

PUBLIC NOTICE

Pursuant to N.J.S.A. 40:49-2.1, notice is hereby given that the following ordinance is being adopted pursuant to the Municipal Land Use Law and is substantially consistent with the land use plan element and the housing plan element of the Master Plan according to N.J.S.A. 40:55D-62(a).

ORDINANCE TO ADOPT GLOUCESTER CITY DEVELOPMENT ORDINANCE (ZONING AND LAND USE ORDINANCE) PURSUANT TO THE CITY'S MASTER PLAN AND TO REPEAL THE EXISTING ZONING ORDINANCE AND LAND USE ORDINANCE

The foregoing ordinance was introduced and passed at a meeting of the Common Council of the City of Gloucester City, County of Camden, State of New Jersey, held on the 5th day of December, 1996.

This Ordinance acts to repeal the existing Zoning Ordinance and replace it with a new Zoning Ordinance written to implement the City's new Master Plan.

The principal objectives and provisions of the Ordinance are as follows: (a) To encourage municipal action to guide the appropriate use of development of all lands in the City in a manner which will promote the public health, safety, morals and general welfare; (b) To secure safety from fire, flood, panic and other natural and man made disasters; (c) To provide adequate light, air and open space; (d) to provide the establishment of appropriate population densities and concentrations which will contribute to the well-being of persons, neighborhoods and communities, and preservation of the environment; (e) to encourage the appropriate and efficient expenditure of public funds by coordination of the public development with land use policies; (f) to provide sufficient space in appropriate locations for a variety of residential,

recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all Gloucester City and New Jersey citizens; (g) to encourage the location and design of transportation routes, which will promote the free-flow of traffic, while discouraging the location of such facilities and routes which result in congestion or blight; (h) to promote a desirable visual environment through creative development techniques and good civic design and arrangements; (i) to promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through the improper use of land; (j) to encourage planned unit developments, which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site; (k) to promote senior citizen community housing construction; (l) to encourage coordination of the various public and private procedures and activities, shaping land development with a view of lessening the cost of such development and to the more efficient use of land; (m) to promote the utilization of renewable energy resources; (n) to promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the state recycling plan goals and to complement municipal recycling programs.

Three copies of the Zoning Ordinance are on file in the office of the City Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of the Zoning Ordinance in pamphlet or other similar form which will be available for purchase from the City Clerk.

The City Clerk is hereby directed to give notice at least ten days prior to the hearing of the adoption of the Zoning Ordinance to the County Planning Board, and to others entitled pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of the Zoning Ordinance, after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Municipal Tax Assessor.

The public hearing on this proposed Ordinance, and Common Council's consideration for final passage, will be held on the 2nd day of January, 1998 at 8 p.m. at the Gloucester City Courthouse.

MARY A. MORAN, CLERK
City of Gloucester City