

MAR:dh
06-14-16

ORDINANCE MC- 4985
On Motion Of: Angel Fuentes
APPROVED: June 14th, 2016
ADOPTED: August 9th, 2016

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**ORDINANCE AUTHORIZING AN AMENDMENT TO THE CITY'S ZONING CODE
AND ZONING MAP**

WHEREAS, certain Articles of the Land Development Ordinance of the City of Camden at Section 577-1 et seq. need to be amended to revise the City's Zoning Codes to conform with recent growth and development within the City; and

WHEREAS, City Council hereby directs the Planning Board to consider whether zoning amendments, as enumerated below, are consistent with the Master Plan of the City of Camden; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that:

SECTION 1. The following Zoning Districts shall be amended, consistent with the recommendations of the Planning Board, as follows:

- A. The GI-2 General Industrial Zone along Federal Street between 16th Street and South 19th Street south of Federal Street and 16th Street and State Street north of Federal Street shall be expanded as follows. The boundary of the GI-2 zone shall begin at the intersection of Federal Street and Linden Street and run east along the south side of Federal Street to center line of S. 16th Street; then south along the center line of S. 16th street to the center line of Carman Street; then along the center line of Carman Street east to the center line of S. 19th Street; then north to the south side of Federal Street; then east along the south side of Federal Street to the intersection of Federal Street and the center line of N. 19th Street; then north along the center line of N. 19th Street to the north side of Cooper Street; then east along the north side of Cooper Street to the east property line of Block 1190, Lot 1; then north along the east property line of Block 1190, Lot 1 to the southern lot line of Block 1189, Lot 3; then east along the southern lot line of Block 1189, Lot 3 to the center line of E. State Street; then northwest along the center line of E. State Street to the NJDOT railroad tracks; then west along the railroad tracks across the Cooper River to Linden Street; then south along Linden Street to the place of beginning. This amendment shall include those properties located at Block 116, Lot 15, Block 1181; Block 1182, Lot 5; Block 1184, Block 1185, Block 1186, Block 1187, Block 1188, Block 1189, Block 1190, Lot 1, and Block 1199.
- B. The LI-1 Light Industrial Zone located at E. State Street and River Avenue shall be expanded to include all of Block 847, Lot 2.
- C. The Zoning Map is and shall be amended to incorporate the changes to the GI-2 and LI-1 zones identified in this Ordinance.

SECTION 2. Article III, Section 577-20 shall be deleted in its entirety and replaced with the following to incorporate the changes to the zones identified in Section 1 of this Ordinance.

"The boundaries of the zoning districts are established on the map entitled "Zoning Map of the City of Camden" dated January 7, 1999 as revised July 29, 2008, and as further revised _____, 2016 [date of map that incorporates these amendments], which accompanies and is attached hereto, and is made part of this Ordinance dated _____."

SECTION 3. The term "Manufacturing" as defined in Article II, Section 577-18 is deleted in its entirety and replaced with the following:

"MANUFACTURING - an activity which involves the fabrication, reshaping, reworking, assembly or combining of products for sale to the general public from previously prepared materials, including the synthesis of chemical or chemical products or the processing of any raw materials in a manner duly regulated by the New Jersey Department of Environmental Protection. Manufacturing also includes light industrial operations such as electronic, machine parts, small component and paper product assembly, packaging or printing but excludes automobile assembly or milling activities.

SECTION 4. Article XIV, Section 577-97(A) of the GI-2 General Industrial Zone entitled Permitted Uses shall be amended as follows:

"Manufacturing operations, heavy industrial operations, food processing, fabrication and light manufacturing operations (such as electronics, machine parts, small component, and paper product assembly)."

SECTION 5. Article XI, Section 577-82(A) of LI-1 Light Industrial Zone entitled Permitted Uses shall be amended to include "packaging, paper products assemblage or printing."

SECTION 6. Article XVII, Section 577-112(K) of the OLI Office Light Industrial Zone entitled Permitted Uses shall be amended to include "packaging, paper products assemblage or printing."

SECTION 7. The City Clerk shall have this ordinance published once, not less than (10) days instead of one (1) week prior to the second reading.

SECTION 8. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 9. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistencies only.

SECTION 10. This ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

SECTION 11. The Municipal Clerk shall, within sixty (60) days after this ordinance becomes effective, file a certified copy of this ordinance, together with a copy of the proof of publication, in the Office of the Camden County Clerk/Register of Deeds with instructions that the certified copy of this ordinance be recorded and properly indexed in the street vacation book.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this ordinance, and the action by the Commissioner regarding this ordinance shall supersede any action by the Mayor on the same ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: June 14, 2016


The above has been reviewed
and approved as to form.



MARC A. RIONDINO
City Attorney



FRANCISCO MORAN
President, City Council



DANA L. REDD
Mayor

ATTEST: 

LUIS PASTORIZA
Municipal Clerk

Francisco Moran
President
Councilperson, 3rd Ward

Dana M. Burley
Councilperson, 1st Ward

Brian K. Coleman
Councilperson, 2nd Ward

Luis A. Lopez
Councilperson, 4th Ward



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Jason Asuncion, Esq.
Counsel To Council

Luis Pastoriza, R.M.C.
Municipal Clerk

MEMORANDUM

DATE: August 16, 2016
TO: Dana L. Redd, Mayor
FROM: Luis Pastoriza, Municipal Clerk
RE: Ordinance Final Passage – (MC-4985)

**Ordinance authorizing an amendment to the City's Zoning Code and
Zoning Map**

In accordance with Rule XIX of the Administrative Code of the City of Camden (Rules of Procedure governing the City Council), I am delivering to you the attached ordinance adopted by City Council at a **regular** meeting held on **8-9-16**. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed his /her signature thereto or after the expiration of **ten (10) days** from the date of its delivery to the Mayor in any event."

OFFICE OF THE MAYOR

Received by: *Maria Con...* Date: 8/14/16
Date of Approval: 8/18/16