

**ORDINANCE OF THE CITY OF GLOUCESTER CITY
COUNTY OF CAMDEN, STATE OF NEW JERSEY**

#O 20 - 2023

**ORDINANCE 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(e), 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 Redevelopment Plan” for the City of Gloucester City, dated January 16, 2023 (the “Amended Redevelopment Plan”); and

WHEREAS, on June 23, 2022, pursuant to Ordinance #05-2023, the Amended 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 Planning & Zoning Board (“Planning Board”) prepared a second amendment to the Redevelopment Plan for the Property entitled “Freedom Pier Redevelopment Plan” for the City of Gloucester City, dated June 13, 2023 (the “Second Amended Redevelopment Plan”); and

WHEREAS, the Second Amended Redevelopment Plan requires a redevelopment agreement as a condition of site plan approval in furtherance of the planning development, redevelopment, and rehabilitation of the Property; and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Planning Board was directed to prepare the attached Second Amended Redevelopment Plan; and

WHEREAS, on June 21, 2023, the Planning Board found the Second Amended Redevelopment Plan to be consistent with the Master Plan and recommended its adoption; 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 Second 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

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 Second Amended Redevelopment Plan" for the City of Gloucester City, dated June 13, 2023, ("Second 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 Second Amended Redevelopment Plan for the City of Gloucester City and specifically Block 48, Lots 2, 2.01 and 2.02.

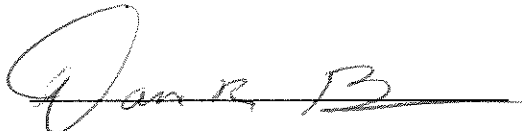
Section 4. The City Council of the City of Gloucester City shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Second Amended Redevelopment Plan.

Section 5. The Second 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 Second Amended Redevelopment Plan. The Second 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 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.

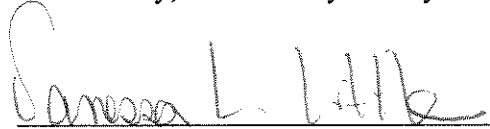
Section 9. This Ordinance shall take effect immediately after final adoption and publication according to law.

A handwritten signature in dark ink, appearing to read "Dayl R. Baile", written over a horizontal line.

Dayl R. Baile, Mayor

Passed on first reading: June 26, 2023.

Adopted by the Mayor and Common Council of Gloucester City, this 17th day of July 2023.

A handwritten signature in dark ink, appearing to read "Vanessa L. Little", written over a horizontal line.

Vanessa L. Little, City Clerk