

**ORDINANCE OF THE CITY OF GLOUCESTER CITY**

**County of Camden, State of New Jersey**

**#O- 14 -2019**

**AN ORDINANCE OF THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING CERTAIN AMENDMENTS TO THE SOUTHPORT REDEVELOPMENT PLAN AS ADOPTED BY ORDINANCE AND ANY SUBSEQUENT ORDINANCES**

**WHEREAS**, prior Master Plans for the City of Gloucester City ("City") previously recognized the importance of this area, and many plans and studies have been completed in efforts to revitalize the Southport section of the City. The first formal redevelopment designation for the area came in 1997 when an area of approximately 188 acres generally bound by Broadway, Little Timber Creek, the Delaware River, and Jersey Avenue were investigated and designated as an "area in need of redevelopment" by the Common Council; and

**WHEREAS**, the City, pursuant to Resolution #114-2004, determined that the following Blocks met the statutory criteria for the parcels to remain designated as "areas in need of redevelopment" including: Blocks 110; 111; 116.01; 120; 120.02; 120.03 and 124; and

**WHEREAS**, pursuant to Resolution #149-2005, the City further reevaluated some of the remaining portions of the area which were not reevaluated in the 2004 plan and study including Block 101, Lots 1 and 1.01; Block 112.01 Lot 1; Block 120.01, Lots 2 and 3 and Block 284.02, Lot 1 and appropriately determined that the subject parcels were also found to still meet the statutory criteria as areas in need of redevelopment; and

**WHEREAS**, a Redevelopment Plan was developed and adopted in March of 2006 as per Ordinance #016-2006; and

**WHEREAS**, in 2010 due to the lack of activity regarding the previously proposed development, the City adopted Ordinance #013-2010, which made certain amendments to the permitted uses within the Redevelopment Area, leaving as permitted uses only commercial and industrial uses; and

**WHEREAS**, the Redevelopment Plan constitutes a further revision to these ongoing efforts, which thus far have largely seen only minimal success in revitalizing the area and bringing back productive uses to the lands of Gloucester City's southern waterfront; and

**WHEREAS**, said Redevelopment Plan complied with the requirements of all applicable State and Federal statutes and regulations promulgated thereunder; and

**WHEREAS**, it has become necessary to amend the permitted uses as set forth in the Amendment Redevelopment Plan for the Southport Area dated August 5, 2019 prepared by Christopher Dockney, PP. AICP, to include among other uses, marijuana cultivation, processing, dispensing facilities or Alternative Treatment Centers; and

**WHEREAS**, the Planning Board of the City has submitted to the Mayor and Common Council its recommendations respecting the amendments to the Redevelopment Plan for the Area and the Mayor and Common Council has duly considered the Planning Board's recommendations concerning same; and

**WHEREAS**, the Mayor and Common Council of the City, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed and considered the recommended amendments to the Redevelopment Plan from the Planning Board; and

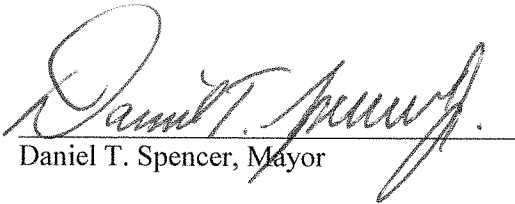
**WHEREAS**, the Mayor and Common Council of the City, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed the certain proposed amendments to the Redevelopment Plan, approved by the City and wish to adopt these amendments as referenced in Exhibit “A” to this Ordinance, attached hereto and made a part hereof this Ordinance; and

**WHEREAS**, the Mayor and Common Council of City has determined that approving the proposed amendments to the Redevelopment Plan will be in the best interest of the residents of the City of Gloucester City.

**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:

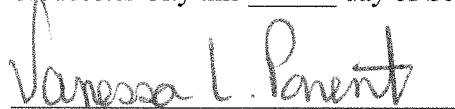
- Section 1: The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof; and
- Section 2: The proposed amendments to the Redevelopment Plan, as referenced in Exhibit “A” to this Ordinance, attached hereto and made a part hereof this Ordinance, be and hereby are adopted as amendments to Southport Redevelopment Plans referenced herein and any and all subsequent revisions to this Ordinance; and
- Section 3: It is hereby found and determined that the Amended Redevelopment Plan conforms to the Master Plan of the City of Gloucester City.
- Section 4: It is hereby found and determined that the Amended Redevelopment Plan gives due consideration to the provision of appropriate allowable uses of the areas as is desirable as set forth in the attached document, with special consideration for the health, safety and welfare of the residents of the areas and the City of Gloucester City.
- Section 5: It is hereby found and determined that the amendments to the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area and are necessary in order to rehabilitate and redevelop the Southport Redevelopment Area;
- Section 6: In order to facilitate the implementation of the Redevelopment Plan and the amendments thereto, it is hereby found and determined that this action must be taken by City Council to amend this Section of the Redevelopment Plan in order to facilitate the rehabilitation and redevelopment of the area in a manner consistent with the Redevelopment Plan and this Ordinance, and take appropriate action upon proposals and measures designed to effectuate the same.
- Section 7: Development activity pursuant to the Redevelopment Plan and its amendments shall only be related to the area and any analysis of surrounding area contained in the Redevelopment Plan and its amendments shall not be construed to mean that the City of Gloucester City intends to develop such surrounding areas.

Section 8: The Redevelopment Plan for the area and its amendments, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

  
Daniel T. Spencer, Mayor

Passed on First Reading: August 15, 2019

Adopted by the Mayor and Common Council of Gloucester City this 19<sup>th</sup> day of September, 2019.

  
Vanessa L. Parent, RMC, City Clerk,  
Certified Municipal Registrar