

ORDINANCE OF THE CITY OF GLOUCESTER CITY

County of Camden, State of New Jersey

#O 05 - 2023

**ORDINANCE RESCINDING ORDINANCE 26-2022 AND ADOPTING A
REDEVELOPMENT PLAN AMENDMENT FOR BLOCK 48, LOTS 2, 2.01 AND 2.02
WITHIN THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF
NEW JERSEY**

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 certain property identified on the City's Official Tax Map as Block 48, Lots 2, 2.01 and 2.02 (formerly Block 48, Lot 2) and Block 48, Lot 4 as an "Area in Need of Redevelopment" (the "Redevelopment Area") (see Resolution #091-96) pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the "Redevelopment Law"); and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan for the Redevelopment Area was adopted pursuant to Ordinance #16-96; 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 an amended redevelopment plan for a portion of the Redevelopment Area identified as Block 48, Lots 2, 2.01 and 2.02 (the "Property") entitled "Freedom Pier Redevelopment Plan" for the City of Gloucester City, dated May 26, 2022 (the "Redevelopment Plan"); and

WHEREAS, on June 23, 2022, pursuant to Ordinance #15-2022, the Redevelopment Plan was adopted by the City Council; 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 an amendment to the Redevelopment Plan for the Property entitled "Freedom Pier Amended Redevelopment Plan" for the City of Gloucester City, dated January 16, 2023 (the "Amended Redevelopment Plan"); and

WHEREAS, the Amended Redevelopment Plan provides a broad overview for the planning development, redevelopment, and rehabilitation of the Property for purposes of improving conditions within the City; and

WHEREAS, the City Council has determined that it is in the best interest of the City to adopt the Amended Redevelopment Plan to effectuate redevelopment and rehabilitation within the City; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the governing body referred the attached Amended Redevelopment Plan to the Planning & Zoning Board ("Planning Board") for review and approval following introduction and first reading; and

WHEREAS, the Planning Board approved and recommended adoption of the Amended Redevelopment Plan by the City Council which shall be considered the report of the Planning Board to the City Council as required by N.J.S.A. 40A:12A-7(e); and

WHEREAS, the City Council has reviewed and accepted the recommendations of the Planning Board and determined it to be in the best interest of the City to adopt the Amended Redevelopment Plan to effectuate redevelopment and rehabilitation within the City and specifically the Property, Block 48, Lots 2, 2.01 and 2.02; and

WHEREAS, the City Council is desirous to rescind Ordinance #26-2022 which, at the time, sought to amend the Redevelopment Plan; however, the Planning & Zoning Board did not conduct a review of the amendment and made no finding as to the amendment's consistency with the master plan; and

WHEREAS, on December 22, 2022, Ordinance #26-2022 was inadvertently adopted despite the lack of the Planning & Zoning Board's review.

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 Council declares and determines that the redevelopment plan entitled "Freedom Pier Amended Redevelopment Plan" for the City of Gloucester City, dated January 16, 2023, ("Amended Redevelopment Plan") meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the City and specifically the Property within the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

Section 3. The City Council hereby accepts the recommendations of the Planning Board and adopts the attached Amended Redevelopment Plan for the City of Gloucester City and specifically Block 48, Lots 2, 2.01 and 2.02.

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

Section 5. The Amended Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Amended Redevelopment Plan and the City Zoning Map is hereby amended to conform with the provisions of the Amended Redevelopment Plan. The Amended Redevelopment Plan zoning shall only be available to an applicant, property owner, developer or redeveloper that has an executed Redevelopment Agreement with the City to the extent set forth therein.

Section 6. Ordinance #26-2022 is hereby rescinded.

Section 7. All prior redevelopment plans governing the Property are hereby repealed and ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.


Section 8. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the City Council that the balance of this Ordinance remains in full force and effect to the extent it allows the City to meet the goals of the Ordinance.

Section 9. This Ordinance shall take effect immediately after final adoption and publication according to law.


Day R. Baile, Mayor

Passed on First Reading: February 23, 2023

Adopted by the Mayor and Common Council of Gloucester City this 27th day of March, 2023.


Vanessa L. Little, RMC