the Retail Commercial & Services (RC&S) zone into the Business Industrial (BI) zone.

Section 2: The following properties that modified from the RC&S zone to the BI zone.

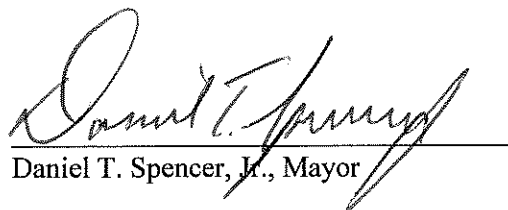
Block 126, Lots 1 and 3

Block 126.01, Lot 1.01

Section 3: All prior ordinances inconsistent with this ordinance are repealed only to the extent of such inconsistency.

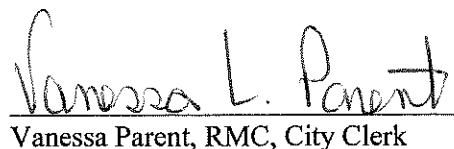
Section 4: If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

Section 5: This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.


Daniel T. Spencer, Jr., Mayor

Passed on First Reading: January 28, 2021.

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of April, 2021.


Vanessa Parent, RMC, City Clerk