

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#O 04 -2024

**ORDINANCE ADOPTING A REDEVELOPMENT PLAN PURSUANT TO
N.J.S.A. 40A:12A-7 FOR AN AREA IN NEED OF REHABILITATION**

WHEREAS, in order to facilitate the development, redevelopment, and rehabilitation of the City of Gloucester City (the “City”), the Mayor and Council of the City of Gloucester City (the “City Council”) designated the entirety of the City as an “Area in Need of Rehabilitation” (the “Rehabilitation Area”) pursuant to N.J.S.A. 54:4-3.74 and recognized as such by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the “Redevelopment Law”), specifically N.J.S.A. 40A:12A-14(b); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the City, the City prepared a redevelopment plan for the entirety of the City (the “Property”) entitled “Redevelopment Plan for the City of Gloucester City” for the City of Gloucester City, dated January 22, 2024 (the “Redevelopment Plan”) which will support and promote the adaptive reuse and redevelopment of the various structures and vacant areas within the City; and

WHEREAS, on February 21, 2024, pursuant to N.J.S.A. 40A:12A-7, the City of Gloucester City Planning & Zoning Board (“Planning Board”) did recommend to the Mayor and City Council that the Redevelopment Plan, entitled “Redevelopment Plan for the City of Gloucester City”, which incorporates the existing permitted uses and underlying zoning requirements for all parcels within the City as set forth in the City Development Regulations and Zoning Ordinance and/or are set forth in the various specific Redevelopment Plans which have been adopted by the City and which are on file with the City Clerk’s office, be adopted as it provides for the planning, development, redevelopment, and rehabilitation of the City; and

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the City to adopt the Redevelopment Plan, as recommended by the Planning Board, to effectuate the efficient redevelopment of the City.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Gloucester City as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The City hereby adopts the “Redevelopment Plan for the City of Gloucester City” which incorporates the existing permitted uses and underlying zoning requirements for all parcels within the City as set forth in the City Development Regulations and Zoning Ordinance and/or are set forth in the various specific Redevelopment Plans which have been adopted by the City.

Section 3. Mayor and City Council declare and determine that said Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the planning, development, redevelopment, and rehabilitation of the entirety of the City and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

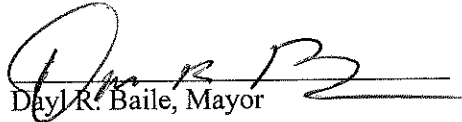
Section 4. The governing body of the City of Gloucester City shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 5. The Redevelopment Plan shall be an overlay to any other local development regulation and the Zoning Map does not require amendment.

Section 6. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.


Section 7. In the event any clause, section or paragraph of the ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Mayor and City Council that the balance of the Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

Section 8. This Ordinance shall take effect after final adoption and publication according to law.


Dayl R. Baile, Mayor

Passed on First Reading: January 22, 2024

Adopted by the Mayor and Common Council of Gloucester City this 26th day of February, 2024.


Vanessa L. Little, City Clerk