

ORDINANCE NO. 18-2019

ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT 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, County of Camden, State of New Jersey (the "City"), by way of Resolution No. 239-2019 adopted on October 24, 2019, the Mayor and Council of the City of Gloucester City (the "City Council") declared Block 193, Lot 3 within the City as a Condemnation Redevelopment Area (the "Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq., specifically N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by a City Ordinance and said Redevelopment Plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan entitled "Redevelopment Plan 804 Essex Street Block 193, Lot 3, Gloucester City, Camden County, New Jersey" (the "Redevelopment Plan"), dated September 2019, has been prepared for the Redevelopment Area; and

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

WHEREAS, the City Council has determined that it is in the best interest of the Borough to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the City and specifically Block 193, Lot 3; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the City Council adopted a Resolution referring the Redevelopment Plan to the City of Gloucester City Planning/Zoning Board (the "Planning Board") for review and approval following introduction and first reading; and

WHEREAS, the Planning Board held a public hearing on September 18, 2019 and recommended that the Redevelopment Plan for Block 193, Lot(s) 3, be adopted; and

WHEREAS, the Redevelopment Plan for the Redevelopment Area meets the requirements of N.J.S.A. 40:12A-1 et seq., and is consistent with the City's Master Plan; 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 attached Redevelopment Plan to effectuate redevelopment and rehabilitation within the City and specifically Block 193, Lot 3; 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 said Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development, redevelopment and rehabilitation of the City, 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 Redevelopment Plan entitled "Redevelopment Plan 804 Essex Street Block 193, Lot 3, Gloucester City, Camden County, New Jersey", dated September 2019, for the City of Gloucester City and specifically Block 193, Lot 3.

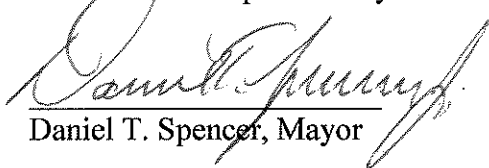
Section 4. The City Council of the City of Gloucester City shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 5. The Redevelopment Plan shall constitute an overlay zone to the extent set forth therein.

Section 6. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of 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 7. This Ordinance shall take effect after final adoption and publication according to law.

BE IT FURTHER ORDAINED that all prior Ordinances inconsistent with this Ordinance are repealed only to the extent of any such inconsistency.


Daniel T. Spencer, Mayor

Passed on First Reading: October 17, 2019

Adopted by the Mayor and Common Council of Gloucester City this 26th day of November, 2019.


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