

ORDINANCE No. 16-2012

AN ORDINANCE OF THE CITY OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY,
ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 71, LOTS 1 & 2 KNOWN AS THE
MARKET STREET REDEVELOPMENT PROJECT

WHEREAS Common Council in accordance with the law has determined that Block 71, Lots 1 & 2 are an area in need of redevelopment and has so designated same by Resolution #R-115-98; and

WHEREAS a Redevelopment Plan must be adopted to proceed with the project.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Gloucester City, County of Camden, State of New Jersey, as follows:

There is now adopted a Redevelopment Plan for Block 71, Lots 1 & 2;

1. Project Description

The Project is the demolition of the existing structures on the project site, subdivision of the two existing lots into three lots and the construction of three single family homes.

2. Relationship to Local Objectives

Common Council determines that the project will meet the goals of providing affordable housing.

Common Council determines that the project conforms to the Master Plan and existing zoning ordinances.

3. Land Uses & Building Requirement

The project conforms to the existing ordinances and shall conform to any requirements of the building code.

4. Relocation

The project does not involve the temporary or permanent relocation of any persons.

5. Properties to be Acquired

None.

6. Relationship to Other Plans

The project is in accordance with the master plans of surrounding municipalities and the State's Development and Redevelopment Plan in that the project demolishes unsuitable existing structures and provides for affordable housing for which there is a regional need.

7. Relationship to Local Zoning

The project complies with local zoning ordinances.

8. Relationship to the Local Master Plan

The project complies with the local Master Plan.

9. Approval Process

The project has received conceptual approval by Common Council and has been informally reviewed by the City Planning Board. Common Council shall provide the final approval and the City Planning Board will approve the proposed subdivision.

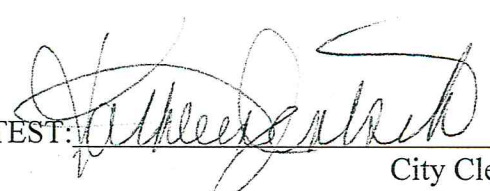
10. Redeveloper

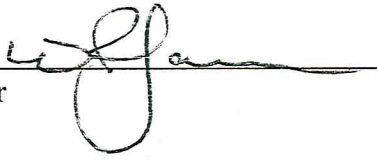
The redeveloper for the project shall be designated by Common Council in a resolution which will require a redevelopment agreement.

Any ordinance inconsistent with this ordinance, in whole or part, is hereby repealed, in whole or part as may be necessary to avoid inconsistencies.

This Ordinance shall become effective as provided by law.


ADOPTED THIS 16th DAY OF Aug, 2012 BY THE MAYOR AND COUNCIL OF THE CITY OF GLOUCESTER.

ATTEST: 
City Clerk

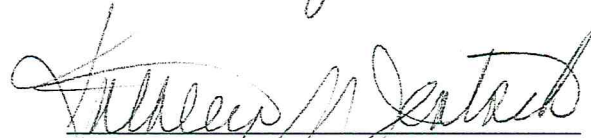

Mayor

PUBLIC MEETING

NOTICE is hereby given that the foregoing ORDINANCE was introduced and passed at a meeting of the Common Council of the City of Gloucester City, County of Camden, New Jersey, held on the 26th day of July, 2012 and will be considered for final passage after a public hearing at a meeting of the Common Council of the City of Gloucester City to be held on the 16th day of August, 2012 at 7:00 o'clock in the evening prevailing time at the City Hall, 313 Monmouth Street, Gloucester City, New Jersey.


Kathleen M. Jentsch, City Clerk

I hereby certify that the foregoing ORDINANCE was approved for final adoption by the Mayor and Common Council of the City of Gloucester City, County of Camden, State of New Jersey at a regularly scheduled meeting held on the 16th day of Aug 2012


Kathleen M. Jentsch, City Clerk