



# AGENDA

## CITY OF CAMDEN CITY COUNCIL REGULAR MEETING

*August 9<sup>th</sup>, 2016 – 5:00 P.M.*

*Honorable Francisco "Frank" Moran, President*

*Honorable Curtis Jenkins, Vice President*

*Honorable Dana M. Burley*

*Honorable Luis A. Lopez, Ph.D.*

*Honorable Brian K. Coleman*

*Honorable Marilyn Torres*

*Honorable Angel Fuentes*

*Honorable Dana L. Redd, Mayor*

*Marc Riondino, City Attorney*

*Jason Asuncion, Council Attorney*

*Luis Pastoriza, Municipal Clerk*



## CITY COUNCIL AGENDA

TUESDAY, AUGUST 9<sup>TH</sup>, 2016 – 5:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

APPROVAL OF MINUTES

### COMMUNICATIONS

1. **Check registers** of the City of Camden for the period of **June 30<sup>th</sup>, 2016 through July 24<sup>th</sup>, 2016**
2. **Payroll registers** of the City of Camden for the period of **July 29<sup>th</sup>, 2016**

### OLD BUSINESS

#### Office of City Council

##### 1<sup>st</sup> reading Tabled 5/10/16

1. Ordinance creating City of Camden **Resident Identification Card Program**

#### Department of Finance

##### 2<sup>nd</sup> Reading Tabled 3/8/16

2. An Ordinance of the City of Camden, County of Camden, New Jersey, authorizing the guaranty by the City of the payment of the principal of and interest on City Guaranteed Revenue Bonds (**Camden Waterfront Parking Garage Project**) in the aggregate principal amount not to exceed \$25,000,000 to be issued by the Camden County Improvement Authority on behalf of the Parking Authority of the City of Camden, and for the purpose of providing additional security for the payment of said bonds; and determining certain matters in connection therewith

#### Office of the City Attorney

##### 2<sup>nd</sup> reading Tabled 5/10/16

3. Ordinance **amending Chapter 115** of the City Code, **Adopt a Street and Lot Program**, Adopted by the City Council of the City of Camden on June 28, 1990 by Ordinance No. Mc-2555

Office of City Council

2<sup>nd</sup> reading Tabled 6/14/16

4. Ordinance **amending chapter 12, affirmative action**, of the code of the city of Camden
5. Resolution honoring **Dr. Lawrence Ragone** for his contributions and generous efforts toward the betterment of the City of Camden and its residents

Office of the City Attorney

2<sup>nd</sup> reading Tabled 7/12/16

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

**ORDINANCES – FIRST READING**

Office of the City Attorney

1. Ordinance **authorizing the vacation** of a portion of Wright Avenue located between 11<sup>th</sup> Street and Federal Street and Newton Avenue and Federal Street
2. Ordinance authorizing the execution of a **Utility Easement with Rutgers**
3. Ordinance adopting amended and restated (amendment #1) to **Admiral Wilson North Redevelopment Plan**

**ORDINANCES – SECOND READING & PUBLIC HEARING**

Office of the City Attorney

1. Ordinance authorizing a lease agreement between the City of Camden and **Cooper Lanning Square Renaissance School Facilities, Inc. (CLSRSF, INC.)**

Department of Administration

2. An Ordinance further amending and supplementing an Ordinance entitled, “An **Ordinance fixing the salary ranges** to be paid to certain officers and employees in the classified and unclassified service of the City of Camden” Adopted December 23, 1982 (MC-1917)
3. An Ordinance further amending and supplementing an Ordinance entitled, “An **Ordinance fixing the salary ranges** to be paid to certain officers and employees in the classified and unclassified service of the City of Camden” Adopted December 23, 1982 (MC-1917)
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Department of Public Works

6. An Ordinance designating certain areas in the City of Camden “**As Handicapped Parking Only**”

Department of Finance

7. Ordinance Authorizing State FY2017 Model Ordinance to Exceed the Municipal Budget Appropriation Limits and to **Establish a Cap Bank**.

Department of City Attorney

8. Ordinance renaming portion of Mt. Ephraim Avenue North of S. 11<sup>th</sup> Street and South of CR 537 to **Subaru Drive**

Department of Public Works

9. Ordinance amending an Ordinance providing for the approval and adoption of a map depicting the locations and boundaries for the **Drug Free School Zones** and the **Drunk Driving Zones** and making an official finding and record of the locations and boundaries of such zones

Department of Planning & Development

10. Ordinance **Amending and Supplementing The City Of Camden Zoning Ordinance**, Chapter 577 Pertaining To Flood Damage Prevention

**RESOLUTIONS**

Office of City Council

1. Resolution recognizing **Taiwan Lamb** as the City of Camden Employee of the month for September 2016
2. Resolution authorizing a **ceremonial street name** on N. 28<sup>th</sup> Street, beginning at Westfield Ave., through Cramer, High, Saunders, Mitchell, Howell, Thompson, ending at Pleasant St. to “**Connie Williams Way**”
3. Resolution authorizing a **ceremonial street name** on Penn Street, beginning at Friends through N. Third St. and ending at Delaware Ave. (A.K.A. Jersey Joe Wolcott Blvd.) to “**Frank Fulbrook Way**”
4. Resolution encouraging NJEDA to support **IDEA’S Performing Arts Center in Camden**

Office of the City Attorney

5. Resolution authorizing the City to execute Note Modification Agreement

Department of Code Enforcement

6. Resolution authorizing a reimbursement for certificate of Rental Approval to **Munawar Bashir**

Department of Planning & Development

7. Resolution authorizing the reduction of performance guarantee under site improvement performance surety bond for **Philadelphia 76ers** practice facility and office building 55 Harbour Boulevard, Camden, NJ 08101

8. Resolution authorizing amendment #13 to contract no. 12-04-234 between the City of Camden and **Neighborhood Housing Services**

**Department of Finance**

9. Resolution authorizing the refund of unapplied cash (Code 46) to **Heart of Camden**
10. Resolution authorizing the **transfer of recording and cancellation fees** to current taxes for various blocks/lots in the City of Camden
11. Resolution authorizing the transfer of **recording and cancellation fees** to current taxes for various blocks/lots in the City of Camden
12. Resolution authorizing the refund of unapplied cash (Code 46) to **Pro Cap III, LLC**
13. Resolution authorizing the **transfer of credits** from state FY2016 to State FY2017
14. Resolution authorizing a refund of overpayment to **Dhamiri Maddred** for property located at 1440 Kenwood Avenue Block/Lot 1295/22
15. Resolution authorizing the **cancellation of CCMUA charges** from certificate #16-00203
16. Resolution authorizing the **cancellation of CCMUA charges** from certificate #992699
17. Resolution authorizing the **reduction of lien amount** for Block 1143, Lot 1 per recommendation of lien review committee
18. Resolution authorizing **temporary emergency budget appropriations** for the fiscal year 2017
19. Resolution authorizing a refund to **MTAG CUST/FTG** cap due to bankruptcy

**Department of Public Works**

20. Resolution authorizing a contract to **Command Co., Inc.**, 1318 Antwerp Avenue, Egg Harbor City, NJ 08215-2865

**Bureau of Purchasing**

21. Resolution authorizing a contract for bid #16-06 to **Multi-Temp Mechanical, Inc.**, 1000 Delsea Drive, Ste B1, Westville, NJ 08093 to provide emergency electrical repairs and installation services on an as needed basis for City building/locations for a period of two(2) years
22. Resolution authorizing a contract for bid #16-07 to **JJM Plumbing Co., Inc.**, 13 W. 9<sup>th</sup> Avenue, Glendora, NJ 08029 to provide emergency plumbing repairs and installation services on an as needed basis for city buildings/locations for a period of two (2) years
23. Resolution **rescinding Resolution MC-13:3259 R#20** "Ratifying an emergency contract to "Original" W. Hargrove Demolition Company 1507 E. State Street,

Camden, NJ 08105” and authorizing a contract to Winzinger Inc., 1704 Marne Highway, Hainesport, NJ 08036

**PUBLIC COMMENT**

**ADJOURNMENT**



# *Communications*

C-1



JUL 25 A 8 21  
MUNICIPAL CLERK OFFICE  
CAMDEN, N.J.

***City of Camden***  
**DEPARTMENT OF FINANCE**  
***Office of the Director***

***MEMORANDUM***

**TO:** Honorable Francisco "Frank" Moran, City Council President  
Luis Pastoriza, Municipal Clerk

**FROM:** Glynn E. Jones, Finance Director 

**DATE:** July 25, 2016

**SUBJECT:** **CHECK REGISTER-Communications for Forthcoming City Council Meeting-August 9, 2016**

Attached, please find the Check Registers for the City of Camden for the period of June 30, 2016 through July 24, 2016.

The Check Registers represent the checks written from various funds of the City.

Please include this communication in the Agenda for the forthcoming Council Meeting to be voted on for approval.

Please contact me at extension 7582, if you have any questions.

GEJ/cmb  
Attachments

cc: Honorable Dana Redd, Mayor

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Range of Checking Accts: First                      to Last                      Range of Check Dates: 07/01/16 to 07/24/17  
Report Type: All Checks                      Report Format: Super Condensed    Check Type: Computer: Y    Manual: Y    Dir Deposit: Y

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
<b>Report Totals</b>					
			<u>Paid</u>	<u>Void</u>	
		Checks:	0	0	0.00    0.00
		Direct Deposit:	0	0	0.00    0.00
		Total:	<u>0</u>	<u>0</u>	<u>0.00</u> <u>0.00</u>

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C-2



2016 JUL 26 A 8:20  
MUNICIPAL CLERK OFFICE  
CAMDEN, N.J.

*City of Camden*  
**DEPARTMENT OF FINANCE**  
*Office of the Director*

**MEMORANDUM**

**TO:** Honorable Francisco "Frank" Moran, City Council President  
Luis Pastoriza, Municipal Clerk

**FROM:** Glynn E. Jones, Finance Director

**DATE:** July 25, 2016

**SUBJECT: PAYROLL REGISTER SUMMARY- Communications for  
Forthcoming City Council Meeting- August 9, 2016**

Attached, please find the Payroll Register Summary for the City of Camden for the pay period of July 29, 2016, detailed information is available upon request to the Mayor's Office.

Please include this communication in the Agenda for the forthcoming Council Meeting to be voted on for approval.

Thank you.

GEJ/cmb  
Attachments

cc: The Honorable Dana L. Redd, Mayor

**COMPANY TOTAL HOURS EARNINGS STATUTORY DEDUCTIONS VOLUNTARY DEDUCTIONS NET PAY**

COMPANY CODE	REG	O/T	HOURS 3	HOURS 4	REG EARNINGS 3	REG EARNINGS 5	O/T EARNINGS 4	GROSS	FIT	SS	MED	STATE	SUI/DI	LOCAL	TOTAL DEDUCTIONS	NET PAY
EXE	1,391.92	.00	.00	3,625.75	1,304,166.38	1,544,651.00	57,515.12	1,803,172.50	172,834.53	46,631.56	21,073.69	52,303.90	2,697.33	87.98	1,067,928.16	668
																177,917.03

**HOURS ANALYSIS:**

63.00	10	SUSQUA	3,307.33	15	ST/O	16	1&1/2
4,110.24	A	ACT.ST	16.07	B	RETRO	C	CLOTH
700.00	E	TOOL	18,825.15	K	SICK	M	ADJUST
525.00	T	AUTO	2,800.43	V	VAC.	10	SUSQUA
11,108.45	16	1&1/2	111.00	FIN	FINES	OCC	ONCALL
2,035.10	SUS	SUSPN	415.82	VEH	VEHICL	2TL	

**MEMO ANALYSIS:**

677.94	D	DCRPR	9.10	G	G.T.L.	1,436,715.29	P
52,154.03	56	NJ	149.87	59	PA		
2,697.33	56	NJ					
87.98	0104	PHILADELPHIA					

**STATUTORY DED. ANALYSIS:**

19.39	B	BKDCRP	6,554.19	D	ANUTY.	3,642.46	I	C.INS.	236.27	K	BKPN
282.74	O		66,565.82	P	PENS.	53,311.23	Q	PENS.	1,422.46	S	DCRP
310,232.97	U		91,122.42	V		20,716.92	W		31,085.11	1	LOAN
34,682.68	3	LOAN	72.01	6	INS AR	34.00	AM	AMPOST	2,531.69	CO	COLTAX
100.00	X1	GARN	271.92	13	VALIC	150.37	19	AFLAC	4,169.90	25	AFLAC
15.96	29	AF10MO	202,788.58	31		41,985.54	32		39,780.38	33	
1,333.00	34	PARK	79.00	35	WGFE	211.23	41	AGNCY	2,688.81	42	L.2578
5,210.53	43	LOC.78	2,310.00	44	BUFF	3,900.00	45	CNC.10	4,987.00	51	CR UN
15,025.00	52	F.C.R.	450.00	53	LPFFA.	2,490.00	56	HOUSE	60.00	57	P.A.C.
408.99	62	GARN\$	5,788.34	66		1,232.50	68	BANK	713.25	69	GARSH
360.00	70	BANK	150.00	71	LEVY	967.82	73	GARN	50.00	74	GARN
12,652.81	75	CHILD	2,947.80	76	CHILD	1,310.30	77	CHILD	220.00	78	CHILD
460.00	79	WAGES	396.64	ADD	ADD	5,722.99	BN1		150.00	BN2	
3,302.43	BN5		700.00	BN6		8,112.91	CPL	COUPLE	40,712.32	FAM	FAMILY
15,545.43	PCH	PARENT	13,356.61	SIN	SINGLE	1,062.06	VPL	VOLLIF	25.52	41C	CWASAS
28.90	41S	CWASUP	67.50	45C	CWASTG	963.46	45S	CWAFUL			



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*Old Business*

FUENTES  
05-10-16

**ORDINANCE CREATING CITY OF CAMDEN RESIDENT  
IDENTIFICATION CARD PROGRAM**

**WHEREAS**, the City Council of the City of Camden ("City") understands many of Camden's residents are unable to obtain government-issued identification that is required to fully participate in society and access critical services, benefits, and cultural, educational, and civic opportunities. It is the intent of this City Council to further support Camden's standing in the South Jersey region as a welcoming and inclusive center for its rich diversity of residents. Further, it is the intent of the City Council that the City of Camden's Resident Identification Card Program should affirm the resident status of all City residents who will proudly carry and use the card; and

**WHEREAS**, Camden offers an array of cultural, educational, and civic opportunities meant to be accessible to all members of our community. City Council intends to create a City of Camden Resident Identification Card that can be used to expand access and incorporate more members of the City's diverse community into the rich fabric of civic life; and

**WHEREAS**, by authorizing the creation of this Program, City Council does not intend to expand identification requirements for access to basic services or exercise of constitutional rights. The program should not be used as a proxy to require individuals to produce government-issued identification to access services and benefits where such identification is not presently required, such as registering to vote, casting a ballot, or accessing government buildings.; and

**WHEREAS**, City Council seeks to preserve the safety and privacy of all Camden residents. It is the intent of City Council that personal data gathered during the Card application process should be destroyed or maintained confidentially, subject to the administrative needs of the Program, pertinent law, rule or regulation; and

**WHEREAS**, the City of Camden has determined that the creation of a City of Camden Resident Identification Card Program would be in the best interests of all Camden's residents and help effectuate efficient, effective, and participative government; and

**WHEREAS**, City Council has received testimony from the public, administration officials, and experienced advocates as to the substantial and significant personal benefits in creating a City Resident Identification Card Program; now, therefore

**BE IT ORDAINED**, by the City Council of the City of Camden as follows:

**SECTION 1. ESTABLISHMENT**

The City of Camden's Resident Identification Card Program ("City Resident ID Program") is hereby established. It shall operate for the benefit of all residents of the City of Camden who can prove their identity and residency in accordance with the terms of this Ordinance as set forth in this Chapter.

**SECTION 2. DEFINITIONS**

- A. "City of Camden Resident Identification Card" (hereinafter, "City Resident ID Card") shall mean a Camden resident identification card issued by the City pursuant to this Chapter.
- B. "City" shall mean the City of Camden.
- C. "Resident" shall mean a person who can establish that he or she is a current resident of the City of Camden pursuant to Section 5 of this Chapter.

**SECTION 3. ADMINISTERING DEPARTMENT**

- A. The Municipal Clerk's Office shall be designated as the Department to administer the City of Camden Resident Identification Card Program and shall promulgate all rules necessary to effectuate the purposes of this Chapter in consultation with the City Administration.
- B. The Municipal Clerk's Office, in consultation with the City Administration, shall issue such policies and procedures necessary to effectuate the purposes of this Chapter; including, the designation of access sites (including at least one site within each of the four (4) wards of the City of Camden), where applications for such cards shall be made available for pick-up and submission.
- C. The City Administration shall also make the applications available online on the City of Camden's website and through other official City forums and events.
- D. The provisions of this Section shall be subject to the City Administration identifying and providing the necessary additional funding required to implement, operate, and maintain the Camden Resident ID Program, including, without limitation, the funding of Program start-up costs; purchasing of needed equipment; and hiring or compensation of any necessary additional staff.
- E. The additional duties and responsibilities imposed hereunder on the Municipal Clerk's Office shall not in any way diminish the Office's statutory responsibilities and related current service delivery levels.
- F. All fees received from the issuance of Resident ID Cards shall be deposited in a City account specifically designated and established by the City Administration for the on-going funding of the Program.

**SECTION 4. ISSUANCE OF MUNICIPAL IDENTITY CARDS**

- A. The City Resident ID Card shall be available to any resident of Camden, regardless of his or her race, color, creed, age, national origin, alienage or citizenship status, gender, sexual orientation, disability, marital status, partnership status, any lawful source of income, housing status, status as a victim of domestic violence or status as a victim of sex offenses or stalking, or conviction or arrest record, provided that such resident is able to meet the requirements for establishing his or her identity and residency set forth in this Chapter and any applicable policies and procedures established by the Municipal Clerk's Office, in consultation with the City Administration.
- B. The City Resident ID Card shall display at minimum the applicant's full name, photograph, address, date of birth, signature, card issue and expiration dates. The Municipal Clerk's Office, in consultation with the City Administration, shall, through policy and procedure it establishes as required by this Chapter, create guidelines to protect the addresses of victims of domestic violence or alternate requirements for applicants who lack a permanent address. Such card shall also, at the cardholder's option, display the cardholder's self-designated gender. Such identification card shall be designed in a manner to deter fraud which may include: bar codes, serial numbers, watermarks, City Seal, and other security protections to deter fraud.

[DRAFT: 4-15-16  
FOR INTERNAL REVIEW]

- C. The Municipal Clerk's Office, in consultation with the City Administration, shall establish a reasonable application fee for City Resident ID Cards and adopt rules permitting residents who cannot afford to pay such fee to receive a full or partial waiver.
- D. The City of City Resident ID Card is valid for one (1) year from date of issuance. Residents age fourteen (14) or over may apply for a card. Relocation out of Camden invalidates the City Resident ID Card and shall be returned to the City for destruction.
- E. The fee for the issuance of the City of City Resident ID Card shall be \$15.00 for adults and \$7.00 for children, veterans, disabled and senior citizens. Renewal of card shall be \$15.00 and change of information shall be \$7.00.
- F. The Municipal Clerk, with the prior approval of the City Business Administrator, may adopt rules permitting residents who cannot afford to pay such fee(s) to make a hardship application and to be granted a full or partial waiver of the fee. The Municipal Clerk, with the prior approval of the City Business Administrator, may in full or in part waive the fee for the City Resident ID Card, if an applicant can establish a hardship exemption. Applicants may file for a hardship exception waiver during application's intake process. In order for the City to consider an applicant for a hardship waiver, the applicant must demonstrate and have proof of one of the following circumstances:
  - (1) Applicant is currently homeless; or
  - (2) Applicant is currently unemployed; or
  - (3) Applicant has filed for bankruptcy within the last 6 months; or

AN INDIVIDUAL HAVING ANY OF THE ABOVE CIRCUMSTANCES DOES NOT GUARANTEE THE CITY'S GRANTING OF A HARDSHIP WAIVER ON SUCH BASIS. ALL HARDSHIP WAIVERS MUST BE APPROVED IN ADVANCE BY THE BUSINESS ADMINISTRATOR.

**SECTION 5. PROOF OF CAMDEN RESIDENCY AND IDENTITY**

In order to obtain a City Resident ID Card an applicant must establish his/her identity and residency within the City of Camden as follows:

- A. Use of Point System. The Municipal Clerk's Office shall, through the policy and procedure it establishes in consultation with the City Administration, create a point system to ensure uniformity and non-biased requirements by which individuals may establish identity and residency. If the individual is a minor, proof must be furnished on behalf of said minor by the individual's parents or legal guardian or by a court of competent jurisdiction. The Municipal Clerk, through its policies and procedures, shall determine the weight to be given to each type of document provided in this Section, and require that at a minimum an applicant produce more than one (1) document to establish identity. If the Municipal Clerk does not set a point weight for any of the documents listed in Subsection B below, the point weights set forth in Subsection B for each document shall be the default weight of a document.

**[DRAFT: 4-15-16  
FOR INTERNAL REVIEW]**

- B. Unless otherwise established by the Municipal Clerk, through its policies and procedures and in consultation with the City Administration, the validation and verification process shall be based on a six (6) points system requiring at least four (4) points providing of identity and two (2) points providing of residency.
- C. Proof of identity. In order to establish identity, an applicant shall be required to produce one or more of the following documents, current as of the date of the applicant's City Resident ID Card application, which shall have the accompanying point weights indicated in parentheses below, unless otherwise set by the Municipal Clerk per Subsection A above:
- (1) a U.S. or foreign passport (4 POINTS);
  - (2) a State of New Jersey Motor Vehicles Driver's License or Permit (4 POINTS);
  - (3) a State of New Jersey Identification Card with photograph (4 POINTS);
  - (4) a U.S. Permanent Resident card ("Green Card") (4 POINTS);
  - (5) a Social Security card (3 POINTS);
  - (6) a Consular identification card with photograph (3 POINTS);
  - (7) a current Visa issued by a government agency or current U.S. Work Permit (3 POINTS);
  - (8) a photograph identification card with name, address, date of birth, and expiration date issued by another country to its citizens or nationals as an alternative to a passport for re-entry to the issuing country (3 POINTS);
  - (9) a national identification card with photograph, name, address, date of birth, and expiration date (3 POINTS);
  - (10) a Camden Resident ID Card (for information changes or renewals) (3 POINTS);
  - (11) a U.S. or foreign military identification card (2 POINTS);
  - (12) a certified copy of U.S. or foreign birth certificate (2 POINTS);
  - (13) a current foreign driver's license with photograph (1 POINT);
  - (14) a U.S. individual taxpayer identification number (ITIN) authorization letter or card with accompanying photograph (1 POINT);
  - (15) an electronic benefit transfer (EBT) card (1 POINT); or
  - (16) any other documentation that the Municipal Clerk deems acceptable (1 POINT).
- D. Proof of Residency. In order to establish residency, an applicant shall be required to produce one or more of the following items each of which must show the applicant's name and residential address located within the city and must be dated no more than sixty (60) days prior to the date such document is presented, except as otherwise indicated in this paragraph:

[DRAFT: 4-15-16  
FOR INTERNAL REVIEW]

- (1) a U.S. or foreign passport (4 POINTS);
- (2) a State of New Jersey Motor Vehicles Driver's License or Permit (4 POINTS);
- (3) a State of New Jersey Identification Card with photo (4 POINTS);
- (4) a U.S. Permanent Resident card ("Green Card") (4 POINTS);
- (5) a utility bill (2 POINTS);
- (6) local a hospital bill (2 POINTS);
- (7) a current residential property lease (2 POINTS);
- (8) a City of Camden property tax statement dated within one year of the date it is submitted (2 POINTS);
- (9) a local real property mortgage payment receipt (2 POINTS);
- (10) proof that the applicant has a minor child currently enrolled in a school located within the City (2 POINTS);;
- (11) a bank account statement (1 POINT);
- (12) an employment pay stub(1 POINT);
- (13) a jury summons or court order issued by a federal or state court (1 POINT);
- (14) a federal or state income tax or refund statement dated within one year of the date it is submitted (1 POINT);
- (15) an insurance bill (homeowner, renter, health, life, or automobile insurance) (1 POINT);
- (16) written verification issued by a homeless shelter that receives city funding confirming at least fifteen (15) days residency (1 POINT);
- (17) written verification issued by a hospital, health clinic or social services agency located within the City confirming at least fifteen (15) days residency (1 POINT); or
- (18) Any other documentation that The Municipal Clerk's Office deems acceptable (1 POINT);.

The Municipal Clerk's Office, in consultation with the City Administration, shall create alternative methods by which individuals who are homeless can establish residency notwithstanding the lack of a fixed address.

**SECTION 6. CONFIDENTIALITY OF MUNICIPAL ID CARD APPLICATION INFORMATION.**

- A. The records relating to the application and issuance of the City Resident ID Cards shall be maintained in accordance with all applicable laws, rules, and regulations.
- B. The City shall exercise its best efforts to protect the confidentiality of all City Resident ID Card applicants to the maximum extent allowable under applicable laws, rules, and regulations.

- C. To the extent deemed by the Municipal Clerk to be unnecessary for the purposes of administering the City Resident ID Program and/or not otherwise required under applicable laws, rules, and regulations, the City shall not retain originals or copies of records provided by an applicant to prove identity or residency for a City Resident ID Card.
- D. The City shall not disclose personal information obtained from an applicant for a City Resident ID Card to any public or private entity or individual, including federal, state, or city immigration or law enforcement entities unless required by a court of competent jurisdiction; or authorized in writing by the individual to whom such information pertains; or when such individual is a minor or is otherwise not legally competent, by such individual's parent or legal guardian; to a requesting City department for the limited purpose of administering the program or determining or facilitating the applicant's eligibility for additional benefits or services or care; and provided that such disclosure is made in accordance with all applicable laws, rules, and regulations.

#### **SECTION 7. ACCESS TO SERVICES**

- A. All City agencies and offices, and all City employees, including law enforcement officers, shall accept such Card as proof of a person's identity and residency in Camden.
- B. The City shall support the expansion of the benefits associated with the City Resident ID Card, including encouraging eligible persons to apply for the Card and reasonably promoting the acceptance of the City Resident ID Card by banks, financial institutions, and other public and private institutions.
- C. City agencies and officers shall not require the possession of a City Resident ID Card where identification is not already required to obtain City services. Provided, however that agencies may require the possession of a City Resident ID card to obtain benefits or privileges offered exclusively to those persons who possess a City Resident ID Card as an incentive for persons to apply for such Card.

#### **SECTION 8. LANGUAGE ASSISTANCE SERVICES**

Unless otherwise required under applicable laws, rules and regulations, the Municipal Clerk's Office shall use reasonable efforts to provide language assistance to applicants for the City Resident ID Cards to facilitate access thereto. The Municipal Clerk's Office is authorized and encouraged to identify and implement measures, including but not limited to staff training, community outreach, and language assistance tools, to address the needs of limited English proficient individuals in the administration of the City Resident ID Card Program.

#### **SECTION 9: COUNTERFEIT AND FRAUDULENT CARDS**

No person or entity is to undertake any of the following acts, which shall be punishable by fine and/or penalty as provided under this Chapter:

- A. To knowingly present false information in the course of applying for the City Resident ID Card,
- B. To alter, copy, or replicate a the City Resident ID Card without the authority of the City of Camden, or

- C. To use the City Resident ID Card issued to another person, with the intent to cause a third person or entity to believe the holder of the card is the person to whom the card was issued.

**SECTION 10. DISCLAIMER.**

The City of Camden is providing the City Resident ID Card for identification and access to services provided by the City of Camden. The City does not act as guarantor or warrantor either of the information provided by the applicant for the City Resident ID Card or of/against acts, criminal or otherwise committed by the individual(s) while possessing or using the City Resident ID Card. The City does not waive any of its protections afforded under applicable laws, rules and regulations, including but not limited to the immunities under the New Jersey Torts Claims Act, N.J.S.A. 59:1-1 et seq., by processing or issuing the City Resident ID Card.

**SECTION 11. REPORTS TO MAYOR AND CITY COUNCIL.**

The Municipal Clerk shall submit a report to the Mayor and City Council on the status of the City Resident ID Card Program as may be requested by the Mayor and/or City Council. The report shall only include information pertinent to determine the effectiveness of the Program.

**SECTION 12. VIOLATIONS AND PENALTIES.**

Unless otherwise provided in this Chapter, penalties against persons violating the provisions of this article shall be imposed in accordance with the provisions of §1-16A of the City Code.

**SECTION 13:** Any portion of the City Code not herein amended and supplemented shall remain in full force and effect.

**SECTION 14:** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 15:** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**SECTION 16:** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**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.

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Date of Introduction: May 10, 2016

The above has been reviewed  
and approved as to form.

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MARC A. RIONDINO

[DRAFT: 4-15-16  
FOR INTERNAL REVIEW]

City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

\_\_\_\_\_  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

MAR:KC  
02-09-16

06-2

**AN ORDINANCE OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, NEW JERSEY, AUTHORIZING THE GUARANTY BY THE CITY OF THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON CITY GUARANTEED REVENUE BONDS (CAMDEN WATERFRONT PARKING GARAGE PROJECT) IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$25,000,000 TO BE ISSUED BY THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ON BEHALF OF THE PARKING AUTHORITY OF THE CITY OF CAMDEN, AND FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR THE PAYMENT OF SAID BONDS; AND DETERMINING CERTAIN MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, The Camden County Improvement Authority ("Authority") has been duly created by resolution of the Board of Chosen Freeholders ("Board") of the County of Camden, New Jersey ("County") as a public body corporate and politic of the State of New Jersey ("State") pursuant to and in accordance with the County Improvement Authorities Law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40:37A-44 et seq.*) ("Act"); and

**WHEREAS**, The Parking Authority of the City of Camden ("PACC") is a public body corporate and politic of the State and has been created pursuant to an ordinance, duly and finally adopted by the City Council of the City of Camden, County of Camden, New Jersey ("City"), pursuant to the Parking Authority Law, *N.J.S.A. 40:11A-1 et seq.* ("Parking Act"); and

**WHEREAS**, pursuant to the Parking Act, the PACC has heretofore determined to develop and construct certain parking facilities throughout the City to serve governmental, commercial and residential property owners and visitors of the City as part of the City's master development plan; and

**WHEREAS**, such parking facilities include the development and construction of a new, approximately 1,200 space, multi-level parking facility to be located on certain real property in the City identified as Block 139.02, Lot 1.01 on the Official Tax Map of the City of Camden, in order to provide much needed parking to the rapidly developing waterfront area of the City ("Garage Project"); and

**WHEREAS**, a portion of the funding for the Garage Project is available to the PACC through funds on hand and from certain funds to be received from other sources, including a grant from the New Jersey Economic Development Authority (collectively, the "Available Funds"); and

**WHEREAS**, the PACC has sought additional financing sources for the balance of the funding necessary to complete the Garage Project; and

**WHEREAS**, pursuant to the Act, the Authority is authorized to provide financing for the provision of Public Facilities (as defined in the Act), which includes the Garage Project, for use by the State, the County or any beneficiary county, or any municipality in any such county, or any two or more or any subdivisions, departments, agencies or instrumentalities of any of the foregoing, including the PACC, for their respective governmental purposes; and

**WHEREAS**, the Authority is also authorized by law to plan, design, acquire, construct, equip and furnish public facilities, including the Garage Project, on behalf of certain governmental units, including Rowan; and

**WHEREAS**, in furtherance of the development and construction of the Garage Project, the Authority has offered to provide assistance and support to the PACC, as owner of the Project, with respect to the acquisition, development, construction, installation and equipping thereof; and

**WHEREAS**, the Authority has also offered to provide financial assistance to the PACC in order to pay for those portions of the costs of the Garage Project not otherwise paid for or funded by the Available Funds of the PACC; and

WHEREAS, the PACC has determined that Authority possesses the skill and expertise necessary to develop and manage the development, construction and financing of large scale projects in a timely and cost-effective manner; and

WHEREAS, in furtherance of such determination, the PACC and the Authority have heretofore entered into a Shared Services Agreement ("Shared Services Agreement") pursuant to which the Authority has agreed to provide project development and management assistance to the PACC with respect to the Garage Project; and

WHEREAS, in addition, pursuant to the Shared Services Agreement, the Authority has agreed to provide conduit financing to provide funding for a portion of the costs of the Garage Project not otherwise paid for with Available Funds of the PACC; and

WHEREAS, the Authority now desires to authorize, issue and sell up to \$25,000,000, in one or more series, of its City Guaranteed Revenue Bonds (Camden Waterfront Parking Garage Project) ("Bonds"), the proceeds of which will be loaned to the PACC and, thereafter, utilized to: (i) pay for a portion of the costs of the development, construction and equipping of the Garage Project not otherwise paid for with Available Funds of the PACC pursuant to and in accordance with the Shared Services Agreement and the plans and specifications provided by PACC to the Authority; (ii) provide for capitalized interest on the Bonds; and (iii) pay the costs associated with the issuance of the Bonds (collectively, the "Project"); and

WHEREAS, the Bonds will be special, limited obligations of the Authority the payment of which will be secured by, *inter alia*, loan payments to be received from the PACC pursuant to the terms and conditions set forth in a Loan and Security Agreement between the Authority and the PACC ("Loan Agreement") in an amount sufficient to pay the principal of and interest on the Bonds when due, plus any additional fees and expenses charged by the Authority or owed to third parties; and

WHEREAS, pursuant to the Loan Agreement, the PACC shall pay to the Authority loan payments ("Loan Payments") until the amounts due and owing for the Bonds are paid in full; and

WHEREAS, the Loan Payments shall constitute general corporate obligations of the PACC payable from any available funds of the PACC including, but not limited to, revenues derived from the use and operation of the Garage Project; and

WHEREAS, in recognition of the economic importance of the continued development of the City, and the waterfront portion of the City in particular, and to induce the prospective purchasers of the Bonds to purchase the same and provide additional security to the holders thereof, the City desires, in accordance with Section 37 of the Act, *N.J.S.A. 40:37A-80*, to unconditionally and irrevocably guaranty the punctual payment of the principal of and interest on the Bonds as further described herein; now, therefore

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, NEW JERSEY (NOT LESS THAN TWO-THIRDS OF ALL THE MEMBERS THEREOF AFFIRMATIVELY CONCURRING), AS FOLLOWS:**

**Section 1.** This Ordinance shall be adopted by the City Council of the City in the manner provided for the adoption of a bond ordinance as provided in the Local Bond Law, constituting Chapter 169 of the Pamphlet Laws of 1960 of the State, and the acts amendatory thereof and supplemental thereto, *N.J.S.A. 40A:2-1 et seq.* ("Local Bond Law").

**Section 2.** Pursuant to and in accordance with the terms of the Act, specifically Section 37 thereof, *N.J.S.A. 40:37A-80*, the City is hereby authorized to and hereby shall unconditionally and irrevocably guaranty the punctual payment of the principal of and interest on the Bonds in an aggregate principal amount not exceeding \$25,000,000 to be issued for the purpose of undertaking and financing the Project as further described in the preamble hereof, such Bonds to be dated, to be in such form, to mature, to bear such rate or rates of interest and to be otherwise as provided or established in a bond resolution to be adopted by the Authority on or about March 8, 2016, and consistent with the provisions of the Act. The full faith and credit of the City are hereby pledged for the full and punctual performance of its payment obligations under this Ordinance.

**Section 3.** Upon endorsement of the Bonds referred to in Section 4 below, the City shall be unconditionally and irrevocably obligated to pay the principal of and interest on the Bonds

in the same manner and to the same extent as in the case of bonds issued by the City and, accordingly, the City shall be unconditionally and irrevocably obligated to levy *ad-valorem* taxes upon all taxable property within the City for the payment thereof without limitation as to rate or amount to the extent payment of the Bonds is not otherwise provided.

**Section 4.** The Mayor, Treasurer/Chief Financial Officer and Director of Finance are each hereby authorized and directed to execute on each of the Bonds, by manual or facsimile signature, language evidencing such guaranty by the City of the punctual payment of the principal of and interest thereon ("Guaranty"). The Guaranty shall be in substantially the following form:

**"GUARANTY OF CITY OF CAMDEN, COUNTY OF CAMDEN, NEW JERSEY**

The payment of the principal of and interest on the within Bond to the extent considered outstanding under the resolution of the Authority authorizing the Bonds is hereby fully and unconditionally guaranteed by the City of Camden, County of Camden, New Jersey ("City"), and the City is unconditionally liable for the payment, when due, of the principal of and interest on this Bond in accordance with its terms.

"IN WITNESS WHEREOF, the City has caused this Guaranty to be executed by the manual or facsimile signature of its [Mayor] [Treasurer/Chief Financial Officer] [Director of Finance].

**CITY OF CAMDEN, COUNTY OF CAMDEN,  
NEW JERSEY**

By: \_\_\_\_\_ "

**Section 5.** The Mayor, Treasurer/Chief Financial Officer, and Director of Finance are each hereby authorized to enter into, execute and deliver in the name of the City and on its behalf, a Guaranty Agreement ("Guaranty Agreement") setting forth such matters with respect to the guaranty authorized by this Ordinance as the Mayor, Treasurer/Chief Financial Officer or Director of Finance (after consultation with counsel to the County) deems appropriate, and the City Clerk and Deputy City Clerk are each authorized to attest to the signature set forth on the Guaranty Agreement and to affix the seal of the City to the Guaranty Agreement.

**Section 6.** It is hereby found, determined and declared by the City Council that:

(a) This Ordinance may be adopted notwithstanding any statutory debt or other limitations, including particularly any limitation or requirement under or pursuant to the Local Bond Law, but the aggregate principal amount of the Bonds which shall be entitled to the benefits of the guaranty pursuant to this Ordinance, being an amount not to exceed \$25,000,000, shall after their issuance be included in the gross debt of the County for the purpose of determining the indebtedness of the City under or pursuant to the Local Bond Law.

(b) The principal amount of Bonds entitled to the benefits of this Ordinance and included in the gross debt of the City shall be deducted and is hereby declared to be and to constitute a deduction from such gross debt under and for all the purposes of the Local Bond Law: (i) from and after the time of issuance of the Bonds until the end of the fiscal year beginning next after the completion of the Project; and (ii) in any annual debt statement filed pursuant to the Local Bond Law as of the end of said fiscal year or any subsequent fiscal year if the revenues or other receipts or moneys in such year relative to the Project are sufficient to pay its expenses of operation and maintenance in such year and all amounts payable in such year on account of the principal of and interest on all such guaranteed Bonds issued to finance the costs of the Project or as otherwise provided by law.

**Section 7.** The following matters are hereby determined, declared, recited and stated:

(a) The maximum principal amount of the Bonds which are hereby and hereunder guaranteed as to the punctual payment of the principal thereof and interest thereon is and the maximum estimated cost of the Project to be financed in accordance with the transaction contemplated hereby is \$25,000,000.

(b) The purpose described in this Ordinance is not a current expense of the City and no part of the cost thereof has been or shall be assessed on property specially benefited thereby.

(c) A supplemental debt statement of the City has been duly made and filed in the office of the City Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State, and such debt statement shows that while the gross debt of the City, as defined in the Local Bond Law, is increased by this Ordinance by \$25,000,000, in accordance with the provisions of the Act, the net debt of the County is not increased, and the obligation of the City authorized by or incurred pursuant to the terms of this ordinance is permitted by an exception to the debt limitations of the Local Bond Law which exception is contained in the Act.

**Section 8.** All ordinances or parts thereof, inconsistent herewith are hereby rescinded and repealed to the extent of any such inconsistency.

**Section 9.** This ordinance shall take effect at the time and in the manner provided by the Local Bond Law.

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

**Section 11.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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.

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Date of Introduction: February 9, 2016

The above has been reviewed  
and approved as to form.

  
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MARC A. RIONDINO  
City Attorney

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FRANCISCO MORAN  
President, City Council

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DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**Statement to be Published With Ordinance After Introduction.**

Public notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the meeting of the City Council of the City of Camden, County of Camden, New Jersey ("City") held on February 9, 2016. Further notice is given that said Ordinance will be considered for final passage and adoption, after a public hearing thereon, at a meeting of the City Council to be held at City Hall, 520 Market Street, Camden, New Jersey, on March 8, 2016 at \_\_\_\_ p.m. During the week prior to and up to and including the date of said meeting, copies of said Ordinance will be made available at the office of the City Clerk at City Hall for members of the general public who request the same.

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**LUIS PASTORIZA, City Clerk**

**Statement to be Published With Ordinance After Final Adoption.**

**STATEMENT**

The Ordinance published herewith has been finally adopted on March 8, 2016 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such Ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement.

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**LUIS PASTORIZA, City Clerk**

Rensed

06-3

MAR:yrh/jja  
4-12-16

**ORDINANCE AMENDING CHAPTER 115 OF THE CITY CODE, ADOPT A STREET AND LOT PROGRAM, ADOPTED BY THE CITY COUNCIL OF THE CITY OF CAMDEN ON JUNE 28, 1990 BY ORDINANCE NO. MC-2555**

**WHEREAS**, Chapter 115. Adopt a Street and Lot Program, was adopted by the City Council of the City of Camden on June 28, 1990 by Ordinance No. MC-2555; and

**WHEREAS**, the City of Camden sought to institute a program for community volunteers to clean and maintain the streets and lots in the City of Camden; and

**WHEREAS**, a continued effort is still welcomed and numerous individuals and groups have continued to express an interest in donating their time and service to become involved in a program for cleaner, neater lots and streets in various neighborhoods in the City of Camden; and

**WHEREAS**, the City of Camden by way of this Amending Ordinance seeks to update its rules and regulations with regard to the City's "Adopt A Street And Lot " Program; and

**WHEREAS**, this City Council deems it in the public's best interest to make the following updates and changes to the current "Adopt A Street And Lot " Program, which are set forth below; now, therefore

**BE IT ORDAINED**, by City Council of the City of Camden that, for all the reasons stated above, Chapter 115, of the City Code be, and hereby is, amended to include the following updated guidelines for the City's "Adopt A Street And Lot " Program:

**SECTION 1. Updated Guidelines To The Adopt-A-Lot Program:**

- A. Camden City property owners can "**ADOPT**" City-Owned Lot(s) (hereinafter referred to as an "Adopt A Lot") that are located adjacent to the property they own. Only Camden City property owners can apply for Adopt A Lot status (hereinafter referred to as an "Adoptee"). Any tenant who wants to adopt a lot(s) shall be required to have their landlord apply to the Adopt a Lot Program for such adoption.
- B. At all times, the City of Camden maintains full and continuous legal ownership of the adopted City-Owned Lots under an Adopt A Lot. The City's approval of an Adopt a Lot shall not be intended or construed as a grant to Adoptee of any ownership interest in the subject City-Owned Lot(s).
- C. The purpose of the Adopt A Lot is solely for the cleaning and beautification of City-Owned Lots. The Lot is permitted to be used to plant a floral or vegetable garden only. No other activities can be conducted on the Lot. The Adoptee is required to properly keep up with the maintenance of the Lot, which means the grass should be cut and the yard cleaned. The vegetable and/or flower gardens are to be kept nice and neat.
- D. It is suggested that all Adoptees complete a request to purchase the Lot(s) at the Bureau of City Properties in City Hall, 3<sup>rd</sup> Floor, Room 327-A, Camden, NJ as the maximum time period to Adopt a Lot is now three (3) years. Additional information in this regard can be provided by the City Properties upon request.
- E. An Adoptee must supply the City of Camden with a Certificate of Insurance, which shall evidence sufficient types and amounts of insurance coverage--as set by the City in its sole discretion--for the City against general liability while the Adopted Lot(s) is under the care and upkeep of the Adoptee.
- F. All Adopt A Lots will be issued signage designating the Lot(s) as an Adopted Lot.

G. Periodic inspections will be performed by the City to verify an Adoptee's compliance with the ordinances, rules and regulations governing Adopt A Lot. If an Adoptee is found by the City to not be in compliance, the City can immediately revoke its Adopt a Lot designation without any prior notice.

H. An Adoptee CANNOT engage in or do the following activities upon the Adopt A Lot:

1. Adoptee is **NOT PERMITTED** to park cars, trailers, boats or any other vehicle on the Adopted Lot.
2. Adoptee is **NOT PERMITTED** to plant trees on the Lot.
3. Adoptee is **NOT PERMITTED** to put any permanent structures on the Adopted Lot [For example, without limitation: No pools, car ports, driveways (concrete, asphalt etc.), sheds, garages, permanent playground equipment, etc.]
4. Adoptee is **NOT PERMITTED** to place large compost piles on the lot
5. Adoptee is **NOT PERMITTED** to conduct any business transactions of any kind on the Adopted Lot (For example, without limitation: No vegetable stands, no selling of cars, no car repairs, no yard sales, etc.).
6. Adoptee is **NOT PERMITTED** to rent, lease, sublet, sell, or assign the Adopted Lot to any person or organization.
7. Adoptee is **NOT PERMITTED** to remove the City Signage of the Adopted Lot.
8. Adoptee is **NOT PERMITTED** to conduct religious services on the Adopted Lot.
9. Adoptee is **NOT PERMITTED** to have ALCOHOLIC beverages on the Adopted Lot.
10. Adoptee is **NOT PERMITTED** to allow pets or any other animals to be housed or roam freely unleashed on the Adopted Lot.

I. Adoptees shall further comply with the following:

1. Fencing is the sole responsibility of the Adoptee.
2. Fencing CANNOT be higher than four (4) feet tall.
3. Adoptee shall not remove or change any existing fencing.
4. No cemented poles are to be erected by Adoptee.
5. If an Adoptee decides to cancel his/her Adopt a Lot privileges, ADOPTEE IS SOLELY RESPONSIBLE FOR, AND MUST IMMEDIATELY REMOVE, ALL FENCING THAT ADOPTEE ERECTED on the Lot.
6. An Adopted Lot, AT ANY TIME, can be removed from the Adopt-A-Lot Status
7. FOR ANY REASON DEEMED NECESSARY BY THE CITY OF CAMDEN, AT ITS SOLE DISCRETION, AND AT ANY TIME, if the City of Camden sells the Adopted Lot(s) and Adoptee is not the buyer of the Lot(s), Adoptee must immediately cease any and all activity on the lot. ADOPTEE IS SOLELY RESPONSIBLE FOR, AND MUST IMMEDIATELY REMOVE, ALL FENCING THAT ADOPTEE ERECTED on the Lot.

J. **COMMUNITY GARDENS**

1. Community Gardens are no longer permitted under Adopt A Lot program. Individuals or groups desiring to establish a Community Garden must enter into an appropriate License Agreement with the City of Camden.
2. The City of Camden does not provide a water source for any Adopt A Lot or Community Garden.
3. After harvest season, the ground must be tilled and leveled for a nice, neat and kept appearance for any Adopt A Lot or Community Garden.

**SECTION 2.** The proper officer(s) and office(s) shall be, and are hereby, authorized to make the necessary changes to effectuate the herein updated guidelines.

**SECTION 3.** Any portion of the City Code not herein amended and supplemented shall remain in full force and effect.

**SECTION 4.** All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency only.

**SECTION 5.** If any provision of this Ordinance is declared invalid, such invalidity shall not affect the other provisions of this Ordinance. Furthermore, the other provisions of this Ordinance are deemed to be severable and remain in full force and effect.

**SECTION 6.** This Ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**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.

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Date of Introduction: April 12, 2016

The above has been reviewed  
and approved as to form.

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MARC A. RIONDINO  
City Attorney

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FRANCISCO MORAN  
President, City Council

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DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

08-4

[DRAFT 5-9-16: O-7, FOR  
INTERNAL REVIEW]

MORAN  
05-10-16

**ORDINANCE AMENDING CHAPTER 12, AFFIRMATIVE ACTION,  
OF THE CODE OF THE CITY OF CAMDEN**

WHEREAS, Chapter 12, Affirmative Action, of the Code of the City of Camden ("City Code"), has been amended on previous occasions and needs to be further amended to effectuate efficient and effective government; now, therefore

**BE IT ORDAINED**, by the City Council of the City of Camden that Chapter 12, Affirmative Action, Article II. Review Council and Affirmative Action Officer, be, and hereby is amended as follows:

**[FOLLOWING DRAFT TEXT IS UNDER LEGAL REVIEW BY  
THE CITY ATTORNEY'S OFFICE]**

**SECTION 1:** §12-3. Membership of Council; terms of office, is hereby deleted in its entirety and replaced with the following new §12-3. Membership of Council; terms of office:

§ 12-3. Membership of Council; terms of office.

- A. The Affirmative Action Review Council ("Council") shall consist of seven (7) members. Initially, and thereafter in instances where the Council's membership is to be reconstituted in its entirety, the composition of the Council shall consist of four (4) members who shall be appointed for terms of two (2) years and three (3) members who shall be appointed for periods of one (1) year; thereafter, all members of the Council shall be appointed for terms of two (2) years.
- B. The Mayor and City Council shall each appoint two (2) of the initial 2-year term members provided in Section 12-3.A above.
- C. The Mayor shall appoint one (1) and City Council shall appoint two (2) of the initial 1-year term members provided in Section 12-3.A above.

**SECTION 2:** §12-4. Appointment of Council, is hereby deleted in its entirety and replaced with the following new §12-4. Appointment of Council:

§ 12-4. Appointment of Council.

- A. Three (3) members of the Affirmative Action Review Council shall be appointed by the Mayor and four (4) of the Council's members shall be appointed by City Council.
- B. The Mayor and City Council shall make every effort to include, as members of the Affirmative Action Review Council, representation from minority-owned businesses; organized labor; developers, contractors, and/or subcontractors' associations; and City government.
- C. The Mayor and the City Council shall appoint individuals to the Affirmative Action Review Council who are committed to the letter and spirit of this Chapter and the purpose and principles which it seeks to advance.

**SECTION 3:** §12-4. Appointment of Council is hereby deleted in its entirety and replaced with the following new §12-4. Appointment of Council.

**§ 12-5. Removal of Council members.**

Members of the Affirmative Action Review Council may be removed for nonperformance or neglect of duties or for other good cause by the Mayor, with the concurrence of the majority of City Council.

[DRAFT 5-9-16: O-7, FOR  
INTERNAL REVIEW]

**SECTION 4:** Any portion of the City Code not herein amended and supplemented shall remain in full force and effect.

**SECTION 5:** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 6:** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**SECTION 7:** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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: May 10, 2016

The above has been reviewed  
and approved as to form.

  
MARC A. RICCINO  
City Attorney

FRANCISCO MORAN  
President, City Council

DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

OB-5

FUENTES  
06/14/2016

**RESOLUTION HONORING DR. LAWRENCE RAGONE FOR HIS CONTRIBUTIONS AND GENEROUS EFFORTS  
TOWARD THE BETTERMENT OF THE CITY OF CAMDEN AND ITS RESIDENTS**

WHEREAS, Dr. Ragone was born in Camden New Jersey in 1928. He graduated from Camden High School, attended Temple University, and graduated from Pennsylvania College of Optometry in 1953. Dr. Ragone went into the military from 1953-1955 providing optometric services at Fort MacArthur Hospital, California, Osaka Army Hospital, Osaka Japan, and Yokohama Medical Facility, Yokohama, Japan; and

WHEREAS, Dr. Ragone, started his private practice in Camden, NJ in 1956. While maintaining his private practice in 1961, along with four other colleagues, he founded the South Jersey Eye Center, a non-profit facility that provides eye care services for all populations especially the underserved, uninsured, and underinsured people of Camden City. Dr. Ragone was well aware of the economic depression and social decline within the City. He sought to provide eye care services to those residents of Camden City and surrounding municipalities who were financially unable to receive care any other way. Although Dr. Ragone officially retired in 2015, the South Jersey Eye Center continues the fight against preventable and reversible vision loss for fifty-five years; providing more than 450,000 patient visits to populations of all ages; and

WHEREAS, Dr. Ragone through support from Camden City, Camden County officials, New Jersey State Legislators, Lions Clubs of District 16C, the establishment of the South Jersey Eye Center's Mobile Vision Clinic was realized in 1985. The Mobile Vision Clinic travels to schools, nursing homes, senior resident centers, and health fairs among other sites. Dr. Ragone has earned numerous awards and recognitions from various organizations from 1965 through 2014; and

WHEREAS, it is appropriate that this City Council of the City of Camden honor those individuals and who greatly contribute to the enrichment of the Camden community, and its residents by highlighting the remarkable talent flourishing in Camden; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that it hereby commends Dr. Lawrence Ragone for his humanitarian efforts and spiritual wishes on his journey.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**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 16<sup>th</sup> Street and South 19<sup>th</sup> Street south of Federal Street and 16<sup>th</sup> 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. 16<sup>th</sup> Street; then south along the center line of S. 16<sup>th</sup> street to the center line of Carman Street; then along the center line of Carman Street east to the center line of S. 19<sup>th</sup> 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. 19<sup>th</sup> Street; then north along the center line of N. 19<sup>th</sup> 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.

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Date of Introduction: June 14, 2016

The above has been reviewed  
and approved as to form.



\_\_\_\_\_  
MARC A. RIORDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

\_\_\_\_\_  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



*1<sup>st</sup> reading  
Ordinances*

0-1

**ORDINANCE AUTHORIZING THE VACATION OF A PORTION OF  
WRIGHT AVENUE LOCATED BETWEEN 11<sup>TH</sup> STREET AND FEDERAL  
STREET AND NEWTON AVENUE AND FEDERAL STREET**

**WHEREAS**, Brandywine Operating Partnership, L.P. has requested to vacate a portion of Wright Avenue located between 11<sup>th</sup> Street and Federal Street and Newton Avenue and Federal Street, Camden, NJ as more particularly set forth in the metes and bounds description and vacation plan attached hereto as Exhibit "A"; and

**WHEREAS**, no reservations or objections have been made; and

**WHEREAS**, the matter has been referred to the City Engineer, who has recommended that the City proceed with the vacation; and

**WHEREAS**, it appears to the City that the public will not be adversely affected by the vacating of the public right in these areas; and

**WHEREAS**, the City is desirous of retaining a utility easement over the portions being vacated;

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

**SECTION 1.** This rights of the public and the City of Camden in and to the portions of Wright Avenue as more particularly set forth in the attached metes and bounds descriptions are hereby extinguished and vacated, with the exception of the retention of a maintenance and utility easement. Also, attached as Exhibit "B" are detailed conditions of the vacation approval that the applicant is responsible for as per the City Engineer.

**SECTION 2.** All municipal public utilities and cable television lines and facilities, if any, existing in, on or under the vacated streets as described in the legal descriptions shall remain the property of the City of Camden, applicable public utility or cable television company. The City of Camden expressly reserves an easement in, on or under those portions of the streets to be vacated. The party or parties, who become owners of the vacated streets under this ordinance, and their successors in title, shall not have the right to close, remove, relocate, erect any structure upon, or block access to any municipal or public utility or cable television lines or facilities existing in, on or under the vacated streets. They shall have the right to contract to reach an agreement with the City of Camden or applicable public utility or cable television company to close, remove, relocate, detour or operate and maintain any such municipal public utility or cable television company lines and facilities. The party or parties who become owners of the vacated streets must maintain fire access to the vacated streets at all times.

**SECTION 3.** The street vacation is subject to the rights of the City of Camden and of public utilities to enter the vacated streets in a reasonable manner for the purpose of inspecting, maintaining, repairing, replacing, closing or removing any municipal public utility or cable television lines and/or facilities remaining in, on or under the vacated streets, unless the City of Camden public utility or cable television company waives such right by contract or agreement under Section 2 above.

**SECTION 4.** The City Clerk shall have this ordinance published once, not less than ten (10) days instead of one (1) week prior to the second reading.

**SECTION 5.** Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

**SECTION 6.** All ordinances of parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistencies only.

**SECTION 7.** This ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

**SECTION 8.** 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.

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Date of Introduction: August 9, 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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: August 9, 2016
--------------------------------------

**TO:** Robert Corrales, Business Administrator

**DATE:** July 26, 2016

**FROM:** Marc Riondino, City Attorney

**Department Making Request:** Law

**TITLE OF RESOLUTION/ORDINANCE:** Ordinance Authorization the Vacation of a Portion of Wright Avenue located between 11<sup>th</sup> Street and Federal Street and Newton Avenue and Federal Street

**BRIEF DESCRIPTION:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

On August 13, 2015, the Planning Board for the City of Camden approved the plans for the Vacation of Wright Avenue. Brandywine Operating Partnership has requested to vacate a portion of Wright Avenue located between 11<sup>th</sup> Street and Federal Street and Newton Avenue and Federal Street. Both the City Engineer and the Planning board have approved the vacation and it appear that the public will not be adversely affected by the vacating of the public right on these area. This vacation will allow the City to retain a utility easement over the portion being vacated.

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *(If applicable)*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	(If applicable)
Approved by Finance Director: <input type="checkbox"/> CAF –Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

---

***(Name) Please Print***

***(Extension #)***

Prepared By: Ilene Lampitt, Assistant City Attorney x7166

Contact Person: \_\_\_\_\_

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***



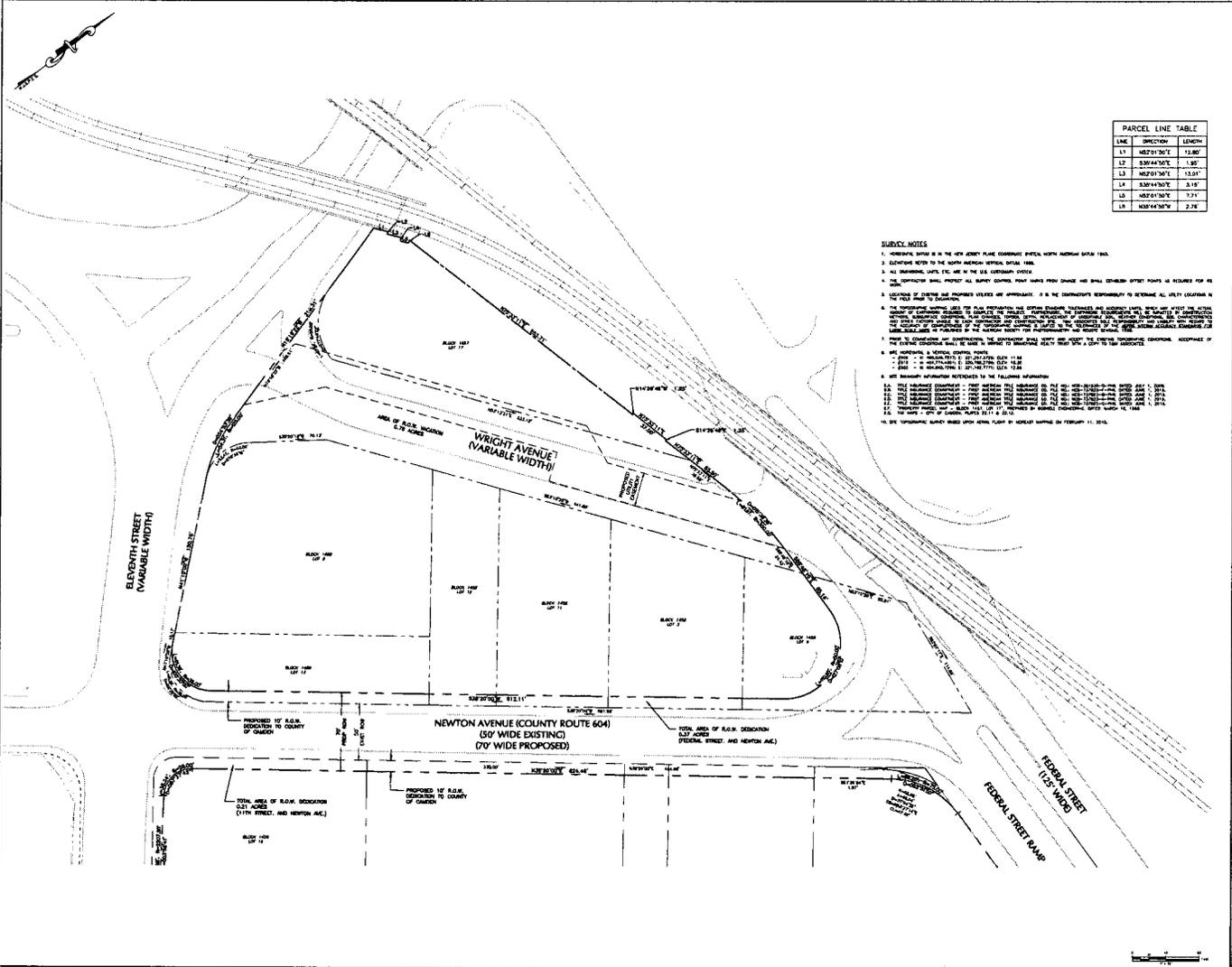
YOUR GOALS. OUR MISSION.

Legal Description of Wright Avenue R.O.W. Vacation  
City of Camden, Camden County, New Jersey  
T&M Associates Project Number: BRWN-00012  
July 24, 2015

All that certain, tract or parcel of land situate in City of Camden, Camden County, and the State of New Jersey and being known as the Wright Avenue R.O.W. Vacation as shown on a plan entitled "Survey, Street Vacation & Easement Plan – Subaru - NSTC, City of Camden, Camden County, New Jersey", prepared by T&M Associates, Moorestown, New Jersey, dated July 24, 2015 and being further described as follows;

**BEGINNING** at a point on the Existing Northwesterly Right-of-Way line of Wright Avenue (Variable Wide), said point being the northeasterly most corner of Block 1457, Lot 17, thence;

1. N 75°33'11" E, along a line being the northeasterly end of the Wright Avenue vacation a distance of 36.50 feet to a point, thence;
2. Northeasterly and easterly curving to the right along said line of the Wright Avenue vacation an arc having a radius of 300.00 feet, an arc distance of 81.91 feet, a central angle of 15°38'39" to a point, thence;
3. S 88°48'10" E, along said line of Wright Avenue vacation a distance of 24.42 feet to a point on the existing Southeasterly Right of Way line of Wright Avenue, thence
4. S 53°10'25" W, along said existing line of Wright Avenue a distance of 441.80 feet to a point, thence
5. S 35°20'18" W, along said existing line of Wright Avenue a distance of 70.13 feet to a point, thence
6. Southerly and southeasterly curving to the left connecting said line of Wright Avenue to the existing line of 11th Avenue along an arc having a radius of 40.00 feet, an arc distance of 53.41 feet, a central angle of 76°30'15" to a point, thence;
7. Northwesterly and northerly curving to the right along the southwesterly end of the Wright Avenue vacation along an arc having a radius of 125.00 feet, an arc distance of 54.31 feet, a central angle of 24°53'38", thence;
8. N 16°16'22" E, along said line of Wright Avenue vacation a distance of 148.51 feet to the Point and Place of Beginning.



PARCEL LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N82°41'30"E	12.807'
L2	S89°44'30"E	1.562'
L3	N82°41'30"E	13.031'
L4	S89°44'30"E	3.18'
L5	N82°41'30"E	7.71'
L6	N89°44'30"W	2.24'

**SURVEY NOTES**

1. MONUMENT SYSTEM IS IN THE NEW JERSEY PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983.
2. ELEVATIONS REFER TO THE NORTH AMERICAN DATUM 1983.
3. ALL DIMENSIONS, LINES, ETC. ARE IN THE U.S. CUSTOMARY SYSTEM.
4. THE CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS FROM DAMAGE AND SHALL REPAIR OR REPLACE ANY POINTS AS REQUIRED FOR HIS WORK.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND APPROXIMATELY 3' IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL UTILITY LOCATIONS IN THE FIELD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF NEW JERSEY AND LOCAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF NEW JERSEY AND LOCAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF NEW JERSEY AND LOCAL GOVERNMENTS.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF NEW JERSEY AND LOCAL GOVERNMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF NEW JERSEY AND LOCAL GOVERNMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF NEW JERSEY AND LOCAL GOVERNMENTS.

DAVID KILMING, P.E.  
 SURVEYOR  
 1512 W. 10TH STREET  
 PHILADELPHIA, PA 19107  
 (215) 382-1111

BRANDY LAMMERS, P.E., L.S., P.P.  
 SURVEYOR  
 1512 W. 10TH STREET  
 PHILADELPHIA, PA 19107  
 (215) 382-1111

MANAGEMENT REALTY TRUST  
 SUBARU NATIONAL SERVICE TRAINING CENTER (NS/C)  
 BLOCK 146, LOTS 8, 9, 11, 12 & 13  
 1512 W. 10TH STREET, PHILADELPHIA, PA 19107

SURVEY, STREET VACATION & EASEMENT PLAN

YOUR IDEAS OUR BUSINESS  
 1512 W. 10TH STREET  
 PHILADELPHIA, PA 19107  
 (215) 382-1111

DATE: 08/11/2011  
 SCALE: AS SHOWN  
 SHEET: 5 OF 17

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF CAMDEN**

**RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF THE STREET VACATION  
PROJECT OF SUBARU OF AMERICAN HEADQUARTER SOFFICE BUILDING, TO VACATE A PART OF  
WRIGHT AVENUE THAT IS LOCATED BETWEEN 11<sup>TH</sup> STREET, FEDERAL STREET, NEWTON AND  
FEDERAL STREET, BLOCKS 1457, LOT 17 AND BLOCK 1458, LOTS 3, 8, 9, 11, 12 AND 13**

**WHEREAS**, City Council referred to the Planning Board a request to review the proposed street vacation vacating a part of Wright Avenue that is located between 11<sup>th</sup> Street, Federal Street, Newton and Federal Street, Blocks 1457, Lot 17 and Block 1458, Lots 3, 8, 9, 11 and 13 for the purpose of Economic Development; and

**WHEREAS**, on August 13, 2015 the Board held a public meeting in accordance with N.J.S.A. 40:55D-1 et. seq., the Municipal Land Use Law and N.J.S.A. 10:4-6 et. seq., the Open Public Meeting Act to consider said vacation; and

**NOW THEREFORE BE IT RESOLVED** on this 13<sup>th</sup> day of August, 2015, that the City of Camden Planning Board after hearing the testimony of the Applicant and its experts and the Planning Board Staff of the City of Camden Planning Board, the Board hereby recommends to the City Council the adoption of a street vacation vacating a portion Wright Avenue that is located between 11<sup>th</sup> Street and Federal Street, and between 11<sup>th</sup> Street and Newton Avenue, Blocks 1459, 1463 and 1464 for the purpose of Economic Development. The Planning Board has determined that this adoption to the vacating of the abovementioned streets for the purpose of Economic Development. The Applicant shall obtain consent of all affected utilities and the Applicant shall bear the cost of relocating any utilities affected by the above street vacations. The Planning Board has determined that this adoption to the vacating of the abovementioned streets for the purpose of amendments to the Gateway Redevelopment Plan.

BE IT FURTHER RESOLVED, that the Mayor waives the 10 day review requirement in writing therefore allowing the Planning Board to adopt the resolution at its August 13, 2015 meeting.

ROLL CALL VOTE

Those in Favor

6

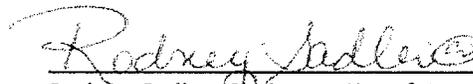
Those Opposed

0

The undersigned Secretary and Chairman of the Planning Board of the City of Camden hereby certify that this is a true copy of a resolution adopted by said Board on August 13, 2015.



Angela Miller, Secretary City of Camden  
Planning Board



Rodney Sadler, Chairman City of Camden  
Planning Board

0-2

MAR:dh  
08/9/16

**ORDINANCE AUTHORIZING THE EXECUTION OF A  
UTILITY EASEMENT WITH RUTGERS**

WHEREAS, the Rutgers is the owner of certain property located in the City of Camden, County of Camden and State of New Jersey, as shown on the tax map of the City of Camden as Block 175, Lot 17.02, ("Lot 17.02"); and

WHEREAS, the street and public right-of-way formerly known as Hudson Street, was vacated in 1987 ("Hudson Street"); and

WHEREAS, the eastern-most twenty-five feet of Lot 17.02 that previously comprised the western half of former Hudson Street became part of Lot 17.02 (or whichever lot or lots existed in 1987) when Hudson Street was vacated; and

WHEREAS, such portion of Hudson Street contains sanitary sewer pipes and water supply pipes and related infrastructure to which the City requires access in order to maintain, replace and/or tap into, all in connection with the City's operation of its sanitary sewer and water supply system; and

WHEREAS, Rutgers is willing to grant to the City a non-exclusive utility access easement over the eastern-most portion of Lot 17.02 more fully described in Exhibit A attached hereto and made a part hereof (referred to as the "Lot 17.02 Easement Area") pursuant to terms and conditions, all as more fully set forth Utility Easement Agreement for consideration of One Dollar (\$1.00); now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the Mayor and Municipal Clerk are hereby authorized to execute a Utility Easement Agreement with Rutgers, the State University granting the City an easement over the Easement Area described in Exhibit A.

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 of 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: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**WRITTEN DESCRIPTION  
UTILITY EASEMENT  
BLOCK 175 LOTS 17.02  
IN THE CITY OF CAMDEN  
CAMDEN COUNTY, NEW JERSEY**

**Commencing** at the intersection of the southerly right-of-way line of Federal Street (66 feet wide) and the easterly right-of-way line of South Fifth Street (60 feet wide), said point being the Point of Beginning of Lot 17.02 as shown on a map entitled "Rutgers School of Nursing, Major Subdivision Plan, Drawing No. CB-0101" prepared by Langan dated 10/13/2015, last revised 1/11/16, filed in the Camden County Clerk's Office on 3/15/2016 in Map Book 914 page 16 (File No. 2016020828), and from said **Point of Commencement** running thence;

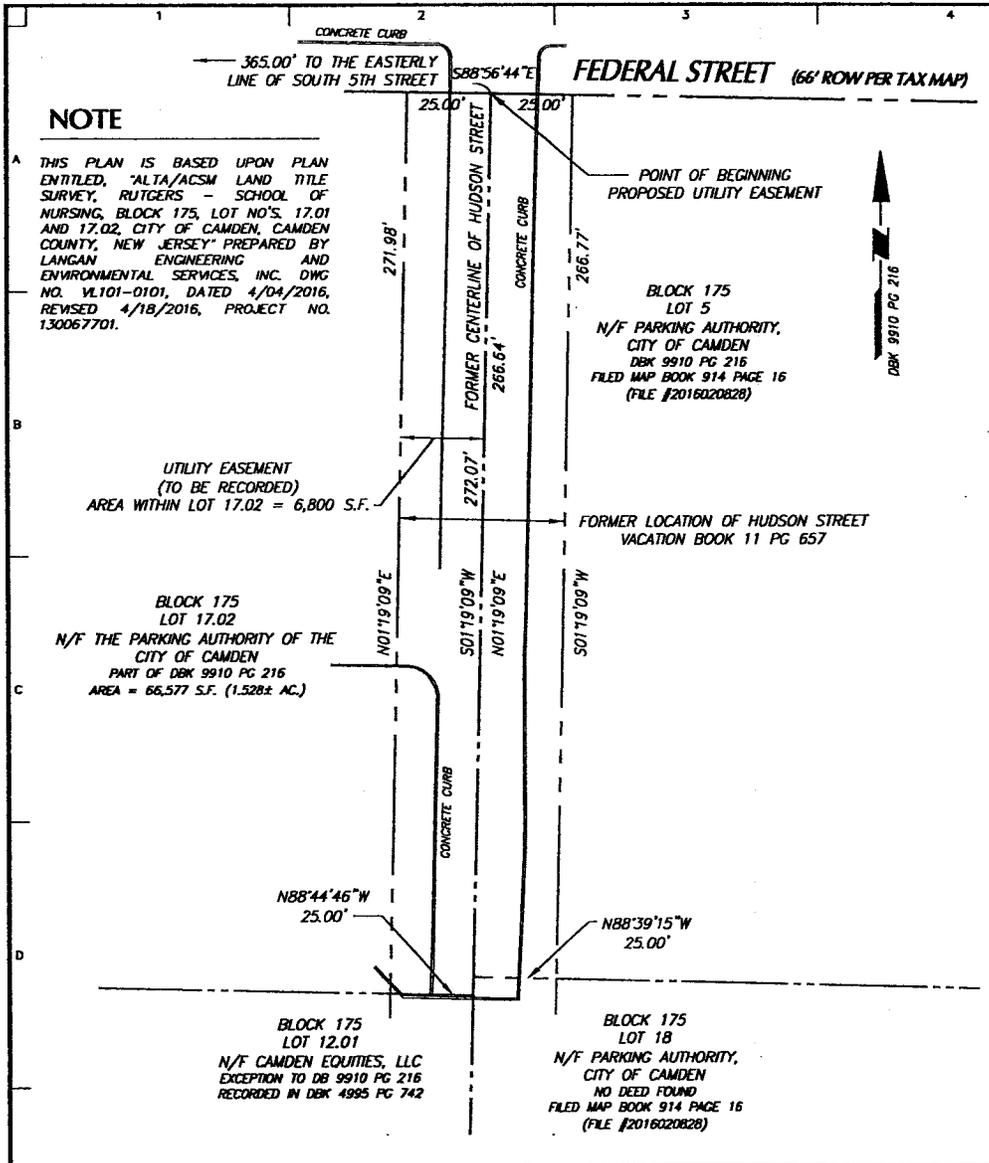
- A. South 88 degrees 56 minutes 44 seconds East, 365.00 feet along said line of Federal Street to the intersection of said line of Federal Street and the centerline of the former Hudson Street (50 feet wide, now vacated), and the **True Point of Beginning**, running thence;
- 1. South 01 degree 19 minutes 09 seconds West, 272.07 feet along the westerly line of Block 175 Lot 5, lands now or formerly of the Parking Authority, City of Camden and along the former centerline of Hudson Street as shown on said "Major Subdivision Plan", thence;
- 2. North 88 degrees 44 minutes 46 seconds West, 25.00 feet along the common boundary line between said Block 175 Lot 12.01 lands now or formerly of Camden Equities, LLC and Lot 17.02 lands now or formerly of the Parking Authority, City of Camden as set forth in said "Major Subdivision Plan" to a point in the former westerly line of Hudson Street, thence;
- 3. North 01 degree 19 minutes 09 seconds East, 271.98 feet passing through said Block 175 Lot 17.02 and along said former westerly line of Hudson Street to a point in the southerly right-of-way line of Federal Street, thence;
- 4. South 88 degrees 56 minutes 44 seconds East, 25.00 feet along said line of Federal Street to the Point and Place of Beginning.

Encompassing an area of 6,800 square feet of land more or less.

The above description was prepared in accordance with a plan entitled, "ALTA/ACSM Land Title Survey, Rutgers - School of Nursing, Block 175, Lot No's. 17.01 and 17.02, City of Camden, Camden County, New Jersey" prepared by Langan Engineering and Environmental Services, Inc. Dwg No. VL101-0101, dated 4/04/2016, revised 4/18/2016, Project No. 130067701.

EXHIBIT A

{00229151.2 / 011731}



<b>LANGAN</b> 888 Lenox Drive, Suite 124 Lawrenceville, NJ 08648 T: 609.262.8000 F: 609.262.8001 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan, C.L., Inc. Langan International LLC Collectively known as Langan	Project <b>RUTGERS - SCHOOL OF NURSING</b> BLOCK No. 175, LOT No. 5 AND 17.02 CITY OF CAMDEN CAMDEN COUNTY NEW JERSEY	Drawing Title <b>UTILITY EASEMENT PLAN</b>	Project No. 13067701 Date 6/1/2016 Scale 1" = 40' Drawn By RJK Checked By GAV Submission Date	Drawing No. <b>VB103</b> Sheet 1 of 1

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**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**Council Meeting Date: August 9, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** July 27, 2016

**FROM:** Michelle Banks-Spearman, Assistant City Attorney *MSB*

**Department Making Request:** Law Department

**TITLE OF RESOLUTION/ORDINANCE:** Resolution Authorizing the Execution of a Utility Easement with Rutgers

**BRIEF DESCRIPTION:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

Rutgers, the State University, ("Rutgers") owns Block 175, Lot 17.02. The former public right-of-way, Hudson Street was vacated in 1987. As a result of the vacation, the eastern 25 ft. of Lot 17.02 was part of the former Hudson St. is included in Block 175, Lot 17.02. This portion of the former Hudson St. contains sanitary sewer pipes and water supply pipes and related infrastructure to which the City requires access in order to maintain, replace and/or tap into in connection with the City's operation of its sanitary sewer and water supply system. Rutgers is willing to grant the City a non-exclusive utility access easement over this portion of the former Hudson St. This resolution will authorize the property City officers to execute the Utility Easement Agreement with Rutgers, in substantially the same form as attached hereto.

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *(If applicable)*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
		<small>(If applicable)</small>
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

Received by City Attorney: \_\_\_\_\_

*(Name) Please Print*

*(Extension #)*

Prepared By: \_\_\_\_\_

\_\_\_\_\_

Contact Person: \_\_\_\_\_

\_\_\_\_\_

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

Record and Return to:  
Michelle Banks-Spearman, Esq.  
Office of the City Attorney  
P.O. Box 91520  
Camden, NJ 08101-5120

## UTILITY EASEMENT AGREEMENT

This **UTILITY EASEMENT AGREEMENT** ("Easement Agreement") made this \_\_\_\_ day of \_\_\_\_\_, 2016 by and between **RUTGERS, THE STATE UNIVERSITY**, an instrumentality of the State of New Jersey having an office at 83 Somerset Street, New Brunswick, New Jersey 08901 ("Grantor" or "Rutgers") and **THE CITY OF CAMDEN**, a New Jersey Municipal Corporation having an office at 520 Market Street, Camden, New Jersey 08103 (the "City" or "Grantee").

### WITNESSETH

**WHEREAS**, the Rutgers is the owner of certain property located in the City of Camden, County of Camden and State of New Jersey, as shown on the tax map of the City of Camden as Block 175, Lot 17.02, and which property is more fully described in Exhibit A hereto and made a part hereof ("Lot 17.02"); and

**WHEREAS**, the street and public right-of-way formerly known as Hudson Street, a portion of the former boundaries of which are shown in Exhibit B attached hereto and made a part hereof, was vacated in 1987 ("Hudson Street"); and

**WHEREAS**, the eastern-most twenty-five feet of Lot 17.02 previously comprised the western half of former Hudson Street but said area became part of Lot 17.02 (or whichever lot or lots existed in 1987) when Hudson Street was vacated; and

**WHEREAS**, such portion of Hudson Street contains sanitary sewer pipes and water supply pipes and related infrastructure to which the City requires access in order to maintain, replace and/or tap into, all in connection with the City's operation of its sanitary sewer and water supply system; and

**WHEREAS**, Rutgers is willing to grant to the City a non-exclusive utility access easement over the eastern-most portion of Lot 17.02 more fully described in Exhibit C attached hereto and made a part hereof (referred to as the "Lot 17.02 Easement Area") pursuant to terms and conditions, all as more fully set forth herein.

**NOW, THEREFORE**, in consideration of the sum of \$1.00 in hand paid by Grantee and for other good and valuable consideration, the receipt of which is acknowledged, it is agreed as follows:

1. Grant of Easement. Rutgers hereby voluntarily conveys, transfers, assigns and grants to the City, for the use of the City and its agents, servants, employees, tenants, invitees and permittees, a non-exclusive easement over the Lot 17.02 Easement Area as is necessary to access, repair, replace, modify, maintain, utilize and monitor the sanitary sewer lines and water supply lines and related infrastructure therein which are operated by the City and which form a portion of the City's overall sanitary sewer and water supply systems. This easement includes pedestrian, machinery, equipment and motor vehicle access over, through and across the Lot 17.02 Easement Area to and from Federal Street and/or other property from which the City has a right of access, whenever such pedestrian and vehicle access is needed for the purposes listed in the prior sentence. This easement is conditioned upon the City's provision of advance notice to Rutgers whenever the City expects to use the Lot 17.02 Easement Area for non-emergency purposes. Such notice shall be given ten (10) calendar days prior to Grantee's expected use of the Lot 17.02 Easement Area. The City may use the Lot 17.02 Easement Area at any time in the event the City needs emergency access to the sewer or water infrastructure within the Lot 17.02 Easement Area, provided, however, that Grantee shall provide notice of such use to Grantor as soon as practicable after the commencement of such emergency use

2. Covenants by Grantee.

(a) Grantee shall use reasonable efforts not to cause, and not to permit any of its respective agents, servants, employees, tenants, invitees and permittees to cause, any damage to the improvements on Lot 17.02 which are outside the Lot 17.02 Easement Area.

(b) Anytime Grantee requires access to the sewer and water infrastructure for maintenance, repairs, replacements, modifications (or any purpose whatsoever), Grantee agrees, at its sole cost and expense, to return the Lot 17.02 Easement Area to the condition it was in prior to such work by Grantee, including, by way of example and not limitation, backfilling all trenches or holes, and repaving or replacing in good workmanlike condition any road or sidewalk areas with the same materials as the materials that were disturbed by Grantee for such work.

(c) Grantee agrees that it shall not use, and shall not permit any of its respective agents, servants, employees, tenants, invitees and permittees to use the Lot 17.02 Easement Area for any purpose other than those expressly set forth herein.

(d) Grantee shall not, and shall not permit any of its respective agents, servants, employees, tenants, invitees and permittees to, generate, manufacture, refine, transport, treat, store, handle, dispose, transfer, produce, process or in any manner deal with any hazardous materials or hazardous substances unless in strict compliance with all applicable laws and such use is required for Grantee's repairs, replacements, modifications, maintenance or utilization of the sewer and water infrastructure within the Lot 17.02 Easement Area.

(e) Grantee agrees to comply with any applicable law, statute, ordinance or other requirement of any governmental authority related to its use of the Lot 17.02 Easement Area.

(f) Grantee shall be responsible for payment of all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authorities against its sewer and water infrastructure.

### 3. Repairs and Maintenance of Easement Areas.

(a) Grantor agrees to keep the Lot 17.02 Easement Area in good condition, repair and operating order (including, but not limited to, paving and lighting), and to perform trash, debris, leaf and snow removal. Notwithstanding the foregoing, and in addition to Grantee's obligation in Section 2 (b) above, Grantee shall be responsible for the costs of any construction, repair and maintenance to the Lot 17.02 Easement Area which is caused by the negligence or willful act of Grantee, and/or its respective agents, servants, employees, tenants, invitees and permittees.

(b) Grantor shall have the right at any time to alter or improve in any manner whatsoever Lot 17.02 provided the Lot 17.02 Easement Area located thereon remains a driveway and can be used as such by Grantee, its agents, servants, employees, tenants, invitees and permittees. Notwithstanding the foregoing, Grantor shall not construct, alter or erect any permanent structure within the Lot 17.02 Easement Area, or take any other action which would unreasonably obstruct or prohibit the use of the Lot 17.02 Easement Area by Grantee. If Grantee wishes to access the utility lines within the Lot 17.02 Easement Area on a scheduled or planned basis, Grantee shall provide advance notice of such plan to Grantor no later than one month before the desired access time, and the parties shall coordinate a mutually acceptable time for such access. In such case, Grantor will, at Grantor's sole cost, remove any structure or personal property from the Lot 17.02 Easement Area prior to the scheduled time for Grantee's access. In the event such structures or personal property are not removed from the Lot 17.02 Easement Area within said agreed time, then Grantee shall have the right to remove said structures or personal property from the Lot 17.02 Easement Area. In such instance, the Grantee shall use its best efforts to prevent damage to the structure or personal property, however Grantee shall not be liable should the removal of said structure or personal property result in the damage or destruction of said structure or personal property. In the event of an emergency which requires Grantee to access the utility lines on an unscheduled basis Grantee shall have the right to enter the Lot 17.02 Easement Area and to remove any structure or personal property from the Lot 17.02 Easement Area required to address the emergency. Grantee shall have no obligation to repair or replace or to pay for the repair or replacement of any structure or personal property which Grantee is required to remove or demolish in order to address the emergency.

### 4. Enforcement Rights.

(a) In addition to, and not in limitation of any other rights of Grantor hereunder or at law or in equity, if Grantor determines that a breach, default or violation ("Violation") of this Easement Agreement has occurred, Grantor shall give written notice to Grantee of such Violation, setting forth the specifics thereof, and demand corrective action sufficient to cure the Violation. If Grantee fails to cure the Violation within thirty (30) days after receipt of notice thereof from Grantor, or under circumstances where the Violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such Violation within the thirty (30) day period, or fails to continue diligently to cure such Violation until finally cured, Grantor may

bring an action at law or in equity in a court of competent jurisdiction (i) to enjoin and/or cure such Violation or (ii) to seek or enforce such other legal and/or equitable relief or remedies as reasonably deemed necessary to ensure compliance with the terms, conditions, covenants, obligations and purpose of this Easement Agreement. Notwithstanding the foregoing, Grantor acknowledges and agrees that in no event shall Grantor take any action to terminate this Easement Agreement.

(b) If Grantor, in its reasonable discretion, determines that circumstances require immediate action to prevent or mitigate significant and/or irreparable damage caused by Grantee or its agents, servants, employees, tenants, invitees or permittees, to the Lot 17.02 Easement Area, Grantor may pursue its remedies under subparagraph (a) above without prior notice to Grantee or without waiting for the cure period to expire. Grantor agrees that remedies at law for any Violation of the terms of this Easement Agreement may be inadequate and that the parties shall be entitled to the injunctive relief described in this Paragraph, both prohibitive and mandatory, in addition to such other relief to which the parties may be entitled, including specific performance.

(c) Enforcement of the terms of this Easement Agreement shall be at the discretion of Grantor, and any forbearance by Grantor to exercise its rights under this Easement Agreement in the event of any Violation by Grantee shall not be deemed or construed to be a waiver by Grantor of such term or of any subsequent Violation or of any Grantor's rights under this Easement Agreement. No delay or omission by a Grantor in the exercise of any right or remedy upon any Violation by the other Grantor shall impair such right or remedy or be construed as a waiver of such right or remedy.

(d) Nothing contained in this Easement Agreement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Lot 17.02 Easement Area resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth moving, or from any prudent action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Lot 17.02 Easement Area; provided, however, Grantor shall use reasonable efforts to mitigate any such injurious effects or change to the Lot 17.02 Easement Area.

5. Indemnification. The City shall indemnify, defend and hold Rutgers harmless from and against all loss, cost, damage, injury or expense arising out of or in any way relating to the use of the Lot 17.02 Easement Area by the City and the City's respective agents, servants, employees, tenants, invitees and permittees, unless such loss, cost, damage, injury or expense is caused by the gross negligence or willful misconduct of Rutgers or Rutgers' respective agents, servants, employees, tenants, invitees and permittees.

6. Third Party Rights. This Easement Agreement is not intended, and shall not be deemed or construed, to give or confer any benefits, rights, privileges, claims, actions or remedies to any other person or entity, other than Grantor and Grantee, their heirs, successors, and assigns.

7. Binding Effect. The easements granted herein shall inure to the benefit of Grantee, its heirs, successors, and assigns and shall run with the land. This Easement Agreement shall be recorded among the land records of Camden County.

8. Governing Law. This Easement Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

9. No Other Agreements. This Easement Agreement contains the entire understanding of the parties hereto with respect to the subject matter hereof. This Easement Agreement shall not be modified except by a written instrument signed by the party against whom enforcement is sought.

10. Insurance. It shall be a condition precedent to the grant of the use of the Lot 17.02 Easement Area by Grantee hereunder that Grantee shall have provided Grantor with an insurance certificate for commercial general liability insurance with a single combined limit per occurrence, per person in the amount of at least \$2,000,000 naming Grantor as an additional insured, and otherwise reasonably satisfactory to Grantor, with Excess Liability insurance in excess of the underlying commercial general liability policy of not less than \$5,000,000 per occurrence. The insurance policy shall include a provision that such policy will not be cancelled, altered or in any way limited in coverage or reduced in amount unless the insurer agrees to notify Grantor in writing at least thirty (30) days prior to such cancellation, alteration or change. Grantor reserves the right to periodically review the amount of said liability insurance being maintained by Grantee and to reasonably discuss an increase in the amount of said liability insurance requested, as may be reasonably prudent under the existing circumstances. The insurance policy will be written on such forms as are reasonably acceptable to Grantor by insurance companies authorized or licensed to do business in the State of New Jersey having an Alfred M. Best Company, Inc. rating of "A-" or higher and a financial size category of not less than V, unless Grantee is self-insured as provided below. Originals or evidence of insurance with respect to any renewal and replacement insurance policy shall be delivered to Grantor not less than ten (10) days prior to the expiration date of the insurance policy required to be maintained hereunder. Notwithstanding the foregoing, Grantee may self-insure for any of the insurance coverage mandated by this Paragraph so long as Grantee is in good standing with any regulatory authority having jurisdiction over such self-insurance program.

11. Notices.

(a) Any notice, report, demand, request or other instrument or communication authorized, required or desired to be given under this Easement Agreement by either party shall be in writing and shall be sent or delivered to the address of such party set forth in the preamble of this Easement Agreement, and shall be deemed delivered or received (i) when delivered at such address by hand or by overnight delivery service, with evidence of receipt available, or (ii) via United States first class certified mail, return receipt requested, postage paid, as evidenced by receipt indicating delivery to such party. Copies of all notices to the City shall be sent to Uzo Ahirakwe, City Engineer, City Hall Suite 325, 520 Market Street, Camden, NJ 08102 and to Marc A. Riondino, City Attorney, Office of the City Attorney, City Hall, Room 419, 520 Market Street Camden, NJ 08102. Copies of all notices to Rutgers shall also be sent to Debra McNally,

Director, Real Estate, 33 Knightsbridge Road, 3<sup>rd</sup> Floor East, Piscataway, NJ 08854, with a copy to Larry Gaines, Senior Vice Chancellor, Camden Chancellor's Office, 303 Cooper Street, Camden, NJ 08102 and to Robert P. Roesener, Esq., Senior Associate General Counsel, 7 College Avenue, New Brunswick, NJ 08901.

(b) Either party may change the address to which any such notice, report, demand, request or other instrument or communication to such party is to be delivered or mailed, by giving written notice of such change to the other parties, but no such notice of change shall be effective unless and until received by such other parties. No such notice, report, demand, request or other instrument or communication given hereunder shall be invalidated or rendered ineffective due to any failure to give, or delay in giving, a copy of such notice, report, demand, request or other instrument or communication to any party to whom such copy is to be given as provided above.

[Remainder of page intentionally blank – signatures follow]

IN WITNESS WHEREOF, the parties have hereunto executed this Easement Agreement the day first above written.

WITNESS/ATTEST:

**RUTGERS, THE STATE UNIVERSITY**

\_\_\_\_\_  
Name:

By: \_\_\_\_\_  
Name: J. Michael Gower  
Title: Executive Vice President for Finance and  
Administration and University Treasurer

WITNESS/ATTEST:

**THE CITY OF CAMDEN**

\_\_\_\_\_  
Name:

By: \_\_\_\_\_  
Name:  
Title:

**STATE OF NEW JERSEY, COUNTY OF MIDDLESEX, SS.:**

**BE IT REMEMBERED**, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before me, the subscriber, personally appeared J. Michael Gower who acknowledged under oath, to my satisfaction, that this person: (a) is the Executive Vice President for Finance and Administration and University Treasurer of Rutgers, The State University, the state instrumentality named in the within instrument and is authorized to sign the within instrument on behalf of the state instrumentality; and (b) as such officer, signed, sealed and delivered this instrument as the voluntary act and deed of the state instrumentality, made by virtue of authority from its board of governors.

\_\_\_\_\_  
Notary Public

**STATE OF NEW JERSEY, COUNTY OF CAMDEN, SS.:**

**BE IT REMEMBERED**, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before me, the subscriber, personally appeared \_\_\_\_\_ who acknowledged under oath, to my satisfaction, that this person: (a) is the \_\_\_\_\_ of the City of Camden, the municipal corporation named in the within instrument and is authorized to sign the within instrument on behalf of the corporation; and (b) as such officer, signed, sealed and delivered this instrument as the voluntary act and deed of the corporation, made by virtue of authority from its board of directors/trustees.

\_\_\_\_\_  
Notary Public

EXHIBIT A

**WRITTEN DESCRIPTION  
BLOCK 175 LOT 17.02  
IN THE CITY OF CAMDEN  
CAMDEN COUNTY, NEW JERSEY**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Camden, County of Camden, State of NJ:

Beginning at the intersection of the southerly right-of-way line of Federal Street (66 feet wide) and the easterly right-of-way line of South Fifth Street (60 feet wide), said point being the terminus of the 12th course of a deed from the City of Camden Redevelopment Agency to the Parking Authority of the City of Camden set forth in Deed Book 9910 page 216, and from said Point of Beginning running thence;

1. South 88 degrees 56 minutes 44 seconds East, 365.00 feet along said line of Federal Street to the intersection of said line of Federal Street and the centerline of the former Hudson Street (50 feet wide, now vacated), thence;
2. South 01 degree 19 minutes 09 seconds West, 272.07 feet along the former centerline of Hudson Street to a point in the northerly line of Block 175 Lot 12.01, lands now or formerly of Camden Equities LLC set forth in Deed Book 4995 page 742, thence;
3. North 88 degrees 44 minutes 46 seconds West, 113.37 feet along the northerly line of Block 175 Lot 12.01 to a point, thence the following nine courses by a new division line between Block 175 Lot 17.01 and Lot 17.02, said line being the southwesterly line of a Permanent Operating and Maintenance Easement set forth in a Deed of Easement between The Parking Authority of the City of Camden and New Jersey Transit Corporation, dated April 6, 2016, and about to be recorded in the Camden County Clerk's Office, which confirms and ratifies a certain unrecorded Deed of Easement between New Jersey Transit Corporation and the Camden Redevelopment Agency dated September 15, 2004;
4. North 44 degrees 32 minutes 02 seconds West, 61.29 feet to a point, thence;
5. North 45 degrees 27 minutes 59 seconds East, 2.00 feet to a point, thence;
6. North 44 degrees 32 minutes 02 seconds West, 22.51 feet to a point of curvature, thence;
7. Northwesterly on a curve to the right having a radius of 18.00 feet, an arc length of 9.71 feet, a central angle of 30 degrees 54 minutes 28 seconds, having a chord bearing North 29 degrees 04 minutes 48 seconds West, and a chord length of 9.59 feet to a point of reverse curvature, thence;
8. Northwesterly on a curve to the left having a radius of 12.00 feet and arc length of 6.47 feet, a central angle of 30 degrees 53 minutes 31 seconds, a chord bearing North 29 degrees 04 minutes 19 seconds West, and a chord length of 6.39 feet to a point of tangency, thence;

9. North 44 degrees 32 minutes 02 seconds West, 227.35 feet to a point, thence;
10. North 45 degrees 26 minutes 05 seconds East, 3.99 feet to a point, thence;
11. North 44 degrees 32 minutes 50 seconds West, 6.03 feet to a point, thence;
12. North 63 degrees 24 minutes 02 seconds West, 22.05 feet to a point in the easterly right-of-way line of South Fifth Street, thence;
13. North 00 degrees 50 minutes 25 seconds East, 22.09 feet along said line of South Fifth Street to the Point and Place of Beginning.

Encompassing an area of 66,577 square feet or 1.528 acres of land more or less.

SUBJECT TO a Permanent Operating and Maintenance Easement set forth in Deed of Easement between The Parking Authority of the City of Camden and New Jersey Transit Corporation, dated April 6, 2016, and about to be recorded in the Camden County Clerk's Office, which confirms and ratifies a certain unrecorded Deed of Easement between New Jersey Transit Corporation and the Camden Redevelopment Agency dated September 15, 2004, and being further described as follows:

Beginning at the intersection of the southerly right-of-way line of Federal Street (66 feet wide) and the easterly right-of-way line of South Fifth Street (60 feet wide). Said point being the terminus of the 12th course of a deed from the City of Camden Redevelopment Agency to the Parking Authority of the City of Camden set forth in Deed Book 9910 page 216, and from said Point of Beginning running thence;

1. South 88 degrees 56 minutes 44 seconds East, 52.39 feet along said line of Federal Street, thence the following three courses through the above described Block 175 Lot 17.02;
2. South 44 degrees 32 minutes 02 seconds East, 215.50 feet, thence;
3. North 45 degrees 27 minutes 59 seconds East, 11.00 feet, thence;
4. South 44 degrees 32 minutes 02 seconds East, 184.41 feet to a point in the northerly line of Block 175 Lot 12.01 set forth in Deed Book 4995 page 742, thence;
5. North 88 degrees 44 minutes 46 seconds West, 95.36 feet along the northerly line of said Block 175 Lot 12.01 to a point, thence the following nine courses along a new division line between Block 175 Lot 17.01 and Lot 17.02;
6. North 44 degrees 32 minutes 02 seconds West, 61.29 feet to a point, thence;
7. North 45 degrees 27 minutes 59 seconds East, 2.00 feet to a point, thence;

8. North 44 degrees 32 minutes 02 seconds West, 22.51 feet to a point of curvature, thence;
9. Northwesterly on a curve to the right having a radius of 18.00 feet, an arc length of 9.71 feet, a central angle of 30 degrees 54 minutes 28 seconds, having a chord bearing North 29 degrees 04 minutes 48 seconds West, and a chord length of 9.59 feet to a point of reverse curvature, thence;
10. Northwesterly on a curve to the left having a radius of 12.00 feet and arc length of 6.47 feet, a central angle of 30 degrees 53 minutes 31 seconds, a chord bearing North 29 degrees 04 minutes 19 seconds West, and a chord length of 6.39 feet to a point of tangency, thence;
11. North 44 degrees 32 minutes 02 seconds West, 227.35 feet to a point, thence;
12. North 45 degrees 26 minutes 05 seconds East, 3.99 feet to a point, thence;
13. North 44 degrees 32 minutes 50 seconds West, 6.03 feet to a point, thence;
14. North 63 degrees 24 minutes 02 seconds West, 22.05 feet to a point in the easterly right-of-way line of South Fifth Street, thence;
15. North 00 degrees 50 minutes 25 seconds East, 22.09 feet along said line of South Fifth Street to the Point and Place of Beginning.

The above described Permanent Operating and Maintenance Easement encompasses 21,441 square feet or 0.492 acres of land more or less.

ALSO SUBJECT TO a Utility Easement set forth in Deed of Easement between The Parking Authority of the City of Camden and New Jersey Transit Corporation, dated April 6, 2016, and about to be recorded in the Camden County Clerk's Office, which confirms and ratifies a certain unrecorded Deed of Easement between New Jersey Transit Corporation and the Camden Redevelopment Agency dated September 15, 2004, and being further described as follows:

Commencing at the intersection of the southerly right-of-way line of Federal Street (66 feet wide) and the easterly right-of-way line of South Fifth Street (60 feet wide). Said point being the terminus of the 12th course of a deed from the City of Camden Redevelopment Agency to the Parking Authority of the City of Camden set forth in Deed Book 9910 page 216, and from said Point of Commencement running thence;

South 88 degrees 56 minutes 44 seconds East, 52.39 feet along said line of Federal Street to the true Point of Beginning, and from said point running thence;

1. South 88 degrees 56 minutes 44 seconds East, 34.51 feet along said line of Federal Street to a point, thence;
2. South 44 degrees 47 minutes 58 seconds West, 24.15 feet to a point, thence;

3. North 44 degrees 32 minutes 02 seconds West, 24.93 feet to a point in the southerly line of Federal Street and the Place of Beginning.

The above described Utility Easement encompasses 301 square feet of land more or less.

ALSO SUBJECT TO a portion of the Surface Easement set forth in Deed Book 9910 page 216, being described as follows;

Beginning at a point being the terminus of the third course in the above described Block 175 Lot 17.02, and running thence;

1. North 44 degrees 32 minutes 02 seconds West, 4.48 feet, thence;
2. South 86 degrees 41 minutes 27 seconds East 87.17 feet to point in the third course of the above described Lot 17.02, thence;
3. North 88 degrees 44 minutes 46 seconds West 83.90 feet to the Point of Beginning.

The above described Surface Easement encompasses 176 square feet of land more or less.

ALSO SUBJECT TO a portion of the Air Rights set forth in Deed Book 3974 page 155, being described as follows:

Beginning at a point being the terminus of the third course in the above described Block 175 Lot 17.02, and running thence;

1. North 44 degrees 32 minutes 02 seconds West, 5.25 feet, thence;
2. South 86 degrees 41 minutes 27 seconds East 92.25 feet, thence;
3. South 01 degrees 19 minute 09 seconds West, 0.35 feet to point in the third course of the above described Lot 17.02, thence;
4. North 88 degrees 44 minutes 46 seconds West 88.42 feet to the Point of Beginning.

The above described area subject to Air Rights encompasses 185 square feet of land more or less.

The above descriptions were prepared in accordance with an ALTA/ASCM Land Title Survey entitled, "Project: Rutgers - School of Nursing, Block No. 175, Lot No's. 17.01 and 17.02, City of Camden, Camden County, New Jersey," dated April 4, 2016, prepared by Langan Engineering & Environmental Services, signed by Gary A. Veenstra, Professional Land Surveyor, Project No. 130067701, Drawing No. VL101-0101.

EXHIBIT B

Diagram of former Hudson Street in Block 175 adjacent to Lot 17.02 and Lot 5

Also shows diagram of the Easement Area created by this Easement Agreement

(See diagram on next page)

EXHIBIT C

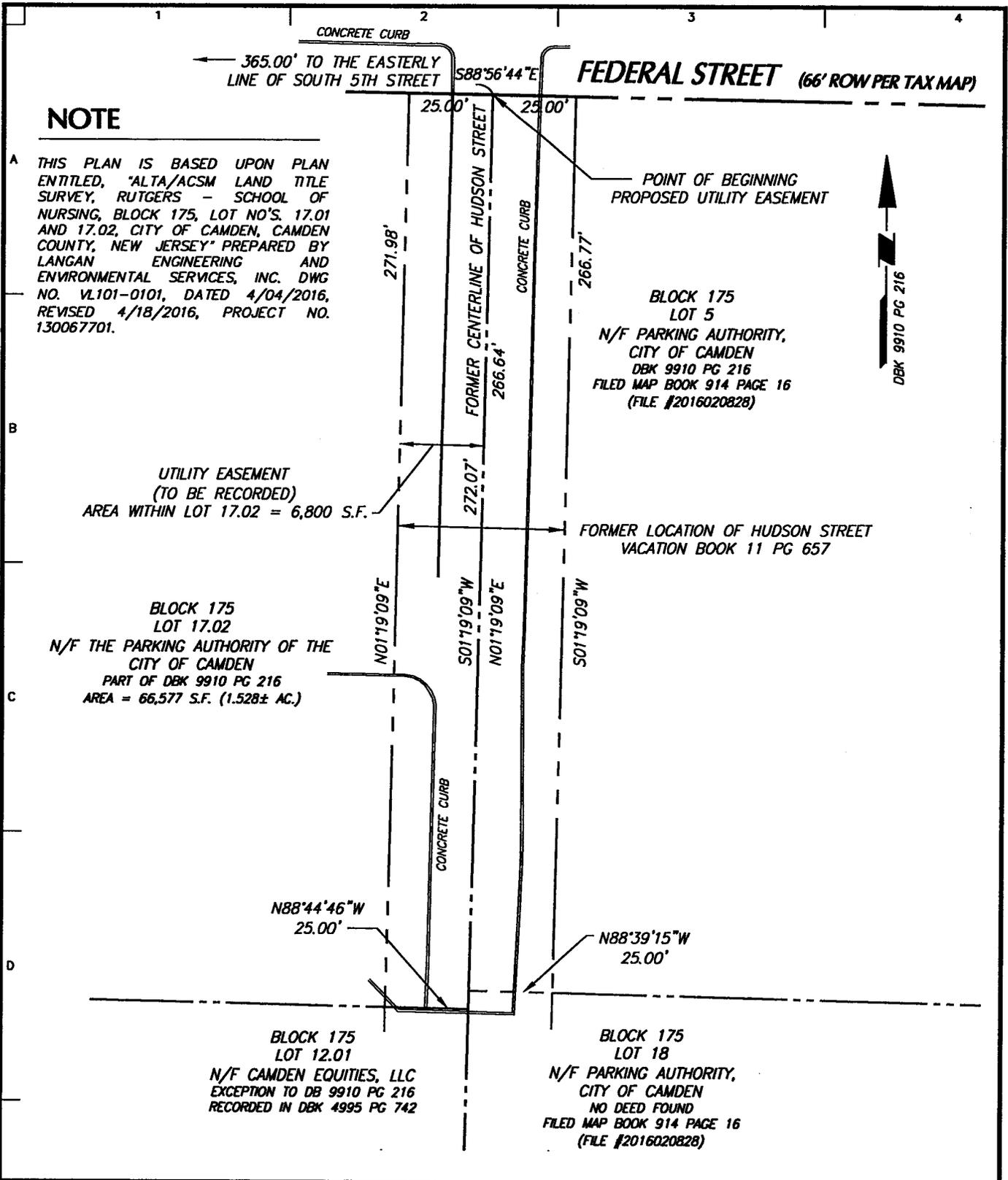
**WRITTEN DESCRIPTION  
UTILITY EASEMENT  
BLOCK 175 LOTS 17.02  
IN THE CITY OF CAMDEN  
CAMDEN COUNTY, NEW JERSEY**

**Commencing** at the intersection of the southerly right-of-way line of Federal Street (66 feet wide) and the easterly right-of-way line of South Fifth Street (60 feet wide), said point being the Point of Beginning of Lot 17.02 as shown on a map entitled "Rutgers School of Nursing, Major Subdivision Plan, Drawing No. CB-0101" prepared by Langan dated 10/13/2015, last revised 1/11/16, filed in the Camden County Clerk's Office on 3/15/2016 in Map Book 914 page 16 (File No. 2016020828), and from said **Point of Commencement** running thence;

- A. South 88 degrees 56 minutes 44 seconds East, 365.00 feet along said line of Federal Street to the intersection of said line of Federal Street and the centerline of the former Hudson Street (50 feet wide, now vacated), and the **True Point of Beginning**, running thence;
1. South 01 degree 19 minutes 09 seconds West, 272.07 feet along the westerly line of Block 175 Lot 5, lands now or formerly of the Parking Authority, City of Camden and along the former centerline of Hudson Street as shown on said "Major Subdivision Plan", thence;
2. North 88 degrees 44 minutes 46 seconds West, 25.00 feet along the common boundary line between said Block 175 Lot 12.01 lands now or formerly of Camden Equities, LLC and Lot 17.02 lands now or formerly of the Parking Authority, City of Camden as set forth in said "Major Subdivision Plan" to a point in the former westerly line of Hudson Street, thence;
3. North 01 degree 19 minutes 09 seconds East, 271.98 feet passing through said Block 175 Lot 17.02 and along said former westerly line of Hudson Street to a point in the southerly right-of-way line of Federal Street, thence;
4. South 88 degrees 56 minutes 44 seconds East, 25.00 feet along said line of Federal Street to the Point and Place of Beginning.

Encompassing an area of 6,800 square feet of land more or less.

The above description was prepared in accordance with a plan entitled, "ALTA/ACSM Land Title Survey, Rutgers - School of Nursing, Block 175, Lot No's. 17.01 and 17.02, City of Camden, Camden County, New Jersey" prepared by Langan Engineering and Environmental Services, Inc. Dwg No. VL101-0101, dated 4/04/2016, revised 4/18/2016, Project No. 130067701.



**NOTE**

A THIS PLAN IS BASED UPON PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY, RUTGERS - SCHOOL OF NURSING, BLOCK 175, LOT NO'S. 17.01 AND 17.02, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DWG NO. VL101-0101, DATED 4/04/2016, REVISED 4/18/2016, PROJECT NO. 130067701.

B UTILITY EASEMENT (TO BE RECORDED) AREA WITHIN LOT 17.02 = 6,800 S.F.

C BLOCK 175 LOT 17.02 N/F THE PARKING AUTHORITY OF THE CITY OF CAMDEN PART OF DBK 9910 PG 216 AREA = 66,577 S.F. (1.528± AC.)

D BLOCK 175 LOT 12.01 N/F CAMDEN EQUITIES, LLC EXCEPTION TO DB 9910 PG 216 RECORDED IN DBK 4995 PG 742

BLOCK 175 LOT 18 N/F PARKING AUTHORITY, CITY OF CAMDEN NO DEED FOUND FILED MAP BOOK 914 PAGE 16 (FILE #2016020828)

**LANGAN**  
 989 Lenox Drive, Suite 124  
 Lawrenceville, NJ 08648  
 T: 609.282.8000 F: 609.282.8001 www.langan.com  
 Langan Engineering, Environmental, Surveying and  
 Landscape Architecture, D.P.C. S.A  
 Langan Engineering, Environmental, Surveying and  
 Landscape Architecture, D.P.C.  
 Langan Engineering and Environmental Services, Inc.  
 Langan CT, Inc.  
 Langan International LLC  
 Collectively known as Langan

Project  
**RUTGERS - SCHOOL OF NURSING**  
 BLOCK No. 175, LOT No. 5 AND 17.02  
 CITY OF CAMDEN  
 CAMDEN COUNTY NEW JERSEY

Drawing Title  
**UTILITY EASEMENT PLAN**

Project No. 13067701	Drawing No. <b>VB103</b>
Date 6/1/2016	
Scale 1" = 40'	
Drawn By RJK	Checked By GAV
Submission Date	Sheet 1 of 1

IL/jja  
08-09-16

**ORDINANCE ADOPTING AMENDED AND RESTATED (AMENDMENT #1) TO  
ADMIRAL WILSON NORTH REDEVELOPMENT PLAN**

**WHEREAS**, by Resolution No. MC- 3165 adopted on June 11, 2013, City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Admiral Wilson North area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40:1-12A-5 and to prepare a subsequent Redevelopment Plan; and

**WHEREAS**, the City Council adopted the Admiral Wilson North Redevelopment Plan on November 10, 2013 by way of Ordinance MC- 4780 ("Redevelopment Plan"); and

**WHEREAS**, the Redevelopment Plan anticipated the development of a regional retail center and supermarket within the Redevelopment Area, as defined and described therein; and

**WHEREAS**, since the adoption of the Redevelopment Plan, the Redevelopment Area has been aggressively marketed for a supermarket and related retail uses without securing a successful project; and

**WHEREAS**, it is necessary to expand the range of permitted uses under the Redevelopment Plan to include other commercial uses that have the potential to generate living wage employment for Camden residents; and

**WHEREAS**, the Planning Board is to review the Admiral Wilson North Redevelopment Plan at its meeting on August 11, 2016, and report on and make recommendations to City Council with respect to certain proposed amendments to permit a wider range of potential commercial uses within the Redevelopment Area as more particularly described in the Admiral Wilson North Redevelopment Plan, Amendment #1, attached hereto as Exhibit A ("Amendment #1"), which amends and restates said Plan, and

**WHEREAS**, after its review, the Planning Board's report and recommendations to City Council with respect to Amendment #1 and attendant Resolution shall be appended hereto; now, therefore:

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

**SECTION 1.** Pursuant to N.J.S.A. 40A:12A-7e & f, City Council hereby directs the Planning Board of the City of Camden to review the attached Amendment #1 and provide its report and recommendation to City Council--including, without limitation, whether or not the amendments to the Admiral Wilson North Development Plan are consistent with the Master Plan of the City of Camden--prior to the second reading of the herein amending ordinance; and.

**SECTION 2.** Subject to the Planning Board's review of the aforesaid proposed Amendment #1 to the Admiral Wilson North Redevelopment Plan at its meeting on August 11, 2016 and report and recommendations on same, City Council hereby approves Amendment #1 to the Admiral Wilson North Redevelopment Plan, attached hereto as Exhibit A, which amends and restates said Plan.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 3.** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**SECTION 4.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**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 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 veto shall be filed in the Office of the Municipal Clerk.

Date Introduced: August 9, 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

EXHIBIT A

Amendment #1 to  
Admiral Wilson North Redevelopment Plan

[See attached]

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: August 9, 2016
--------------------------------------

**TO:** Robert Corrales, Business Administrator

**DATE:** July 27, 2016

**FROM:**

**Department Making Request:** Law

**TITLE OF RESOLUTION/ORDINANCE:** Ordinance Adopting Amended and Restated Admiral Wilson North Redevelopment Plan

**BRIEF DESCRIPTION:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

On June 11, 2013 City Council assigned to the Planning Board the task of undertaking a preliminary investigation whether Admiral Wilson North area was in need of redevelopment. The redevelopment plan anticipated the development of a regional retail center and supermarket; however since the adoption of the Plan the site has been marketed for a supermarket and related retail uses but has been unsuccessful in securing the project development. As such the redevelopment plan needs to be expanded to allow for other commercial uses that have the potential to generate living wage employment for Camden residents. The City of Camden Planning Board has reviewed the Redevelopment Plan and has recommended certain amendments to permit a wider range of potential commercial uses at the location.

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *(If applicable)*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
		<i>(If applicable)</i>
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF –Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

Approved by Business Administrator: \_\_\_\_\_

Received by City Attorney: \_\_\_\_\_

---

*(Name) Please Print*

*(Extension #)*

Prepared By: Ilene Lampitt, Assistant City Attorney x7166

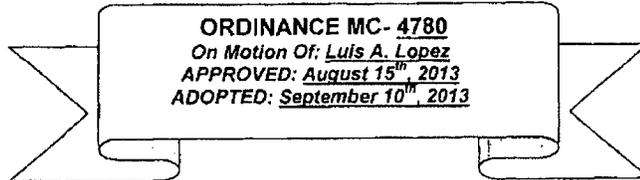
Contact Person: \_\_\_\_\_

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

JJA  
08-15-13



**ORDINANCE APPROVING THE ADMIRAL WILSON REDEVELOPMENT PLAN**

**WHEREAS**, by Resolution MC-13:2938 approved February 12, 2013, the City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Admiral Wilson North Study Area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, consistent with N.J.S.A. 40A:12A-6(b)(1), the Planning Board caused to be prepared by Land Dimensions Engineering, Inc. of Glassboro, New Jersey, a report entitled "Admiral Wilson North: A Study to Determine the Need for Redevelopment", dated May 2, 2013 ("Study") for the area north of the Admiral Wilson Boulevard in the vicinity of 17<sup>th</sup> and 20<sup>th</sup> Streets, East Camden, which described and showed on a map the boundaries of the area known as the "Admiral Wilson North Study Area" comprising ten (10) tax blocks and containing all properties in the study area more particularly described in Exhibit A attached hereto, all as shown and designated on the Tax Maps of the City of Camden, also described and delineated as being within Census Tract 6013 (the "Study Area"), and the location of the various parcels of property included therein, and to have appended to the map a statement setting forth the basis of the investigation; and

**WHEREAS**, consistent with the requirements for notice contained in N.J.S.A. 40A:12A-6(b)(3), the Planning Board specified April 11, 2013 as the date for, and gave notice of, a public hearing for the purpose of hearing persons who were interested in or would be affected by a determination that the delineated Study Area is a redevelopment area; and

**WHEREAS**, at the hearing, the Planning Board received and considered all comments regarding the determination; and

**WHEREAS**, at that hearing, the Planning Board also received and considered evidence, including the findings in its Study, in support of the determination that the Area meets the criteria set forth in N.J.S.A. 40A:12A-5c, d, e, g, and h of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Planning Board found within the designated Study Area the following:

- A. In addition to being part of the New Jersey-Camden Urban Enterprise Zone (Criterion G of N.J.S.A. 40A:12A-5), area land uses and property conditions make the Admiral Wilson North Study Area an "area in need of redevelopment."
- B. The findings of the Planning Board's investigation clearly indicate that the Admiral Wilson North Study Area qualifies as an "area in need of redevelopment" per criteria C, D, E, G, and H of N.J.S.A. 40A:12A-5, which have all been met.
- C. Specific stability and development problems identified in the Study Area and establishing grounds for the "area in need of redevelopment" determination include:
  - 1. Under-utilization of several properties;
  - 2. Presence of several vacant properties and brownfields sites, and
  - 3. Inclusion in a New Jersey Urban Enterprise Zone.

**WHEREAS**, based on the Planning Board's Study discussed above, the Planning Board recommended to the City Council that the Study Area be determined an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-4 & 5 and recommended the "Admiral Wilson North: A Study to Determine the Need for Redevelopment" for City Council's action; and

**WHEREAS**, the City Council of the City of Camden, by Resolution MC-13:3165 approved on June 11, 2013, determined that the Admiral Wilson North Study Area is an "area in need of redevelopment" and approved the "Admiral Wilson North: A Study to Determine the Need for Redevelopment"; and

**WHEREAS**, on June 13, 2013, the Planning Board, reviewed, considered, approved, recommended, and submitted for City Council's approval, the Admiral Wilson North Redevelopment Plan, dated May 30, 2013, as produced by Land Dimensions Engineering, Inc.; now, therefore.

**BE IT ORDAINED**, by the City Council of the City of Camden that it hereby approves the Admiral Wilson North Redevelopment Plan, dated May 30, 2013, as produced by Land Dimensions Engineering, Inc., in its entirety.

**BE IT FURTHER ORDAINED**, that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**BE IT FURTHER ORDAINED**, that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**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.

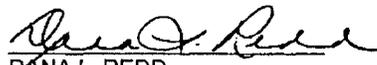
---

Date of Introduction: August 15, 2013

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

## STUDY AREA CHARACTERISTICS

### AREA LOCATION

The area under examination is situated in east Camden, and includes various parcels extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17<sup>th</sup> street to the west side of 20<sup>th</sup> street. The subject property encompasses roughly 38.6 acres, and is bordered by the Admiral Wilson Boulevard and Cooper River on the south, industrial development to the west and north, and residential development to the east.

The entire property is included in the Camden Urban Enterprise Zone, which was established in October of 1984.



Redevelopment Area Map (Google Earth Imagery 10/2011)

## TAX BLOCK AND LOTS

The properties studied in this report are designated in the tax assessment maps of the City of Camden as:

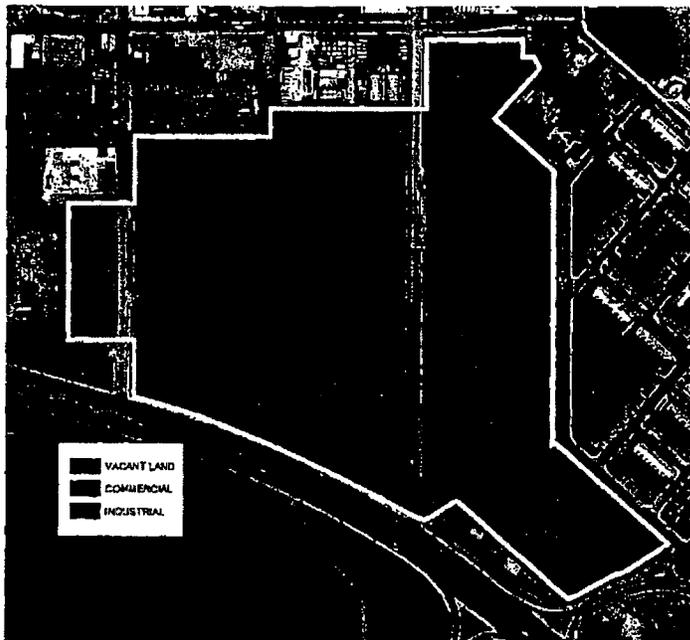
Block 1198, Lot 1	Block 1201, Lot 1	Block 1208, Lot 4
Block 1209, Lot 4	Block 1210, Lots 1 & 2	Block 1212, Lot 1
Block 1213, Lot 3	Block 1214, Lot 4	Block 1219, Lots 3 & 25
Block 1220, Lot 57		

## LAND USE

The subject area consists mostly of vacant land, with one industrial and two commercial uses scattered within it. The industrial parcel contains a warehouse use, while the commercial parcels contain a gas station and a skating rink (which is located on City-owned land).

Approximately 72% of the subject property is comprised of parcels of vacant land, while 18% is dedicated to commercial parcels, and 4% is found in the industrial parcel. The remaining land is comprised of street ROW's.

It should be noted that each of the two commercial parcels contains a significant amount of open land. If these open portions of the commercial parcels were added to the vacant land calculation; vacant land would account for approximately 78% of the total study area (including improved streets).



**RESOLUTION MC-14: 3165**  
*On Motion Of: Dana M. Burley*  
**APPROVED: June 11<sup>th</sup>, 2013**

JJA  
06-11-13

**RESOLUTION APPROVING THE ADMIRAL WILSON NORTH: A  
STUDY AREA TO DETERMINE THE NEED FOR REDEVELOPMENT**

**WHEREAS**, by Resolution MC-13:2938 approved February 12, 2013, the City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Admiral Wilson North Study Area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, consistent with N.J.S.A. 40A:12A-6(b)(1), the Planning Board caused to be prepared by Land Dimensions Engineering, Inc. of Glassboro, New Jersey, a report entitled "Admiral Wilson North: A Study to Determine the Need for Redevelopment", dated May 2, 2013 ("Study") for the area north of the Admiral Wilson Boulevard in the vicinity of 17<sup>th</sup> and 20<sup>th</sup> Streets, East Camden, which described and showed on a map the boundaries of the area known as the "Admiral Wilson North Study Area" comprising ten (10) tax blocks and containing all properties in the study area more particularly described in Exhibit A attached hereto, all as shown and designated on the Tax Maps of the City of Camden, also described and delineated as being within Census Tract 6013 (the "Study Area"), and the location of the various parcels of property included therein, and to have appended to the map a statement setting forth the basis of the investigation; and

**WHEREAS**, consistent with the requirements for notice contained in N.J.S.A. 40A:12A-6(b)(3), the Planning Board specified April 11, 2013 as the date for, and gave notice of, a public hearing for the purpose of hearing persons who were interested in or would be affected by a determination that the delineated Study Area is a redevelopment area; and

**WHEREAS**, at the hearing, the Planning Board received and considered all comments regarding the determination; and

**WHEREAS**, at that hearing, the Planning Board also received and considered evidence, including the findings in its Study, in support of the determination that the Area meets the criteria set forth in N.J.S.A. 40A:12A-5c, d, e, g, and h of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Planning Board found within the designated Study Area the following:

- A. In addition to being part of the New Jersey-Camden Urban Enterprise Zone (Criterion G of N.J.S.A. 40A:12A-5), area land uses and property conditions make the Admiral Wilson North Study Area an "area in need of redevelopment."
- B. The findings of the Planning Board's investigation clearly indicate that the Admiral Wilson North Study Area qualifies as an "area in need of redevelopment" per criteria C, D, E, G, and H of N.J.S.A. 40A:12A-5, which have all been met.
- C. Specific stability and development problems identified in the Study Area and establishing grounds for the "area in need of redevelopment" determination include:
  1. Under-utilization of several properties;
  2. Presence of several vacant properties and brownfields sites; and
  3. Inclusion in a New Jersey Urban Enterprise Zone.

**WHEREAS**, based on the Planning Board's Study discussed above, the Planning Board recommended to the City Council that the Study Area be determined an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-4 & 5 and recommended the "Admiral Wilson North: A Study to Determine the Need for Redevelopment" for City Council's action; now, therefore

**BE IT RESOLVED**, that the City Council of the City of Camden hereby determines that the Admiral Wilson North Study Area is an "area in need of redevelopment."

**BE IT FURTHER RESOLVED**, that the City Council of the City of Camden hereby approves the "Admiral Wilson North: A Study to Determine the Need for Redevelopment," dated April 2, 2013, as produced by Land Dimensions Engineering, Inc., in its entirety.

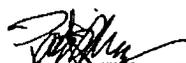
**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: June 11, 2013

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

  
\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST:   
\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

## STUDY AREA CHARACTERISTICS

### AREA LOCATION

The area under examination is situated in east Camden, and includes various parcels extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17<sup>th</sup> street to the west side of 20<sup>th</sup> street. The subject property encompasses roughly 38.6 acres, and is bordered by the Admiral Wilson Boulevard and Cooper River on the south, industrial development to the west and north, and residential development to the east.

The entire property is included in the Camden Urban Enterprise Zone, which was established in October of 1984.



Redevelopment Area Map (Google Earth Imagery 10/2011)

### TAX BLOCK AND LOTS

The properties studied in this report are designated in the tax assessment maps of the City of Camden as:

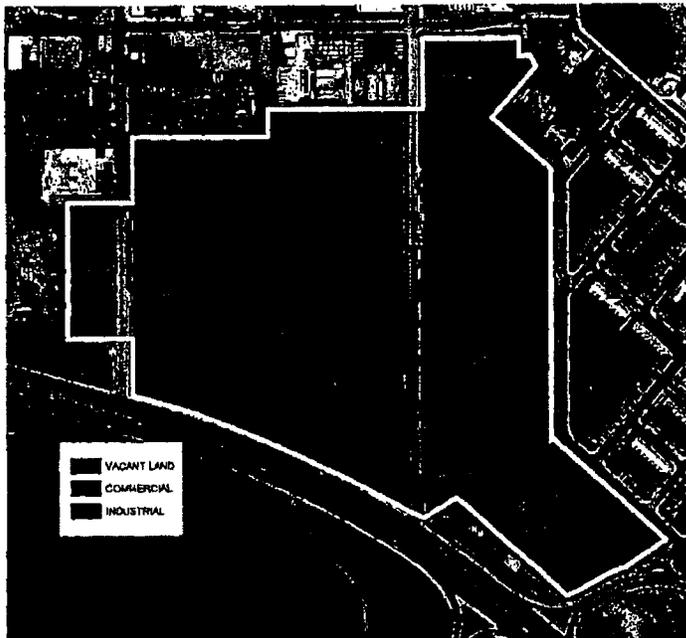
Block 1198, Lot 1	Block 1201, Lot 1	Block 1208, Lot 4
Block 1209, Lot 4	Block 1210, Lots 1 & 2	Block 1212, Lot 1
Block 1213, Lot 3	Block 1214, Lot 4	Block 1219, Lots 3 & 25
Block 1220, Lot 57		

### LAND USE

The subject area consists mostly of vacant land, with one industrial and two commercial uses scattered within it. The industrial parcel contains a warehouse use, while the commercial parcels contain a gas station and a skating rink (which is located on City-owned land).

Approximately 72% of the subject property is comprised of parcels of vacant land, while 18% is dedicated to commercial parcels, and 4% is found in the industrial parcel. The remaining land is comprised of street ROW's.

It should be noted that each of the two commercial parcels contains a significant amount of open land. If these open portions of the commercial parcels were added to the vacant land calculation, vacant land would account for approximately 78% of the total study area (including improved streets).



# ADMIRAL WILSON NORTH REDEVELOPMENT PLAN



City of Camden, Camden County, NJ

Original Redevelopment Plan prepared by:  
Land Dimensions Engineering  
6 East High Street  
Glassboro, NJ 08028

## Amendment #1

PREPARED BY:



A handwritten signature in cursive script that reads "David G. Roberts".

David G. Roberts, PP, AICP, LLA,   
Professional Planner LI #33LI00308100

# ADMIRAL WILSON NORTH REDEVELOPMENT PLAN

Honorable Dana L. Redd, **Mayor**

Prepared for: **City of Camden Redevelopment Agency**



*Sandra Ross Johnson, Executive Director*

## **City of Camden Planning Board**

*Rodney Sadler, Chairman*

*Lauren Hill, Vice Chairman*

*Honorable Dana L. Redd, Mayor (Class I)*

*Robin Johnson (Class II)*

*John Gilliams (Class IV)*

*Ulysses Baker (Mayor's Alternate)*

*Brenda Fraction (Class IV)*

*Jose DeJesus, Alternate #1 (Class IV)*

*Kristine Seitz (Class IV)*

## **Camden Department Planning and Development**

*Dr. Edward C. Williams, PP., AICP, Director*

Original Redevelopment Plan Prepared By:

**Land Dimensions Engineering**

*Lawrence M. DiVietro Jr., PP., PLS., AICP, President*

Amendment #1 Prepared By:

**MASER CONSULTING, PA**

*David G. Roberts, AICP/PP, LLA, LEED AP ND*

**ADOPTED MAY 2013**

**AMENDMENT #1 ADOPTED \_\_\_\_\_ 2016**

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## I. INTRODUCTION:

Admiral Wilson North is located within the Marlton Neighborhood of East Camden, and serves as a transition area between the residential development to the east, and industrial area to the north and west. Given its excellent access to local highways and public transit routes, as well as Camden's acute need for large-scale commercial development offering employment opportunities, Admiral Wilson North has key attributes that make it a candidate for redevelopment and a vital component in catalyzing further investment in the vicinity.

The **Redevelopment Area** includes various parcels extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17<sup>th</sup> street to the west side of 20<sup>th</sup> street. The subject property encompasses roughly 38.6 acres and is designated in the tax assessment maps of the City of Camden as:

Block 1198, Lot 1  
Block 1209, Lot 4  
Block 1213, Lot 3  
Block 1220, Lot 57

Block 1201, Lot 1  
Block 1210, Lots 1 & 2  
Block 1214, Lot 4

Block 1208, Lot 4  
Block 1212, Lot 1  
Block 1219, Lots 3 & 25



REDEVELOPMENT AREA MAP (GOOGLE EARTH IMAGERY 10/2011)

The property is bordered by the Admiral Wilson Boulevard and Cooper River on the south, industrial development to the west and north, and residential development to the east.

The majority of the subject area consists of vacant land & deteriorating paving, most of which is owned by the City of Camden. About 15% of the property in question contains buildings and improvements. These consist of three active business establishments and their related parking, landscaping, etc. Two of the businesses, a warehouse and a gas station, are on privately owned property, and the last, a skating rink, is on City-owned land. The entire property is included in the Camden Urban Enterprise Zone, which was established in October of 1984.

This Admiral Wilson North Redevelopment Plan responds to a climate of new opportunities, and addresses the problems and conditions identified in the *Study to Determine the Need for Redevelopment*, that preceded this report. The main goal of this plan was to affect the development of a regional retail development that would serve to further remove blight, make productive use of non-productive parcels, bring needed goods and services to the community, provide financial stability through credit-worthy tenants, and catalyze additional development along the corridor and in the adjacent areas. The provision of a supermarket was considered of particular importance, to aid in addressing the lack of existing options available to Camden residents, as evidenced by the designation of Camden as a 'food desert' by the USDA. However, over the three years since the adoption of the original redevelopment plan the site has been aggressively marketed for a supermarket and related retail uses without securing a successful project. It is therefore necessary to expand the range of permitted uses to include other commercial uses that have the potential to generate living wage employment for Camden residents.

## **A. PURPOSE**

The Admiral Wilson North Redevelopment Plan follows a determination that certain properties extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17th street to the west side of 20th street are an "area in need of redevelopment" according to the standards established in the "Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the amount and extent of vacant land and the continuing lack of proper utilization of the land, Admiral Wilson North is ripe for redevelopment. The Planning Board of the City of Camden recommended that the area be designated as an area in need of redevelopment on April 11, 2013 and the City Council of Camden subsequently

adopted the redevelopment designation and requested the preparation of a Redevelopment Plan (on May 7, 2013).

The purpose of this plan, as amended, is to facilitate the redevelopment of Admiral Wilson North by providing for design and implementation of a regional commercial development at this location with a wide range of potential commercial uses.

This report is organized into four sections:

- *The Need*, which summarizes the project area's need for redevelopment;
- *The Plan*, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- *Regulatory Controls*, which offers guidelines for managing future land uses and property design; and
- *Statutory Requirements*, which identifies the administrative relationships, entities, powers and responsibilities involved in this plan's implementation

## **B. THE NEED FOR REDEVELOPMENT**

The following highlights the findings and conclusion of the *Study to Determine the Need for Redevelopment*, which was accepted by the City Council on May 7, 2013.

### **FINDINGS**

In addition to being part of the NJ - Camden Urban Enterprise Zone (criterion G) and meeting smart growth standards (criterion H), three other applicable criteria from the Local Redevelopment and Housing Law were found:

*Criterion C: Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

*Criterion D: Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or*

*other factors, are detrimental to the safety, health, morals, or welfare of the community.*

*Criterion E: A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.*

The subject property has the potential to be transformed into a commercial development that would serve the community and region. A successful commercial development requires a tract of land that is contiguous & uninterrupted, has visibility and access, and is of a size and shape that can accommodate the necessary building area, parking, and circulation to create a critical mass. The ability to manage the circulation of trucks for warehouse and distribution uses from Admiral Wilson Boulevard without impacting the residential neighborhoods in Marlton is also an asset of the redevelopment area. Designation of the entire study area as an area in need of redevelopment would provide the necessary conditions and incentives to overcome the various hurdles that have here-to-for deterred development and redevelopment.

The majority of the property is either owned by the City or has been vacant & unimproved for 10 years or more, and is not likely to be developed by the instrumentality of private capital, satisfying criterion "C" of the Local Housing and Redevelopment Law. The study area contains buildings and improvements that are detrimental to the community, due to factors such as: vacant land and uses that are inconsistent with current zoning, dilapidated buildings and paving, excessive land coverage of deteriorating paving serving no useful purpose, potential contamination, faulty arrangement of existing buildings within the overall property that represent an obstacle to comprehensive development and realization of the zone plan; thus satisfying criterion "D". Additionally, the diverse ownership, and the location, orientation, and arrangement of the privately owned land uses on the site, impede the assemblage of land and proper development of the property, needed for large-scale development. This, along with the many vacant and dilapidated buildings in the surrounding industrial area, the perceived and potential environmental constraints, and shortcomings in site access, have contributed to the lack of proper utilization of the site, thus satisfying criterion "E". Furthermore, the subject property's potential for meeting smart growth goals, and its disposition of being within an Urban Enterprise Zone, qualify it as an area in need of redevelopment through satisfaction of criteria "G" & "H". Finally, the warehouse, gas station, and skate center properties are essential in assembling a site of the appropriate size and

shape, with the necessary visibility and access to develop a regional commercial development.

The findings of the investigation clearly indicate that the Admiral Wilson North Area qualifies as an area in need of redevelopment. Criteria C, D, E, G and H of NJSA 40A: 12A have been met.

### **CONCLUSION**

The Area In Need of Redevelopment study recommended that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that the Admiral Wilson North Study Area is in need of redevelopment according to law.

Once declared a Redevelopment Area, this Redevelopment Plan can be implemented to ensure proper utilization, revitalization and development of the property. It is expected that the study area's designation and the subsequent adoption of a this Redevelopment Plan will provide the necessary incentives to revitalize that area as a regional commercial development, providing much needed employment to the neighborhood and community at large, as well as to serve as a catalyst for further investment and renewal in the surrounding area.

### **C. REDEVELOPMENT STRATEGY**

Redevelopment should be conducted in a market-driven approach in which the redeveloper can secure a major commercial use as a strong anchor tenant, along with an appropriate amount of additional uses to create the critical mass needed for a successful commercial development. Subsequently, it is anticipated that the success of the first redevelopment project will assist in leveraging the interest and investment needed to expand the development and complete complimentary uses.

### **D. REDEVELOPMENT GOAL**

Create a regional commercial development that will provide necessary employment to the community and region, serve as a catalyst for further investment in the area, and strengthen the municipal tax base.

## II. THE PLAN:

### A. PROJECT PLAN & IMPLEMENTATION

Develop a regional commercial mixed-use development, that may include manufacturing, warehousing, storage, processing and other commercial uses with significant employment potential for hiring and training residents of Camden, with a particular focus on residents of the Marlton Neighborhood. This development is expected to accommodate multiple end users with separate development schedules and design parameters.

### B. PROPERTY ACQUISITION

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The following classification applies to properties in the Admiral Wilson North Redevelopment Area and are thus identified in the acquisition plan:

- **May Be Acquired:** Includes privately owned property or property not owned by the City of Camden, such as land owned by the Delaware River Port Authority, that may be needed to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner in accordance with local codes and property rehabilitation standards must rehabilitate it.
- **City-Owned:** Includes property that is owned by the City of Camden according to the City's property tax records and that may be conveyed to a redeveloper for implementation of this Redevelopment Plan.

*Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.*

#### MAY BE ACQUIRED:

Block 1213, Lot 3  
\*Block 1198, Lot 1  
\*Block 1201, Lot 1  
Block 1212, Lot 1  
Block 1209, Lot 4

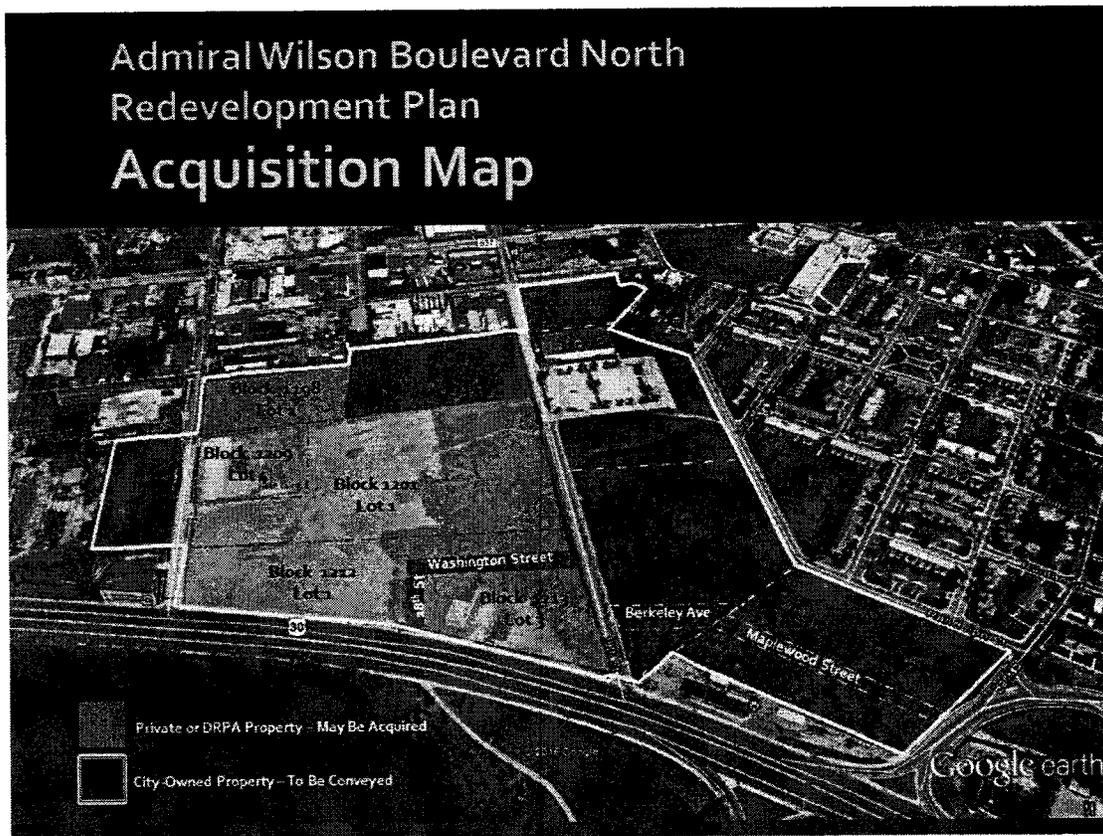
#### CITY-OWNED:

Block 1208, Lot 4  
Block 1198, Lot 1  
Block 1201, Lot 1  
Block 1210, Lots 1 & 2  
Block 1214, Lot 4  
Block 1219, Lots 3 & 25  
Block 1220, Lot 57

\* Block 1198, Lot 1 is identified as being owned by the City of Camden in the City's property tax records. It is possible that a private entity may still hold vested interest in this property due to ambiguity in the title.

Block 1201, Lot 1 is identified as being owned by the City of Camden in the City's property tax records. It is possible that the Delaware River Port Authority may hold title to all or part of this parcel due to ambiguity in the title.

To the extent that these properties are not vested in the City, the Redeveloper expresses the intent to acquire each disputed parcel and it is the Redeveloper's intent to inform each party claiming interest, other than the City, of its position.



ACQUISITION EXHIBIT

### C. RELOCATION

No residences are located in the Redevelopment Area, and therefore no residential relocation plan is required for the Redevelopment Area.

As required by the New Jersey Department of Community Affairs, the Admiral Wilson North Redevelopment Plan identifies the following approach to relocating existing businesses in the redevelopment area, as necessitated by property acquisitions.

There are 2 active businesses that will or may require relocation, depending upon the acquisition needs of this redevelopment plan: Block 1209, Lot 4 will be acquired; and Block 1213, Lot 3 may be acquired.

The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any business property located within the redevelopment area, including the identification of potential relocation sites and provision of statutorily mandated relocation assistance. After the adoption of this Redevelopment Plan, and before the acquisition of any occupied properties in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) will be developed and approved by the State of New Jersey. The WRAP will be tailored to this Redevelopment Plan, and will address the particular needs and circumstances of the businesses in the Admiral Wilson North redevelopment area.

Relocation will be managed by the Redevelopment Entity. The designated developer(s), through the agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds.

### **III. REGULATORY CONTROLS:**

#### **A. PROPERTY USE CONTROLS.**

The following will regulate permitted, accessory, prohibited, and conditional uses within the redevelopment area.

##### **1) Permitted Uses:**

- a) Shopping Center.
- b) Supermarket/Grocery Store.
- c) Motion Picture Theater.
- d) Commercial Recreation Facility (including but not limited to roller & ice skating rinks, and sports, health & fitness clubs).
- e) Retail Stores & Outdoor Retail Sales (including but not limited to Building & Lumber Supplies, Furniture and Home Furnishings, Warehouse Club Stores, Garden Supplies, and permitting the use of outdoor sales areas for "sidewalk sales" and similar activities).
- f) Retail Food Establishment.
- g) Liquor Store, Beer Distributor.
- h) Sit-Down, Carry-out, and Drive-Through Restaurants (including those selling alcoholic beverages).
- i) Personal Services (including but not limited to Barbershops, Hairdressers, Dry-Cleaners, Photographers, and the like).
- j) Banks, Financial, and Insurance Offices (including banks with drive-through services).
- k) Medical Offices.
- l) Convenience Store (including those associated with Gasoline Stations).
- m) Child Care Center (which may include outdoor play areas) licensed by the State of New Jersey.
- n) Automobile Service &/or Repair Facilities, Gasoline Stations, and Motor Vehicle Services Stations.
- o) Car wash
- p) Wholesale, Storage, and Warehouse/Distribution facilities, including cold storage and outdoor storage.
- q) Manufacturing, Assembly and Related Commercial Uses, including food processing and outdoor storage.
- r) General Office Buildings for single or multiple tenants.
- s) Any and all other uses permitted in the underlying zone district.

**2) Accessory Uses:**

- a) Off-Street Parking and Service areas.
- b) Fences and walls.
- c) Signs.
- d) Sidewalk Cafes.
- e) Sale of alcoholic beverages as an accessory to a permitted primary use located within the same building as, or adjacent to the primary use.
  - i) The display for sale within the primary store shall not be limited as to location.
  - ii) Includes display and sale of alcoholic beverages for on- or off-premises consumption.
  - iii) Subject to obtaining necessary State licensing.
- f) Any and all other accessory uses permitted in the underlying zoning district.
- g) Any accessory use generally required in conjunction with or ancillary to any Permitted Use.

**3) Prohibited Uses:**

- a) Lodging houses, Boarding Houses, Rooming Houses, or any combination thereof.
- b) Junkyards and Automobile Graveyards.

**4) Conditional Uses:** Pursuant to underlying zone district (577-119), except as otherwise provided above.

**B. AREA AND BULK REGULATIONS**

The following will regulate area and bulk requirements within the redevelopment area.

The intent of this Redevelopment Plan is to provide for the development of a comprehensively planned and designed regional commercial development. Regional commercial developments require tracts of sufficient size to accommodate multiple buildings, parking areas, loading zones, and circulation that are designed to work together and complement each other. The various buildings and uses may be located on a single tax lot, or, some or all of the individual uses may be located on separate tax lots within the overall development. The goal of the regulations below is to allow for the comprehensive development of a regional commercial development, through standards that apply to the overall tract upon which the development is

located, rather than being applicable to individual interior tax lots, if they exist or are subsequently created.

- 1) Development shall comply with the area and bulk regulations listed in the underlying zoning (section 577-120).
- 2) The comprehensive planning and design of large tracts, as opposed to individual lots, is encouraged.
- 3) The area and bulk requirements of 577-120 shall apply to the overall tract, regardless of the existence of internally subdivided lots, IF:
  - a) The tract in question is planned and designed as a coordinated development (regardless of construction timing or phasing, or the existence of multiple developers).
  - b) Any internally subdivided lots are designed and function as part of the overall development.
  - c) All lots are subject to a mechanism for coordinated management of the entire development to ensure comprehensive management of the entire facility, as approved by the Camden Redevelopment Agency.
- 4) The area and bulk requirements listed in section 577-120 shall only apply to individual lots if they do not meet the requirements of 3) above.
- 5) For the purposes of this Redevelopment Plan, a TRACT shall be defined as a property or area of land comprised of one or more contiguous lots that are developed or built upon as a single unit, regardless of intervening public ROW's.
- 6) It is anticipated that a number of commercial uses will operate on a 24 hour basis, seven days per week, using multiple shifts. This is expressly permitted, as it maximizes the employment potential of the redevelopment.

## **C. DESIGN STANDARDS.**

The following design standards will control development within the Redevelopment Area.

- 1) **Signage.** The following will regulate signage within the redevelopment area.
  - a) Signage requirements and standards shall apply to the overall development tract, and not to individual lots that may exist within the tract, unless they do not function as part of the development.
  - b) Wall signs:
    - i) Shall be permitted on all building faces.
    - ii) Shall not exceed 10% of each wall area (wall area shall be calculated including doors and windows).
  - c) Awning, Canopy, and Marquee signs:

- i) Are permitted, and may be affixed to, or located upon, any awning, canopy, or marquee.
  - ii) The area of these signs shall be included in the calculation for the maximum allowed area of wall signs.
- d) Freestanding signs: Multiple freestanding signs shall be permitted on a single tract, as provided below.
- i) Monument signs:
    - (1) For the purposes of this Redevelopment Plan, a MONUMENT SIGN shall be defined as a freestanding sign that is supported by a solid base (other than poles) such that the bottom of the sign face is 3 feet or less above grade and the sign base is at least 75% of the sign width.
    - (2) One monument sign shall be permitted at each road frontage.
    - (3) Each monument sign shall not exceed 200 s.f. in area.
    - (4) Each monument sign shall not exceed 16' in height.
  - ii) Pole signs:
    - (1) For the purposes of this Redevelopment Plan, a POLE SIGN shall be defined as a freestanding sign that is affixed, attached, erected or supported on a pole or poles, such that the bottom of the sign face is 8 feet or more above grade.
    - (2) One pole sign shall be permitted per street frontage.
    - (3) Each pole sign shall not exceed 60' in height.
    - (4) The sign area of each pole sign shall not exceed 750 s.f. on each sign face.
    - (5) A pole sign may contain coordinated signage for multiple tenants.
- e) Attraction Boards & Rear Service Signs shall be permitted as per section 577-253 O. 15. & 16.
- f) In addition to the above, Gasoline Stations shall be permitted:
- i) One Freestanding Sign (either monument or pole sign) advertising the name of the station and/or the principal products sold, including special company or brand name, insignia or emblem. These signs shall comply with the size requirements listed above.
  - ii) Price-per-gallon signage affixed to Freestanding Sign, pursuant to federal and state regulations shall be permitted.
  - iii) Customary lettering or other insignias which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning sign, a price indicator, and any other sign required by law and not exceeding a total of 2 s.f. on each pump.

- g) Sign Location:
- i) All signs other than those permitted within the street right-of-way shall be erected either with the bottom of the sign at least 8' above the level at which the driveway meets the street, or setback from the street line or tract boundary line a minimum of 5'.
  - ii) Permitted signs shall not extend over the tract boundary line.
  - iii) No sign shall be placed in such a position that it is likely to cause danger to or otherwise interfere with the free flow of vehicular traffic, or pedestrian traffic on the sidewalk.
  - iv) A Wall Sign may be permitted to project above the roof or canopy structure to which it is affixed, provided that it does not extend higher than 30' above the base of the building wall to which it is affixed.
- h) The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature, or upon the occasion of the opening of a new business use, shall be permitted – provided such display shall not exceed 30 days and shall not occur more than 4 times per calendar year.
- i) Temporary signs identifying professionals, firms or companies connected with the construction of any building or other improvements shall also be permitted during construction.
- j) Billboards are expressly prohibited within this redevelopment area except as is currently situated on Block 1208, Lot 3.
- k) No signs that use flashing, blinking, twinkling, rotating, animation, moving or the illusion of movement, are permitted.
- l) Window lettering and signs shall be subject to 577-253 I.
- m) Signs shall indicate only the principal name of the establishment, proprietor, or owner, or multiple tenants or owners, and may include a brief description of the principal goods or service or use thereof, and a logo or trademark by which the business or owner is identified.
- n) Sign Illumination:
- i) Floodlighting to illuminate signs shall be shielded so that the light source shall not be visible from any point off the lot upon which the sign is erected.
  - ii) For internally lit signs, the average illumination shall not exceed one-half foot candle. For externally lit signs, the average illumination on the surface of such signs shall not exceed one foot candle.
  - iii) Signs may remain illuminated 24 hours a day, 7 days a week.
- o) All signs within the project area shall be part of the overall total design scheme and be complimentary to the architectural character of the project area, to the extent possible. This shall not be interpreted to

require the alteration of color, font, or design of company logos on signage, due to the importance of brand recognition in shopping centers.

- p) Signs deemed necessary for the public welfare by the City, including, but not limited to, customary no trespassing and traffic or circulation directional signs, are permitted. Such signs shall not pertain to any company, individual or business establishment or organization, fraternal or otherwise. More specifically, exempt signs shall be as listed in 577-253D.
- q) Sign permit fees may be waived at the discretion of the Redevelopment Agency and/or Planning Board.
- r) Construction and Auxiliary sign specifications shall be in accordance with 577-253 S. & T.

**2) Lighting.** The following will regulate lighting within the redevelopment area:

- a) All exterior lights shall be designed, located, installed and directed to prevent light pollution and objectionable light, glare and light trespass across property lines.
- b) Sufficient illumination shall be provided for all off-street parking, loading and pedestrian areas so as to enable the safe movement of persons and vehicles, and provide for security.
- c) The average horizontal illumination level of lighting in the parking lot shall not be greater than 2 foot-candles. The maximum level of lighting in any portion of the parking lot shall be not greater than three foot-candles, except directly under light fixtures where a maximum of five foot-candles is permitted.
- d) For security purposes, parking lot lighting may remain at full lighting levels as needed, including commercial uses that operate 24 hours per day, seven days per week.
- e) Pole mounted parking lot lighting may be installed up to a maximum height of 40' measured from ground level.
- f) Gas station lighting:
  - i) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is no more than 5.5 foot-candles. The ratio of average to minimum illuminance shall be no greater than 4:1. This yields an average illumination level of no more than 22.0 foot-candles.
  - ii) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.

- iii) Lights shall not be mounted on the top or sides of the canopy; with the exception that signage on the sides of the canopy may be illuminated internally.
- g) To the extent that it does not conflict with the above, lighting shall comply with section 577-243.

### **3) Landscaping & Buffering.**

Landscaping around the perimeter of the redevelopment tract and along street lines shall serve to provide an aesthetically pleasing environment, shield headlight glare, and highlight entrances, while at the same time providing visibility into the development that will heighten security and provide views of the commercial uses therein. Landscaping at the interior of the redevelopment tract shall serve to highlight building entrances and vehicular & pedestrian routes, and to mask service areas that are within sight of customer areas and neighboring residences, while at the same time allowing for efficient grounds maintenance, truck circulation, and snow removal. With the exception of perimeter buffers & street trees, this Plan does not seek to define specific locational requirements for landscaping, but rather provides for flexibility in the location of proposed landscaping, subject to meeting requirements for the amount of landscaping required. This will promote creativity and functionality and allow for the potentiality of shifting required landscaping from internal parking areas outwards towards the perimeter of the site to enhance screening for adjacent properties. The following will regulate landscaping and buffering within the redevelopment area:

- a) Buffers:
  - i) A minimum 5' wide landscaped buffer is required around the entire tract perimeter.
  - ii) A minimum 10' wide landscaped buffer is required adjacent to residentially zoned land. If a public ROW separates the proposed development from the residential zone, the buffer may be reduced to 5' in width.
  - iii) A buffer shall consist of lawn areas and massed evergreen and deciduous trees and shrubs. Plantings may be provided in continuous lines, or in clusters with intervening lawn or ground cover areas.
  - iv) Garbage collection and utility areas shall be screened around their perimeters by buffer strips comprised of evergreen trees and shrubs. This requirement may be satisfied by a perimeter buffer if the utility area in question is located at the perimeter of the site.
  - v) Fencing used to screen garbage, utility, outdoor storage or service areas from adjacent development may be a maximum of 8' in height.

Security fencing around the perimeter of commercial properties may be higher than 8 feet in height.

- b) Landscape Plan:
  - i) A landscape plan shall be submitted in accordance with Section 577-244 B. of the Land Development Ordinance.
  - ii) The landscape notes provided in Section 577-245 shall be included on landscape plans as determined necessary by the City Engineer.
- c) General Planting Requirements:
  - i) Deciduous trees shall be at least one and one-half (1 ½) inches caliper at planting and shall be balled and burlapped. Size of evergreens should be six (6) feet tall and shrubs two (2) feet tall at planting but may be allowed to vary, depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and trees, shrubs and ground covers shall be planted in conformance with American Association of Nurserymen standards. Dead and dying plants shall be replaced by the developer during the following planting season.
  - ii) The plant species selected should be hardy for conditions where proposed, and appropriate in terms of function and size, and be of a type requiring the least amount of watering for survival.
  - iii) Landscaped areas shall be maintained and kept free of all debris, rubbish, weeds and tall grass.
  - iv) The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
- d) Street Trees:
  - i) A single row of street trees shall be planted along local roads at a distance of 50' o.c., and are required to be a minimum of 30' in height when fully grown.
  - ii) For the Admiral Wilson Boulevard, street trees shall be planted in naturalized groupings, and may be located within or outside the public right-of-way. The total number of street trees shall average (1) for every (50) feet measured at the edge of the cartway. Planting design should accentuate the views into the development and integrate contrasting landscape elements.
  - iii) To the extent that they do not conflict with the above, the street tree selection and design guidelines outlined in Section 577-244 D. 8. shall be adhered to.
- e) Parking Areas: Regional commercial developments typically require parking areas that are generally uninterrupted by raised landscaped islands, to assist in providing site visibility and to allow for efficient parking lot maintenance such as snow removal. In an effort to accommodate this need, while providing landscaping appropriate to

minimize noise, glare and other nuisance characteristics, as well as to improve the environment of the site and surrounding area, the following landscape requirements shall apply:

- i) Required amount of landscaping:
    - (1) Landscaped area equivalent to a minimum of 5% of the interior area of parking lots (exclusive of loading areas, truck and vehicle circulation areas and truck trailer and material storage areas) and 1 tree for every 10 spaces, shall be provided on the tract. To the extent possible, this minimum area & tree requirement should be provided in parking islands and/or around the perimeter of parking lots. If this minimum percentage & tree requirement is not accommodated in parking islands or parking lot perimeters, the remainder may be located elsewhere within the redevelopment area, and applied to supplement the tract perimeter buffers (especially the Admiral Wilson Blvd. frontage), to highlight special areas within the tract, and to provide supplementary landscaping as appropriate.
    - (2) Individual lots designed to function independently, that do not function as part of the overall development, shall provide parking lot landscaping pursuant to the underlying zoning, section 577-244 F.
  - ii) Parking islands shall only be required at the far ends of parking bays, typically adjacent to circulation aisles.
  - iii) Landscaping may consist of a mixture of trees, shrubs, and annual/perennial plants.
  - iv) If the minimum 5% landscape area and 1 tree per 10 parking spaces requirements are not satisfied within the redevelopment area, a maximum of ½ of the requirement may be satisfied through planting of the required landscaping elsewhere in the community, or through a contribution in lieu of landscaping. This contribution shall be used to provide landscaping off-site and provide a community benefit. The required contribution in lieu of landscaping shall be calculated at the rate of \$350 per tree, and \$75 per 100 s.f. of required landscaping.
- f) Stormwater detention areas:
- i) The area shall be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular edge.
  - ii) The area shall be landscaped as appropriate to naturalize its appearance and be complimentary to its context.
- g) Other provisions of this Plan notwithstanding, the entire tract, except for areas covered by buildings or surfaced as parking, recreation or service areas, shall be seeded, sodded, or planted with ground cover and suitably landscaped in accordance with an overall approved landscape plan.

h) All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.

**4) Off-Street Parking & Loading.** The following will regulate off-street parking in the redevelopment area:

a) The following minimum number of parking spaces shall be provided:

i) Shopping Center: A general parking requirement of 4 spaces for each 1,000 s.f. of gross leasable floor area, except as listed below.

ii) Accessory space reserved for use by employees for training, offices, meetings and the like, that will not add to parking demand, shall not be included in the calculation of gross leasable area for the purpose of determining required parking.

iii) If any of the following uses are proposed as part of the development, the following minimum number of parking spaces shall apply to each specific use:

(1) Gas/Service Stations: 1 space for each gas pump island, plus 2 parking spaces for each working bay, plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).

(2) Fast Food Restaurants: 1 space for each 3 seats plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).

(3) Restaurants: 1 space for each 5 seats, plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).

(4) Theaters: 1 space for each 10 fixed seats.

(5) Banks: 1 space for each 250 s.f.

(6) Child Care Centers: 1 space for each employee on the largest shift.

(7) Skating Rink, Ice or roller: 1 space for each 300 s.f. of gross floor area.

(8) Warehouse, Distribution (inclusive of internal office space): 1 space per 2 employees on the largest shift where employment is known, otherwise 0.5 spaces for each 1000 s.f. of gross floor area.

(9) Retail uses greater than 100,000 s.f.: 3.5 spaces for each 1,000 s.f. of gross leasable floor area.

(10) Manufacturing & Assembly Uses: 1 space for each 500 square feet.

(11) Office Uses : 1 space for each 300 square feet.

- b) Any uses that do not function as part of the overall development shall provide the number of off-street parking spaces required pursuant to the underlying zoning.
- c) Stacking for drive-thru facilities shall be provided as per section 577-230 G.
- d) Tenants that employ the use of shopping carts shall provide an appropriate number of cart corrals within the nearest parking field to accommodate temporary storage of shopping carts.
- e) Parking and loading areas may be located between the building line and the street line, subject to meeting the landscape requirements of this Redevelopment Plan.
- f) Required parking spaces for any use may be provided anywhere within the overall redevelopment area tract. If required parking is provided on a different lot than the use it is serving, appropriate deed restrictions and easements must be submitted.
- g) The amount of off-street parking provided on the tract cannot exceed 120% of the minimum required. An excess greater than 120% of the minimum required may be permitted for a specific use if justified through prior experience, sales projections, etc.
- h) To the extent that they do not conflict with this Redevelopment Plan, parking and loading area design shall be guided by the standards listed in 577-231.
- i) Bike Parking:
  - i) Shall be provided at a rate of 10% of the first one hundred required automobile parking spaces as specified above, plus 2% of any amount thereafter.
  - ii) Shall be distributed in strategic locations throughout the tract, close to building entrances, or pedestrian walkways leading to building entrances.
  - iii) Shall be clearly marked, and separated from automobile access by landscaping, raised curbs, or similar devices.
- j) Maintenance of parking and loading areas shall be subject to section 577-233.
- k) Open parking areas, and entrances and exits, shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular, bicycle and pedestrian movement. Lighting shall be arranged to limit spillage and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
- l) Each permitted use shall provide an area for the orderly deposit and pickup of refuse which is concealed from adjacent residential properties. This area shall be visually screened by a decorative wall or fence and

landscaping. The overall design shall be in architectural harmony with the principal building and shall not be located within buffer areas.

- 5) **Vehicular and Pedestrian Circulation.** The following shall regulate vehicular and pedestrian circulation within any retail portions of the redevelopment area:
- a) All entrance and exit driveways shall be located to afford maximum safety to traffic, provide for safe and convenient ingress and egress to and from the site, and to minimize conflict with the flow of traffic.
  - b) Sight triangle easements shall be required at intersections of a street with another street and at intersections of a street with a driveway providing ingress and/or egress to the development. The sight triangle easement shall be in addition to the specified right-of-way width of a street and cartway width of a driveway and shall not contain any grading, planting, or structure more than thirty (30) inches above the center line of the street and/or driveway, except that street signs, fire hydrants, and light standards may be located within a sight triangle easement.
  - c) Sidewalks shall be provided and located to afford safe and efficient pedestrian movement throughout the development, connecting the various uses, parking areas, and points of interest.
  - d) Where sidewalks intersect with streets or access drives, crosswalks shall be delineated by pavement markings and/or striping as appropriate.
  - e) Sidewalks shall be a minimum of 5' wide, or 6' wide where parked cars may overhang (unless curb stops are provided to avoid car overhang).
  - f) Sidewalks shall be provided along the side of any public street adjacent to the proposed development. Sidewalks shall be permitted to be located outside of the ROW, or meander into and outside of the ROW, as necessary to provide safe and efficient pedestrian circulation, and to avoid duplication when parallel sidewalks are provided within the development. Any sidewalks located outside of the public ROW, that serve both the development and the public street shall be subject to the necessary deed restrictions and/or easements.
- 6) **Architectural guidelines.** Proposed retail buildings within the redevelopment area will become an integral part of overall site design, and should be developed with consideration for appropriate height, mass, siting, location, materials, orientation, signs, lighting and use. Every attempt should be made to balance the use of prototype building designs with overall site architecture to create a cohesive development.

## D. DEVIATIONS FROM PROVISIONS OF THE REDEVELOPMENT PLAN

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this redevelopment plan or other municipal development ordinances, other than with respect to the nature of relief as set forth under M.L.U.L. 40:55D-70d. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this redevelopment plan or the pertinent sections of Camden's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or other municipal development ordinances. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

## E. PROVISIONS TO MEET STATE & LOCAL REQUIREMENTS

### 1) CONFORMANCE

The *Admiral Wilson North Redevelopment Plan* is substantially consistent with the goals of the *City of Camden Master Plan* and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; and stimulating new commercial development.

### 2) STATUTORY REQUIREMENTS

As described below, the *Admiral Wilson North Redevelopment Plan* fully complies with state statutes.

- a) Relationship to Local Objectives: This Redevelopment Plan is sufficiently comprehensive and complete to indicate its relationship to local objectives with respect to appropriate land use and densities.
- b) City of Camden Comprehensive Plan: The proposals of this Redevelopment Plan conform to the general intents and goals of the *FutureCAMDEN Master Plan 2002-2022* and Master Plan Reexamination Report 2008.
- c) Relationship to Other Plans: This Redevelopment Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers and its policy of providing appropriate densities to make efficient use of existing infrastructure is what this Redevelopment Plan hopes to achieve.

As this Redevelopment Plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.

- d) Relationship to Municipal Land Use Law: This Redevelopment Plan complies with the New Jersey Municipal Land Use Law, and creates no conflict with its development regulations.
- e) Proposed Land Uses and Building Requirements: This Redevelopment Plan includes maps and/or text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
- f) Identification of Property to Be Acquired: The Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.
- g) Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced businesses affected by implementation of this Plan. The City of Camden, or its designated agent, will provide displacees with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.
- h) Civil Rights and Affirmative Action: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.

## **IV. STATUTORY REQUIREMENTS.**

### **A. COMPLIANCE WITH DEVELOPMENT REGULATIONS.**

- 1) Development and subdivision within the Redevelopment Area shall be governed by the requirements of the City of Camden governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as the State of New Jersey governing development and redevelopment.
- 2) The designated Redevelopment Entity or Redeveloper shall agree to comply with all applicable application submission requirements, design standards and

development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden, County of Camden and State of New Jersey to the extent that they do not contradict this plan, and except where variances and waivers are properly approved.

- 3) The ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies.
- 4) The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

## **B. DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER.**

- 1) The governing body of the City of Camden has designated the Camden Redevelopment Agency to implement redevelopment plans and projects in the area designated by this Plan as the Redevelopment Area (N.J.S.A. 40: 12A-4).
- 2) The Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (NJ S. A. 40A: 12A-4(c)).
- 3) The designated redeveloper shall agree to retain interest acquired in the project until the conveyance of portions of the project to an end user or sub-redeveloper, or in the absence of such conveyance, the completion of construction and development of the specified project, subject to the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, except as provide in and otherwise subject to the terms of a negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A. 40:55D-53).

## **C. GENERAL PROVISIONS OF THE PLAN.**

- 1) Land use provisions and building requirements are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every

possible design or land use solution. Rather, proposals will be evaluated as to how well they achieve the objectives of this Plan.

- 2) The Camden Redevelopment Agency and the City of Camden Planning Board specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the redevelopment area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
- 3) As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S.A. 40: D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.
- 4) Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, as if the developer were proposing a subdivision or portion thereof.
- 5) The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79.
- 6) No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to the public health, safety or general welfare.
- 7) No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City authority.
- 8) Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.

- 9) The developer of a specified project within the redevelopment area shall submit, if needed, a storm water management plan as part of the design submission for review by the Camden Planning Board and appropriate City authority. Storm water management in the redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.
- 10) No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any successors or assignees, whereby land within the project area is restricted by the Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
- 11) Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

#### **D. PUBLIC IMPROVEMENTS.**

Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company. All off-tract improvements shall conform to City requirements.

#### **E. TYPES OF PROPOSED REDEVELOPMENT ACTIONS.**

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan, proceed with clearance, re-planning, development and redevelopment of the area designated in that plan. To carry out and affect the purposes and terms of this Plan, the municipality or Camden Redevelopment Agency may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
- 2) Acquire privately held parcels and property that are vacant or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support proposed development.
- 3) Form a public-private partnership for development of this Redevelopment Area.
- 4) Provide public improvements necessary to support redevelopment.

- 5) Select (a) redeveloper(s) to implement all or part of projects for redevelopment, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
- 6) Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
- 7) Acquire by condemnation any land or buildings necessary for redevelopment projects, pursuant to provisions of the "Eminent Domain Act of 1971".
- 8) Clear any area owned or acquired, and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
- 9) Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants, to carry out redevelopment projects.
- 10) Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
- 11) Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency, and to secure payment of such revenue as part of any such arrangement or contract.
- 12) Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement for capital grants to redevelopers.
- 13) Arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys or other places, or for the furnishing of facilities, or for the acquisition by such agency of property options or property rights, or for furnishing of property or services in connection with this redevelopment plan.
- 14) Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
- 15) Arrange or contract with a public agency for relocation of residents, industry or commerce displaced from or within a Redevelopment Area, pursuant to the "Relocation Assistance Law of 1967" and the "Relocation Assistance Act."

- 16) Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as well as compulsory repair, rehabilitation, demolition or removal of buildings and improvements.
- 17) Publish and disseminate information concerning any redevelopment area, plan, or project.
- 18) Improve vehicular circulation in the redevelopment area through roadway (re)design, improved signal timing, signage, and paving.
- 19) Improve infrastructure and streetscape on adjacent streets, as development or renovations take place.
- 20) Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
- 21) Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

## **F. TIME LIMITS.**

The following provisions with respect to time limits shall govern this Redevelopment Plan:

- 1) **REASONABLE TIME FOR DEVELOPMENT:** The redeveloper of a project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in an Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)
- 2) **EXPIRATION OF REDEVELOPMENT PLAN:** The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption or amendment of the Plan.
- 3) **CERTIFICATES OF COMPLETION:** Upon the issuance of a Certificate of Completion by the Redevelopment Entity, a redevelopment project (area) shall be deemed to be no longer in need of redevelopment for purposes of implementation of this Plan.

## **G. PROCEDURES FOR AMENDING THIS PLAN.**

This Redevelopment Plan may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.), provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with this Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such Plan or its proposed amendment(s). Whether an

amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-7).

#### **H. SUPERCEDENCE, REPEAL, AND SEVERABILITY.**

- 1) All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only and only as applicable to the Redevelopment Area governed by this Redevelopment Plan.
- 1) If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the Land Development Ordinance of the City of Camden, provisions of this redevelopment plan – unless otherwise specified – shall prevail.
- 2) If any provision or regulation of this Redevelopment Plan shall be judged invalid by court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.



*2<sup>nd</sup> reading  
Ordinances*

MAR:yrh  
07-12-16

0-1

**ORDINANCE AUTHORIZING A LEASE AGREEMENT BETWEEN THE CITY OF  
CAMDEN AND COOPER LANNING SQUARE RENAISSANCE SCHOOL  
FACILITIES, INC. (CLSRSF, INC.)**

**WHEREAS**, the City of Camden is the owner of the land known as 732 Chestnut Street, 745 Sycamore Street and 807-815 Sycamore Street, Block 390, Lots 13, 35 and Block 392, Lot 50, Camden, New Jersey; and

**WHEREAS**, the City of Camden desires to enter into a long term lease with Cooper Lanning Square Renaissance School Facilities, Inc., for the land listed above; and

**WHEREAS**, N.J.S.A.40A:12-14 (c) provides that a municipality may, by ordinance, lease municipal property not needed for use to a public body for nominal consideration; now, therefore

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

**SECTION 1.** The proper officers of the City of Camden are hereby authorized to lease for the term of fifty (50) years, with options for renewal of 25 and 25 years respectively. The City will lease the premises described as 732 Chestnut Street, 745 Sycamore Street and 807-815 Sycamore Street, Camden, NJ, Block 390 Lots 13, 35 and Block 392, Lot 50, Camden, New Jersey to Cooper Lanning Square Renaissance School Facilities, Inc. for the monetary consideration of \$34,000.00 and \$1.00 per year thereafter.

**SECTION 2.** The property will be used as a Parking Lot for the school.

**SECTION 3.** The lessee under the terms of the lease shall be responsible for all insurance costs, repairs, security, and general maintenance of the land. CLSRSF, INC. is also responsible for any other liabilities and expenses related to the use and possession of said land.

**SECTION 4.** The City of Camden has given permission to CLSRSF, INC to apply for any funds to rehabilitate said premises.

**SECTION 5.** CLSRSF, INC.. shall defend, indemnify and hold harmless the City of Camden, its officers, agents and employees from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability arising out of or in any way connected with the City's acts or omissions in connections with this agreement.

**BE IT ORDAINED**, by the City Council of the City of Camden that the proper officer(s) shall be and are hereby authorized to execute the necessary Deed to the Camden Redevelopment Agency transferring this parcel in accordance with terms of the Agreement of Sale.

**SECTION 1.** Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

**SECTION 2.** All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 3.** This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

**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: July 12, 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

MAR:dh  
07-12-16

**AN ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED, "AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES IN THE CLASSIFIED AND UNCLASSIFIED SERVICE OF THE CITY OF CAMDEN" ADOPTED DECEMBER 23, 1982 (MC-1917)**

BE IT ORDAINED by the City Council of the City of Camden that, an ordinance entitled, "An Ordinance Fixing the Salary Ranges to be Paid to Certain Officers and Employees In the Classified and Unclassified Service of the City of Camden", adopted December 23, 1982 (MC-1917) is amended and supplemented as stated herein, with attachments, as follows:

SECTION 1. The effective date of these amendments shall be January 1, 2015.

SECTION 2. Attached hereto and incorporated herein, by way of reference is the list of salaries and wages to be paid to certain officers and employees in the Classified and Unclassified Services of the City of Camden, to increase the salaries by 2% as set forth on the attached schedule.

SECTION 3. In the interest of municipal efficiency and economy, these titles and their salaries are being placed upon a single ordinance in order to avoid duplication of effort and waste of manpower.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 6. If any provision of this ordinance is declared invalid, such invalidity shall not effect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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.

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MARC A. RIONDINO  
City Attorney

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FRANCISCO MORAN  
President, City Council

\_\_\_\_\_  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

MAR:dh  
07-12-16

**AN ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED, "AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES IN THE CLASSIFIED AND UNCLASSIFIED SERVICE OF THE CITY OF CAMDEN" ADOPTED DECEMBER 23, 1982 (MC-1917)**

BE IT ORDAINED by the City Council of the City of Camden that an ordinance entitled, "An Ordinance Fixing the Salary Ranges to be Paid to Certain Officers and Employees in the Classified and Unclassified Service of the City of Camden", adopted December 23, 1982 (MC-1917) is amended and supplemented as stated herein, with attachments, as follows:

SECTION 1. The effective date of these amendments shall be as of April 15, 2015.

SECTION 2. Attached hereto and incorporated herein, by way of reference is a list of certain titles that will increase the salaries by 2% that moved from Teamsters Local #676 into CWA Local #1014 on April 15, 2015 for certain officers and employees in the Classified and Unclassified Services of the City of Camden, as set forth on the attached schedule marked in bold.

SECTION 3. In the interest of municipal efficiency and economy, these titles and their salaries are being placed upon a single ordinance in order to avoid duplication of effort and waste of manpower.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 6. If any provision of this ordinance is declared invalid, such invalidity shall not effect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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.

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FRANCISCO MORAN  
President, City Council

\_\_\_\_\_  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

MAR:dh  
07-12-16

0-4

**AN ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED, "AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES IN THE CLASSIFIED AND UNCLASSIFIED SERVICE OF THE CITY OF CAMDEN" ADOPTED DECEMBER 23, 1982 (MC-1917)**

BE IT ORDAINED by the City Council of the City of Camden that an ordinance entitled, "An Ordinance Fixing the Salary Ranges to be Paid to Certain Officers and Employees in the Classified and Unclassified Service of the City of Camden", adopted December 23, 1982 (MC-1917) is amended and supplemented as stated herein, with attachments, as follows:

SECTION 1. The effective date of these amendments shall be as of July 5, 2015.

SECTION 2. Attached hereto and incorporated herein, by way of reference is a list of titles that will increase the salary of two (2) titles by 2% as negotiated by CWA, Local 1014 as of July 5, 2015 for certain officers and employees in the Classified and Unclassified Services of the City of Camden, as set forth on the attached schedule marked in bold.

Chief Clerk  
Customer Service Representative Bilingual in Spanish and English

SECTION 3. In the interest of municipal efficiency and economy, these titles and their salaries are being placed upon a single ordinance in order to avoid duplication of effort and waste of manpower.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 6. If any provision of this ordinance is declared invalid, such invalidity shall not effect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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.

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MARC A. RIONDINO  
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FRANCISCO MORAN  
President, City Council

\_\_\_\_\_  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

0-5

MAR:dh  
07-12-16

**AN ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED, "AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES IN THE CLASSIFIED AND UNCLASSIFIED SERVICE OF THE CITY OF CAMDEN" ADOPTED DECEMBER 23, 1982 (MC-1917)**

BE IT ORDAINED by the City Council of the City of Camden that, an ordinance entitled, "An Ordinance Fixing the Salary Ranges to be Paid to Certain Officers and Employees in the Classified and Unclassified Service of the City of Camden", adopted December 23, 1982 (MC-1917) is amended and supplemented as stated herein, with attachments, as follows:

SECTION 1. The effective date of these amendments shall be January 1, 2016.

SECTION 2. Attached hereto and incorporated herein, by way of reference is the list of salaries and wages to be paid to certain officers and employees in the Classified and Unclassified Services of the City of Camden, to increase the salaries by 2% as set forth on the attached schedule.

SECTION 3. In the interest of municipal efficiency and economy, these titles and their salaries are being placed upon a single ordinance in order to avoid duplication of effort and waste of manpower.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 6. If any provision of this ordinance is declared invalid, such invalidity shall not effect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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: July 12, 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

0-6

MAR:dh  
07-12-16

**AN ORDINANCE DESIGNATING CERTAIN AREAS IN THE  
CITY OF CAMDEN "AS HANDICAPPED PARKING ONLY"**

WHEREAS, Keith Williams upon providing the appropriate proof that he is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near his home at 846 Tulip Street; and

WHEREAS, Tiwany Robinson upon providing the appropriate proof that she is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near her home at 319 Liberty Street; and

WHEREAS, Victoria King upon providing the appropriate proof that she is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near her home at 2761 N. Congress Road; and

WHEREAS, Odessa Benjamin upon providing the appropriate proof that she is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near her home at 2834 Idaho Road; and

WHEREAS, Angel Padilla upon providing the appropriate proof that he is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near his home at 605 N. 5<sup>th</sup> Street; and

WHEREAS, Alberta Gardener upon providing the appropriate proof that she is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near her home at 1623 Mt. Ephraim Avenue; and

WHEREAS, Rafael Vicente upon providing the appropriate proof that he is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near his home at 3049 Mickle Street; and

WHEREAS, Louise Reeves upon providing the appropriate proof that she is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near her home at 1578 Park Blvd; and

WHEREAS, Bruce Williams upon providing the appropriate proof that he is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near his home at 228 Kaighn Avenue; and

WHEREAS, Francine Austin upon providing the appropriate proof that she is the holder of the required specifications according to State statute, seeks to have a handicapped parking area set forth near her home at 1240 Magnolia Avenue; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that, the area near 846 Tulip Street shall be designated as a "Handicapped Parking" area during the period of time that the said premise is occupied by Keith Williams, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 319 Liberty Street shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Tiwany Robinson, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 2761 N. Congress Road shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Victoria King, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 2834 Idaho Road shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Odessa Benjamin, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 605 N. 5<sup>th</sup> Street shall be designated as a "Handicapped Parking" area during the period of time that the said premise is occupied by Angel Padilla, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 1623 Mt. Ephraim Avenue shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Alberta Gardener, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 3049 Mickle Street shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Rafael Vicente, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 1578 Park Blvd shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Louise Reeves, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 228 Kaighn Avenue shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Bruce Williams, a handicapped individual.

BE IT FURTHER ORDAINED, by the City Council of the City of Camden that, the area near 1240 Magnolia Avenue shall be designated as a "Handicapped Parking" area during the period of time that the said premises is occupied by Francine Austin, a handicapped individual.

SECTION 1. Parking shall be prohibited to all others in order to provide a parking space for the handicapped owner/resident adjacent thereto or any person with a valid handicapped-parking permit.

SECTION 2. By the adoption of this ordinance, we are creating a schedule of "Handicapped Parking" areas, including those set forth herein and including any other "Handicapped Parking" areas heretofore adopted by ordinance. Any ordinance prohibiting parking at the location specified is hereby rescinded and appealed, in part, wherein it conflicts with the ordinance to be adopted.

SECTION 3. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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: July 12, 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

0-7  
Revised

**STATE FISCAL YEAR 2017  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the City Council of the City of Camden in the County of Camden finds it advisable and necessary to increase its SFY 2017 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Camden City Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$ 3,689,572.56 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Camden City Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Camden City Council of the City of Camden , in the County of Camden, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the SFY 2017 budget year, the final appropriations of the City of Camden shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$3,689,572.56, and that the SFY 2017 municipal budget for the City of Camden be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

JJA  
07/12/16

0-8

**ORDINANCE RENAMING PORTION OF MT. EPHRAIM AVENUE  
NORTH OF S. 11<sup>TH</sup> STREET AND SOUTH OF CR 537  
TO SUBARU DRIVE**

**WHEREAS**, construction is underway on the Subaru of America Headquarters located in the Gateway Redevelopment Area off of Admiral Wilson Boulevard in the City of Camden; and

**WHEREAS**, the Subaru of America Headquarters is expected to bring a substantial amount of jobs and private investment to the City of Camden; and

**WHEREAS**, a portion of Mt. Ephraim Avenue located north of S. 11<sup>th</sup> Street and south of CR 537 was previously vacated by Ordinance MC-4935, adopted on November 10, 2015, attached hereto as Exhibit "A"; and

**WHEREAS**, the vacated portion of Mt. Ephraim Avenue located north of S. 11<sup>th</sup> Street and south of CR 537 is now a private right of way; and

**WHEREAS**, in recognition of Subaru of America's steadfast commitment to the revitalization of the City of Camden, the City is desirous of renaming the vacated portion of Mt. Ephraim Avenue located north of S. 11<sup>th</sup> Street and south of CR 537 to "Subaru Drive"; now therefore

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

**SECTION 1.** Pursuant to N.J.S.A. 40:67.1k, the vacated portion of Mt. Ephraim Avenue in the City of Camden located north of S. 11<sup>th</sup> Street and south of CR 537 shall be renamed to "Subaru Drive" and appropriate street markers and other related directional signage shall be placed or updated to reflect said new name immediately upon the effective passage of this Ordinance.

**SECTION 2.** The passage of this ordinance shall in no way affect, alter, or replace the prior vacation of the portion of Mt. Ephraim Avenue effectuated by Ordinance MC-4935. By adoption of this Ordinance, all the records of the City of Camden, including, but not limited to, the City's Tax Map and any other official documents which appear, or are maintained, in the City Department of Planning and Development, and City Engineer and Tax Assessor's Offices shall reference the name change as ordered herein. The United States Postal Service authorities shall also be immediately notified of the change in the name of this portion of Mt. Ephraim Avenue.

**SECTION 3.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 4.** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**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.

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Date of Introduction: July 12, 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

0-4

**ORDINANCE MC- 4935**  
*On Motion Of: Dana M. Burley*  
**APPROVED: October 13<sup>th</sup>, 2015**  
**ADOPTED: November 10<sup>th</sup>, 2015**

MAR:yrh  
10-13-15

**ORDINANCE AUTHORIZING THE VACATION OF A PORTION OF MT. EPHRAIM AVENUE AND ELEVENTH STREET AND AN ADJACENT PORTION OF ELEVENTH STREET BETWEEN MT. EPHRAIM AVENUE AND MEMORIAL AVENUE**

WHEREAS, Brandywine Operating Partnership, L.P. has requested to vacate a portion of Mt. Ephraim Avenue and Eleventh Street and a portion of Eleventh Street between Mt. Ephraim Avenue and Memorial Avenue, Camden, NJ; and

WHEREAS, no reservations or objections have been made; and

WHEREAS, it appears to the City that the public will not be adversely affected by the vacating of the public right in that area; and

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

**SECTION 1.** All the parcels or tracts of land situated in the City of Camden, County of Camden and the State of New Jersey, known as Block 1464, Lot 5 and Block 1459, Lot 14, please see Exhibit A for the detailed Legal Descriptions of the portions of land that are being vacated. Also, attached in the Exhibit A is detailed conditions of the vacation approval the applicant is responsible for as per the City Engineer.

**SECTION 2.** All municipal public utilities and cable television lines and facilities, if any, existing in, on or under the vacated street described in the legal description shall remain the property of the City of Camden, applicable public utility or Cable Television Company. The City of Camden expressly reserves an easement in, on or under that portion of the street to be vacated. The party or parties, who become owners of the vacated street under this ordinance, and their successors in title, shall not have the right to close, remove, relocate, erect any structure upon, or block access to any municipal or public utility or cable television liens or facilities existing in, on or under the vacated street. They shall have the right to contract or reach an agreement with the City of Camden or applicable public utility or cable television company to close, remove, relocate, detour or operate and maintain any such municipal public utility or cable television company lines and facilities. The party or parties who become owners of the vacated street must maintain fire access to vacated street at all times.

**SECTION 3.** The street vacation is subject to the rights of the City of Camden and of public utilities to enter the vacated street in a reasonable manner for the purpose of inspecting, maintaining, repairing, replacing, closing or removing any municipal public utility or cable television lines and/or facilities remaining in, on or under the vacated street, unless the City of Camden or public utility or cable television company waives such right by contract or agreement under Section 2 above.

**SECTION 4.** The City Clerk shall have this ordinance published at least once, not less than ten (10) days instead of one (1) week prior to the section reading.

**SECTION 5.** Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

**SECTION 6.** All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 7.** This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

**SECTION 8.** 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.

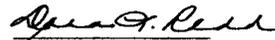
**BE IT FURTHER ORDAINED**, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy 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: October 13, 2015

The above has been reviewed  
and approved as to form.

  
MARC A. RIONDINO  
City Attorney

  
FRANCISCO MORAN  
President, City Council

  
DIANA L. REDD  
Mayor

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

Francisco Moore  
President  
Councilperson, 1<sup>st</sup> Ward  
  
Dana M. Redd  
Councilperson, 1<sup>st</sup> Ward  
  
Brian K. Calhoun  
Councilperson, 2<sup>nd</sup> Ward  
  
Luis A. Lopez  
Councilperson, 3<sup>rd</sup> Ward



**MUNICIPAL CLERK  
CITY OF CAMDEN  
NEW JERSEY**

701 Nov. 95120  
Room 105, City Hall  
Camden, NJ 08101  
Tele: (856) 757-7223 / Fax: (856) 757-7220  
Email: [clerk@camden.nj.us](mailto:clerk@camden.nj.us) Website: [www.camden.nj.us](http://www.camden.nj.us)

Carlo Jankins  
Vice-President  
Councilperson at Large  
  
Marilyn Torres  
Councilperson at Large  
  
Arthur Bentley  
Councilperson at Large  
  
Jason Anagnostis, Esq.  
Council-At-Large  
  
Luis Pastoriza, R.M.C.  
Municipal Clerk

**MEMORANDUM**

DATE: November 16, 2015  
TO: Dana L. Redd, Mayor  
FROM: Luis Pastoriza, Municipal Clerk  
RE: Ordinance Final Passage – (MC-4935)

**Ordinance authorizing the vacation of a portion of Mt. Ephraim Avenue  
and Eleventh Street and adjacent portion of Eleventh Street between Mt.  
Ephraim Avenue and Memorial Avenue**

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 11-10-15. 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: <u>M. J. H. B.</u>	Date: <u>11/16/15</u>
Date of Approval: <u>11/30/15</u>	

0-9

MAR:es  
7-12-16

**ORDINANCE AMENDING AN ORDINANCE PROVIDING FOR THE APPROVAL AND ADOPTION OF A MAP DEPICTING THE LOCATIONS AND BOUNDARIES FOR THE DRUG FREE SCHOOL ZONES AND THE DRUNK DRIVING ZONES AND MAKING AN OFFICIAL FINDING AND RECORD OF THE LOCATIONS AND BOUNDARIES OF SUCH ZONES**

**WHEREAS**, on March 23, 1989 the City Council of the City of Camden adopted Ordinance MC-2445 providing for the approval and adoption of a map depicting the location and boundaries of drug free school zones. The City of Camden seeks to amend and supplement said ordinance; and

**WHEREAS**, the City has hired Civil Solutions to research and map the zones to comply with the enforcement of the sale of drug and the driving while impaired statutes of the state of New Jersey; and

**WHEREAS**, the map has been completed and approved for the current update to the prior map which was completed in 1989 and amended in 1991 and 1997; and

**WHEREAS**, the Drug and Drunk Driving Free Zones Map correctly depicts the location and areas within the municipality of property which is used for school purposes and which is owned by or leased to any elementary school or secondary school or school board, and of the areas on or within one thousand (1,000) feet of school property and areas within five hundred (500) feet of a Public Housing Facility, Public Park, or Public Building pursuant to N.J.S.A. 2C:35-1; now, therefore

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

**SECTION 1.** Ordinance MC-2445 is amended by incorporating the attached Drug and Drunk Driving Free Zones dated March 2016 prepared by Civil Solutions as if fully set forth herein.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 3.** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**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: July 12, 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

0-10

JJA  
07-26-16

**ORDINANCE AMENDING AND SUPPLEMENTING  
THE CITY OF CAMDEN ZONING ORDINANCE,  
CHAPTER 577 PERTAINING TO FLOOD DAMAGE PREVENTION**

**WHEREAS**, the City of Camden's ("City") Zoning Ordinance, Chapter 577 of the City Code, has been amended on previous occasions and needs to be further amended to effectuate efficient and effective government; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) recently issued a Letter of Final Determination (LFD) dated February 17, 2016 for the City concerning the need to revise the City's current Flood Damage Prevention Ordinance (FDPO) in order to continue participation in the National Flood Insurance Program (NFIP); and

**WHEREAS**, the State of New Jersey, Department of Environmental Protection (NJDEP), Dam Safety & Flood Control has issued a letter dated April 4, 2016 recommending eighteen (18) of the Camden County local municipalities, including Camden, to amend their FDPO to conform with NJDEP's requirements; now, therefore

**BE IT ORDAINED**, by the City Council of the City of Camden that the City's Zoning Ordinance, Chapter 577 of the City Code, shall be amended and supplemented to make said Ordinance current by including certain language pertaining to flood damage control, which changes have been favorably reported and approved by the City of Camden Planning Board to this City Council pursuant to law and memorialized in the Planning Board's attached EXHIBIT A Resolution adopted on July 27, 2016.

**BE IT FURTHER ORDAINED**, by the City Council of the City of Camden that the City's Zoning Ordinance, Chapter 577 of the City Code, be, and hereby is amended and supplemented as follows:

**SECTION 1 - STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES**

**A. STATUTORY AUTHORIZATION**

The Legislature of the State of New Jersey has in N.J.S.A. 40:48-1, et seq., delegated the responsibility to local governmental units to adopt regulations designed to promote public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Camden, Camden County, New Jersey does ordain as follows:

**B. FINDINGS OF FACT**

1. The flood hazard areas of the City of Camden, County of Camden, New Jersey, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
2. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, causes damage in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

**C. STATEMENT OF PURPOSE**

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
6. Help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
7. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
8. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

**D. METHODS OF REDUCING FLOOD LOSSES**

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. Controlling filling, grading, dredging, and other development which may increase flood damage; and,
5. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

**SECTION 2 - DEFINITIONS**

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

**AO Zone-** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

**AH Zone-** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base

Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

**Appeal** — A request for a review of the Director of Public Works's interpretation of any provision of this ordinance or a request for a variance.

**Area of Shallow Flooding** — A designated AO or AH zone on a community's Digital Flood Insurance Rate Map (DFIRM) with a one percent annual or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Area of Special Flood Hazard** — Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone V, VE, V1-30, A, AO, A1-A30, AE, A99, or AH.

**Base Flood** — A flood having a one percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation (BFE)** — The flood elevation shown on a published Flood Insurance Study (FIS) including the Flood Insurance Rate Map (FIRM). For zones AE, AH, AO, and A1-30 the elevation represents the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year. For zones VE and V1-30 the elevation represents the stillwater elevation (SWEL) plus wave effect ( $BFE = SWEL + \text{wave effect}$ ) resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

**Basement** — Any area of the building having its floor subgrade (below ground level) on all sides.

**Breakaway Wall** — A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

**Coastal A Zone** — The portion of the Special Flood Hazard Area (SFHA) starting from a Velocity (V) Zone and extending up to the landward Limit of the Moderate Wave Action delineation. Where no V Zone is mapped the Coastal A Zone is the portion between the open coast and the landward Limit of the Moderate Wave Action delineation. Coastal A Zones may be subject to wave effects, velocity flows, erosion, scour, or a combination of these forces. Construction and development in Coastal A Zones is to be regulated the same as V Zones/Coastal High Hazard Areas.

**Coastal High Hazard Area** — An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

**Development** — Any man made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

**Digital Flood Insurance Rate Map (DFIRM)** — The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Elevated Building** — A non-basement building (1) built, in the case of a building in an Area of Special Flood Hazard, to have the top of the elevated floor or, in the case of a building in a Coastal High-Hazard Area or Coastal A Zone, to have the bottom of the lowest horizontal structural member of the elevated floor, elevated above the base flood elevation plus freeboard by means of piling, columns (posts and piers), or shear walls parallel to the flow of the water, and (2) adequately anchored so as not to impair the

structural integrity of the building during a flood up to the magnitude of the base flood. In an Area of Special Flood Hazard "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In Areas of Coastal High Hazard and Coastal A Zones "elevated buildings" also includes a building otherwise meeting the definition of "elevated building" even though the lower area is enclosed by means of breakaway walls.

**Erosion** — The process of the gradual wearing away of land masses.

**Existing Manufactured Home Park or Subdivision** — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**Flood or Flooding** — A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Insurance Rate Map (FIRM)** — The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)** — The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

**Floodplain Management Regulations** — Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**Floodproofing** — Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway** — The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without accumulatively increasing the water surface elevation more than 0.2 foot.

**Freeboard** — A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

**Highest Adjacent Grade** — The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

**Historic Structure** — Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved State program as determined by the Secretary of the Interior; or
  - b. Directly by the Secretary of the Interior in States without approved programs.

**Lowest Floor** — The lowest floor of the lowest enclosed area [including basement]. An unfinished or flood resistant enclosure, useable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements of 44 CFR Section 60.3.

**Limit of Moderate Wave Action (LiMWA)** — Inland limit of the area affected by waves greater than 1.5 feet during the Base Flood. Base Flood conditions between the V Zone and the LiMWA will be similar to, but less severe than those in the V Zone.

**Manufactured Home** — A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**Manufactured Home Park or Manufactured Home Subdivision** — A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**New Construction** — Structures for which the start of construction commenced on or after the effective date of a floodplain regulation adopted by a community and includes any subsequent improvements to such structures.

**New Manufactured Home Park or Subdivision** — A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by the municipality.

**Primary Frontal Dune** — A continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves from coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from the relatively steep slope to a relatively mild slope.

**Recreational Vehicle** — A vehicle which is [i] built on a single chassis; [ii] 400 square feet or less when measured at the longest horizontal projections; [iii] designed to be self-propelled or permanently towable by a light duty truck; and [iv] designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Sand Dunes** — Naturally occurring or man-made accumulations of sand in ridges or mounds landward of the beach.

**Start of Construction** — For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. No. 97-348) includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings or piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Structure** — A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

**Substantial Damage** — Damage of any origin sustained by a structure whereby the cost of restoring the structure to its condition before damage would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial Improvement** — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

**Variance** — A grant of relief from the requirements of this ordinance that permits construction in a manner that would otherwise be prohibited by this ordinance.

**Violation** — The failure of a structure or other development to be fully compliant with this ordinance. A new or substantially improved structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

### **SECTION 3- GENERAL PROVISIONS**

#### **A. LANDS TO WHICH THIS ORDINANCE APPLIES**

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of the City of Camden of Camden County, New Jersey.

**B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD**

The areas of special flood hazard for the City of Camden, Community No. 340128, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

1. A scientific and engineering report "Flood Insurance Study, Camden County, New Jersey (All Jurisdictions)," dated August 17, 2016.
2. "Flood Insurance Rate Map for Camden County, New Jersey (All Jurisdictions)" as shown on Index and panel numbers 34007C0009F, 34007C0017F, 34007C0027F, 34007C0028F, 34007C0029F, 34007C0036F, 34007C0037F, 34007C0038F; whose effective date is August 17, 2016.

The above documents are hereby adopted and declared to be a part of this ordinance. The Flood Insurance Study, maps and advisory documents are on file at the City Engineer's Office, 520 Market St, Suite 325, Camden, NJ 08103.

**C. PENALTIES FOR NONCOMPLIANCE**

No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Unless otherwise provided in this Chapter, penalties against persons violating the provisions of this article shall be imposed in accordance with the provisions of §1-16A. Nothing herein contained shall prevent the City of Camden, from taking such other lawful action as is necessary to prevent or remedy any violation.

**D. ABROGATION AND GREATER RESTRICTIONS**

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and other ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**E. INTERPRETATION**

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the City Council; and,
3. Deemed neither to limit nor repeal any other powers granted under State statutes.

**F. WARNING AND DISCLAIMER OF LIABILITY**

1. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.
2. This ordinance shall not create liability on the part of the City of Camden, any officer or employee thereof or the Federal Insurance Administration, for any flood

damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

#### **SECTION 4 - ADMINISTRATION**

##### **A. ESTABLISHMENT OF DEVELOPMENT PERMIT**

A Development Permit shall be obtained before construction or development begins, including placement of manufactured homes, within any area of special flood hazard established in section 3B. Application for a Development Permit shall be made on forms furnished by the Director of Public Works and may include, but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level to which any structure has been floodproofed;
3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in section 5G; and
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

##### **B. DESIGNATION OF THE LOCAL ADMINISTRATOR**

The Director of Public Works is hereby appointed to administer and implement this Ordinance by granting or denying development permit applications in accordance with its provisions.

##### **C. DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR**

Duties of the Director of Public Works shall include, but not be limited to:

###### **1. PERMIT REVIEW**

- a. Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
- b. Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
- c. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of section 5J.1. are met.
- d. Review all development permits in the coastal high hazard and Coastal A Zone area of the area of special flood hazard to determine if the proposed development alters sand dunes or other natural coastal protections so as to increase potential flood damage.
- e. Review plans for walls to be used to enclose space below the base flood level in accordance with section 5K.2.d.

**2. USE OF OTHER BASE FLOOD AND FLOODWAY DATA**

When base flood elevation data has not been provided in accordance with section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Director of Public Works shall obtain, review, and reasonably utilize any base flood elevation data available from a Federal, State or other source, in order to administer sections 5G, SPECIFIC STANDARDS, RESIDENTIAL CONSTRUCTION, and 5H, SPECIFIC STANDARDS, NONRESIDENTIAL CONSTRUCTION.

**3. INFORMATION TO BE OBTAINED AND MAINTAINED**

- a. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- b. For all new or substantially improved floodproofed structures.
  - 1) verify and record the actual elevation (in relation to mean sea level); and
  - 2) maintain the floodproofing certifications required in section 4A.3.
- c. In coastal high hazard and Coastal A Zone areas, certification shall be obtained from a registered professional engineer or architect that the provisions of sections 5K.2.a. and 5K.2.b.1) and 2) are met.
- d. Maintain for public inspection all records pertaining to the provisions of this ordinance.

**4. ALTERATION OF WATERCOURSES**

- a. Notify adjacent communities and the New Jersey Department of Environmental Protection, Dam Safety and Flood Control Section and the Land Use Regulation
- b. Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- c. Require that maintenance is provided within the altered or relocated portion of said watercourse so the flood carrying capacity is not diminished.

**5. SUBSTANTIAL DAMAGE REVIEW**

- a. After an event resulting in building damages, assess the damage to structures due to flood and non-flood causes.
- b. Record and maintain the flood and non-flood damage of substantial damage structures and provide a letter of Substantial Damage Determination to the owner and the New Jersey Department of Environmental Protection, Dam Safety and Flood Control Section.
- c. Ensure substantial improvements meet the requirements of sections 5G and 5H.

**6. INTERPRETATION OF FIRM BOUNDARIES**

Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person

contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in section 4D.

#### D. VARIANCE PROCEDURE

##### 1. APPEAL BOARD

- a. The appeal board as established by City Council in consultation with the Mayor, shall hear and decide appeals and requests for variances from the requirements of this ordinance.
- b. The appeal board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Director of Public Works in the enforcement or administration of this ordinance.
- c. Those aggrieved by the decision of the appeal board, or any taxpayer, may appeal such decision to the appropriate court, as provided by law.
- d. In passing upon such applications, the (appeal board), shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:
  - 1) the danger that materials may be swept onto other lands to the injury of others;
  - 2) the danger to life and property due to flooding or erosion damage;
  - 3) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - 4) the importance of the services provided by the proposed facility to the community;
  - 5) the necessity to the facility of a waterfront location, where applicable;
  - 6) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - 7) the compatibility of the proposed use with existing and anticipated development;
  - 8) the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
  - 9) the safety of access to the property in times of flood for ordinary and emergency vehicles;
  - 10) the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
  - 11) the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- e. Upon consideration of the factors of section 4D.1.d and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- f. The Director of Public Works shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

## 2. CONDITIONS FOR VARIANCES

- a. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items 1) – 11) in section 4D.1.d have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- b. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. Variances shall only be issued upon:
  - 1) A showing of good and sufficient cause;
  - 2) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
  - 3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in section 4D.1.d, or conflict with existing local laws or ordinances.
- e. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

## **SECTION 5 - PROVISIONS FOR FLOOD HAZARD REDUCTION**

### **A. GENERAL STANDARDS**

In all areas of special flood hazards, compliance with the applicable requirements of the Uniform Construction Code (N.J.A.C. 5:23) and the following standards, whichever is more restrictive, is required:

#### **1. ANCHORING**

- a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- b. All manufactured homes to be placed or substantially improved shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

**B. CONSTRUCTION MATERIALS AND METHODS**

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

**C. UTILITIES**

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters;
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and
4. For all new construction and substantial improvements the electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

**D. SUBDIVISION PROPOSALS**

1. All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage;
2. All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and
4. Base flood elevation data shall be provided for subdivision proposals and other proposed new development which contain at least fifty (50) lots or five (5) acres (whichever is less).

**E. ENCLOSURE OPENINGS**

All new construction and substantial improvements having fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two (2) openings in at least two exterior walls of each enclosed area, having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters.

**F. SPECIFIC STANDARDS**

In all areas of special flood hazards where base flood elevation data have been provided as set forth in section 3B, BASIS FOR ESTABLISHING THE AREAS OF

SPECIAL FLOOD HAZARD, or in section 4C.2, USE OF OTHER BASE FLOOD AND FLOODWAY DATA, the following standards are required in sections 5G and H:

**G. RESIDENTIAL CONSTRUCTION**

1. For Coastal A Zone construction see section 5K, COASTAL HIGH HAZARD AREA AND COASTAL A ZONE.
2. New construction and substantial improvement of any residential structure located in an A or AE zone shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated at or above the base flood elevation plus one (1) foot or as required by ASCE/SEI 24-14, Table 2-1, whichever is more restrictive;
3. Require within any AO or AH zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated above the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three feet if no depth number is specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

**H. NONRESIDENTIAL CONSTRUCTION**

In an Area of Special Flood Hazard, all new construction and substantial improvement of any commercial, industrial or other nonresidential structure located in an A or AE zone (for Coastal A Zone construction see section 5K, COASTAL HIGH HAZARD AREA AND COASTAL A ZONE) shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities:

either

1. Elevated to or above the base flood elevation plus one (1) foot or as required by ASCE/SEI 24-14, Table 2-1, whichever is more restrictive; and
2. Require within any AO or AH zone on the municipality's DFIRM to elevate above the depth number specified in feet plus one (1) foot, above the highest adjacent grade (at least three feet if no depth number is specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures;

or

3. Be floodproofed so that below the base flood level plus one (1) foot or as required by ASCE/SEI 24-14, Table 6-1, whichever is more restrictive, the structure is watertight with walls substantially impermeable to the passage of water;
4. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
5. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in section 4C.3.b.2).

**I. MANUFACTURED HOMES**

1. Manufactured homes shall be anchored in accordance with section 5.A.1.b.
2. All manufactured homes to be placed or substantially improved within an area of special flood hazard shall:

- a. Be consistent with the need to minimize flood damage,
- b. Be constructed to minimize flood damage,
- c. Have adequate drainage provided to reduce exposure to flood damage, and
- d. Be elevated on a permanent foundation such that the top of the lowest floor is at or above the base flood elevation plus one (1) foot or as required by ASCE/SEI 24-14, Table 2-1, whichever is more restrictive.

#### J. FLOODWAYS

Located within areas of special flood hazard established in section 3B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless a technical evaluation demonstrates that encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
2. If section 5J.1 is satisfied, all new construction and substantial improvements must comply with section 5, PROVISIONS FOR FLOOD HAZARD REDUCTION.
3. In all areas of special flood hazard in which base flood elevation data has been provided and no floodway has been designated, the accumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than two-tenths (0.2) of a foot at any point.

#### K. COASTAL HIGH HAZARD AREA AND COASTAL A ZONE

Coastal high hazard areas (V or VE Zones) and coastal A Zones are located within the areas of special flood hazard established in section 3B. These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash; therefore, the following provisions shall apply:

##### 1. LOCATION OF STRUCTURES

- a. All buildings or structures shall be located landward of the reach of the mean high tide.
- b. The placement of manufactured homes shall be prohibited, except in an existing manufactured home park or subdivision.

##### 2. CONSTRUCTION METHODS

###### a. ELEVATION

All new construction and substantial improvements shall be elevated on piling or columns so that:

- 1) The bottom of the lowest horizontal structural member of the lowest floor (excluding the piling or columns) is elevated to or above the base flood elevation plus one (1) foot, or as required by ASCE/SEI 24-14, Table 4-1, whichever is more restrictive, and
- 2) With all space below the lowest floor's supporting member open so as not to impede the flow of water, except for breakaway walls as provided or in section 5K.2.d.

b. STRUCTURAL SUPPORT

- 1) All new construction and substantial improvements shall be securely anchored on piling or columns.
- 2) The pile or column foundation and structure attached thereto shall be anchored to resist flotation, collapse or lateral movement due to the effects of wind and water loading values each of which shall have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
- 3) Prohibit the use of fill for structural support of buildings within Zones V1-30, VE, V, and Coastal A on the community's FIRM.

c. CERTIFICATION

A registered professional engineer or architect shall develop or review the structural design specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for compliance with the provisions of section 5K.2.a. and 5K.2.b.1) and 2).

d. SPACE BELOW THE LOWEST FLOOR

- 1) Any alteration, repair, reconstruction or improvement to a structure started after the enactment of this ordinance shall not enclose the space below the lowest floor unless breakaway walls, open wood lattice-work or insect screening are used as provided for in this section.
- 2) Breakaway walls, open wood lattice-work or insect screening shall be allowed below the base flood elevation provided that they are intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Breakaway walls shall be designed for a safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:
  - a) breakaway wall collapse shall result from a water load less than that which would occur during the base flood and,
  - b) the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water load acting simultaneously on all building components (structural and non-structural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards.
- 3) If breakaway walls are utilized, such enclosed space shall be used solely for parking of vehicles, building access, or storage and not for human habitation.

- 4) Prior to construction, plans for any breakaway wall must be submitted to the Construction Code Official or Building Sub-Code Official for approval.

3. SAND DUNES

Prohibit man-made alteration of sand dunes within Coastal A Zones, VE and V Zones on the community's DFIRM which would increase potential flood damage.

**SECTION 6:** Any portion of the City Zoning Ordinance not herein amended and supplemented shall remain in full force and effect.

**SECTION 7:** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 8:** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

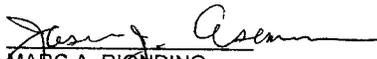
**SECTION 6:** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**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: July 26, 2016

The above has been reviewed  
and approved as to form.

for   
MARC A. RIONDINO  
City Attorney

---

FRANCISCO MORAN  
President, City Council

---

DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# *Resolutions*

R-1

MORAN  
08/09/16

**RESOLUTION RECOGNIZING TAIWAN LAMB  
AS THE CITY OF CAMDEN EMPLOYEE OF THE MONTH FOR SEPTEMBER, 2016**

WHEREAS, this Council, in cooperation with the Administration and the City's Employees and their union representatives, has established a program for honoring its employees by the designation of an "Employee of the Month"; and

WHEREAS, the criteria established to identify candidates for employee of the Month include:

1. Friendliness, thoughtfulness and dependability
2. Duties performed in a professional manner
3. Ability to work with others
4. An exemplary representative of his or her department
5. A positive role model
6. Pride in job performance
7. A positive attendance record; and

WHEREAS, Taiwan Lamb, has been nominated as "Employee of the Month", and this Council, having reviewed the information presented in support of the nomination, believes that this honor should be bestowed on said Taiwan Lamb; and

WHEREAS, Taiwan Lamb, Interviewer of Courts, Camden Municipal Court, has worked for the City of Camden for 10 years and has always demonstrated veritable professionalism and dedication; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, that it recognizes Taiwan Lamb as the "Employee of the Month" for September, 2016 and hereby extends to Taiwan its congratulations as well as all rights and accouterments extended to him as a result of his selection as Employee of the Month.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



Camden City Council  
**RESOLUTION / ORDINANCE REQUEST FORM**

---

DATE: July 27, 2016

Council Meeting Date: August 9, 2016

FROM: Councilperson

- Francisco Moran, President
- Dana M. Burley, 1<sup>st</sup> Ward
- Brian K. Coleman, 2<sup>nd</sup> Ward
- Luis A. Lopez, 4<sup>th</sup> Ward

- Curtis Jenkins, Vice President, At-Large
- Angel Fuentes, At-Large
- Marilyn Torres At-Large

Action Requested:

**RESOLUTION RECOGNIZING TAIWAN LAMB  
AS THE CITY OF CAMDEN EMPLOYEE OF THE MONTH FOR SEPTEMBER, 2016**

---

\*\*\*\*Please attach any supporting documents

*Francisco Moran/nr*

7/27/16

\_\_\_\_\_  
Signature of Councilperson

\_\_\_\_\_  
Date



R-2

Camden City Council  
RESOLUTION / ORDINANCE REQUEST FORM

DATE: July 27, 2016

Council Meeting Date: August 9, 2016

FROM: Councilperson

- Francisco Moran, President
- Dana M. Burley, 1<sup>st</sup> Ward
- Brian K. Coleman, 2<sup>nd</sup> Ward
- Luis A. Lopez, 4<sup>th</sup> Ward

- Curtis Jenkins, Vice President, At-Large
- Angel Fuentes, At-Large
- Marilyn Torres At-Large

Action Requested:

**RESOLUTION AUTHORIZING A CEREMONIAL STREET NAME ON N. 28<sup>TH</sup> STREET,  
BEGINNING AT WESTFIELD AVE., THROUGH CRAMER, HIGH, SAUNDERS, MITCHELL,  
HOWELL, THOMPSON, ENDING AT PLEASANT ST. TO "CONNIE WILLIAMS WAY"**

\*\*\*\*Please attach any supporting documents

*Angel Fuentes /nr*

7/27/16

\_\_\_\_\_  
Signature of Councilperson

\_\_\_\_\_  
Date

R-3



*Camden City Council*  
**RESOLUTION / ORDINANCE REQUEST FORM**

DATE: **July 27, 2016**

Council Meeting Date: **August 9, 2016**

FROM: Councilperson

- Francisco Moran, President
- Dana M. Burley, 1<sup>st</sup> Ward
- Brian K. Coleman, 2<sup>nd</sup> Ward
- Luis A. Lopez, 4<sup>th</sup> Ward

- Curtis Jenkins, Vice President, At-Large
- Angel Fuentes, At-Large
- Marilyn Torres At-Large

Action Requested:

**RESOLUTION AUTHORIZING A CEREMONIAL STREET NAME ON PENN STREET,  
BEGINNING AT N. THIRD ST. AND ENDING AT DELAWARE AVE. (A.K.A. JERSEY JOE  
WOLCOTT BLVD.) TO "FRANK FULBROOK WAY"**

\*\*\*\*Please attach any supporting documents

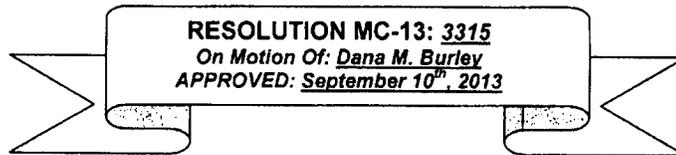
*Luis A. Lopez/nr*

7/27/16

\_\_\_\_\_  
Signature of Councilperson

\_\_\_\_\_  
Date

JJA  
09/10/13



**RESOLUTION IN MEMORIAM OF FRANK J. FULBROOK**

**WHEREAS**, Frank J. Fulbrook passed away peacefully on August 27, 2013, at Cooper University Hospital after fighting a lung infection for the last year. Frank was born in February of 1949. Mr. Fulbrook lived in Williamstown, NJ for his first five years. At age 5, he moved with his family to Morse Street in East Camden and never left the City. He graduated from Woodrow Wilson High School, a member of the National Honor Society and classmate of former Camden City Mayor Melvin "Randy" Primas. He attended Rutgers University-Camden, earning bachelor's and master's degrees, where he was a member of Tau Epsilon Phi Fraternity; and

**WHEREAS**, Frank was a tireless advocate for Camden and thrived on his love for Camden's residents and businesses and the substantial issues that affected them. With his trademark long gray hair tied in a ponytail, faded blue jeans, soft flannel shirt, and well-worn work boots, Frank pressed the City on issues and causes he believed in, oftentimes in court. Frank balanced his hectic schedule on a paper calendar and hand or type-written notes, largely eschewing modern technology. The longtime (since 1967) Cooper Grant neighborhood resident owned two houses and a parking lot, which he rented to Rutgers-Camden students. He had a fond relationship with his student tenants, who would often ably assist him in researching and performing the additional legwork for Frank's various cases and causes. Frank ran several times for Mayor and City Council in Camden, but found greater success in his efforts to significantly change the City's Charter; and

**WHEREAS**, Frank co-founded the Cooper-Grant Neighborhood Association and is credited with helping to spur that close-knit community's resurgence. Frank had many friends who came from all different walks of life--from an Assembly Speaker and local elected officials to activists and Rutgers-Camden students. He was a former vice chairman of the city Zoning Board of Adjustment, and served on various other City or City-related boards, including the Camden Empowerment Zone Corporation and the Camden City Library; and

**WHEREAS**, Frank was an influential figure to many and will always be remembered for his unwavering commitment to Camden and various social causes at the local and state levels, and economic opportunity for all of Camden's residents and businesses. His legacy is one of high civic-mindedness and zealous advocacy for matters he had a heartfelt stake in. Frank is survived by his mother, Bobbie Simon; a brother, Jim; and an aunt, Irene Banks; now, therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that it hereby expresses its deepest sympathy and sorrow to the family of Frank J. Fulbrook upon his passing and hopes that his memory and spirit will burn long in our hearts and minds.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC RIONDINO  
City Attorney

  
\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST:   
\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

R-4



Camden City Council  
RESOLUTION / ORDINANCE REQUEST FORM

DATE: July 25, 2016

Council Meeting Date: August 9, 2016

FROM: Councilperson

- Francisco Moran, President
- Dana M. Burley, 1<sup>st</sup> Ward
- Brian K. Coleman, 2<sup>nd</sup> Ward
- Luis A. Lopez, 4<sup>th</sup> Ward

- Curtis Jenkins, Vice President, At-Large
- Angel Fuentes, At-Large
- Marilyn Torres, At-Large

**Action Requested:**

Resolution Request to strongly encourage NJ EDA to support IDEA's Performing Arts Center in Camden.

\*\*\*\*Please attach any supporting documents

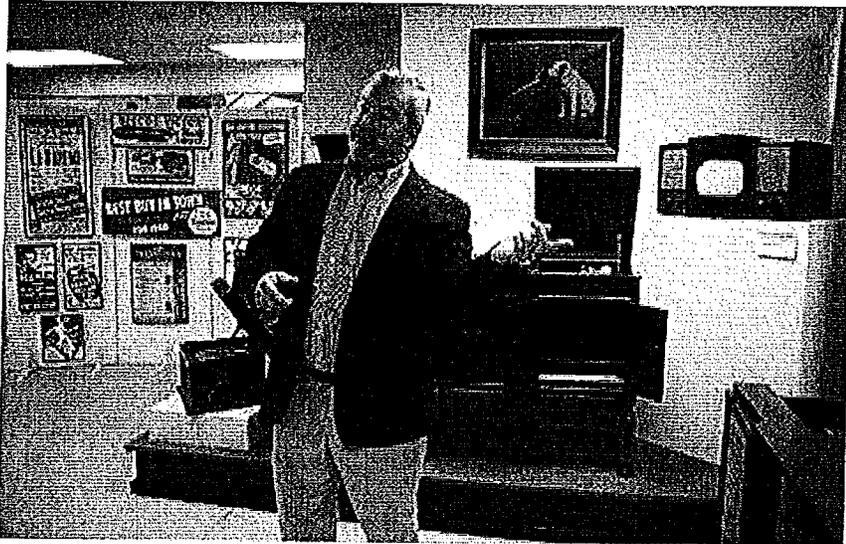
*Angel Fuentes*

7/25/16

Signature of Councilperson

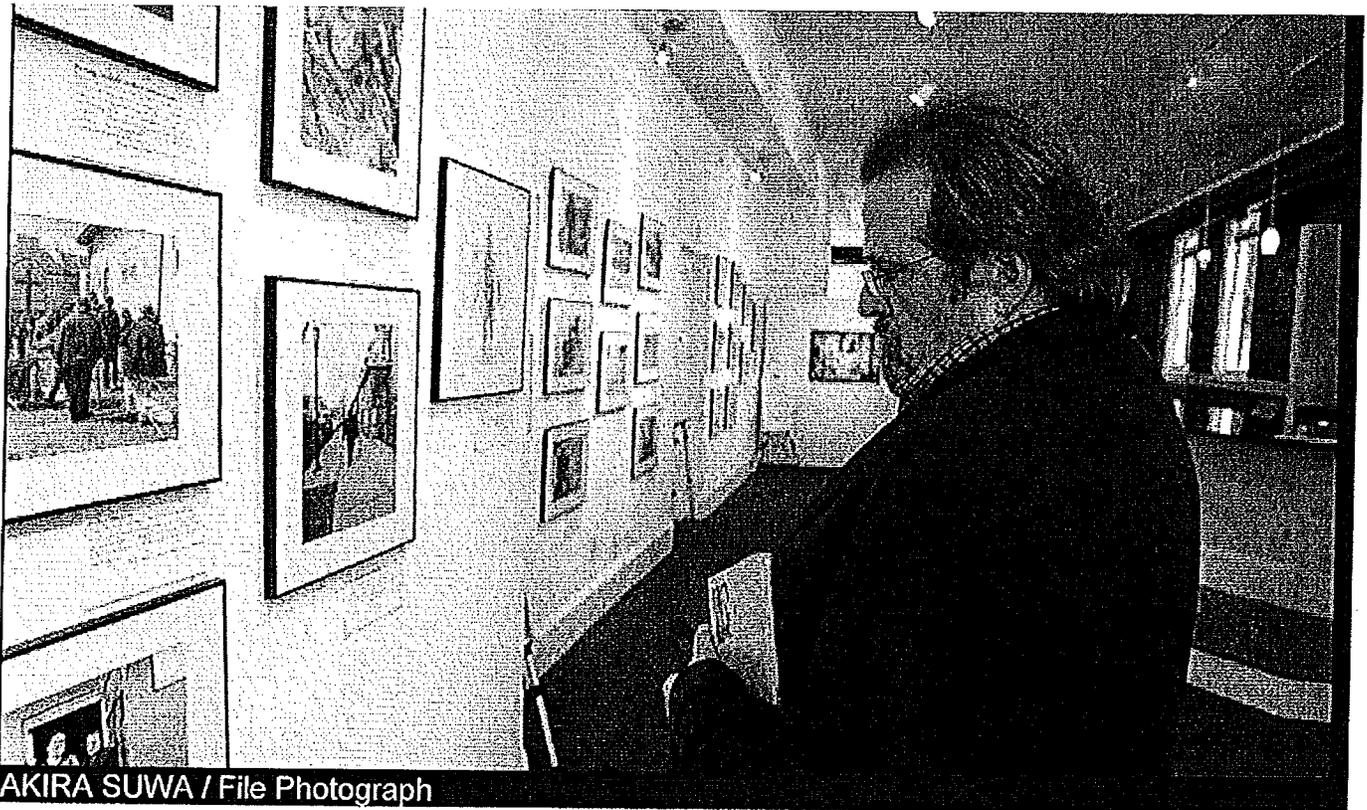
Date

Camden's premier theater company ousts its founder, a beloved downtown gallery closes, a respected arts education program searches for a new home, and a fledgling cultural group that struggled to take flight quietly fades away.



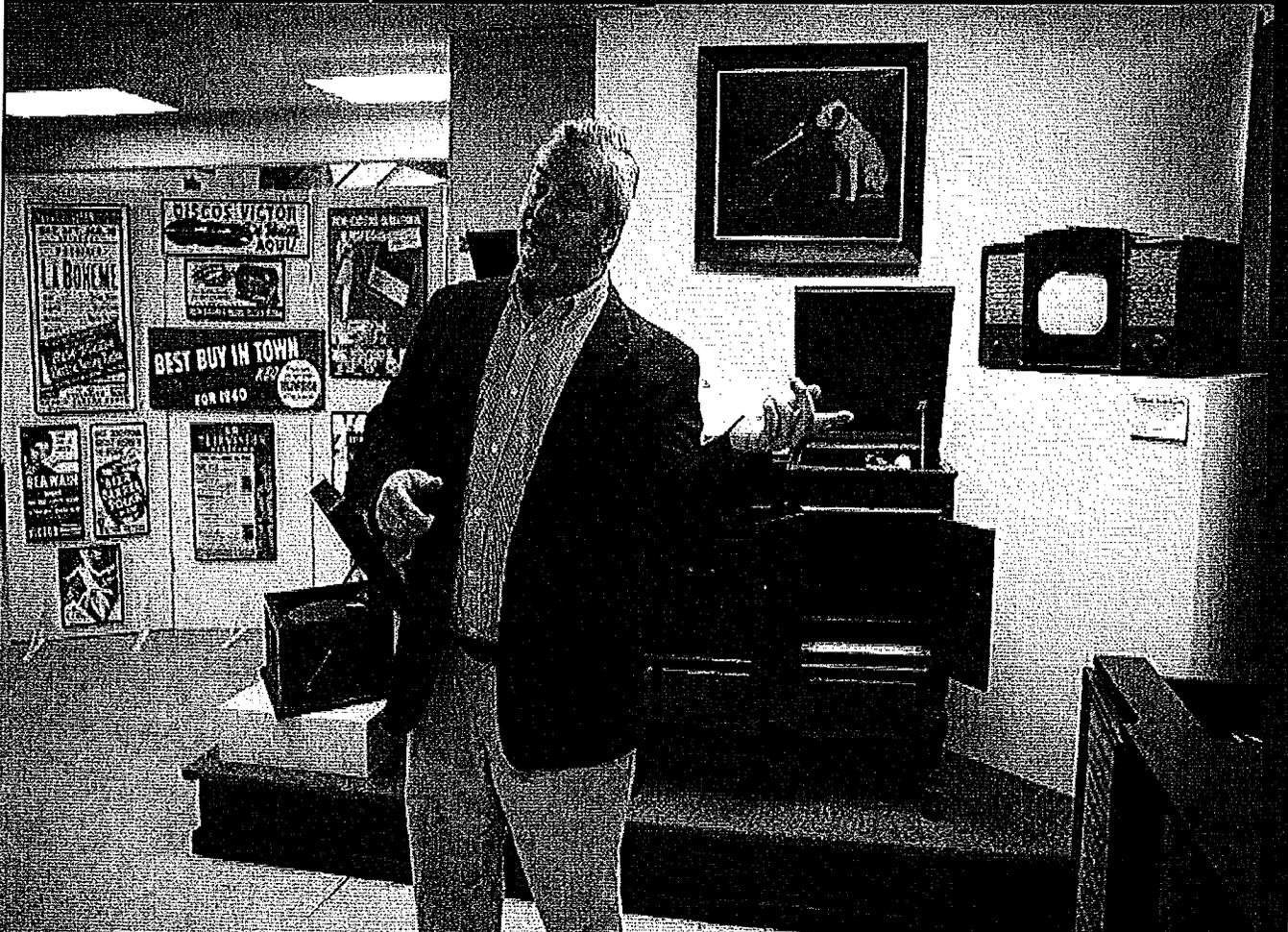
SLIDESHOW

## Camden arts scene in flux: some leave, some arrive



AKIRA SUWA / File Photograph

Tom Johnson-Medland at the "Witness to Hunger" photo exhibit at Gallery Eleven One in Camden in 2013. The art exhibition space has now closed.



DAVID MAIALETTI / File Photograph

"These kinds of things happen all the time at arts institutions and nonprofits," said Jack O'Byrne of the Camden County Historical Society.

The city's emerging arts scene, which in recent years has created a welcome vitality downtown and beyond, seemingly has hit a rough patch.

Or has it?

"These kinds of things happen all the time at arts institutions and nonprofits," says Jack O'Byrne, executive director of the Camden County Historical Society, where new gallery space is in the works. "It's really tough to make a go of it."

The arts landscape "is evolving, not dissolving," says Cyril Reade, director of the Rutgers-Camden Center for the Arts.

He cites the recent opening of Camden FireWorks and the expected completion later this year of the Nick Virgilio Writers House, two brand-new venues in the Waterfront South neighborhood. The Camden Shipyard and Maritime Museum is scheduled to debut barely a block away on Sept. 11.

"I'm hoping these three organizations, along with the South Camden Theatre Company . . . can help brand Waterfront South as an arts destination," says O'Byrne, who also is the maritime museum's executive director.

The transformation of three formerly moribund buildings on Broadway does suggest that arts and culture have a bright future in Waterfront South.

But while the theater company plans a summer reading series, a full season of performances, and new programs, the ouster of Joe Paprzycki as producing artistic director is a major loss; his Camden-centric plays spring from an insightful affection for the city of his childhood.

And the closing of Gallery Eleven One, the exhibit space, gathering place, and epicenter of the Third Thursday Art Crawl and other events in the Cooper-Grant neighborhood, also is a significant blow.

Although the Front Street gallery will soon house an architectural firm, artist William Butler will maintain his studio in the building. And he and his family will continue to live in their nearby rowhouse.

"There are always challenges for a creative environment to take hold in a community, and to hold on to that community," Butler, an accomplished painter, says.

"We're stepping back a bit, but we love the city, and we want to continue to be supportive of the arts in the city," says his wife, Ronja. "The momentum is going to continue."

Cynthia Primas hopes the same will be true for IDEA, her 20-year-old arts education organization.

A tenant since 2008 in the ground floor black box theater in the BB&T Pavilion on the downtown waterfront, IDEA must vacate the premises by the end of this year.

"I do want to stay in the downtown area, and I have feelers out for a new location," says Primas, whose nonprofit had been paying a reduced rent to the New Jersey Economic Development Authority.

An EDA spokeswoman says via email that the authority "has been working with IDEA for the past several years to eventually bring their rent to a number that approaches market rate."

Primas says IDEA's presence has "opened the door for other arts organizations and performers to come in" and keep alive a performance space that might otherwise have stayed dark.

That has apparently been the fate of the Walt Whitman Cultural Arts Center, which had planned to provide programming in a former city library building now owned by Rutgers.

The center had been independent of the university and "is no longer a tenant in the building," Rutgers-Camden spokesman Mike Sepanic says. Its website also is defunct.

As a journalist and audience member in Camden for decades, I've been thrilled to watch a diverse and lively arts community take root.

But as is true of so much else in one of America's poorest communities, the status quo is fragile.

"In a creative community, things are always in flux. And we're a very creative community," says Cassie MacDonald, president of Camden FireWorks.

The FireWorks studio and gallery spaces, created within a beautifully restored former city firehouse, opened June 17.

"If we can all stay on the surfboard and hang ten," MacDonald says, "we're going to see some amazing things happening in the next few years."

[kriordan@phillynews.com](mailto:kriordan@phillynews.com)

856-779-3845 @inkkriordan

[www.philly.com/blinq](http://www.philly.com/blinq)

MAR:dh  
08-09-16

R-5

**RESOLUTION AUTHORIZING THE CITY TO EXECUTE NOTE  
MODIFICATION AGREEMENT**

WHEREAS, the Camden Redevelopment Agency (the "CRA") purchased forty (40) properties (the "properties") from the Tax Lien Financing Corporation ("TLFC"); and

WHEREAS, the purchase price for each of the properties was \$1, plus reimbursement of foreclosure costs, plus the amount of the tax lien on each property; and

WHEREAS, at closing, the CRA was to pay \$1.00, plus the foreclosure costs for each property and sign a note in favor of the TLFC for the tax lien amount; and

WHEREAS, the CRA purchased the 40 properties and executed 40 notes (the "Notes") in favor of the TLFC; and

WHEREAS, the Notes were to be payable at such time as the CRA sold the properties; and

WHEREAS, the Notes were secured by mortgages on the properties and incorrectly included the cost of foreclosure even though the CRA had already paid those costs at closing; and

WHEREAS, the TLFC assigned all of its rights in the Notes and mortgages to the City of Camden; and

WHEREAS, it is necessary to correct the principal amount of the notes and the percentages for the pro-ration of the pay-off between the City of Camden and the Camden County Municipal Utilities Authority; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officers are authorize to execute the Note Modification Agreement.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: August 8, 2016

**TO:** Robert Corrales, Business Administrator

**DATE:** July 27, 2016

**FROM:** Michelle Banks-Spearman, Assistant City Attorney

*MB*

**Department Making Request:** Law Department

**TITLE OF RESOLUTION/ORDINANCE:** Resolution Authorizing the City to Execute Note Modification Agreement

**BRIEF DESCRIPTION:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

The Camden Redevelopment Agency (the "CRA") purchased forty (40) properties (the "Properties") from the Tax Lien Financing Corporation ("TLFC"). The purchase price for each of these properties was \$1, plus reimbursement of foreclosure costs, plus the amount of the tax lien on each property. At closing the CRA was to pay \$1, plus the foreclosure costs and sign a note in favor of the TLFC for the tax lien amount. The CRA purchased the 40 Properties and executed 40 notes (the "Notes") in favor of the TLFC. The Notes were to be payable at such time as the CRA sold the Properties. The Notes were secured by mortgages on the Properties. The Notes incorrectly included the cost of foreclosure even though the CRA had already paid those costs at closing. The TLFC assigned all of its rights in the Notes and mortgages to the City of Camden. It is necessary to correct the principal amount of the Notes and the percentages for the pro-ration of the pay-off between the City of Camden and the Camden County Municipal Utilities Authority. This resolution will authorize the proper officers to execute the Note Modification Agreement. A copy of the Note Modification Agreement is attached hereto.

APPROPRIATION ACCOUNT(S): *(If applicable)*

AMOUNT: *(If applicable)*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
		<small>(If applicable)</small>

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

Approved by Finance Director: \_\_\_\_\_  
 CAF –Certifications of Availability of Funds  
Approved by Purchasing Agent: \_\_\_\_\_  
Approved by Business Administrator: \_\_\_\_\_  
Received by City Attorney: \_\_\_\_\_

*(Name) Please Print*

*(Extension #)*

Prepared By: \_\_\_\_\_  
Contact Person: \_\_\_\_\_

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

## NOTE MODIFICATION AGREEMENT

This Note Modification Agreement (“Agreement”) made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between the City of Camden, City Hall, 520 Market Street, Suite 201, Camden, New Jersey 08101 (“Camden”), and the City of Camden Redevelopment Agency a/k/a Camden Redevelopment Agency, 520 Market Street, Suite 1300, Camden, New Jersey 08101 (the “Borrower”).

### WITNESSETH:

**WHEREAS**, on May 23, 2011 (the “Closing”), the Borrower purchased forty (40) properties from the Tax Lien Financing Corporation, c/o Office of the State Treasurer, State House, 125 West State Street, P.O. Box 002, Trenton, New Jersey 08625 (the “Seller”):

**WHEREAS**, the purchase price for each of the properties was the amount of \$1.00, plus reimbursement of foreclosure costs, plus the amount of the tax lien on each property (excluding foreclosure costs);

**WHEREAS**, at Closing, the Borrower was to pay the \$1.00, plus the foreclosure costs for each property;

**WHEREAS**, at Closing, the Borrower was to sign a note in favor of the Seller for the tax lien amount (excluding foreclosure costs);

**WHEREAS**, at Closing, the Borrower executed 40 Notes (the “Notes”);

**WHEREAS**, at Closing, the principal amounts set forth in the Notes were incorrect as the foreclosure costs that were paid at Closing, were incorrectly included in the principal amounts set forth in the Notes;

**WHEREAS**, each Note requires the pay-off to be pro-rated between Camden and the Camden County Municipal Utility Authority (the “CCMUA”) based on the percentage of the total lien that was owed to Camden vs. the CCMUA at the time of Closing;

**WHEREAS**, at Closing, the percentages for the pro-ration set forth in the Notes were incorrect as the foreclosure costs paid at Closing were incorrectly added to Camden's lien total;

**WHEREAS**, the Seller assigned all of its right, title and interest in and to and its duties and obligations under the Notes to Camden through the "Assignment, Assumption and Modification Agreement" dated June 30, 2011;

**WHEREAS**, the parties desire to memorialize the correct principal amount for each Note as of the Closing Date and the correct percentages for the pro-ration of the pay-off between Camden and CCMUA;

**NOW, THEREFORE**, in consideration of the covenants hereinafter contained, it is mutually agreed as follows:

1. The principal amounts set forth in the Notes shall be modified. The amounts set forth in Column F below are the correct principal amounts for the Notes as of the Closing and any interest to be calculated on the Notes shall be calculated based on the amounts set forth in Column F.

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
	<b>Address</b>	<b>Block</b>	<b>Lot</b>	<b>CCMUA Percentage</b>	<b>Camden Percentage</b>	<b>Principal Amount of Note</b>
1	536 S. 3 <sup>rd</sup> Street	161	4	15.90%	84.10%	\$ 60,346.98
2	542 S. 3 <sup>rd</sup> Street	161	7	0.00%	100.00%	\$ 10,806.02
3	330 Clinton Street	161	18	29.42%	70.58%	\$ 29,646.99
4	429 Benson Street	178	15	0.00%	100.00%	\$ 23,489.82
5	413 Benson Street	178	20	4.86%	95.14%	\$ 51,442.96
6	312 S. 4 <sup>th</sup> Street	178	24	16.21%	83.79%	\$ 4,029.91
7	416 Berkley Street	183	50	0.00%	100.00%	\$ 2,198.56
8	434 Berkley Street	183	57	0.00%	100.00%	\$ 2,570.81
9	WS Reilly 82 S. Washington	184	6	0.00%	100.00%	\$ 1,071.74
10	420 Benson Street	186	33	14.41%	85.59%	\$ 17,915.70

11	422 Benson Street	186	34	7.96%	92.04%	\$ 41,638.65
12	ES West 25 N. Washington	187	45	0.00%	100.00%	\$ 63.02
13	444 West Street	191	63	0.00%	100.00%	\$ 62,086.59
14	527 Broadway	208	44	0.00%	100.00%	\$ 59,044.94
15	604 Berkley Street	1411	3	0.00%	100.00%	\$ 34,919.51
16	606 Berkley Street	1411	4	0.00%	100.00%	\$ 58,595.60
17	608 Berkley Street	1411	5	4.32%	95.68%	\$ 38,553.46
18	610 Berkley Street	1411	6	0.00%	100.00%	\$ 13,931.12
19	612 Berkley Street	1411	7	0.00%	100.00%	\$ 10,763.13
20	716 Berkley Street	1426	49	35.55%	64.45%	\$ 3,825.92
21	718 Berkley Street	1426	50	41.63%	58.37%	\$ 10,103.04
22	730 Berkley Street	1427	56	14.32%	85.68%	\$ 9,897.88
23	738 Berkley Street	1427	60	18.90%	81.10%	\$ 14,087.04
24	715 Berkley Street	1428	28	29.50%	70.50%	\$ 33,704.06
25	717 Berkley Street	1428	29	4.08%	95.92%	\$ 23,762.31
26	747 Berkley Street	1429	21	11.42%	88.58%	\$ 26,301.20
27	450 Trenton Avenue	1429	24	15.05%	84.95%	\$ 33,549.75
28	452 Trenton Avenue	1429	25	6.67%	93.33%	\$ 92,079.52
29	460 Trenton Avenue	1429	29	0.00%	100.00%	\$ 6,919.04
30	785 Line Street	1430	91	10.44%	89.56%	\$ 83,422.08
31	529 S. 8 <sup>th</sup> Street	1430	104	41.10%	58.90%	\$ 51,157.75
32	516 S. 8 <sup>th</sup> Street	1431	47	6.18%	93.82%	\$ 8,968.12
33	518 S. 8 <sup>th</sup> Street	1431	48	18.56%	81.44%	\$ 46,694.13
34	522 S. 8 <sup>th</sup> Street	1431	50	0.00%	100.00%	\$ 46,267.25
35	528 S. 8 <sup>th</sup> Street	1431	53	32.96%	67.04%	\$ 45,440.17
36	538 S. 8 <sup>th</sup> Street	1431	58	0.00%	100.00%	\$ 31,985.26
37	717 New Street	1435	25	0.00%	100.00%	\$ 30,067.05
38	719 New Street	1435	26	5.98%	94.02%	\$ 11,816.42
39	447 Trenton Avenue	1438	17	43.12%	56.88%	\$ 17,555.73
40	449 Trenton Avenue	1438	18	13.44%	86.56%	\$ 80,962.94

2. The percentages set forth in the Notes shall be modified. The percentages set forth in Columns D and E above are the correct percentages for the pro-ration of the pay-offs of the Notes.

3. The Notes evidencing the indebtedness, and the mortgages securing the same, shall remain in full force and effect and unaffected by this Agreement except as herein expressly modified.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by the duly authorized officers in the manner and form sufficient to bind them, their successors, assigns or any of them, on the day and year first written above.

Witness/Attest:

\_\_\_\_\_

CITY OF CAMDEN REDEVELOPMENT  
AGENCY

By: \_\_\_\_\_

Name: Saundra Ross Johnson

Title: Executive Director

Witness/Attest:

\_\_\_\_\_

CITY OF CAMDEN

By: \_\_\_\_\_

Name: Dana L. Redd

Title: Mayor

STATE OF NEW JERSEY :

: S.S.

COUNTY OF \_\_\_\_\_ :

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the subscriber, the undersigned authority, personally appeared, Saundra Ross Johnson, the Executive Director of the City of Camden Redevelopment Agency, who I am satisfied is the person mentioned in the within above instrument, and she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed. All of which is hereby certified.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

STATE OF NEW JERSEY :

: S.S.

COUNTY OF \_\_\_\_\_ :

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the subscriber, the undersigned authority, personally appeared, Dana L. Redd, the Mayor of the City of Camden, who I am satisfied is the person mentioned in the within above instrument, and she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed. All of which is hereby certified.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

R-6

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING A REIMBURSEMENT FOR CERTIFICATE OF RENTAL APPROVAL TO MUNAWAR BASHIR**

WHEREAS, Munawar Bashir paid a fee of \$100.00 for a certificate of rental approval for 1206 Mt. Ephraim Ave, Camden, NJ; and

WHEREAS, per correspondence from Code Enforcement, the landlord is due a refund because rental approval for a single family dwelling was paid in the amount of \$100.00, when in fact the property is an apartment which costs \$50.00; and

WHEREAS, the Director of Code Enforcement has requested that City Council authorize the issuance of a refund to the below listed landlord in the amount set forth below; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Department of Finance is hereby authorized to issue a refund in the amount of \$50.00 as follows:

Refund to: Munawar Bashir  
328 Ridgeway Street  
Gloucester, NJ 08030

Refund amount: \$50.00

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

Council Meeting Date: August 9, 2016
--------------------------------------

**TO:** Robert Corrales, Business Administrator

**DATE:** Wednesday, June 22, 2016

**FROM:** Director Luis F. Ruiz

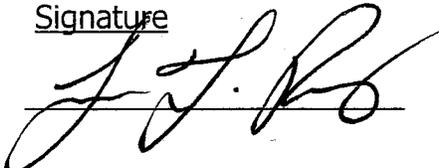
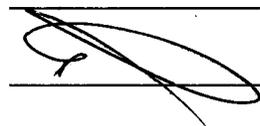
**Department Making Request:** Code Enforcement

**TITLE OF RESOLUTION/ORDINANCE:** Reimbursement

**BRIEF DESCRIPTION:** Owner of 1206 Mt. Ephraim Ave., paid for a rental approval for a single family dwelling which costs \$100.00, when in fact the property is an apartment which costs \$50.00. Owner is seeking a refund of \$50.00

**APPROPRIATION ACCOUNT(S):** 16-01-900 -001

**AMOUNT:** \$50.00

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	<u>6-22-16</u>	
Approved by Grants Management:	_____	<small>(If applicable)</small>
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	<u>6/22/16</u>	
Received by City Attorney:	_____	_____

	<i>(Name) Please Print</i>	<i>(Extension #)</i>
Prepared By:	Mrs. Terri Britt	x7349
Contact Person:	Director Luis F. Ruiz 	x7345

Please note that the Contact Person is the point person for providing pertinent information regarding request.  
If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*



CITY OF CAMDEN, NEW JERSEY 507194

The City of Camden hereby issues (circle one) a LICENSE, PERMIT, or RECEIPT to

June 9, 2016  
(DATE)

Name Munawar Bashir

Address 328 Ridgeway st. Gloucester City 08030

PURPOSE RA 1206 Mt. Ephraim Ave. Apt B

LICENSE  
This PERMIT is issued according to the RECEIPT  
Ordinances of the City of Camden, governing the same.

cc  
Date: 06/09/16 CPI  
Amt: 100.00 CR  
Ref Num: 122806 Seq: 04 to 04

Fee Determined by Asst Amount \$ 100.00  
on 6/9/2016 for Housing  
(DATE) (DEPT.)

CUSTOMER COPY

SALE AMOUNT \$100.00

CARD #: XXXXXXXXXXXXXXX8093  
INVOICE 0002  
SEQ #: 0001  
Batch #: 000822  
Approval Code: 009395  
Entry Method: Swiped  
Mode: Online

06/09/2016  
CITY OF CAMDEN  
525 MARKET ST -1ST FLOOR  
CAMDEN, NJ 08101  
CREDIT CARD  
VISA SALE  
10:24:26

**INSPECTION DATE**  
 DATE: July 1, 2016  
 TIME:  9:00 AM - 12:00 PM  
 2:15 PM - 3:30 PM



**TYPE**  
 \$100.00 (SINGLE FAMILY DWELLING)  
 \$50.00 (DUPLEX PER UNIT)  
 AMOUNT PAID \$ 100

**CITY OF CAMDEN  
 DEPARTMENT OF CODE ENFORCEMENT/BUREAU OF HOUSING  
 RENTAL APPROVAL APPLICATION**

DATE 6/7/16

LOCATION OF PREMISES: 1206 Mt. Ephraim Ave <sup>Apt B</sup> BLOCK 1315 LOT 100

**OWNER'S INFORMATION**

NAME: Munawar Bashir

ADDRESS: 328 Ridgeway St  
(NO POST OFFICE BOX ACCEPTED)  
Gloucester, NJ 08030

TELEPHONE #: 856-742-1797

**AGENT'S INFORMATION**

NAME: Rahila Bashir

ADDRESS: 328 Ridgeway St  
Gloucester, NJ 08030

TELEPHONE #: 856-742-1797

**TENANT'S INFORMATION/NUMBER OF OCCURANTS**

NAME: \_\_\_\_\_

TELEPHONE #: \_\_\_\_\_

- ALL UTILITIES MUST BE ON AT THE TIME OF INSPECTION
- FEE INCLUDES ONE INSPECTION AND ONE RE-INSPECTION, ANY ADDITIONAL INSPECTIONS WILL COST \$25.00 AND MUST BE PAID PRIOR TO SCHEDULING
- FAILURE TO KEEP APPOINTMENT CAN RESULT IN A NO-SHOW PENALTY OF \$90.00

*RC Pd. Ref # 64686*

**Terri L. Britt**

---

**From:** Carmen Leftwich  
**Sent:** Tuesday, June 21, 2016 3:36 PM  
**To:** Terri L. Britt  
**Cc:** Phyllis Kelly, Director of Inspections  
**Subject:** Refund for the overpayment of a rental approval - 1206 Mt Ephraim Avenue  
**Attachments:** 201606211511.tif

Please generate council action for the refund of a rental approval for 1206 Mt. Ephraim Avenue. The owner paid for a single family dwelling which is \$100 when in fact it is an apt which is \$50.

The refund amount is \$50.00

Thank you

-----Original Message-----

**From:** copyscan@ci.camden.nj.us [mailto:copyscan@ci.camden.nj.us]  
**Sent:** Tuesday, June 21, 2016 3:11 PM  
**To:** Carmen Leftwich  
**Subject:** Message from "RNP0026736F4005"

This E-mail was sent from "RNP0026736F4005" (Aficio MP 5002).

Scan Date: 06.21.2016 15:11:19 (-0400)  
Queries to: copyscan@ci.camden.nj.us

JJA  
08-09-16

R-7

**RESOLUTION AUTHORIZING REDUCTION OF  
PERFORMANCE GUARANTEE UNDER  
SITE IMPROVEMENT PERFORMANCE SURETY BOND FOR  
PHILADELPHIA 76ERS PRACTICE FACILITY AND OFFICE BUILDING,  
55 HARBOUR BOULEVARD, CAMDEN, NJ 08101**

**WHEREAS**, a request has been received by the City of Camden from the developer for the project known as the Philadelphia 76ers Practice Facility and Office Building, 55 Harbour Boulevard, Camden, NJ 08101 ("Project"), seeking a reduction in the amount required to be posted under the Site Improvement Performance Surety Bond ("Performance Bond") for said Project; and

**WHEREAS**, the City's Engineer has reviewed the developer's request in terms of the value of its submitted list of all site improvements and the status of their completion to date relative to the original performance guarantee under the Performance Bond in the amount of \$ \_\_\_\_\_; and

**WHEREAS**, the City Engineer, after his inspection of all site improvements covered by the performance guarantee under the Performance Bond for the Project, has determined that the developer's requested reduction is warranted. The City Engineer, based on his inspection, recommends that forty-two percent (42%) of the performance guarantee under the Performance Bond be released; and

**WHEREAS**, the City Engineer further advises that a maintenance guarantee will be required for a period of two (2) years when one hundred percent (100%) of the performance guarantee under the Performance Bond is released; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that the authorized City officials are hereby authorized and directed to reduce the performance guarantee under the Performance Bond for the project known as Philadelphia 76ers Practice facility and Office Building, 55 Harbour Boulevard, Camden, NJ 08101 from \$ \_\_\_\_\_ to \$ \_\_\_\_\_ [CALCLUATE 42% REDUCTION]; and

**BE IT FURTHER RESOLVED**, that said Performance Bond is to remain in effect until such time as all required outstanding site improvements at the Project site have been satisfactorily completed; and

**BE IT FURTHER RESOLVED**, that a maintenance guarantee shall be required for a period of two (2) years when one hundred percent (100%) of the performance guarantee under the Performance Bond is released; and

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



May 25, 2016

Luis Pastoriza, M.S.M., R.M.C.  
Office of the City Clerk  
520 Market Street  
City Hall, Room 105  
P.O. BOX 95120  
Camden, New Jersey 08101-5120

**Re: Request for Bond Reduction: 76ers Practice Facility and Office Building  
55 Harbour Boulevard Camden, NJ 08101**

Dear Sir:

The City is in receipt of the Site Improvement Performance Surety Bond for the above noted project. We understand that the statute allows an immediate drawdown for the amount of work already completed. Please allow this letter to serve as a formal request for authorization to reduce this bond in the amount representative by the completed work.

For your review, I am attaching a complete list of all site improvements and the status of completion. This list is inclusive of all items completed to date. I understand the City will conduct an inspection to determine these items have been completed in a satisfactory manner and make a recommendation as to the amount of reduction to be made in the performance guarantee relating to the completed and satisfactory improvement. The Site Superintendent is Dan McDevitt and he can be reached at 215- 760 - 5209.

Please feel free to reach out to me directly at 215-400-1927 should you have any questions or concerns. Additionally, I can be reached at [Angie.Scheidell@athenianrazak.com](mailto:Angie.Scheidell@athenianrazak.com). Thank you in advance for your assistance with this matter.

Best Regards,

Angela Scheidell  
Senior Development Manager

**Error! Reference source not found.**

May 25, 2016

Page 2



CC: Ed Williams Director, city of Camden Department of Planning & Development  
Kevin D. Sheehan, Esquire

PROJECT: PHILADELPHIA 76ER'S PRACTICE FACILITY & OFFICE  
 LOCATION: CAMDEN, NEW JERSEY  
 OWNER: PHILADELPHIA 76ER'S  
 ARCHITECT: JACOBS / 360 ARCHITECTURE  
 EST. #: 14-ES-033  
 TOTAL SF: N/A  
 TYPE: GMP  
 DATE: 10/9/2015

CONSTRUCTION STATUS 4/8/16



CODE	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMPLETE \$	BALANCE \$
<b>26 00 00</b>	<b>ELECTRIC</b>						
	SITE WORK EXCLUDING THE PSE&G CONDUITS AND ENCASEMENT				\$ 302,260		\$ 302,260
	<b>ELECTRIC</b>				<b>Subtotal:</b> \$ 302,260	\$ -	\$ 302,260
<b>31 10 00</b>	<b>EARTHWORK</b>						
	LAYOUT/SURVEY	1	LS	\$ 32,956	\$ 32,956	\$ 23,000	\$ 9,956
	ASBUILTS	1	LS	\$ 5,992	\$ 5,992	\$ -	\$ 5,992
	RODENT CONTROL TRAPS & MAINTAIN	4	EA	\$ 615	\$ 2,461	\$ 615	\$ 1,846
	TEMP PERIMETER FENCE RENTAL	1,800	LF	\$ 5	\$ 9,000	\$ 4,000	\$ 5,000
	TEMP PERIMETER FENCE SCREENING	1	LS	\$ 6,126	\$ 6,126	\$ -	\$ -
	TEMP PERIMETER FENCE GATES	1	LS	\$ 1,043	\$ 1,043	\$ -	\$ -
	CONSTRUCTION SIGNAGE	10	UN	\$ 366	\$ 3,664	\$ 1,043	\$ 2,934
	STREET SIGNS	1	LS	\$ 11,976	\$ 11,976	\$ 11,976	\$ -
	SNOW REMOVAL	1	LS	\$ 6,150	\$ 6,150	\$ -	\$ -
	TEMP CRANE PAD	1	LS	\$ 21,003	\$ 21,003	\$ 21,003	\$ -
	SLOP PROTECTION	1	LS	\$ 7,381	\$ 7,381	\$ -	\$ -
	SILT SOCK	1	LS	\$ 5,867	\$ 5,867	\$ 5,867	\$ -
	STREET SWEEPER	1	LS	\$ 13,070	\$ 13,070	\$ 13,070	\$ -
	MOBILIZATION	1	LS	\$ 5,750	\$ 5,750	\$ 5,750	\$ -
	INLET PROTECTION	1	LS	\$ 3,811	\$ 3,811	\$ 3,811	\$ -
	CLEARING	1	LS	\$ 13,109	\$ 13,109	\$ 13,109	\$ -
	REMOVE EXISTING STORM PIPE	1	LS	\$ 11,845	\$ 11,845	\$ 11,845	\$ -
	REMOVE EXISTING LIGHTING	1	LS	\$ 5,745	\$ 5,745	\$ 5,745	\$ -
	REMOVE EXISTING ASPHALT	1	LS	\$ 69,275	\$ 69,275	\$ 69,275	\$ -
	REMOVE CONCRETE CURB	1	LS	\$ 7,539	\$ 7,539	\$ 7,539	\$ -
	REMOVE CONCRETE SIDEWALK	1	LS	\$ 3,582	\$ 3,582	\$ 3,582	\$ -
	REMOVE EXISTING FENCE	1	LS	\$ 5,101	\$ 5,101	\$ 5,101	\$ -
	TIRE CLEARING PAD	1	LS	\$ 17,350	\$ 17,350	\$ 17,350	\$ -
	BULK EARTHWORK	1	LS	\$ 156,378	\$ 156,378	\$ 156,378	\$ -
	FINE GRADE BUILD PADS	1	LS	\$ 64,078	\$ 64,078	\$ 64,078	\$ -
	FINE GRADE SITE	1	LS	\$ 18,441	\$ 18,441	\$ -	\$ 18,441
	BACKFILL RETAINING WALL	1	LS	\$ 5,955	\$ 5,955	\$ 5,955	\$ -
	DEWATERING	1	LS	\$ 7,634	\$ 7,634	\$ 7,634	\$ -
	SOIL NAIL WALL	1	LS	\$ 302,554	\$ 302,554	\$ 302,554	\$ -
	ASPHALT PAVING	1	LS	\$ 163,904	\$ 163,904	\$ -	\$ 163,904
	SUBBASE	1	LS	\$ 47,707	\$ 47,707	\$ -	\$ 47,707
	UTILITY ASPHALT PATCHING	1	LS	\$ 37,149	\$ 37,149	\$ -	\$ 37,149
	WHEEL STOPS	73	UN	\$ 118	\$ 8,592	\$ -	\$ 8,592
	CONCRETE CURB	1	LS	\$ 77,200	\$ 77,200	\$ -	\$ 77,200
	REMOVE EXISTING STRIPING	1	LS	\$ 7,079	\$ 7,079	\$ -	\$ 7,079
	SEAL COAT LOWER PARKING LOT	91,665	SF	\$ 0	\$ 24,750	\$ -	\$ 24,750
	NEW TRAFFIC STRIPES	1	LS	\$ 7,763	\$ 7,763	\$ -	\$ 7,763
	WATER MAIN	1	LS	\$ 47,571	\$ 47,571	\$ 47,571	\$ -
	STORM SEWER SYSTEM	1	LS	\$ 326,601	\$ 326,601	\$ 326,601	\$ -
	SANITARY SEWER SYSTEM	1	LS	\$ 67,053	\$ 67,053	\$ 67,053	\$ -
	<b>EARTHWORK</b>				<b>Subtotal:</b> \$ 1,640,203	\$ 1,221,891	\$ 418,312
<b>32 16 00</b>	<b>HARDSCAPES</b>						
	VEHICULAR COLORED CONCRETE (COLOR A), STONE, STEEL REINFORCEMENT	783	SF	\$ 20	\$ 15,260	\$ -	\$ 15,260
	VEHICULAR COLORED CONCRETE (COLOR B), STONE, STEEL REINFORCEMENT	70	SF	\$ 20	\$ 1,400	\$ -	\$ 1,400
	VEHICULAR STANDARD CONCRETE, STONE, STEEL REINFORCEMENT	1,571	SF	\$ 16	\$ 25,136	\$ -	\$ 25,136
	PEDESTRIAN COLORED CONCRETE (COLOR A), STONE, WIRE MESH REINFORCEMENT	2,370	SF	\$ 11	\$ 26,070	\$ -	\$ 26,070
	PEDESTRIAN COLORED CONCRETE (COLOR B), STONE, WIRE MESH REINFORCEMENT	1,064	SF	\$ 11	\$ 11,704	\$ -	\$ 11,704
	PEDESTRIAN STANDARD CONCRETE, STONE, WIRE MESH REINFORCEMENT	18,785	SF	\$ 8	\$ 150,280	\$ -	\$ 150,280
	TACTILE WIRING STRIPS AT OFFICE BUILDING LOADING DOCK - 13'	2,907	SF	\$ 8	\$ 23,256	\$ -	\$ 23,256
	CONCRETE EQUIPMENT AND DUMPSTER PADS, STONE, STEEL REINFORCEMENT	2	EA	\$ 2,500	\$ 5,000	\$ -	\$ 5,000
	CONCRETE SIDEWALK AT EGRESS PADS	395	SF	\$ 45	\$ 17,775	\$ -	\$ 17,775
	EXPANSION AND CONTROL JOINTS	34	SF	\$ 30	\$ 1,020	\$ -	\$ 1,020
	STONE SUBBASE AT CONCRETE PAVING AND PADS					INCLUDED	
	LIGHT POLE BASES 5'-6"	9	EA	\$ 900	\$ 8,100	\$ -	\$ 8,100
	LIGHT POLE BASE 8'-6"	6	EA	\$ 600	\$ 3,600	\$ -	\$ 3,600
	SECURITY CAMERA POLE BASE	2	EA	\$ 900	\$ 1,800	\$ -	\$ 1,800
	LIGHT BOLLARD BASES	12	EA	\$ 300	\$ 3,600	\$ -	\$ 3,600
	<b>HARDSCAPES</b>				<b>Subtotal:</b> \$ 294,001	\$ -	\$ 294,001
<b>32 31 00</b>	<b>FENCES &amp; GATES</b>						
	8' HIGH TUBULAR ORNAMENTAL FENCE CORE DRILLED ATOP WALL	592	LF	\$ 94	\$ 55,640	\$ -	\$ 55,640
	8' HIGH TUBULAR ORNAMENTAL FENCE AT MAIN ENTRANCE AND NORTH SIDE OF PARKIN	360	LF	\$ 88	\$ 31,810	\$ -	\$ 31,810
	ORNAMENTAL SLIDING GATE AT OFFICE BUILDING LOADING DOCK	1	EA	\$ 25,330	\$ 25,330	\$ -	\$ 25,330
	ORNAMENTAL DOUBLE SWING GATE WITH OPERATORS	1	EA	\$ 32,000	\$ 32,000	\$ -	\$ 32,000
	ORNAMENTAL PEDESTRIAN SWING GATES WITH PANIC HARDWARE	1	EA	\$ 8,200	\$ 8,200	\$ -	\$ 8,200
	8' HIGH CHAIN LINK FENCE AT PARKING LOT	851	LF	\$ 35	\$ 29,370	\$ -	\$ 29,370
	CHAIN LINK DOUBLE SWING GATE AT PARKING LOT ENTRY	1	EA	\$ 19,000	\$ 19,000	\$ -	\$ 19,000
	CANTILEVER SLIDING CHAIN LINK GATE (MANUAL) AT PARKING LOT ENTRY	1	EA	\$ 7,435	\$ 7,435	\$ -	\$ 7,435
	NJDOT GUIDE RAIL	300	LF	\$ 41	\$ 12,340	\$ -	\$ 12,340
	8(5/8") OD CONCRETE FILLED BOLLARDS	27	EA	\$ 432	\$ 11,670	\$ -	\$ 11,670
	<b>FENCES &amp; GATES</b>				<b>Subtotal:</b> \$ 232,795	\$ -	\$ 232,795
<b>32 90 00</b>	<b>LANDSCAPING</b>						
	LAWN AREA						
	TOPSOIL - 12" DEPTH	1,327	CU YD	\$ 59	\$ 78,276	\$ -	\$ 78,276
	SOD 16"x24" PIECES	40,478	SQ FT	\$ 1	\$ 30,358	\$ -	\$ 30,358



R-8

MAR:es  
08-09-16

**RESOLUTION AUTHORIZING AMENDMENT #13 TO CONTRACT NO. 12-04-234  
BETWEEN THE CITY OF CAMDEN AND NEIGHBORHOOD HOUSING SERVICES**

WHEREAS, the Council of the City of Camden by Resolution R-23 dated December 9, 2004 awarded a contract (#12-04-234) to Neighborhood Housing Services (NHS) in the amount of One Hundred Five Thousand Nine Hundred Dollars (\$105,900.00) for a term of one (1) year; and

WHEREAS, the Council of the City of Camden by Resolution R-7, dated July 14, 2005 amended contract #12-04-234 by amendment #1 to reflect an extension of the contract term until June 30, 2006; and

WHEREAS, the Council of the City of Camden by Resolution R-11 dated July 13, 2006 amended contract #12-04-234 by amendment #2 to reflect an extension of the contract term until June 30, 2007; and

WHEREAS, the Council of the City of Camden by Resolution R-6, dated December 21, 2006 amended contract #12-04-234 by amendment #3 to reflect an increase in the scope of services to include a financial literacy component; and

WHEREAS, the Council of the City of Camden by Resolution R-12 dated June 14, 2007 amended contract #12-04-234 by amendment #4 to reflect an extension of the contract term until June 30, 2008; and

WHEREAS, the Council of the City of Camden by Resolution R-11, dated March 11, 2008 amended contract #12-04-234 by amendment #5 to reflect additional costs associated with the project, in the amount of Fifty Thousand Dollars (\$50,000.00) making the total amount of the contract an amount not to exceed One Hundred Fifty-Five Thousand, Nine Hundred Dollars (\$155,900.00) and by extending the term until December 31, 2008; and

WHEREAS, the Council of the City of Camden by Resolution R-4 dated January 27, 2009 amended contract #12-04-234 by amendment #6 to reflect an extension of the contract term until June 30, 2009; and

WHEREAS, the Council of the City of Camden by Resolution R-7 dated October 13, 2009 amended contract #12-04-234 by amendment #7 in the amount of Forty Thousand Dollars (\$40,000.00) to continue counseling services making the total amount of the contract an amount not to exceed One Hundred Ninety-Five Thousand Nine Hundred Dollars (\$195,500.00); and

WHEREAS, the Council of the City of Camden by Resolution R-17, dated September 14, 2010 amended contract #12-04-234 by amendment #8 to reflect an extension of the term until June 30, 2011; and

WHEREAS, the Council of the City of Camden by Resolution R-10, dated June 14, 2011 amended contract #12-04-234 by amendment #9 in the amount of Fifty Thousand Dollars (\$50,000.00) and to reflect an extension of the term until December 31, 2011; and

WHEREAS, the Council of the City of Camden by Resolution R-20, dated November 13, 2012 amended contract #12-04-234 by amendment #10 in the amount of Twenty Thousand Dollars (\$20,000.00) and to reflect an extension of term until June 30, 2013; and

WHEREAS, the Council of the City of Camden by Resolution R-9, dated August 15, 2013 amended contract #12-04-234 by amendment #11 in the amount of Sixty Thousand Dollars (\$60,000.00) and to reflect an extension of term until June 30, 2014; and

WHEREAS, the Council of the City of Camden by Resolution R-22, dated April 14, 2015 amended contract #12-04-234 by amendment #12 in the amount of THIRTY THOUSAND DOLLARS (\$30,000.00) and to reflect an extension of term until June 30, 2016; and

WHEREAS, it is now necessary to further amend contract #12-04-234 by amendment #13 to extend the term of the contract to June 30, 2018; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Contract #12-04-234 between the City of Camden and Neighborhood Housing Services be amended by amendment #13 extending the term of the contract until June 30, 2018.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

~~Council Meeting Date: Next Scheduled Meeting~~

**TO:** Robert Corrales, Business Administration

**DATE:** June 23, 2016

**FROM:** Stanley Witkowski, Housing Coordinator 

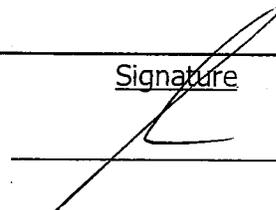
**Department Making Request:** Planning & Development

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION AUTHORIZING AMENDMENT #13 TO CONTRACT #12-04-234 BETWEEN THE CITY OF CAMDEN AND NEIGHBORHOOD HOUSING SERVICES, INC.

**BRIEF DESCRIPTION:** This amendment will extend the term of said contract through June 30, 2018.

APPROPRIATION ACCOUNT(S):

AMOUNT: *(If applicable)*

	Date	Signature
Approved by Relevant Director:	<u>6-29-16</u>	
Approved by Grants Management:	_____	_____
		<b>(If applicable)</b>
Approved by Finance Director:	<u>6/27/16</u>	
<input type="checkbox"/> CAF –Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	<u>6-27-16</u>	
Received by City Attorney:	_____	_____

	<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By:	<u>Stanley Witkowski</u>	<u>#7283</u>
Contact Person:	<u>Stanley Witkowski</u>	<u>#7283</u>

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(Green - g; yellow - y; red - r)

Department: Grants Management

Grant Administrator: Stanley Witkowski

Grant Administrator #: 757-7283

Grant/Project Name:			Neighborhood Housing Services (NHS) - (Amendment of time)			
Grant #:			G-HM-M12-028			
City Contract Date:			Contract Amendment #:			
Application Resolution #:			Appropriation Code :			
Funding Source:			US Department of HUD – HOME FUNDING			
Pass Through:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Source:	City		
Amount of Grant:			\$ n/a			
Local Match:	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:			
Term of Grant:			Location of Activity:		City Wide	
Date of Analysis:	06/27/16		Reviewed By:		Barbara Johnson 	

**Summary:** 06/27/16 - The Department of Planning and Development – Division of Housing Services is requesting a resolution amending (#13) contract #12-04-234 between the City of Camden and Neighborhood Housing Services. The amendment will *extend the term of said contract through June 30, 2018*. The contract provides services for the homebuyer's educations, individual credit counseling and financial literacy project that assist low to moderate first-time homebuyers down payment and closing cost assistance program and in concert with the City of Camden Master Plan, 5 Year Consolidate Plan and Neighborhood Stabilization Plan (NSP) as well as the provisions of the Housing and Community Development Act.

03/02/15 - The Department of Planning and Development – Division of Housing Services is requesting a resolution amending (#12) contract #12-04-234 between the City of Camden and Neighborhood Housing Services. The amendment will increase the funding by \$30,000.00 for a total contract amount of \$355,900.00 and extending the terms of the contract through 6/30/2016 which is necessary to allow sufficient time to complete the homebuyer's educations, individual credit counseling and financial literacy project that assist low to moderate first-time homebuyers down payment and closing cost assistance program and in concert with the City of Camden Master Plan, 5 Year Consolidate Plan and Neighborhood Stabilization Plan (NSP) as well as the provisions of the Housing and Community Development Act.

**Problematic Areas/Recommendations:**

*NHS – Amendment #13 – extension of time*

DEPARTMENT OF DEVELOPMENT & PLANNING  
DIVISION OF HOUSING SERVICES

CONTRACT AMENDMENT FORM

Recipient's Name Neighborhood Housing Services

Project No: 12-04-234

Budget Period: 7/1/16 - 6/30/18

Effective Date: ASAP

Project Name: Homebuyer's Education Program

Section I: Reason for Amendment

- 1. Change in Contract Term
- 2. Change in Type of Service
- 3. Change in Level of Service
- 4. Change in Program Methodology
- 5. Other - Please Explain Below
- 6. Change in Total Contract Amount

Current Amount

Change Amount

Section II: Justification  Request letter from agency  
 Attach Budget

Attach Scope of Service  
 Request for payment, monitoring form

This is a request to amend and or extend the current Contract for reasons mentioned: (List documentation attached)

Section III: Approvals

Marilyn M. Swang  
Project Representative

6/23/16  
Date

[Signature]  
Division of Housing Services

6-23-16  
Date

[Signature]  
Camden City Department Head

6-28-16  
Date

[Signature]  
Bureau of Grants Management

6-27-16  
Date

Bureau of Grants Management

Date

**Neighborhood Housing Services of Camden, Inc.**  
601-603 Clinton Street Camden, New Jersey 08103-1415  
(856) 541-0720 Fax (856) 541-8440  
nhscamden@comcast.net  
[www.nhscamden.org](http://www.nhscamden.org)

---

June 23, 2016

Mr. Stanley Witkowski, Housing Coordinator  
Department of Development & Planning  
Division of Housing Services  
Room 218 A, City Hall, 2<sup>th</sup> Floor  
Camden, NJ 08101-5120

**Re: Contract # 12-04-234 (Homebuyer's Education Program) Extension  
(Appropriation Code: G-HM-M02-024 G-HM-M04-018)**

Dear Mr. Witkowski:

Neighborhood Housing Services of Camden, Inc. ("NHSC") is requesting an extension under Contract #12-04-234 through 06/30/2018. This will allow sufficient time to complete our homebuyer's education, individual credit counseling, and financial literacy project that assists low to moderate-income first-time homebuyers reach homeownership within the City of Camden, in partnership with the City's First-Time Homebuyers Down Payment and Closing Cost Assistance Program, and in concert with the City of Camden's Master Plan, 5-Year Consolidated Plan and Neighborhood Stabilization Plan (NSP), as well as the provisions of the Housing and Community Development Act (See 24CFR, Part 570.208).

Our HUD-certified Homeownership Opportunity Program and Services (HOPS) delivers a free comprehensive preparation and support system in English and Spanish that meets the needs of potential first-time homebuyers, regardless of their level of readiness in the City of Camden. Our HOPS Team presents onsite and online (24/7) a minimum 14-hour pre- and post-homebuyer education series that includes 2 hours of Buyer Readiness, an 8-hour "Fast Track" workshop, 1.5 hours of individual credit counseling, 1.5 hours of financial literacy basics, and 1 hour of post-purchase counseling.

Our core curriculum follows NeighborWorks® America's National Center for Homeownership Education and Counseling (NCHEC) textbook, *Realizing the American Dream*, that mirrors HUD's *Housing Counseling Handbook* 7610.1 Rev.-5 (2010) and the 2014 Final Rule of the Consumer Financial Protection Bureau with reference to Qualified Mortgages (QM) and the Ability to Repay (ATR). Also NHSC is an approved endorser and adopter of the National Industry Standards for Homeownership Education and Counseling.

Thank you for your consideration in this matter.

Sincerely,

  
Marilyn Swangin  
Executive Director

R-9

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING THE REFUND OF UNAPPLIED CASH  
(CODE 46) TO HEART OF CAMDEN**

WHEREAS, due to a municipal lien on the property located at 1820 Fillmore Street, Block/Lot-487/74 the tax payments could not be applied; and

WHEREAS, it is necessary to refund Heart of Camden the payment which could not be applied; and

WHEREAS, the Tax Collector has requested that City Council authorize her to issue a refund to Heart of Camden in the amount listed below from unapplied cash (Code 46); now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to issue a refund as follows:

Refund to: Heart of Camden  
1840 Broadway  
Camden, NJ 08104

Refund amount: \$93.92 Unapplied Cash (Code 46)

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**Council Meeting Date: AUGUST 9, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** June 22, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

**TITLE OF RESOLUTION/ORDINANCE:**

**REFUND UNAPPLIED CASH (CODE 46)**  
**HEART OF CAMDEN**

**BRIEF DESCRIPTION:**

**PLEASE ISSUE REFUND FROM UNAPPLIED CASH (CODE 46) TO: HEART OF CAMDEN, INC., 1840 BROADWAY, CAMDEN NJ 08104 FOR B/L:487/74. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S): 6-01-902-005**

**AMOUNT: \$93.92**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	6/22/16	G (If applicable)
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	6/23/16	[Signature]
Received by City Attorney:	_____	_____

**(Name) Please Print**

**(Extension #)**

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145

**CITY OF CAMDEN  
BUREAU OF REVENUE COLLECTION**

**CERTIFICATION BY  
THE TAX COLLECTOR**

*I, as the Tax, Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:*

*Nahema Henry* *01/22/16*  
\_\_\_\_\_  
*Signature* *Date*

Res to  
refund  
Heart of Camden  
93.92  
from unapplied  
cash  
(CODE 46)

RECEIVED

JUN 20 2016

CITY OF CAMDEN  
TAX OFFICE

Res to  
refund  
Heart of Camden

93.92  
from unapplied  
cash  
(CODE 46)

RECEIVED

JUN 20 2016

CITY OF CAMDEN  
TAX OFFICE

RECEIVED

JUN 20 2016

CITY OF CAMDEN  
TAX OFFICE

FORM 107140-1212

06000633

CASHIERS CHECK

**PNC BANK**  
PNC Bank, National Association  
New Jersey

No. 2782092

55760/312

PAY TO THE ORDER OF CITY OF CAMDEN

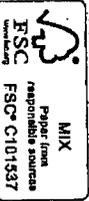
TWO THOUSAND SEVEN HUNDRED FIVE AND 28/100 DOLLARS

\$ 2,705.28

KYISHA A LINDO - HEART OF CAMDEN

REMITTER

PNC Bank, National Association



02782092 031207507 8010001302

OFFICIAL SIGNATURE

Check features  
depend on how  
check is used.

# 2016 1st & 2nd Quarter Tax Bill

# CITY OF CAMDEN

CAMDEN COUNTY

BLOCK NUMBER 487	LOT NUMBER 74	QUALIFICATION
Property Locat. 1820 FILLMORE ST Building Desc. BH	Additional Lots 12X97	M801
Land Dimens.	Bank	Mortgage #
Bank	Tax Acct. # 9635	

EXPLANATION OF TAXES	
DESCRIPTION	AMOUNT OF TAX
ESTIMATED 1ST QUARTER MUNICIPAL TAX:	50.68
ESTIMATED 1ST QUARTER NON-MUNICIPAL TAXES:	43.27

HEART OF CAMDEN, INC  
1840 BROADWAY  
CAMDEN, NJ

08104

*Not paid*

TOTAL 1ST QUARTER TAX: 93.95

BALANCE OF 1ST QTR DUE: 93.95

\* LIEN \* LIEN \*

2016 2ND QUARTER DUE MAY 1, 2016	2016 1ST QUARTER DUE FEB. 1, 2016	93.95
-------------------------------------	--------------------------------------	-------

**INFORMATION FOR TAXPAYERS**

MAKE CHECK PAYABLE TO: CITY OF CAMDEN

MAIL TO: OFFICE OF REVENUE COLLECTION  
ROOM 117 - CITY HALL  
P.O. BOX 95120  
CAMDEN, N.J. 08101-5120

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**

OFFICE HOURS 8:30A TO 4:30P MON-FRI  
PH# 856-757-7003  
EMAIL : tax@ci.camden.nj.us  
FOR PAYMENTS ONLINE PLEASE VISIT  
WWW.CI.CAMDEN.NJ.US AND CLICK ON  
PAYMENT BY CREDIT CARD.\*PLEASE NOTE  
CONVENIENCE FEES ARE ASSOCIATED  
WITH PAYING YOUR BILL ONLINE.\*  
THE 1ST QTR GRACE PERIOD HAS BEEN  
EXTENDED UNTIL FEB. 26,2016. TAX  
SALE IS SCHEDULED FOR JUNE 20,2016  
FOR ALL CHARGES DUE AS OF 5-11-16

**RECEIVED**

JUN 20 2016

CITY OF CAMDEN  
TAX OFFICE

**DISTRIBUTION OF TAXES**

**ENTERED**

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. Based on the assessed value, the amount of this State aid used to offset property taxes on this parcel equals:

**CITY OF CAMDEN 2016-2**

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK  
2016 2ND QUARTER TAX DUE MAY 1, 2016

**CITY OF CAMDEN 2016-1**

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK  
2016 1ST QUARTER TAX DUE FEBRUARY 1, 2016

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
487	74		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE MAY 1, 2016
9635			
ADJUSTMENT			
INTEREST			
CASH			
CHECK			
TOTAL			

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
487	74		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE FEBRUARY 1, 2016
9635		93.95	
ADJUSTMENT			
INTEREST			
CASH			
CHECK			
TOTAL			93.95

ESTIMATED BILL

\* LIEN \*

HEART OF CAMDEN, INC  
1820 FILLMORE ST

\* LIEN \*

ESTIMATED BILL  
TO AVOID INTEREST CHARGES,  
PAYMENT MUST BE RECEIVED  
ON OR BEFORE 02/26/16



*Code 0416*

R-10

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING THE TRANSFER OF RECORDING AND  
CANCELLATION FEES TO CURRENT TAXES FOR VARIOUS BLOCKS/LOTS  
IN THE CITY OF CAMDEN**

WHEREAS, at the time that the tax sale certificates on the properties listed in Exhibit "A" hereto were redeemed, the property owners and/or mortgage holders were charged a cancellation fee; and

WHEREAS, the cancellation fees which were charged cannot be applied because the subject Tax Sale Certificates were never recorded; and

WHEREAS, the charges must be canceled and the payments transferred to the current taxes on the properties attached hereto as Exhibit "A"; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby authorizes the Tax Collector to allow the cancellation of the cancellation fees and the transfer of the payments to the current taxes.

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to transfer the cancellation charges listed in Exhibit A hereto to current taxes.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

# EXHIBIT A

FROM: [REDACTED] TO: [REDACTED] DATE: [REDACTED]

Batch Id: NH

Block/Lot/Qual Yr/Prd/Instl	Tran	Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install	Int	Interest	Total	Seq
52.	112.	2016	2	06/30/16	106	Tax cert not recorded	DOYLE, JOHN E & ELISA D 66.00-	0.00		0.00	66.00-	1
1286.	25.	2016	2	06/30/16	106	Tax cert not recorded	CARRION, MARIE I 66.00-	0.00		0.00	66.00-	2
177.	58.	2016	2	06/30/16	106	Tax cert not recorded	FRANK, ROBERT 66.00-	0.00		0.00	66.00-	3
181.	66.	2016	2	06/30/16	106	Tax cert not recorded	ROWAN UNIV-RUTGERS CAMDEN BD OF GOV 66.00-	0.00		0.00	66.00-	4
1013.	20.	2016	2	06/30/16	106	Tax cert not recorded	CJNC 66.00-	0.00		0.00	66.00-	5

There are NO errors in this listing.

\*CM: 9/13/16

Res to transfer recording & cancel fees  
to current taxes due to certificate not  
recorded.

RECEIVED

JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

July 8, 2016  
09:53 AM

CAMDEN CITY  
Adjustment Batch Verification Listing

Page No: 2

Code	Description	Count	Principal	Install Int	Interest	Total	Ded Count
Total for Year 2015/2016							
106	Cancel/Rec Fee - Res	5	330.00-	0.00	0.00	330.00-	
		5	330.00-	0.00	0.00	330.00-	
Totals for All Years:							
		5	330.00-	0.00	0.00	330.00-	

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CITY OF CAMDEN  
TAX OFFICE

July 8, 2016  
09:53 AM

CAMDEN CITY  
Adjustment Batch Update Report

Page No: 1

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Batch: NH	Updated Entries:	5	Ref Num:	123002
Updated Prin: 330.00-	Updated Instl Int:	0.00	Updated Interest:	0.00

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JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**Council Meeting Date: SEPTEMBER 13, 2016**

**TO: Robert Corrales, Business Administrator**

**DATE: July 14, 2016**

**FROM: Nahema A. Harvey, Tax Collector**

**Department Making Request: Finance**

**TITLE OF RESOLUTION/ORDINANCE:**

## **TRANSFER RECORDING & CANCEL FEES**

**BRIEF DESCRIPTION:**

**AUTHORIZING THE TRANSFER OF RECORDING & CANCELLATION FEES TO CURRENT TAXES FOR VARIOUS B/L'S. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director: <input type="checkbox"/> CAF -Certifications of Availability of Funds		(If applicable) 
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:		
Received by City Attorney:	_____	_____

*(Name) Please Print*

*(Extension #)*

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145



Batch Id: NH

Block/Lot/Qual Yr/Prd/Instl	Tran Date	Code	Ded	Type Description	Acct Id Owner Name Principal	Install Int	Interest	Total	Seq
52. 2016 2	112. 06/30/16	106		Tax cert not recorded	DOYLE, JOHN E & ELISA D 66.00-	0.00	0.00	66.00-	1
1286. 2016 2	25. 06/30/16	106		Tax cert not recorded	CARRION, MARIE I 66.00-	0.00	0.00	66.00-	2
177. 2016 2	58. 06/30/16	106		Tax cert not recorded	FRANK, ROBERT 66.00-	0.00	0.00	66.00-	3
181. 2016 2	66. 06/30/16	106		Tax cert not recorded	ROWAN UNIV-RUTGERS CAMDEN BD OF GOV 66.00-	0.00	0.00	66.00-	4
1013. 2016 2	20. 06/30/16	106		Tax cert not recorded	CJNC 66.00-	0.00	0.00	66.00-	5

There are NO errors in this listing.

\* CM: 9/13/16

Res to transfer recording & cancel fees  
to current taxes due to Certificate not  
recorded.

RECEIVED

JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

July 8, 2016  
09:53 AM

CAMDEN CITY  
Adjustment Batch Verification Listing

Page No: 2

Code	Description	Count	Principal	Install Int	Interest	Total	Ded Count
Total for Year 2015/2016							
106	Cancel/Rec Fee - Res	5	330.00-	0.00	0.00	330.00-	
		5	330.00-	0.00	0.00	330.00-	
Totals for All Years:							
		5	330.00-	0.00	0.00	330.00-	

RECEIVED

JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

July 8, 2016  
09:53 AM

CAMDEN CITY  
Adjustment Batch Update Report

Page No: 1

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Batch: NH	Updated Entries:	5	Ref Num:	123002
Updated Prin: 330.00-	Updated Instl Int:	0.00	Updated Interest:	0.00

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RECEIVED

JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

R-11

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING THE TRANSFER OF RECORDING AND  
CANCELLATION FEES TO CURRENT TAXES FOR VARIOUS BLOCKS/LOTS  
IN THE CITY OF CAMDEN**

WHEREAS, at the time that the tax sale certificates on the properties listed in Exhibit "A" hereto were redeemed, the property owners and/or mortgage holders were charged a cancellation fee; and

WHEREAS, the cancellation fees which were charged cannot be applied because the subject Tax Sale Certificates were never recorded; and

WHEREAS, the charges must be canceled and the payments transferred to the current taxes on the properties attached hereto as Exhibit "A"; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby authorizes the Tax Collector to allow the cancellation of the cancellation fees and the transfer of the payments to the current taxes.

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to transfer the cancellation charges listed in Exhibit A hereto to current taxes.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

# EXHIBIT A

Batch Id: NH

Block/Lot/Qual Yr/Prd/Instl	Tran	Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install	Int	Interest	Total	Seq
553. 2016	2	06/30/16	106		Tax cert not recorded		MORENO, PETER 63.00-		0.00	0.00	63.00-	1

There are NO errors in this listing.

*\* C met of #8/9/16*

*Res to transfer recording & cancel fees  
to current taxes due to cert not recorded.*

RECEIVED

JUL -6 2016

CITY OF CAMDEN  
TAX OFFICE

July 1, 2016  
03:23 PM

CAMDEN CITY  
Adjustment Batch Verification Listing

Page No: 2

Code	Description	Count	Principal	Install Int	Interest	Total	Ded Count
Total for Year 2015/2016							
106	Cancel/Rec Fee - Res	<u>1</u>	<u>63.00-</u>	<u>0.00</u>	<u>0.00</u>	<u>63.00-</u>	
		1	63.00-	0.00	0.00	63.00-	
Totals for All Years:							
		1	63.00-	0.00	0.00	63.00-	

RECEIVED

JUL -6 2016

CITY OF CAMDEN  
TAX OFFICE

July 1, 2016  
03:23 PM

CAMDEN CITY  
Adjustment Batch Update Report

Page No: 1

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Batch: NH	Updated Entries:	1	Ref Num:	122966	
Updated Prin:	63.00-	Updated Instl Int:	0.00	Updated Interest:	0.00

---

RECEIVED

JUL 6 2016

CITY OF CAMDEN  
TAX OFFICE

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**Council Meeting Date: AUGUST 9, 2016**

**TO: Robert Corrales, Business Administrator**

**DATE: July 6, 2016**

**FROM: Nahema A. Harvey, Tax Collector**

**Department Making Request: Finance**

**TITLE OF RESOLUTION/ORDINANCE:**

## **TRANSFER RECORDING & CANCEL FEES**

**BRIEF DESCRIPTION:**

**AUTHORIZING THE TRANSFER OF RECORDING & CANCELLATION FEES TO CURRENT TAXES FOR VARIOUS B/L'S. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	(If applicable)
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

**(Name) Please Print**

**(Extension #)**

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145



Batch Id: NH

Block/Lot/Qual Yr/Prd/Instl	Tran	Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install	Int	Interest	Total	Seq
553. 2016	2	06/30/16	106		Tax cert not recorded		MORENO, PETER 63.00-		0.00	0.00	63.00-	1

There are NO errors in this listing.

*\* Meet of #8/9/16*

*Res to transfer recording & cancel fees  
to current taxes due to cert Not recorded.*

**RECEIVED**

JUL -6 2016

CITY OF CAMDEN  
TAX OFFICE

July 1, 2016  
03:23 PM

CAMDEN CITY  
Adjustment Batch Verification Listing

Page No: 2

Code	Description	Count	Principal	Install Int	Interest	Total	Ded Count
Total for Year 2015/2016							
106	Cancel/Rec Fee - Res	<u>1</u>	<u>63.00-</u>	<u>0.00</u>	<u>0.00</u>	<u>63.00-</u>	<u>        </u>
		1	63.00-	0.00	0.00	63.00-	
Totals for All Years:							
		1	63.00-	0.00	0.00	63.00-	

RECEIVED

JUL -6 2016

CITY OF CAMDEN  
TAX OFFICE

July 1, 2016  
03:23 PM

CAMDEN CITY  
Adjustment Batch Update Report

Page No: 1

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Batch: NH	Updated Entries:	1	Ref Num:	122966
Updated Prin: 63.00-	Updated Instl Int:	0.00	Updated Interest:	0.00

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RECEIVED

JUL -6 2016

CITY OF CAMDEN  
TAX OFFICE

MBS:es  
08-09-16

R-12

**RESOLUTION AUTHORIZING THE REFUND OF UNAPPLIED CASH  
(CODE 46) TO PRO CAP III, LLC**

WHEREAS, due to a municipal lien on the property located at 2809 Polk Ave., Block/Lot-900/82 the tax payments could not be applied; and

WHEREAS, it is necessary to refund Pro Cap III, LLC the payment which could not be applied; and

WHEREAS, the Tax Collector has requested that City Council authorize her to issue a refund to Pro Cap III, LLC in the amount listed below from unapplied cash (Code 46); now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to issue a refund as follows:

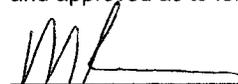
Refund to: Pro Cap III, LLC  
1000 Haddonfield Berlin Road  
Suite 203  
Voorhees, NJ 08043

Refund amount: \$247.33 Unapplied Cash (Code 46)

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: **AUGUST 9, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** June 22, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

**TITLE OF RESOLUTION/ORDINANCE:**

**REFUND UNAPPLIED CASH (CODE 46)  
PRO CAP III, LLC**

**BRIEF DESCRIPTION:**

**PLEASE ISSUE REFUND FROM UNAPPLIED CASH (CODE 46) TO: PRO CAP III, LLC, 1000 HADDONFIELD BERLIN ROAD, SUITE 203, VOORHEES, NJ 08043 FOR B/L:900/82. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S): 6-01-902-005**

**AMOUNT: \$247.33**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____ (If applicable)
Approved by Finance Director: <input type="checkbox"/> CAF -Certifications of Availability of Funds	6/22/16	
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	6/23/16	
Received by City Attorney:	_____	_____

(Name) Please Print



(Extension #)

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145

**CITY OF CAMDEN  
BUREAU OF REVENUE COLLECTION**

**CERTIFICATION BY  
THE TAX COLLECTOR**

*I, as the Tax, Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:*

*Nahema Henry* *01/22/16*  
\_\_\_\_\_  
*Signature* *Date*

Res to refund  
ProCap III, LLC  
\* [REDACTED] from  
unapplied cash  
B. 900 L. 82

RECEIVED

JUN 17 2016

CITY OF CAMDEN  
TAX OFFICE

Pro Cap III, LLC  
1000 Haddonfield Berlin Road  
Suite 203  
Voorhees, NJ 08043

Firsttrust

3-7380/2360

017086

RECEIVED

Jun 15, 2016

JUN 17 2016

Pay **Six Hundred Twenty One Dollars And 19 Cents**

**\$621.19**

to the Order of:

CITY OF CAMDEN  
TAX OFFICE



**Camden City**  
City Hall - Rm 11  
520 Market St  
Camden, NJ 81015120

Cert # 14-01466 Block: 900 Lot: 82



**Pro Cap III, LLC**

Phone: (856) 751-2819  
Fax: (856) 751-2849

1000 Haddonfield Berlin Rd, Suite 203, Voorhees, NJ 08043

Fed ID 46-228495

**AFFIDAVIT**

**Tax Lien # 14-01466**

**Check No. 017086**

**Block: 900 Lot: 82**

**Date 06/15/2016**

**aka 2809 POLK AVE**

**Check Amt. \$621.19**

**US Bank SAK 6553793**

I hereby certify that I personally have paid subsequent municipal liens on the tax sale certificate which I hold, which subsequent municipal liens and cost consist of the following. I am making this affidavit so that the above amounts will be added to the amount required for redemption as permitted by law.

Subsequent Payments TAX



Marc Rubinsohn  
CEO

This Affidavit must be on file in the Collectors' office of

**Camden City, Camden County County**

In accordance with N.J.S.A 54:5-62 and N.J.S.A 54:5-99

Notary Public

Tax Collector:

Please sign and stamp this affidavit below and return a copy

*Copy check  
code 46 247.33  
CAMDEN  
PORTION*

Pro Cap III, LLC  
1000 Haddonfield Berlin Road  
Suite 203  
Voorhees, NJ 08043

R-13

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING THE TRANSFER OF CREDITS  
FROM STATE FY2016 TO STATE FY2017**

WHEREAS, the Tax Collector is requesting that City Council authorize her to transfer the credits from state FY2016 to state FY2017 for various Blocks & Lots attached hereto as Exhibit "A"; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the Tax Collector is hereby authorized to transfer the credit amount from state FY2016 to state FY2017.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARCIA A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**Council Meeting Date: SEPTEMBER 13, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** July 14, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

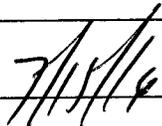
**TITLE OF RESOLUTION/ORDINANCE:**

**TRANSFER CREDITS**  
**FROM STATE FY2016 TO STATE FY2017**

**BRIEF DESCRIPTION:**

**AUTHORIZING THE TRANSFER OF CREDITS FROM STATE FY2016 TO STATE FY2017 FOR VARIOUS B/L'S. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S):**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:		<small>(If applicable)</small> 
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:		
Received by City Attorney:	_____	_____

*(Name) Please Print*

*(Extension #)*

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145

R-14

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING A REFUND OF OVERPAYMENT TO  
DHAMIRI MADDRED FOR PROPERTY LOCATED AT 1440 KENWOOD AVENUE  
BLOCK/LOT 1295/22**

WHEREAS, Dhamiri Maddred overpaid the taxes on the property located at 1440 Kenwood Ave Block/Lot- 1295/22; and

WHEREAS, Dahmiri Maddred is due a refund of the overpayment; and

WHEREAS, the Tax Collector has requested that City Council authorize her to refund the tax overpayment in the amount of \$1,084.86; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to issue a refund to Dhamiri Maddred for the overpayment as follows:

Refund to: Dhamiri Maddred  
1440 Kenwood Ave.  
Camden, NJ 08103

Refund amount: \$1,084.86

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: AUGUST 9, 2016

**TO:** Robert Corrales, Business Administrator

**DATE:** July 1, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

**TITLE OF RESOLUTION/ORDINANCE:**

## REFUND OVERPAYMENT DHAMIRI MADDRED

**BRIEF DESCRIPTION:**

**AUTHORIZING THE ISSUANCE OF OVERPAYMENT (REFUND CREDIT) TO: DHAMIRI MADDRED, 1440 KENWOOD AVE., CAMDEN, NJ 08103 FOR B/L:1295/22. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S):**

**TOTAL REFUND AMOUNT DUE: \$1,084.86**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	7/1/16	(If applicable) _____ 24
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7/24/16	_____ 
Received by City Attorney:	_____	_____

**(Name) Please Print**  **(Extension #)**  
Prepared By/Contact Person: Nahema A. Harvey, Tax Collector 27145

**CITY OF CAMDEN  
BUREAU OF REVENUE COLLECTION**

**CERTIFICATION BY  
THE TAX COLLECTOR**

---

*I, as the Tax, Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:*

*Debra Hargy* *7/1/16*  
\_\_\_\_\_  
Signature Date

---

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

**Council Meeting Date: AUGUST 9, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** July 1, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

**TITLE OF RESOLUTION/ORDINANCE:**

**REFUND OVERPAYMENT  
DHAMIRI MADDRED**

**BRIEF DESCRIPTION:**

**AUTHORIZING THE ISSUANCE OF OVERPAYMENT (REFUND CREDIT) TO: DHAMIRI MADDRED, 1440 KENWOOD AVE., CAMDEN, NJ 08103 FOR B/L:1295/22. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S):**

**TOTAL REFUND AMOUNT DUE: \$1,084.86**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	7/1/16	(If applicable) _____ <i>[Signature]</i>
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7/24/16	_____ <i>[Signature]</i>
Received by City Attorney:	_____	_____

**(Name) Please Print** *[Signature]* **(Extension #)**  
Prepared By/Contact Person: Nahema A. Harvey, Tax Collector 27145

*Handwritten:* \* next of: 8/9/16\*

RECEIVED

JUN 29 2016

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 1295 Lot: 22 Sp Charges Notes Exist

Qualifier: Owner: MADDED, DHAMIRI Prop Loc: 1440 KENWOOD AVE Tax Bill Restricted Edit

General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	3		.00	\$1,084.86	.00	-1,084.86
2016	2		427.81 *	.00	.00	.00
2016	1		534.43	.00	.00	.00
2016		Total	962.24	-1,084.86	.00	-1,084.86
2015	4		527.90	.00	.00	.00
2015	3		527.91	.00	.00	.00
2015	2		527.91	.00	.00	.00
2015	1		527.91	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/29/16 Interest Date: Interest Detail  
Other APR2 Threshold Amt: .00 Per Diem: .00000 Last Payment Date: 06/17/16

TOTAL TAX BALANCE DUE  
Principal: .00 Penalty: .00  
Misc. Charges: .00 Interest: .00 Total: .00

\* Indicates Adjudged Filings in a Tax Quarter

*Handwritten:* Request Refund of over payment of \$1,084.86 to clear

RECEIVED

JUN 29 2016

*Handwritten:* Dina M. M...  
856-655-3140

CITY OF CAMDEN  
TAX OFFICE

Add Edit Close Delete << >> Detail Notes

Block: 1295 Lot: 22 Sp Charges Notes Exist

Qualifier: Owner: MADDRED, DHAMIRI Tax Bill Restricted Edit

General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

Owner Street 1: 1440 KENWOOD AVENUE Account Id: 00027920

Street 2: Additional Lot 1:

City/St: CAMDEN, NJ Additional Lot 2:

Zip: 08103- Property Class: 2

Country: Parcel Key:

Phone: { } - Unpaid Interest: .00

Email: User Msg Code:

Bank Code: Exclude from Tax Sale:

Municipal Lien: Assignment: Bankruptcy: APR 2: Do Not Accept Online Payment:

Outside Lien: Install. Plan: Sp Charges:

**RECEIVED**

JUN 29 2016

CITY OF CAMDEN  
OFFICE

R-15

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING THE CANCELLATION OF  
CCMUA CHARGES FROM CERTIFICATE #16-00203**

WHEREAS, the City of Camden is the holder of Tax Sale Certificate #16-00203 against 445 Royden Street Block/Lot-205/11; and

WHEREAS, the CCMUA charges contained in Tax Sale Certificate #16-00203 must be cancelled because no CCMUA chargers were due; and

WHEREAS, the Tax Collector is requesting authority from City Council to authorize the cancellation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to cancel the CCMUA charges in Tax Sale Certificate #16-00203 against 445 Royden Street Block/Lot-205/11 totaling \$285.19 and remove said charges from Tax Sale Certificate #16-00203.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: **SEPTEMBER 13, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** July 14, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

**TITLE OF RESOLUTION/ORDINANCE:**

## CANCEL CCMUA CHARGES

**BRIEF DESCRIPTION:**

**CANCEL CCMUA CHARGES FOR CERTIFICATE #16-00203 FOR B/L:205/11, AS PER CCMUA.**

**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	7/15/16	(If applicable) 
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7/24/16	
Received by City Attorney:	_____	_____

(Name) Please Print

(Extension #)

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145

July 8, 2016  
03:40 PM

CAMDEN CITY  
Lien Redemption Work Sheet

\* Certificate: 16-00203  
Prop Loc: 445 ROYDEN ST

Owner: BUDGET HOUSES, LLC; %Q SHAFIQ  
Address: 1955 SCHOOL STREET  
EAST MEADOW, NY 11554

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

\* Block/Lot/Qual: 205. 11.  
Sale Date: 06/20/16

Redemption Calculation Date: 07/08/16  
Include Current Charges: N

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	656.63	19.98	676.61
CCMUA	250.26	34.93	285.19
Total:	906.89	54.91	961.80

\* CM: 9/13/16

\* Res to cancel CCMUA  
Charges of \$285.19 per  
CCMUA

Cost: 94.24

Total Certificate: 1,056.04  
#Days: 18 Per Diem: 0.528020 Int on Cert: 9.50  
Redemption Penalty ( 2.00 %): 21.12  
Total: 1,086.66

\* Cert # 16-00203

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
--------------	----------	------	--------------	---------------	----------	-------	----------	-------

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	676.61	6.09	682.70
Total Tax	676.61	6.09	682.70
Certificate CCMUA	285.19	2.57	287.76
Total CCMUA	285.19	2.57	287.76
Certificate Cost	94.24	0.84	95.08

LIEN REDEMPTION:

Principal: 1,056.04  
Redemption Penalty ( 2.00 %): 21.12  
Interest: 9.50  
Recording Fees: 11.00  
TOTAL REDEMPTION: 1,097.66  
Total Per Diem: 0.528020

RECEIVED

JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

(Note: Current Charges must be met on Municipal Liens.)

## Nahema Harvey

---

**From:** Doug Burns <doug@ccmua.org>  
**Sent:** Friday, July 08, 2016 3:04 PM  
**To:** Nahema Harvey  
**Cc:** James Davis; Candace Lester  
**Subject:** B 205/11, 445 Royden Street  
**Attachments:** winmail.dat

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Nahema,

I need to cancel our charges which were listed for tax sale on this property.

I understand this property does not have water service and this became a City held lien on 6/20/16.

LIEN AMOUNT: 285.19

PRINCIPAL: 250.26

INTEREST: 34.93

Sincerely,

Douglas Burns  
Chief Accountant  
Camden County MUA  
1645 Ferry Ave  
Camden, NJ 08104  
856.583.1260

080036403

**RECEIVED**

JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

R-10

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING THE CANCELLATION OF  
CCMUA CHARGES FROM CERTIFICATE #992699**

WHEREAS, the City of Camden is the holder of Tax Sale Certificate #992699 against 1157 Thurman Street Block/Lot-1341/56; and

WHEREAS, \$439.00 in CCMUA charges contained in Tax Sale Certificate #992699 must be cancelled; and

WHEREAS, the Tax Collector is requesting authority from City Council to authorize the cancellation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to cancel the CCMUA charges in Tax Sale Certificate #992699 against 1157 Thurman Street, Block/Lot-1341/56 totaling \$439.01 and remove said charges from Tax Sale Certificate #992699.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**Council Meeting Date: SEPTEMBER 13, 2016**

**TO: Robert Corrales, Business Administrator**

**DATE: July 15, 2016**

**FROM: Nahema A. Harvey, Tax Collector**

**Department Making Request: Finance**

**TITLE OF RESOLUTION/ORDINANCE:**

## **CANCEL CCMUA CHARGES**

**BRIEF DESCRIPTION:**

**CANCEL CCMUA CHARGES FOR CERTIFICATE #992699 FOR B/L:1341/56, AS PER CCMUA.**

**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:		
<input type="checkbox"/> CAF - Certifications of Availability of Funds		<small>(If applicable)</small>
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:		
Received by City Attorney:	_____	_____

**(Name) Please Print**

**(Extension #)**

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145



July 15, 2016  
09:10 AM

CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 992699

\* Certificate: 992699  
Prop Loc: 1157 THURMAN ST

Owner: GAIL, JOUNETTE M TR; ET ALS  
Address: 1157 THURMAN STREET  
CAMDEN, NJ 08104

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: Y  
Premium: 0.00

\* Block/Lot/Qual: 1341. 56.  
Sale Date: 06/07/99  
Redemption Calculation Date: 07/15/16  
Include Current Charges: N

RECEIVED

JUL 15 2016

CITY OF CAMDEN  
TAX OFFICE

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	243.78	6.28	250.06
		Cost:	40.00
		Total Certificate:	290.06
#Days: 100	Per Diem: 0.020000	Int on Cert:	2.00
	Redemption Penalty ( 0.00 %):		0.00
		Total:	292.06

\* CM: 9/13/16

\* Res to cancel CCMUA charges of 439.01 per CCMUA

\* CERT # 992699

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total	
Sewer	2005	1	02/24/05	34.89	18.00	0.017445	100	1.74	36.63
Water	2005	1	02/24/05	31.77	18.00	0.015885	100	1.59	33.36
Sewer	2005	2	05/20/05	63.56	18.00	0.031780	100	3.18	66.74
Water	2005	2	05/20/05	97.79	18.00	0.048895	100	4.89	102.68
Sewer	2005	3	08/27/05	63.56	18.00	0.031780	100	3.18	66.74
Water	2005	3	08/27/05	97.79	18.00	0.048895	100	4.89	102.68
Sewer	2005	4	11/24/05	63.56	18.00	0.031780	100	3.18	66.74
Water	2005	4	11/24/05	97.79	18.00	0.048895	100	4.89	102.68
Sewer	2009	3	08/21/09	54.76	18.00	0.027380	100	2.74	57.50
Water	2009	3	08/21/09	118.33	18.00	0.059165	100	5.92	124.25
Sewer	2009	4	11/20/09	54.95	18.00	0.032475	100	3.25	68.20
Water	2009	4	11/20/09	115.85	18.00	0.057925	100	5.79	121.64
Sewer	2010	1	02/21/10	54.25	18.00	0.030625	100	3.06	64.31
Water	2010	1	02/21/10	107.15	18.00	0.053575	100	5.36	112.51
Sewer	2010	2	05/20/10	54.95	18.00	0.032475	100	3.25	68.20
Water	2010	2	05/20/10	115.85	18.00	0.057925	100	5.79	121.64
CCMUA	2010	3	08/15/10	45.50	18.00	0.022750	100	2.28	47.78
Sewer	2010	3	08/21/10	68.16	18.00	0.034080	100	3.41	71.57
Water	2010	3	08/21/10	120.82	18.00	0.060410	100	6.04	126.86
CCMUA	2010	4	11/15/10	45.50	18.00	0.022750	100	2.28	47.78
Sewer	2010	4	11/19/10	77.70	18.00	0.038850	100	3.89	81.59
Water	2010	4	11/19/10	128.75	18.00	0.064375	100	6.44	135.19
CCMUA	2011	1	02/15/11	45.50	18.00	0.022750	100	2.28	47.78
Sewer	2011	1	03/02/11	71.40	18.00	0.035700	100	3.57	74.97
Water	2011	1	03/02/11	115.25	18.00	0.057625	100	5.76	121.01
CCMUA	2011	2	05/15/11	45.50	18.00	0.022750	100	2.28	47.78
Sewer	2011	2	05/23/11	71.40	18.00	0.035700	100	3.57	74.97

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Water	2011	2	05/23/11	115.25	18.00	0.057625	100	5.76	121.01
Tax	2011	3	08/01/11	116.75	18.00	0.058375	100	5.84	122.59
Sewer	2011	3	08/15/11	75.83	18.00	0.037915	100	3.79	79.62
Water	2011	3	08/15/11	124.76	18.00	0.062380	100	6.24	131.00
Tax	2011	4	11/01/11	186.75	18.00	0.093375	100	9.34	196.09
Sewer	2011	4	11/04/11	67.76	18.00	0.033880	100	3.39	71.15
Water	2011	4	11/04/11	109.87	18.00	0.054935	100	5.49	115.36
Sewer	2012	1	02/10/12	77.19	18.00	0.038595	100	3.86	81.05
Water	2012	1	02/10/12	124.40	18.00	0.062200	100	6.22	130.62
Tax	2012	2	05/01/12	238.15	18.00	0.119075	100	11.91	250.06
Sewer	2012	2	05/14/12	74.16	18.00	0.037080	100	3.71	77.87
Water	2012	2	05/14/12	119.05	18.00	0.059525	100	5.95	125.00
Tax	2013	2	05/01/13	0.82	18.00	0.000410	100	0.04	0.86
CCMUA	2013	2	05/15/13	50.00	18.00	0.025000	100	2.50	52.50
CCMUA	2013	3	08/15/13	50.00	18.00	0.025000	100	2.50	52.50
CCMUA	2013	4	11/15/13	50.00	18.00	0.025000	100	2.50	52.50
CCMUA	2014	1	02/15/14	52.25	18.00	0.026125	100	2.61	54.86
Tax	2014	2	05/01/14	252.00	18.00	0.126000	100	12.60	264.60
CCMUA	2014	2	05/15/14	52.25	18.00	0.026125	100	2.61	54.86
CCMUA	2014	3	08/15/14	52.25	18.00	0.026125	100	2.61	54.86
Tax	2014	4	11/01/14	249.30	18.00	0.124650	100	12.47	261.77
CCMUA	2014	4	11/15/14	52.25	18.00	0.026125	100	2.61	54.86
CCMUA	2015	1	02/15/15	52.25	18.00	0.026125	100	2.61	54.86
Sewer	2015	2	05/11/15	83.80	18.00	0.041900	100	4.19	87.99
Sewer	2015	3	08/10/15	250.63	18.00	0.125315	100	12.53	263.16
Water	2015	3	08/10/15	180.15	18.00	0.090075	100	9.01	189.16
CCMUA	2015	3	08/15/15	27.76	18.00	0.013880	100	1.39	29.15
Tax	2015	4	11/01/15	257.08	18.00	0.128540	100	12.85	269.93
Sewer	2015	4	11/09/15	26.59	18.00	0.013295	100	1.33	27.92
Tax	2016	1	02/01/16	260.26	18.00	0.130130	100	13.01	273.27
Tax	2016	2	05/01/16	274.86	18.00	0.137430	74	10.17	285.03
Total:				5,793.70				286.14	6,079.84

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Subseq Tax	<u>1,835.97</u>	<u>88.23</u>	<u>1,924.20</u>
Total Tax	1,835.97	88.23	1,924.20
Subseq Water	<u>1,920.62</u>	<u>96.03</u>	<u>2,016.65</u>
Total Water	1,920.62	96.03	2,016.65
Subseq Sewer	<u>1,416.10</u>	<u>70.82</u>	<u>1,486.92</u>
Total Sewer	1,416.10	70.82	1,486.92
Subseq CCMUA	<u>621.01</u>	<u>31.06</u>	<u>652.07</u>
Total CCMUA	621.01	31.06	652.07

**RECEIVED**  
JUL 15 2016  
CITY OF CAMDEN  
TAX OFFICE

July 15, 2016  
09:10 AM

CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 992699

Page No: 3

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Certificate Cost	40.00	2.00	42.00
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LIEN REDEMPTION:

Principal:	5,833.70
Redemption Penalty ( 0.00 %):	0.00
Interest:	288.14
Recording Fees:	8.00
TOTAL REDEMPTION:	6,129.84

Total Per Diem: 0.157430

(Note: Current Charges must be met on Municipal Liens.)

RECEIVED

JUL 15 2016

CITY OF CAMDEN  
TAX OFFICE

## Nahema Harvey

---

**From:** Doug Burns <doug@ccmua.org>  
**Sent:** Thursday, July 14, 2016 2:17 PM  
**To:** Nahema Harvey  
**Cc:** Karen Saravia  
**Subject:** B 1341/56, 1157 Thurman Street  
**Attachments:** winmail.dat

Hi Nahema:

Our records show the current quarter \$54.75 due on 8/15/16, is the only open charge on this account.

The prior charges in this city held lien have been paid to our office through the payments sent by both the bankruptcy court and your office.

The owner has told us the property is scheduled for settlement on 7/15/16.

We have told the customer the \$54.75 is payable to your office.

Sincerely,

Douglas Burns  
Chief Accountant  
Camden County MUA  
1645 Ferry Ave  
Camden, NJ 08104  
856.583.1260  
080193733

RECEIVED

JUL 15 2016

CITY OF CAMDEN  
TAX OFFICE

MBS:es  
08-09-16

B-17

**RESOLUTION AUTHORIZING THE REDUCTION OF LIEN AMOUNT FOR  
BLOCK 1143, LOT 1 PER RECOMMENDATION OF LIEN REVIEW COMMITTEE**

WHEREAS, the owner of the property located at 112 Stewart Avenue (Block 1143, Lot 1) (the "Property") submitted an application to the Lien Review Committee to reduce the tax lien on the Property to the market value of the Property; and

WHEREAS, the Lien Review Committee having reviewed the application, together with an appraisal provided by the Property owners and a report prepared by the City's appraisal expert is satisfied the lien exceeds the market value of the Property; and

WHEREAS, the Lien Review Committee recommends that that Tax Sale Certificate be reduced to SIX THOUSAND FIVE HUNDRED DOLLARS (\$6,500.00); and

WHEREAS, the owner will have sixty (60) days from the effective date of this resolution to pay the reduced balance in full or the reduction shall be null and void and of no effect; and

WHEREAS, pursuant to N.J.S.A. 54:4:99 and N.J.S.A. 54:4:100, the Tax Collector has requested that City Council authorize her to reduce the lien to SIX THOUSAND FIVE HUNDRED DOLLARS (\$6,500.00); now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to reduce the lien to SIX THOUSAND FIVE HUNDRED DOLLARS (\$6,500.00).

BE IT FURTHER RESOLVED, that the property owners shall have sixty (60) days from the effective date of this resolution to pay the reduced lien balance in full or the reduction shall be null and void and of no effect.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: **SEPTEMBER 13, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** July 13, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

**TITLE OF RESOLUTION/ORDINANCE:**

**REDUCE LIEN AMOUNT  
AS PER RECOMMENDATION OF  
LIEN REVIEW COMMITTEE**

**BRIEF DESCRIPTION:**

**AUTHORIZING THE REDUCTION OF LIEN AMOUNT, AS PER THE RECOMMENDATION OF THE LIEN REVIEW COMMITTEE FOR B/L:1143/1. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____ (If applicable)
Approved by Finance Director: <input type="checkbox"/> CAF -Certifications of Availability of Funds	7/15/16	
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7/16/16	
Received by City Attorney:	_____	_____

(Name) Please Print

(Extension #)

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

27145

**CITY OF CAMDEN  
BUREAU OF REVENUE COLLECTION**

**CERTIFICATION BY  
THE TAX COLLECTOR**

*I, as the Tax, Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:*

  
\_\_\_\_\_  
Signature

*7/15/16*  
\_\_\_\_\_  
Date

July 8, 2016  
11:28 AM

CAMDEN CITY  
Lien Redemption Work Sheet

Certificate: 982397  
Prop Loc: 112 STEWART AVE

Owner: ROLDAN, MANUEL  
Address: 72 MARLTON PIKE  
CAMDEN, NJ 08105

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

\* Block/Lot/Qual: 1143. 1.  
Sale Date: 06/15/98  
Redemption Calculation Date: 07/08/16  
Include Current Charges: N

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JUL - 8 2016

TAX SALE CERTIFICATE:

CITY OF CAMDEN  
TAX OFFICE

Balance Type	Principal	Interest	Total
Tax	923.20	90.08	1,013.28
		Cost: 20.27	
		Total Certificate:	1,033.55
#Days: 6503 Per Diem: 0.516775		Int on Cert:	3,360.59
		Redemption Penalty ( 2.00 %):	20.67
		Total:	4,414.81

\* CM: 9/13/16

\* Resto reduction to \$6,500 per recommendation of the lien review committee

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1997	3 08/01/97	208.38	8.00	0.046307	6817	315.67	524.05
Tax	1997	4 11/01/97	208.38	8.00	0.046307	6727	311.50	519.88
Tax	1998	1 02/01/98	49.69	8.00	0.011042	6637	73.29	122.98
Tax	1998	1 02/01/98	169.03	18.00	0.084515	6637	560.93	729.96
Tax	1998	2 05/01/98	218.72	18.00	0.109360	6547	715.98	934.70
Tax	1998	3 08/01/98	204.35	18.00	0.102175	6457	659.74	864.09
Tax	1998	4 11/01/98	204.35	18.00	0.102175	6367	650.55	854.90
Tax	1999	1 02/01/99	217.11	18.00	0.108555	6277	681.40	898.51
Tax	1999	2 05/01/99	217.10	18.00	0.108550	6187	671.60	888.70
Tax	1999	3 08/01/99	206.45	18.00	0.103225	6097	629.36	835.81
Tax	1999	4 11/01/99	206.44	18.00	0.103220	6007	620.04	826.48
Tax	2000	1 02/01/00	214.22	18.00	0.107110	5917	633.77	847.99
Tax	2000	2 05/01/00	214.22	18.00	0.107110	5827	624.13	838.35
Sewer	2000	2 06/30/00	182.61	18.00	0.091305	5768	526.65	709.26
Tax	2000	3 08/01/00	217.78	18.00	0.108890	5737	624.70	842.48
Tax	2000	4 11/01/00	217.78	18.00	0.108890	5647	614.90	832.68
Tax	2001	1 02/01/01	218.72	18.00	0.109360	5557	607.71	826.43
Tax	2001	2 05/01/01	218.72	18.00	0.109360	5467	597.87	816.59
Tax	2001	3 08/01/01	213.28	18.00	0.106640	5377	573.40	786.68
Tax	2001	4 11/01/01	213.28	18.00	0.106640	5287	563.81	777.09
CCMUA	2001	4 11/11/01	45.50	18.00	0.022750	5277	120.05	165.55
CCMUA	2001	4 11/15/01	45.50	18.00	0.022750	5273	119.96	165.46
Tax	2002	1 02/01/02	218.45	18.00	0.109225	5197	567.64	786.09
CCMUA	2002	1 02/15/02	45.50	18.00	0.022750	5183	117.91	163.41
Tax	2002	2 05/01/02	218.44	18.00	0.109220	5107	557.79	776.23
CCMUA	2002	2 05/15/02	45.50	18.00	0.022750	5093	115.87	161.37

July 8, 2016  
11:28 AM

CAMDEN CITY  
Lien Redemption Work Sheet

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JUL - 8 2016

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	CITY OF CAMDEN TAX OFFICE Interest	Total
Tax	2002	3	08/01/02	221.33	18.00	0.110665	5017	555.21	776.54
CCMUA	2002	3	08/15/02	45.50	18.00	0.022750	5003	113.82	159.32
Tax	2002	4	11/01/02	221.33	18.00	0.110665	4927	545.25	766.58
CCMUA	2002	4	11/15/02	45.50	18.00	0.022750	4913	111.77	157.27
Tax	2003	1	02/01/03	222.32	18.00	0.111160	4837	537.68	760.00
CCMUA	2003	1	02/15/03	45.50	18.00	0.022750	4823	109.72	155.22
Tax	2003	2	05/01/03	240.78	18.00	0.120390	4747	571.49	812.27
CCMUA	2003	2	05/15/03	45.50	18.00	0.022750	4733	107.68	153.18
Sewer	2003	2	06/30/03	230.20	18.00	0.115100	4688	539.59	769.79
Tax	2003	3	08/01/03	207.94	18.00	0.103970	4657	484.19	692.13
CCMUA	2003	3	08/15/03	45.50	18.00	0.022750	4643	105.63	151.13
Tax	2003	4	11/01/03	207.94	18.00	0.103970	4567	474.83	682.77
CCMUA	2003	4	11/15/03	45.50	18.00	0.022750	4553	103.58	149.08
Tax	2004	1	02/01/04	229.19	18.00	0.114595	4477	513.04	742.23
CCMUA	2004	1	02/15/04	45.50	18.00	0.022750	4463	101.53	147.03
Tax	2004	2	05/01/04	229.18	18.00	0.114590	4387	502.71	731.89
CCMUA	2004	2	05/15/04	45.50	18.00	0.022750	4373	99.49	144.99
Tax	2004	3	08/01/04	213.19	18.00	0.106595	4297	458.04	671.23
CCMUA	2004	3	08/15/04	45.50	18.00	0.022750	4283	97.44	142.94
Tax	2004	4	11/01/04	213.18	18.00	0.106590	4207	448.42	661.60
Tax	2005	1	02/01/05	223.63	18.00	0.111815	4117	460.34	683.97
Tax	2005	2	05/01/05	223.63	18.00	0.111815	4027	450.28	673.91
Tax	2005	3	08/01/05	205.78	18.00	0.102890	3937	405.08	610.86
Tax	2005	4	11/01/05	205.78	18.00	0.102890	3847	395.82	601.60
Tax	2006	1	02/01/06	217.15	18.00	0.108575	3757	407.92	625.07
Tax	2006	2	05/01/06	217.15	18.00	0.108575	3667	398.14	615.29
Tax	2006	3	08/01/06	228.10	18.00	0.114050	3577	407.96	636.06
Tax	2006	4	11/01/06	228.10	18.00	0.114050	3487	397.69	625.79
Tax	2007	1	02/01/07	225.07	18.00	0.112535	3397	382.28	607.35
Tax	2007	2	05/01/07	225.07	18.00	0.112535	3307	372.15	597.22
Tax	2007	3	08/01/07	216.24	18.00	0.108120	3217	347.82	564.06
Tax	2007	4	11/01/07	216.24	18.00	0.108120	3127	338.09	554.33
Tax	2008	1	02/01/08	223.10	18.00	0.111550	3037	338.78	561.88
Tax	2008	2	05/01/08	223.10	18.00	0.111550	2947	328.74	551.84
Tax	2008	3	08/01/08	221.86	18.00	0.110930	2857	316.93	538.79
Tax	2008	4	11/01/08	221.86	18.00	0.110930	2767	306.94	528.80
Tax	2009	1	02/01/09	224.93	18.00	0.112465	2677	301.07	526.00
Tax	2009	2	05/01/09	224.92	18.00	0.112460	2587	290.93	515.85
Tax	2009	3	08/01/09	226.57	18.00	0.113285	2497	282.87	509.44
Tax	2009	4	11/01/09	226.56	18.00	0.113280	2407	272.66	499.22
Tax	2010	1	02/01/10	228.19	18.00	0.114095	2317	264.36	492.55
Tax	2010	2	05/01/10	228.19	18.00	0.114095	2227	254.09	482.28
Tax	2010	3	08/01/10	212.74	18.00	0.106370	2137	227.31	440.05
Tax	2010	4	11/01/10	212.74	18.00	0.106370	2047	217.74	430.48
Tax	2011	1	02/01/11	280.70	18.00	0.140350	1957	274.66	555.36

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2011	2 05/01/11	217.03	18.00	0.108515	1867	202.60	419.63
Tax	2011	3 08/01/11	159.43	18.00	0.079715	1777	141.65	301.08
Tax	2011	4 11/01/11	159.42	18.00	0.079710	1687	134.47	293.89
Tax	2012	1 02/01/12	206.39	18.00	0.103195	1597	164.80	371.19
Tax	2012	2 05/01/12	209.49	18.00	0.104745	1507	157.85	367.34
Tax	2012	3 08/01/12	201.50	18.00	0.100750	1417	142.76	344.26
Tax	2012	4 11/01/12	201.50	18.00	0.100750	1327	133.70	335.20
Tax	2013	1 02/01/13	206.99	18.00	0.103495	1237	128.02	335.01
Tax	2013	2 05/01/13	206.98	18.00	0.103490	1147	118.70	325.68
Tax	2013	3 08/01/13	231.74	18.00	0.115870	1057	122.47	354.21
Tax	2013	4 11/01/13	231.73	18.00	0.115865	967	112.04	343.77
Tax	2014	1 02/01/14	221.69	18.00	0.110845	877	97.21	318.90
Tax	2014	2 05/01/14	221.67	18.00	0.110835	787	87.23	308.90
Tax	2014	3 08/01/14	220.50	18.00	0.110250	697	76.84	297.34
Tax	2014	4 11/01/14	220.49	18.00	0.110245	607	66.92	287.41
Tax	2015	1 02/01/15	223.45	18.00	0.111725	517	57.76	281.21
Tax	2015	2 05/01/15	230.31	18.00	0.115155	427	49.17	279.48
Tax	2015	3 08/01/15	226.16	18.00	0.113080	337	38.11	264.27
Tax	2015	4 11/01/15	226.15	18.00	0.113075	247	27.93	254.08
Tax	2016	1 02/01/16	228.94	18.00	0.114470	157	17.97	246.91
Tax	2016	2 05/01/16	241.79	18.00	0.120895	67	8.10	249.89
		Total:	17,566.33				29,964.28	47,530.61

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	1,013.28	3,294.68	4,307.96
Subseq Tax	16,562.02	27,473.59	44,035.61
Total Tax	17,575.30	30,768.27	48,343.57
Subseq Sewer	412.81	1,066.24	1,479.05
Total Sewer	412.81	1,066.24	1,479.05
Subseq CCMUA	591.50	1,424.45	2,015.95
Total CCMUA	591.50	1,424.45	2,015.95
Certificate Cost	20.27	65.91	86.18

LIEN REDEMPTION:

Principal:	18,599.88	
Redemption Penalty ( 2.00 %):	20.67	
Interest:	33,324.87	
TOTAL REDEMPTION:	51,945.42	Total Per Diem: 9.170371

(Note: Current Charges must be met on Municipal Liens.)

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JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE



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JUL - 8 2016

CITY OF CAMDEN  
TAX OFFICE

**City of Camden**

OFFICE OF THE CITY ATTORNEY  
City Hall, 4<sup>th</sup> Floor, Suite 419  
P.O. Box 95120  
Camden, New Jersey 08101-5120  
Telephone (856) 757-7170  
Fax (856) 342-7728

MARC A. RIONDINO  
City Attorney

DANA L. REDD  
Mayor

June 6, 2016

Manuel Roldan  
72 Marlton Pike  
Camden, NJ 08105

Via Certified Mail  
7011 2970 0000 3236 5411

**RE: 112 Stewart Avenue**

Dear Ms. Soto:

The Lien Review Committee met to consider your application for a lien reduction for 112 Stewart Avenue. The Lien Review Committee is prepared to recommend to City Council that the lien be reduced to \$6,500. Please notify me in writing whether the proposed reduction is acceptable by signing and returning the copy of this letter to me. Once the notice is received the Lien Review Committee will submit the reduction proposal to City Council for approval at its next meeting.

Please note that once City Council has approved the reduction you will have 60 days from the date that the City Council approves the reduction to pay the reduced lien in full or the reduction will be null and void. If you have any questions, please feel free to contact me.

Very truly yours,  
MARC A. RIONDINO  
CITY ATTORNEY

By:   
MICHELLE BANKS-SPEARMAN  
Assistant City Attorney

I accept the lien reduction referenced above.

By:   
Manuel Roldan

Date: 6/24/16

MAR:es  
08-09-16

R-18

**RESOLUTION AUTHORIZING TEMPORARY EMERGENCY BUDGET  
APPROPRIATIONS FOR THE FISCAL YEAR 2017**

WHEREAS, by the provisions of N.J.S.A. 40A:4-20 emergency temporary appropriations may be made by resolution of a two-thirds majority of the full membership of the Governing Body to provide for the period between the beginning of the budget year and the date of the adoption of the budget; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, County of Camden, New Jersey, of a two-thirds majority of the full membership of City Council, pursuant to N.J.S.A. 40A:4-20 concerning emergency temporary appropriations, that funds are hereby appropriated to supplement the temporary budget of the City of Camden, New Jersey.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARCIA RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

# WALK-ON

## CITY COUNCIL REQUEST FORM

Council Meeting Date: August 9, 2016

**TO:** Robert Corrales, Business Administrator

**DATE:** July 25, 2016

**FROM:** Glynn E. Jones, Director of Finance

**Department Making Request:**

**TITLE OF RESOLUTION/ORDINANCE:**

**“RESOLUTION AUTHORIZING A TEMPORARY BUDGET APPROPRIATION FOR THE FISCAL YEAR 2017”**

**BRIEF DESCRIPTION:**

*Please be advised that the City of Camden is in need of Temporary Budget Appropriation until the FY2017 Budget is adopted.*

*Therefore, the Director of Finance is requesting Council action to allow Temporary Budget Appropriations.*

**APPROPRIATION ACCOUNT(S):** (If applicable)

**AMOUNT:** (If applicable)

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	7/26/16	(If applicable) [Signature]
<input type="checkbox"/> CAF –Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7/26/16	[Signature]
Received by City Attorney:	_____	_____

	<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By:	Cecilia M. Burks	7582
Contact Person:	Cecilia M. Burks	7582

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

**CITY OF CAMDEN  
FINANCE DEPARTMENT**

**CERTIFICATION BY  
DIRECTOR OF FINANCE**

*I, as the Director of Finance, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:*

**“RESOLUTION AUTHORIZING A TEMPORARY BUDGET APPROPRIATION  
FOR THE FISCAL YEAR 2017”**

  
\_\_\_\_\_  
Glynn Jones, Director of Finance

  
\_\_\_\_\_  
Date

R-19

MBS:es  
08-09-16

**RESOLUTION AUTHORIZING A REFUND TO MTAG CUST/FTG CAP  
DUE TO BANKRUPTCY**

WHEREAS, MTAG CUST/FTG Cap INV NJ13 LLC purchased the tax certificate for Block/Lot-865/13; and

WHEREAS, the lien holder MTAG CUST/FTG Cap INV NJ13 LLC must be refunded due to the tax certificate being sold in error due to bankruptcy; and

WHEREAS, the Tax Collector has requested that City Council authorize the issuance of a refund to MTAG CUST/FTG Cap INV NJ13 LLC in the amount of \$182.93 for the refund of tax certificate sold in error on Block/Lot-865/13; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to issue a refund in the amount of \$182.93 as follows:

Block/Lot-865/13  
Refund to: MTAG CUST/FTG Cap INV NJ13 LLC  
8323 Ramona Blvd West-Suite 2  
Jacksonville, FL 32221

Refund Amount: \$182.93

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: AUGUST 9, 2016

TO: Robert Corrales, Business Administrator

DATE: July 6, 2016

FROM: Nahema A. Harvey, Tax Collector

Department Making Request: Finance

TITLE OF RESOLUTION/ORDINANCE:

# REFUND MTAG CUST/FTG CAP DUE TO BANKRUPTCY

BRIEF DESCRIPTION:

PLEASE ISSUE REFUND PAYMENT TO: MTAG CUST/FTG CAP INV NJ13 LLC, 8323 RAMONA BLVD WEST, SUITE 2, JACKSONVILLE, FL 32221, DUE TO CERTIFICATES SOLD IN ERROR, PROPERTIES IN BANKRUPTCY FOR B/L:865/13. (AS ATTACHED)

APPROPRIATION ACCOUNT(S):

TOTAL AMOUNT DUE: \$182.93

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	7/7/16	(If applicable) [Signature]
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7/8/16	[Signature]
Received by City Attorney:	_____	_____

(Name) Please Print

(Extension #)

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

7145

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: AUGUST 9, 2016

TO: Robert Corrales, Business Administrator

DATE: July 6, 2016

FROM: Nahema A. Harvey, Tax Collector

Department Making Request: Finance

TITLE OF RESOLUTION/ORDINANCE:

# REFUND MTAG CUST/FTG CAP DUE TO BANKRUPTCY

**BRIEF DESCRIPTION:**

PLEASE ISSUE REFUND PAYMENT TO: MTAG CUST/FTG CAP INV NJ13 LLC, 8323 RAMONA BLVD WEST, SUITE 2, JACKSONVILLE, FL 32221, DUE TO CERTIFICATES SOLD IN ERROR, PROPERTIES IN BANKRUPTCY FOR B/L:865/13. (AS ATTACHED)

**APPROPRIATION ACCOUNT(S):**

**TOTAL AMOUNT DUE: \$182.93**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____ (If applicable)
Approved by Finance Director: <input type="checkbox"/> CAF -Certifications of Availability of Funds	7/7/16	[Signature]
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7/8/16	[Signature]
Received by City Attorney:	_____	_____

(Name) Please Print

(Extension #)

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

7145



July 6, 2016  
10:52 AM

CAMDEN CITY  
Lien Redemption Work Sheet

Certificate: 16-01374  
Prop Loc: 904 NO 26TH ST

Owner: MEDINA, MIGUEL & MEDINA, ROSENDO  
Address: 904 NO 26TH STREET  
CAMDEN, NJ 08105

Type of Lien: Outside  
Interest Rate: 9.00  
Apr 2: N  
Premium: 0.00

\* Block/Lot/Qual: 865.  
Sale Date: 06/20/16  
Redemption Calculation Date: 09/30/16  
Include Current Charges: N

\* 13.\*  
\* Holder Name: MTAG CUST/FIG CAP INV NJ13 LLC \*  
\* Address: 8323 RAMONA BLVD WEST SUITE 2 \*  
JACKSONVILLE, FL 32221

Holder Id: 31125

TAX SALE CERTIFICATE:

\* C Meet of #8/9/16

Balance Type	Principal	Interest	Total
Sewer	90.40	2.40	92.80
		Cost:	90.00
		Total Certificate:	182.80
#Days: 100	Per Diem: 0.045700	Int on Cert:	4.57
	Redemption Penalty (0.00 %):		0.00
	Total:		187.37

Res to refund lien holder \$182.93 cert sold in error property in bankruptcy.

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
--------------	----------	------	--------------	---------------	----------	-------	----------	-------

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Sewer	92.80	2.32	95.12
Total Sewer	92.80	2.32	95.12
Certificate Cost	90.00	2.25	92.25

RECEIVED

JUL -6 2016

CITY OF CAMDEN  
TAX OFFICE

LIEN REDEMPTION:

Principal: 182.80  
Redemption Penalty (0.00 %): 0.00  
Interest: .13  
~~Recording Fees:~~  
TOTAL REDEMPTION: \* 182.93  
Total Per Diem: 0.045700

MAR:es  
08-09-16

R-20

**RESOLUTION AUTHORIZING A CONTRACT TO COMMAND CO. INC.,  
1318 ANTWERP AVENUE, EGG HARBOR CITY, NJ 08215-2865**

WHEREAS, the Council of the City of Camden authorized the Purchasing Agent to receive sealed proposals and Bids on May 24, 2016 in the Council Chambers, City Hall, Camden, New Jersey for the Whitman Park Renovations; and

WHEREAS, two (2) bids and proposals were received on May 24, 2016; and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended to the Council of the City of Camden, that the Council award a contract to Command Co. Inc., 1318 Antwerp Ave., Egg Harbour City, NJ 08215-2865, the lowest responsible bidder, for the Whitman Park renovations located at Hallowell Lane and Sayrs Avenue which include grading and turf development for a replacement football field as well as fencing and modifications to the existing baseball fields in the amount not to exceed TWO HUNDRED FORTY-NINE THOUSAND THREE HUNDRED NINETY DOLLARS (\$249,390.00); AND

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the temporary budget of the City of Camden under line item "G-BG-F13-006" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City Council award a contract to Command Co. Inc., 1318 Antwerp Ave., Egg Harbour City, NJ 08215-2865, the lowest responsible bidder, for an amount not to exceed TWO HUNDRED FORTY-NINE THOUSAND THREE HUNDRED NINETY DOLLARS (\$249,390.00), according to Public Contracts Law, P.L 1971, Chapter 198, and that the Mayor and City Clerk shall execute said contract on behalf of the City of the Camden.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: Next Available-Walk On

**TO:** Robert Corrales, Business Administrator

**FROM:** Patrick J. Keating, Director, DPW

**Department Making Request: Department of Public Works / Parks Bureau**

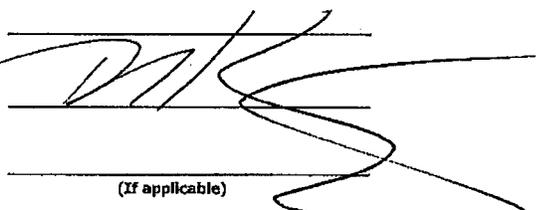
**TITLE OF RESOLUTION/ORDINANCE:** Resolution authorizing a contract award to Command Co. Inc. of 1318 Antwerp Ave., Egg Harbour City, NJ 08215-2865.

**BRIEF DESCRIPTION:** Requesting authorization for contract award for Whitman Park Renovations. Said renovations include grading and turf development for a replacement football field as well as fencing and modifications to the existing baseball fields as outlined in the specifications. Said improvements will be performed at Whitman Park located at Hallowell Lane & Sayrs Avenue.

**BIDDING PROCESS: Lowest Bidder of (2)**  
*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

APPROPRIATION ACCOUNT(S): G-BG-F13-006

AMOUNT: \$ 249,390.00

	<u>Date</u>	<u>Signature</u>
Approved by Municipal Engineer:		
Approved by Relevant Director:	7/27/16	
Approved by Grants Management:		(If applicable)
Approved by Finance Director: <input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:		
Approved by Business Administrator:		
Received by City Attorney:		
<i>(Name) Please Print</i>		<i>(Extension #)</i>

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*

Prepared By: Tamara M. Jefferson  
Contact Person: SAME

ext. 7393

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

**\*\*\*\*Please attach all supporting documents\*\*\*\***

**CAMDEN CITY**  
 520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	17-00155

S H I P T O	DPW/BLDGS & GROUNDS PARK 101 NEWTON AVE. SUITE 106 CAMDEN, NJ 08103 ATTN: TAMARA M JEFFERSON
V E N D O R	VENDOR #: UNK01  UNKNOWN VENDOR  , NJ

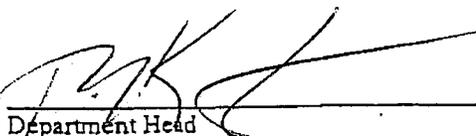
ORDER DATE: 07/27/16  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00/EA	WHITMAN PARK RENOVATIONS THIS PROJECT CONSISTS OF GRADING AND TURF DEVELOPMENT FOR A REPLACEMENT FOOTBALL FIELD AS WELL AS FENCING AND MODICATIONS TO THE EXISTING BASEBALL FIELD AS OUTLINED IN THE SPECIFICATIONS.  CONTRACT # RESOLUTION # RESOLUTION DATE:	G-BG- -F13-006	249,390.0000	249,390.00
			TOTAL	249,390.00



Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

 Date 7/27/16

Receiver of Goods \_\_\_\_\_ Date \_\_\_\_\_

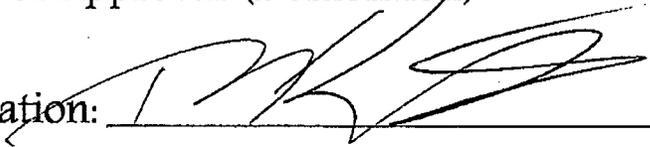
THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU

Department of Finance – Bureau of Grants Management

Check List

Department: Department of Public Works Date: 7/28/16

- na Insure that there is no debt owed to the City such as taxes, liens, fines or any other outstanding obligation to the City.
- na Insure that applicable permits are obtained.
- na Proper source documentation. cancelled checks, paid bills, payrolls, time and attendance records, contract and subgrant award documents.
- x Current registration with the NJ Department of Labor as a certified public works contractor.
- na Fully authorized written agreement. (Professional, General and Construction Services)
- na Provide Certificate of Occupancy (Construction Services)
- na Provide Certificate of Approval (Demolition)

Departmental Authorization:  \_\_\_\_\_

---

Grants Management Use Only

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

\*disapproved – missing documentation identified above



## STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

**Taxpayer Name:** COMMAND CO.  
**Trade Name:**  
**Address:** 1318 ANTWERP AVENUE  
EGG HARBOR CITY, NJ 08215  
**Certificate Number:** 0097299  
**Effective Date:** December 19, 1973  
**Date of Issuance:** April 19, 2016

**For Office Use Only:**  
20160419115300491



**CITY OF CAMDEN**  
**Department of Development and Planning**  
**Division of Capital Improvements and Project Management**

**MEMORANDUM**

---

**DATE:** May 27, 2016  
**TO:** Deborah Beasley, Purchasing Agent  
**FROM:** Uzo Ahirakwe, P.E., P.L.S., P.P., City Engineer  
**RE:** Whitman Park Renovation

---

The bids for the above referenced project were received on May 24, 2016 and a tabulation of the bids received is attached.

I have reviewed the two (2) bids received and find the apparent lowest bidder to be Command Co. Inc., 1318 Antwerp Avenue, Egg Harbor City, NJ 08215-2865 in the amount of \$174,140.00 and \$75,250.00 representing the main bid items (1 to 8) and total of Option Items respectively for a total amount \$249,390.00.

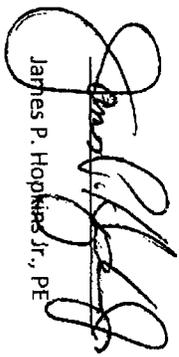
In accordance with the Local Public Contract Law, NJSA 40A:11-1 et seq., the contract should be awarded to the lowest responsible bidder, which appears to be Command Co., Inc. This award should be contingent upon the approval of City Attorney and Purchasing Agent. The award is subject to the availability of funding.

Should you have any questions, please feel free to contact me.

C: Robert Corrales, Business Administrator  
Patrick J. Keating, Director of Public Works  
Martin Hahn, Risk Manager  
Edward Williams, Director of Planning & Development  
Orion Joyner, Assistant Engineer  
Tytanya Ray, TACA

CITY OF CAMDEN  
 WHITMAN PARK RENOVATIONS  
 ENGINEERING ESTIMATE  
 RESTATED FROM ORIGINAL (DATED 3/23/16) TO BID FORM

Item	Unit	Quantity	Unit Price	Value
1. Demolition & Clearing	LS	1	-	\$ 25,000
2. Grading & Top Soil	LS	1	-	\$ 90,000
3. Seeding & Turf Development	LS	1	-	\$ 10,430
4. Goal Posts, Foul Poles	LS	1	-	\$ 10,000
5. Fencing (Fixed)	LF	940	28.00	\$ 26,320
6. Fencing (Removable)	LF	200	42.40	\$ 8,480
7. Fence Gates	EA	4	750.00	\$ 3,000
8' (2 - 4')	EA	1	1,200.00	\$ 1,200
12' (2 - 6')	EA	1	-	\$ 20,000
8. Site Security, Project Management, etc.	LS	1	-	\$ 194,430
<b>SUBTOTAL</b>				
<b>OPTIONS</b>				
A. Sod Upgrade	SY	7,740	2.40	\$ 18,576
B. Irrigation System	LS	1	-	\$ 40,526
C. Top Rail Padding	LF	1,140	3.20	\$ 3,648
<b>SUBTOTAL -OPTIONS</b>				
<b>\$ 62,750</b>				
<b>GRAND TOTAL</b>				
<b>\$257,180</b>				



James P. Hopkins Jr., PE

NJ PE #24GE04234900

**BID TABULATION**

**WHITMAN PARK RENOVATION**

IN THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY

**MAIN BID - WHITMAN PARK**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	ENGINEERS ESTIMATE		COMMAND CO. INC		AMERICAN ATHLETIC COURTS INC	
						UNIT	PRICE	UNIT	PRICE	UNIT	PRICE
1	Demolition & Clearing	E5	1	25,000.00	25,000.00						
2	Grading and Top Soil	L5	1	90,000.00	90,000.00						
3	Seeding & Turf Development	L5	1	10,450.00	10,450.00						
4	Coal Posts, Foul Poles	L5	1	10,000.00	10,000.00						
5	Fencing (Fixed)	LF	940	28.00	26,320.00						
6	Fencing (Removable)	LF	200	42.40	8,480.00						
7	Raise Gates	EA	4	750.00	3,000.00						
	8(2'x4' sections)	EA	1	1,200.00	1,200.00						
8	Site Security, Project MNGT, Permitting, etc	L5	1	20,000.00	20,000.00						
	12(2'x6' sections)	EA	1	18,000.00	18,000.00						
	<b>TOTAL AMOUNT</b>				<b>\$124,480.00</b>						
	<b>OPTION ITEMS</b>										
	Sod Upgrades (Note #1)	SY	7740	2.40	18,576.00						
	Irrigation System (Note #2)	L5	1	40,526.00	40,526.00						
	Top Rail Fencing Paddng	LF	1140	3.20	3,648.00						
	<b>TOTAL AMOUNT</b>				<b>62,750.00</b>						

I hereby certify that this is a true copy of the bids  
 By: *[Signature]*  
 Uzo Abiarakwa, P.E.  
 City Engineer  
 NJ Lic. NO. 24GE04121000

*CITY OF CAMDEN  
ADVERTISEMENT OF BID*

BY VIRTUE of the power of the City Council of the City of Camden, the Purchasing Agent is hereby authorized to receive Bids on Tuesday, May 24, 2016 at 11:00 A.M. in City Council Chambers, Second Floor, City Hall, Sixth and Market Streets, Camden, New Jersey at which time and place Bids will be opened and read for the following:

RE-BID #15-13

WHITMAN PARK RENOVATION

CITY OF CAMDEN

CAMDEN COUNTY, NEW JERSEY

*This project consists of grading and turf development for a replacement football field at Whitman Park as well as fencing, and modifications to existing baseball field. These fields are located on the western half of Whitman Park nearest the intersection of Hallowell Lane and Sayrs Avenue in Camden, New Jersey.*

Specifications, Drawings, Contract Documents for the proposed work may be obtained at the Office of the Purchasing Agent, Room 213, City Hall, Sixth and Market Streets, Camden, New Jersey upon payment of One Hundred Dollars (\$100.00). *The payment for contract document(s) is non-refundable.*

Each bid must be accompanied by Certified Check, Cashiers Check or Bid Bond to the order of the City of Camden, in the amount equal to ten percent (10%) of the sum of the bid but not in excess of \$20,000.00 together with a non-collusion affidavit. Proposals must be made on the standard Proposal Form, in the manner designated therein and required by the Specifications. Each Proposal must be enclosed in a sealed envelope bearing the name and address of the bidder and contract description on the outside, and addressed to: Purchasing Agent, City of Camden, City Hall, Room 213, Sixth and Market Streets, Camden, New Jersey.

Pursuant to N.J.A.C. 10:5-33, the contractor is further notified that he must comply with P.L. 1975, c.127.

The surety on such bond or bonds shall be a duly authorized surety company authorized to do business in the State of New Jersey, N.J.S.A. 17:31-5.

The right to reject any and all bids or to accept the bid or any item of any kind deemed most advantageous to the City of Camden and to award contracts accordingly is expressly reserved to the authority of the City Council of the City of Camden.

**NOTE: All bidders must comply with P.L. 1975 c127 signed into law June 23, 1975 and P.L. 1977, c33 signed into law March 8, 1977, which laws are a part of the specifications in their entirety.**

Bids will not be received after the time specified for the opening of the bids. Bids received after the hour appointed will be deemed invalid and returned unopened to the Bidder.

# BUREAU OF GRANTS MANAGEMENT GRANT SUMMARY FORM

INITIAL REPORT \_\_\_ REVISED REPORT X CLOSING REPORT \_\_\_  
 BUREAU OF GRANTS MANAGEMENT GRANT SUMMARY FORM  
 GRANT STATUS CODE: \_\_\_  
 (GREEN-G, YELLOW-Y, RED-R)

DEPARTMENT: PUBLIC WORKS/PARKS

GRANT ADMINISTRATOR:		GRANT ADMINISTRATOR #	
GRANT/PROJECT NAME:		WHITMAN PARK MULTI-PURPOSE ATHLETIC FIELD IMPROVEMENTS	
GRANT #:			
CITY CONTRACT DATE:		CITY CONTRACT #:	
APPLICATION RESOLUTION #:		APPROPRIATION CODE	G-BG-F13-006 G-BG-F15-005
FUNDING SOURCE:		COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)	
PASS THROUGH:	Y	N	SOURCE:
AMOUNT OF GRANT:		\$350,000.00 (13) \$259,153.00 (15)	
LOCAL MATCH:	Y	N	CASH:
			IN-KIND:
BUDGET INSERTION RESOLUTION # & DATE:		ACCEPTING GRANT RESOLUTION # MC:	
TERM OF GRANT:		LOCATION OF ACTIVITY:	
		HALLOWELL, DAVIS & SAYERS STREETS	
DATE OF ANALYSIS:		REVIEWED BY:	

**SUMMARY:**

7/28/16 PROCESSING REQUEST FOR RESOLUTION AND REQUISITION # 17-00155 TO COMMAND CO. INC., 1318 ANTWERP AVE., EGG HARBOUR CITY, NJ 08215 IN THE AMOUNT OF \$249,390.00 FOR THE WHITMAN PARK RENOVATIONS. SAID IMPROVEMENTS INCLUDES GRADING AND TURF DEVELOPMENT FOR A REPLACEMENT FOOTBALL FIELD AS WELL AS FENCING AND MODIFICATIONS TO THE EXISTING BASEBALL FIELD AS OUTLINED IN THE TECHNICAL SPECIFICATIONS.  
 FUNDING PROVIDED BY CDBG.

5/9/16 PROCESSING REQUISITION #16-02317 TO BUCHART HORN, INC IN THE AMOUNT OF \$44,500.00 TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE IMPROVEMENTS TO THE WHITMAN PARK ATHLETIC FIELD AS OUTLINED IN THEIR PROPOSAL. PROPOSAL INCLUDES ESTIMATED COST ASSOCIATED WITH SURVEYS, SITE PLANS, PROJECT MANAGEMENT SERVICES, ETC.  
 FUNDING PROVIDED BY CDBG

9/1/15 PROCESSING REQUISITION # 16-00130 TO ADVERTISE FOR THE WHITMAN PARK MULTI-PURPOSE FIELD IMPROVEMENTS. PLEASE SEE THE DETAILS OF PROJECT OUTLINED IN THE TECHNICAL SPECIFICATIONS.

PROJECT BUDGET \$ 609,153.00  
 BALANCE AVAILABLE \$ 609,153.00

TIME LINES: ANTICIPATED COMMENCEMENT  
 ANTICIPATED COMPLETION

08/16  
 12/16

# BUREAU OF GRANTS MANAGEMENT GRANT SUMMARY FORM

## PROBLEMATIC AREAS/RECOMMENDATIONS:

10/15 THE INITIAL PROJECT BUDGET WAS \$350,000.00. BIDS RECEIVED EXCEEDED THE FUNDING ALLOCATED FOR THE PROJECT BY \$600,000.00.

CABINET # 1	DRAWER # 1

7/2016

EXPENDITURE                      PERIOD                      BALANCE                      ACCOMPLISHMENTS

Range of Accounts: G-BG- -F13-006 to G-BG- -F13-006 Include Cap Accounts: Yes AS of: 07/27/16  
 Current Period: 07/01/16 to 07/27/16  
 Note: Transaction Beginning Balance includes all Adds/changes occurring on or prior to the AS of Date  
 \* Transaction is included in Previous and/or Begin Balance \*\* Transaction is not included in Balance  
 En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Account No	Description	Adopted	Amended	Transfers	Modified	Balance YTD	%Used	Trans Amount	Trans Balance	User
Date	Transaction Data/comment	Expended YTD	Encumber YTD	Reimborsd YTD	Cancelcd Pd/Chngd YTD	Unexpended				
<b>GENERAL FUND - PARKS PROGRAM</b>										
		350,000.00	0.00	0.00	350,000.00	350,000.00	0			
		0.00	0.00	0.00	0.00	350,000.00				
		0.00	0.00	0.00	0.00	350,000.00				
<b>DEPARTMENT OF PARKS</b>										
		350,000.00	0.00	0.00	350,000.00	350,000.00	0			
		0.00	0.00	0.00	0.00	350,000.00				
		0.00	0.00	0.00	0.00	350,000.00				
<b>CAPITAL PROJECTS</b>										
		350,000.00	0.00	0.00	350,000.00	350,000.00	0			
		0.00	0.00	0.00	0.00	350,000.00				
		0.00	0.00	0.00	0.00	350,000.00				
<b>Fund Budgeted</b>										
		350,000.00	0.00	0.00	350,000.00	350,000.00	0			
		0.00	0.00	0.00	0.00	350,000.00				
		0.00	0.00	0.00	0.00	350,000.00				
<b>Fund Non-Budgeted</b>										
		0.00	0.00	0.00	0.00	0.00	0			
		0.00	0.00	0.00	0.00	0.00				
		0.00	0.00	0.00	0.00	0.00				
<b>TOTAL</b>										
		350,000.00	0.00	0.00	350,000.00	350,000.00	0			
		0.00	0.00	0.00	0.00	350,000.00				
		0.00	0.00	0.00	0.00	350,000.00				

Account No	Description	Adopted		Amended		Transfers		Modified		Balance YTD Unexpended	Balance YTD %Used	Trans Amount	Trans Balance	User
		Expended YTD	Expended Curr	Encumber YTD	Encumber Curr	Reimbursed YTD	Reimbursed Curr	Reimbursed YTD	Reimbursed Curr					
Date	Transaction Data/Comment													
Final Budgeted		350,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350,000.00	0.00	0		
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350,000.00	0.00			
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350,000.00	0.00			
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
<b>Final Budgeted</b>		<b>350,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>350,000.00</b>	<b>0.00</b>	<b>0</b>		
<b>Final Non-Budgeted</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>		

R-21

MAR:es  
08/9/16

**RESOLUTION AUTHORIZING A CONTRACT FOR BID # 16-06 TO  
MULTI-TEMP MECHANICAL, INC., 1000 DELSEA DRIVE, STE B1,  
WESTVILLE, NJ 08093 TO PROVIDE EMERGENCY ELECTRICAL REPAIRS AND  
INSTALLATION SERVICES ON AN AS NEEDED BASIS FOR CITY  
BUILDINGS/LOCATIONS FOR A PERIOD OF TWO (2) YEARS**

WHEREAS, the Council of the City of Camden authorized the Purchasing Agent to receive sealed proposals and bids on June 7, 2016 in the Council Chambers, City Hall, Camden, New Jersey to provide emergency electrical repairs and installation services on an as needed basis for various City buildings for a period of two (2) years; and

WHEREAS, three (3) bids and proposals were received on June 7, 2016; and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended to the Council of the City of Camden, that the Council award a contract to Multi-Temp Mechanical, Inc., 1000 Delsea Drive, Ste B1, Westville, NJ 08093 for the total sum of ONE HUNDRED SEVENTY-SEVEN THOUSAND EIGHT HUNDRED DOLLARS (\$177,800.00); and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the temporary budget of the City of Camden under line items "7-01-706-931 and 7-01-706-933"; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City Council award a contract to Multi-Temp Mechanical, Inc., 1000 Delsea Drive, Ste B1, Westville, NJ 08093 for an amount not to exceed the total sum of ONE HUNDRED SEVENTY-SEVEN THOUSAND EIGHT HUNDRED DOLLARS (\$177,800.00) to provide emergency electrical repairs and installation services on an as needed basis for City buildings/locations for a period of two (2) years, according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

I CERTIFY, AS TREASURER FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO:

**MULTI-TEMP MECHANICAL, INC.,**

THAT FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- TEMPORARY BUDGET APPROPRIATION: 7-01-706-931 & 7-01-706-933  
AMOUNT: **\$88,900.00**
- ADOPTED BUDGET APPROPRIATION:  
AMOUNT:
- APPROPRIATION RESERVE:  
AMOUNT:
- DEDICATED BY RIDER:  
AMOUNT:
- RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT:
- CAPITAL ORDINANCE:  
AMOUNT:
- TRUST ACCOUNT:  
AMOUNT:

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS TREASURER FOR THE CITY OF CAMDEN, THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:

- **\$177,800.00**

**\*Contingent on the availability of Funds**

Description of the Goods or Services to be procured:

**Award a Contract for Bid # 16-06 to Multi-Temp Mechanical, Inc., to provide emergency Electrical Repairs and Installation Services on an as needed basis for City Buildings for a period of two (2) years.**

*Date: July 26, 2016*

  
**DOREEN P. CHANG**  
**TREASURER**

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

**Council Meeting Date: Next Meeting Date**

**TO:** Robert Corrales, Business Administration

**DATE:** July 7, 2016

**FROM:** D. Beasley, Purchasing Agent

**Department Making Request:** Purchasing Bureau for Public Works

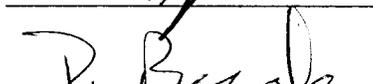
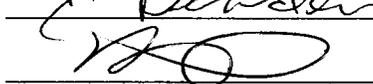
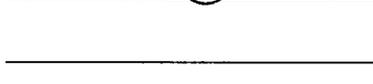
**TITLE OF RESOLUTION/ORDINANCE:** Resolution to award a contract for Bid #16-06 to Multi-Temp Mechanical, Inc., 1000 Delsea Drive, Ste B1, Westville, NJ 08093 to provide emergency Electrical Repairs and Installation Services on an as needed basis for City buildings/locations for a period of 2 years.

**BRIEF DESCRIPTION:** Request the award of a contract to Multi-Temp Mechanical, Inc., 1000 Delsea Drive, Ste B1, Westville, NJ 08093 to provide emergency Electrical Repairs and Installation Services on an as needed basis for City buildings/locations for a period of 2 years.

**BIDDING PROCESS:** Bid #16-06 – Received three (3) bids on June 7, 2016

**APPROPRIATION ACCOUNT:** Fire Department - -706-931  
Dept. of PW/Facility - -706-933

**AMOUNT:** \$88,900.00 Year 1  
\$88,900.00 Year 2  
\$177,800.00 Total

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	7/26/16	
Approved by Finance Director:	7/26/16	
<input type="checkbox"/> COF –Certifications of Funds Attached (if applicable)		
Approved by Purchasing Agent:	7/26/16	
Approved by Business Administrator:	7/26/16	
Approved by City Attorney:	_____	_____

	<b>(Name) Please Print</b>	<b>(Extension #)</b>
Contact Person 1:	Lateefah Chandler	X7475
Contact Person 2:	D. Beasley	X7165

**Please note that you are the responsible party that will be notified for any pertinent information that is requested.**

**If request is a walk-on, you will be the responsible party for picking up request(s) from City Attorney's Office to make necessary copies for Council Meeting.**

**CITY OF CAMDEN**  
 BUREAU OF PURCHASING  
 CITY HALL – ROOM 213  
 P.O. BOX 95120  
 CAMDEN, NEW JERSEY 08101-5120  
 856-757-7159  
 856-541-9668 (FAX)

**BID RESULTS**

BID# 16-06      PROVIDE EMERGENCY ELECTRICAL REPAIRS AND INSTALLATION SERVICES ON AN AS NEEDED BASIS FOR A PERIOD OF TWO (2) YEARS

BID OPENED      TUESDAY, JUNE 7, 2016 @ 11:00 AM

VENDOR	AMOUNT
MULTI-TEMP MECHANICAL, INC. WESTVILLE, NEW JERSEY	A) Electrician Regular Hour \$97.00 X's 500 hours = \$48,500 B) Assistant Regular Hours \$59.00 X's 500 hours = \$29,500 C) Electrician Overtime \$139.00 X's 50 hours = \$6,950 D) Assistant Overtime \$79.00 X's 50 hours = \$3,950 <p style="text-align: center;"><b>TOTAL BID \$88,900.00</b> <b>(A,B,C,&amp;D)</b></p>
SCALFO ELECTRIC, INC. VINELAND, NEW JERSEY	A) Electrician Regular Hour \$132.00 X's 500 hours = \$66,000 B) Assistant Regular Hours \$30.00 X's 500 hours = \$15,000 C) Electrician Overtime \$198.00 X's 50 hours = \$9,900 D) Assistant Overtime \$45.00 X's 50 hours = \$2,250 <p style="text-align: center;"><b>TOTAL BID \$93,150.00</b> <b>(A,B,C,&amp;D)</b></p>
RAY ANGELINI, INC. SEWELL, NEW JERSEY	A) Electrician Regular Hour \$121.50 X's 500 hours = \$60,750 B) Assistant Regular Hours \$46.25 X's 500 hours = \$23,125 C) Electrician Overtime \$176.50 X's 50 hours = \$8,825 D) Assistant Overtime \$67.00 X's 50 hours = \$3,350 <p style="text-align: center;"><b>TOTAL BID \$96,050.00</b> <b>(A,B,C,&amp;D)</b></p>

Bid results are for information purpose only.

fp

BID PRICE SHEET

**PROVIDE EMERGENCY ELECTRICAL REPAIRS AND INSTALLATION  
SERVICES ON AN AS NEEDED BASIS FOR THE CITY OF CAMDEN  
FOR A PERIOD OF TWO (2) YEARS**

Category	Rate Per Hour	Unit Price	Multiplier Hours (More or Less)	Total Cost
A) Electrician	Regular Hours	\$ <u>97</u>	X's 500 hours =	\$ <u>48,500</u>
B) Assistant	Regular Hours	\$ <u>59</u>	X's 500 hours =	\$ <u>29,500</u>
C) Electrician	Overtime	\$ <u>139</u>	X's 50 hours =	\$ <u>6,950</u>
D) Assistant	Overtime	\$ <u>79</u>	X's 50 hours =	\$ <u>3,950</u>
<b>GRAND TOTAL \$</b>				<u>88,900</u> (A, B, C & D)

Material Charges: (Invoice must have receipts verifying material cost)

List Price: 0 ~~50~~<sup>LC</sup> %

List Price (+) Plus: 10 %

List Price (-) Minus: 10 %

Vendor Name: MULTI-TEMP MECHANICAL, INC.

Date: 6/6/2016

**STATEMENT OF OWNERSHIP**

(N.J.S.A. 52:25-24.2)

The BIDDER is (check one):

- Partnership       Corporation       Sole Proprietorship
- Individual       Joint Venture       Other (specify) \_\_\_\_\_

I certify that:

- No one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.
- That the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned:

Sign and notarize the form below, and if necessary, complete the stockholder list below.

- |    |                                |   |
|----|--------------------------------|---|
| 1. | <u>LAURA CUNEO - PRESIDENT</u> | <u>13 Clearbrook Ln. Sewell NJ 08090</u>      |
| 2. | <u>EDWARD PULLER - V.P.</u>    | <u>15 Crest Court Ct. MANALAPAN, NJ 07726</u> |
| 3. | _____                          | _____   |
| 4. | _____                          | _____   |
| 5. | _____                          | _____   |

Check here if additional sheets are attached.

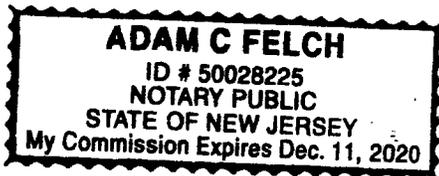
NAME OF BIDDER: MULTI-TEMP MECHANICAL, INC.

SIGNED BY: [Signature]

PRINT NAME & TITLE: LAURA CUNEO - PRESIDENT

DATE: 6/6/16

[Signature]



Registration Number  
666323

Registration Date: 09/22/2015  
Expiration Date: 09/21/2017



# State of New Jersey

## Department of Labor and Workforce Development Division of Wage and Hour Compliance

### Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for the purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

Multi-Trade Mechanical, Inc.  
**2015**

Responsible Representative(s):  
Laura Dunbar, President  
Edward Foller, Member

Responsible Representative(s):

*Harold J. Wirths*  
Harold J. Wirths, Commissioner  
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.

State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE  
Board of Exam. of Electrical Contractors

HAS LICENSED

Multi Temp Mechanical Inc  
EDWARD T KOWASA  
5 Brake Terrace  
Sewell NJ 08080

FOR PRACTICE IN NEW JERSEY AS A(n): Electrical Business Permit

New Jersey Office of the Attorney General  
Division of Consumer Affairs  
This is to certify that the  
Board of Examiners of Electrical Contractors  
HAS LICENSED  
Multi Temp Mechanical Inc  
Electrical Business Permit

08/07/2015 TO 03/31/2018  
VALID

SIGNATURE

ACTING DIRECTOR

34EB00921800  
Licensee/Registrant/Certificate #

08/07/2015 TO 03/31/2018  
VALID

34EB00921800

LICENSE/REGISTRATION/CERTIFICATION #

ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder

PLEASE DETACH HERE  
IF YOUR LICENSE/REGISTRATION/  
CERTIFICATE ID CARD IS LOST  
PLEASE NOTIFY:

Board of Exam. of Electrical Contractors  
P.O. Box 45086  
Newark, NJ 07101

PLEASE DETACH HERE

DOCUMENTS PRINTED ON WATERMARKED PAPER WITH A MULTICOLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE  
Board of Exam. of Electrical Contractors

HAS LICENSED

EDWARD T. KOWASA  
132 Woodstown Baratown Rd  
Elmer, NJ 08318

FOR PRACTICE IN NEW JERSEY AS A(N): Electrical Contractor

New Jersey Office of the Attorney General  
Division of Consumer Affairs  
THIS IS TO CERTIFY THAT THE  
Board of Exam. of Electrical Contractors  
HAS LICENSED  
EDWARD T. KOWASA  
Electrical Contractor

SIGNATURE  
*Edward T. Kowasa*  
ACTING DIRECTOR  
06/10/2015 TO 03/31/2018  
VALID  
34EI00921800  
License/Registration/Certificate #

06/10/2015 TO 03/31/2018  
VALID

34EI00921800  
LICENSE/REGISTRATION/CERTIFICATION #

*Edward T. Kowasa*  
Signature of Licensee/Registrant/Certificate Holder

*Edward T. Kowasa*  
ACTING DIRECTOR

PLEASE DETACH HERE  
IF YOUR LICENSE/REGISTRATION/  
CERTIFICATE ID CARD IS LOST  
PLEASE NOTIFY:  
Board of Exam. of Electrical Contractors  
P.O. Box 45006  
Newark, NJ 07101

PLEASE DETACH HERE

EDWARD T. KOWASA  
YOUR LICENSE/REGISTRATION/CERTIFICATE NUMBER IS 34EI 00921800 . PLEASE USE IT IN ALL  
CORRESPONDENCE TO THE DIVISION OF CONSUMER AFFAIRS. USE THIS SECTION TO REPORT ADDRESS  
CHANGES. YOU ARE REQUIRED TO REPORT ANY ADDRESS CHANGES IMMEDIATELY TO THE ADDRESS NOTED  
BELOW.

EXPIRATION DATE 2018

Board of Exam. of Electrical Contractors  
P.O. Box 45006  
Newark, NJ 07101

PRINT YOUR NEW ADDRESS OF RECORD BELOW.  
YOUR ADDRESS OF RECORD IS THE ADDRESS THAT WILL PRINT ON  
YOUR LICENSE/REGISTRATION/CERTIFICATE AND IT MAY BE MADE  
AVAILABLE TO THE PUBLIC.

PRINT YOUR NEW MAILING ADDRESS BELOW.  
YOUR MAILING ADDRESS IS THE ADDRESS THAT WILL BE USED BY  
THE DIVISION OF CONSUMER AFFAIRS TO SEND YOU ALL  
CORRESPONDENCE.

HOME   
BUSINESS

HOME   
BUSINESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TELEPHONE  
INCLUDE AREA CODE

TELEPHONE  
INCLUDE AREA CODE

If the law governing your profession requires the current license/registration/certificate to be displayed, it should be within reasonable proximity of your original license/registration/certificate at your principal office or place of business.

**CITY OF CAMDEN  
PURCHASING BUREAU**

**VENDORS LIST**

**BID: #16-06**

**BID NAME: PROVIDE EMERGENCY ELECTRICAL REPAIRS AND  
INSTALLATION SERVICES ON AN AS NEEDED BASIS  
FOR A PERIOD OF TWO (2) YEARS**

**PRE-BID MTG:**

**BID DUE: TUESDAY, JUNE 7, 2016 @ 11:00 AM**

DATE	VENDOR'S NAME & ADDRESS	PHONE & FAX #
Reg Mail 5/18/16	Northeast Electrical Services 402 Airport Drive Williamstown NJ 08094	856 629 9791 <hr/> 856 262 2307
Reg. Mail 5/18/16	Prime Vendor Inc. 4622 Cedar Ave. Wilmington, NC 28403	800-746-9554 <hr/> 800-746-8307
Fedex 5/19/16	<del>Scalfo Electric, INC. 3539 N. Mill Road Vineland, NJ 08360</del>	<del>856-692-5196 <hr/>856-692-0660</del>
Reg. Mail 5/23/16	Smith Power Group, INC. 7 Granite Ct. Sicklerville NJ 08081 ATTN: Mary L. Smith	856-318-1272 <hr/> 856-318-1273
Reg. Mail 5/23/16	Rafy Angelini, INC. 105 Blackwood-Barnsboro Road Sewell, NJ 08080 ATTN: Louise Black	856-228-5566 <hr/> 856-228-5441
Fedex 5/23/16	Multi-Temp Mechanical, INC. 1000 Delsea Dr. Ste. B7 Westville, NJ 08093 ATTN: Adam Felch	609-828-5087 <hr/> 856-384-9905

MAR:es  
08/9/16

**RESOLUTION AUTHORIZING A CONTRACT FOR BID # 16-07 TO  
JJM PLUMBING CO., INC., 13 W 9<sup>TH</sup> AVENUE, GLENDORA, NJ 08029 TO  
PROVIDE EMERGENCY PLUMBING REPAIRS AND INSTALLATION SERVICES ON  
AN AS NEEDED BASIS FOR CITY BUILDINGS/LOCATIONS  
FOR A PERIOD OF TWO (2) YEARS**

WHEREAS, the Council of the City of Camden authorized the Purchasing Agent to receive sealed proposals and bids on June 7, 2016 in the Council Chambers, City Hall, Camden, New Jersey to provide emergency plumbing repairs and installation services on an as needed basis for various City buildings for a period of two (2) years; and

WHEREAS, three (3) bids and proposals were received on June 7, 2016; and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended to the Council of the City of Camden, that the Council award a contract to JJM Plumbing Co., Inc., 13 W 9<sup>th</sup> Avenue, Glendora, NJ 08029 for the total sum of ONE HUNDRED SEVENTY-ONE THOUSAND SIX HUNDRED DOLLARS (\$171,600.00); and

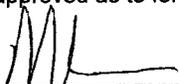
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the temporary budget of the City of Camden under line items "7-01-706-931 and 7-01-706-933"; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City Council award a contract to JJM Plumbing Co., Inc. for an amount not to exceed the total sum of ONE HUNDRED SEVENTY-ONE THOUSAND SIX HUNDRED DOLLARS (\$171,600.00) to provide emergency plumbing repairs and installation services on an as needed basis for City buildings/locations for a period of two (2) years, according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

I CERTIFY, AS TREASURER FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO:

**JJM PLUMBING CO.,**

THAT FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- TEMPORARY BUDGET APPROPRIATION: 7-01-706-931 & 7-01-706-933  
AMOUNT: **\$85,850.00**
- ADOPTED BUDGET APPROPRIATION:  
AMOUNT:
- APPROPRIATION RESERVE:  
AMOUNT:
- DEDICATED BY RIDER:  
AMOUNT:
- RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT:
- CAPITAL ORDINANCE:  
AMOUNT:
- TRUST ACCOUNT:  
AMOUNT:

DETERMINATION OF VALUE CERTIFICATION

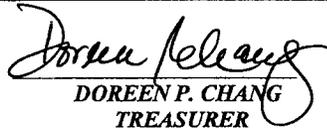
I CERTIFY, AS TREASURER FOR THE CITY OF CAMDEN, THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:

- **\$171,600.00**

\*Contingent on the availability of Funds

Description of the Goods or Services to be procured:

Award a Contract for Bid # 16-07 to JJM Plumbing Co., to provide emergency Plumbing Repairs and Installation Services on an as needed basis City Buildings for a period of two (2) years.

  
DOREEN P. CHANG  
TREASURER

Date: July 26, 2016

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

**Council Meeting Date: AUGUST 2016**

**TO:** Robert Corrales, Business Administration

**DATE:** July 7, 2016

**FROM:** D. Beasley, Purchasing Agent

**Department Making Request:** Purchasing Bureau for Public Works

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to award a contract for Bid #16-07 to JJM Plumbing Co., Inc., 13 W 9<sup>th</sup> Avenue, Glendora, NJ 08029 to provide emergency Plumbing Repairs and Installation Services on an as needed basis for City buildings/locations for a period of 2 years.

**BRIEF DESCRIPTION:** Request the award of a contract to JJM Plumbing Co., Inc., 13 W 9<sup>th</sup> Avenue, Glendora, NJ 08029 to provide emergency Plumbing Repairs and Installation Services on an as needed basis for City buildings/locations for a period of 2 years.

**BIDDING PROCESS:** Bid #16-07 – Received three (3) bids on June 7, 2016

APPROPRIATION ACCOUNT: Fire Department - -706-931  
Dept. of PW/Facility - -706-933

AMOUNT: \$85,850.00 Year 1  
\$85,850.00 Year 2  
\$171,600.00 Total

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Finance Director:	7/26/16	_____
<input type="checkbox"/> COF –Certifications of Funds Attached (if applicable)		
Approved by Purchasing Agent:	7/26/16	D. Beasley
Approved by Business Administrator:	7/26/16	_____
Approved by City Attorney:	_____	_____

	<u>(Name) Please Print</u>	<u>(Extension #)</u>
Contact Person 1:	Lateefah Chandler	X7475
Contact Person 2:	D. Beasley	X7165

**Please note that you are the responsible party that will be notified for any pertinent information that is requested.**

**If request is a walk-on, you will be the responsible party for picking up request(s) from City Attorney's Office to make necessary copies for Council Meeting.**

**CITY OF CAMDEN**  
 BUREAU OF PURCHASING  
 CITY HALL – ROOM 213  
 P.O. BOX 95120  
 CAMDEN, NEW JERSEY 08101-5120  
 856-757-7159  
 856-541-9668 (FAX)

**BID RESULTS**

BID# 16-07      PROVIDE EMERGENCY PLUMBING REPAIRS AND  
 INSTALLATION SERVICES ON AN AS NEEDED BASIS FOR A  
 PERIOD OF TWO (2) YEARS

BID OPENED      TUESDAY, JUNE 7, 2016 @ 11:00 AM

VENDOR	AMOUNT
JJM PLUMBING COMPANY GLENDDORA, NEW JERSEY	A. Plumber Reg. Hours \$98.00 X's 500 hours = \$49,000.00 B. Assistant Reg. Hours \$52.00 X's 500 hours = \$26,000.00 C. Plumber Overtime \$145.00 X's 50 hours = \$7,250.00 D. Assistant Overtime \$72.00 X's 50 hours = \$3,600.00  <b>TOTAL BID \$85,850.00</b> <b>(A, B, C, &amp; D)</b>
FALASCA MECHANICAL VINELAND, NEW JERSEY	A. Plumber Reg. Hour \$99,000 X's 500 hours = \$49,500.00 B. Assistant Reg. Hours \$79.00 X's 500 hours = \$39,500.00 C. Plumber Overtime \$139.00 X's 50 hours = \$6,950.00 D. Assistant Overtime \$99.00 X's 50 hours = \$4,950.00  <b>TOTAL BID \$100,900.00</b> <b>(A, B, C, &amp; D)</b>
SPINA MECHANICAL CONTRACTING INC. VOORHEES, NEW JERSEY	A. Plumber Reg. Hour \$94.00 X's 500 hours = \$47,000.00 B. Assistant Reg. Hours \$75.00 X's 500 hours = \$37,500.00 C. Plumber Overtime \$190.00 X's 50 hours = \$9,500.00 D. Assistant Overtime \$92.00 X's 50 hours = \$4,600.00  <b>TOTAL BID \$140,000.00</b> <b>(A, B, C, &amp; D)</b>

Bid results are for information purpose only.

fp

**BID PRICE SHEET**

**PROVIDE EMERGENCY PLUMBING REPAIRS AND INSTALLATION SERVICES ON AN AS NEEDED BASIS FOR THE CITY OF CAMDEN FOR A PERIOD OF TWO (2) YEARS**

Category	Rate Per Hour	Unit Price	Multiplier Hours (More or Less)	Total Cost
A) Plumber	Regular Hours	\$ <u>98.00</u>	X's 500 hours =	\$ <u>49,000</u>
B) Assistant	Regular Hours	\$ <u>52.00</u>	X's 500 hours =	\$ <u>26,000</u>
C) Plumber	Overtime	\$ <u>145.00</u>	X's 50 hours =	\$ <u>7,250.</u>
D) Assistant	Overtime	\$ <u>72.00</u>	X's 50 hours =	\$ <u>3,600</u>
<b>GRAND TOTAL \$</b>				<u>85,850.00</u> (A, B, C & D)

Material Charges: (Invoice must have receipts verifying material cost)

List Price: 100 %

List Price (+) Plus: / %

List Price (-) Minus: 15 %

Vendor Name: JJM Plumbing Co. Inc

Date: JUNE 6, 2016

**STATEMENT OF OWNERSHIP**

(N.J.S.A. 52:25-24.2)

The BIDDER is (check one):

- ( ) Partnership      (X) Corporation      ( ) Sole Proprietorship  
( ) Individual      ( ) Joint Venture      ( ) Other (specify) \_\_\_\_\_

I certify that:

- ( ) No one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.  
(X) That the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned:

Sign and notarize the form below, and if necessary, complete the stockholder list below.

- |    |                        |  |
|----|------------------------|--|
| 1. | <u>John J McGimiss</u> | <u>843 Little Gloucester Rd</u><br><u>Laurel Springs NJ 08021</u>  |
| 2. | <u>Mary F McGimiss</u> | <u>843 Little Gloucester Rd</u><br><u>Laurel Springs, NJ 08021</u> |
| 3. | _____                  | _____  |
| 4. | _____                  | _____  |
| 5. | _____                  | _____  |

( ) Check here if additional sheets are attached.

NAME OF BIDDER: JJM Plumbing Co

SIGNED BY: John J McGimiss

PRINT NAME & TITLE: John J. McGimiss VP

DATE: June 6, 2016

**STATEMENT OF OWNERSHIP**

(N.J.S.A. 52:25-24.2)

The BIDDER is (check one):

- ( ) Partnership      (X) Corporation      ( ) Sole Proprietorship  
( ) Individual      ( ) Joint Venture      ( ) Other (specify) \_\_\_\_\_

I certify that:

- ( ) No one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.  
(X) That the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned:

Sign and notarize the form below, and if necessary, complete the stockholder list below.

- |    |                        |  |
|----|------------------------|--|
| 1. | <u>John J McGimiss</u> | <u>843 Little Gloucester Rd</u><br><u>Laurel Springs NJ 08021</u>  |
| 2. | <u>Mary F McGimiss</u> | <u>843 Little Gloucester Rd</u><br><u>Laurel Springs, NJ 08021</u> |
| 3. | _____                  | _____  |
| 4. | _____                  | _____  |
| 5. | _____                  | _____  |

- ( ) Check here if additional sheets are attached.

NAME OF BIDDER: JJM Plumbing Co  
SIGNED BY: [Signature]  
PRINT NAME & TITLE: John J. McGimiss VP  
DATE: June 6, 2016

Certificate Number  
631488

Registration Date: 07/15/2015  
Expiration Date: 07/14/2017



# State of New Jersey

Department of Labor and Workforce Development  
Division of Wage and Hour Compliance

## Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

**Responsible Representative(s):**  
Mary F. McGinniss, President  
John J. McGinniss, Vice-President

JM Building Company  
**2015**

**Responsible Representative(s):**

*Harold J. Wirths*

Harold J. Wirths, Commissioner

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner.

# J.J.M. PLUMBING CO.

13 WEST 9TH AVE

GLENDORA, NJ 08029

PHONE (856) 939-9626 FAX (856) 939-1330

Email address: jay@jjmplumbing.com

NEW JERSEY LICENSE # 5589

Home Improvement Contractor #13VH01864900

June 1, 2016

Plumbers & Pipefitters

Local Union #322

534 S. Route 73

PO Box 73

Winslow, NJ 08095

Re: Request for Minority & Woman Workers  
For (BID#16-07 Plumbing Services/Construction Contract only)

To whom it may concern:

Pursuant to complying with the requirements of "The Chapter 12, article III, 12-10 of the Municipal Code of the City of Camden, if all possibly Please provide us with qualified minority and woman workers to reach our goals if we are to get Construction Contracts Only.

Minority Workers for the following trades:

Plumbers

Woman Workers for the following trades

Plumbers

Please send us your written response within 5 days of receipt of this request.

Sincerely,

John J. McGinniss V.P.  
JJM Plumbing Co.

State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE  
Board of Exam. of Master Plumbers

HAS LICENSED

JOHN J. MC GINNISS  
T/A JJM PLUMBING  
843 LITTLE GLOUSTER RD  
LAUREL SPRINGS, NJ 08021

FOR PRACTICE IN NEW JERSEY AS A(N): Master Plumber

05/12/2015 TO 06/30/2017  
VALID

  
Signature of Licensee/Registrant/Certificate Holder

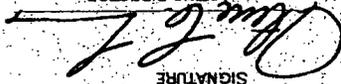
36B100558900  
LICENSE/REGISTRATION/CERTIFICATION #

  
ACTING DIRECTOR

New Jersey Office of the Attorney General  
Division of Consumer Affairs  
THIS IS TO CERTIFY THAT THE  
Board of Exam. of Master Plumbers  
HAS LICENSED  
JOHN J MC GINNISS  
Master Plumber

05/12/2015 TO 06/30/2017  
VALID

SIGNATURE

  
ACTING DIRECTOR

36B100558900  
License/Registration/Certificate #

PLEASE DETACH HERE  
IF YOUR LICENSE/REGISTRATION/  
CERTIFICATE ID CARD IS LOST

PLEASE NOTIFY:  
Board of Exam. of Master Plumbers  
P.O. Box 45008  
Newark, NJ 07101

PLEASE DETACH HERE

STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE  
FOR STATE AGENCY AND CASINO SERVICE CONTRACTORS

DEPARTMENT OF TREASURY/  
DIVISION OF REVENUE  
PO BOX 252  
TRENTON, N.J. 08646-0252

TAXPAYER NAME:  
J.J. MCGINNISS PLUMBING CONTRACTORS, INC

TRADE NAME:

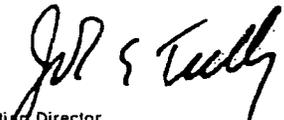
TAXPAYER IDENTIFICATION#:  
061-679-668/000

SEQUENCE NUMBER:  
0972784

ADDRESS:  
13 W 9TH AVENUE  
GLEN DORA NJ 08029

ISSUANCE DATE:  
03/07/03

EFFECTIVE DATE:  
02/04/03



FORM-BRC(08-01)

Acting Director

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

**CITY OF CAMDEN  
PURCHASING BUREAU**

**VENDORS LIST**

**BID:** #16-07

**BID NAME:** PROVIDE EMERGENCY PLUMBING REPAIRS AND  
INSTALLATION SERVICES ON AN AS NEEDED BASIS  
FOR A PERIOD OF TWO (2) YEARS

**PRE-BID MTG:**

**BID DUE:** TUESDAY, JUNE 7, 2016 @ 11:00 AM

DATE	VENDOR'S NAME & ADDRESS	PHONE & FAX #
Reg Mail 5/18/16	JJM Plumbing Co 13 W 9th Ave Glendora NJ 08029	856 939 9426 <hr/> 856 939 1330
Reg Mail 5/18/16	Prime Vendor, Inc. 4622 Cedar Ave. Wilmington, NC 28403	800-746-9554 <hr/> 800-746-8307
Fedex 5/23/16	Multi-Temp Mechanical, INC. 1000 Delsea Dr. Ste. B4 Westville NJ 08093 ATTN: Adam Felch	609-828-5087 <hr/> 856-384-9905
6-3-16	Spina Mech. Contracting Park Ave Voorhees, NJ	856-429-4096 <hr/> 856-429-3414
	Fatasca Mech. Voorhees, NJ	

MAR:es  
08-09-16

R-23

**RESOLUTION RESCINDING RESOLUTION MC-13:3259 R #20  
"RATIFYING AN EMERGENCY CONTRACT TO 'ORIGINAL' W. HARGROVE  
DEMOLITION COMPANY 1507 E, STATE STREET, CAMDEN, NJ 08105" AND  
AUTHORIZING A CONTRACT TO WINZINGER INC., 1704 MARNE HIGHWAY,  
HAINESPORT, NJ 08036**

WHEREAS, pursuant to N.J.S.A. 40A:11-6, it has been certified to the Council of the City of Camden by the Director of Public Works that an emergency existed on September 9, 2012 in the City of Camden for the emergency demolition of 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street, Camden, NJ; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6, the health and safety of the public and the exigency of public services did not permit the advertising for public bids in eliminating this emergency; and

WHEREAS, the Council of the City of Camden by Resolution R-20 adopted on September 3, 2013 authorized an emergency contract to "Original" W. Hargrove Demolition Company for the emergency demolition of 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street, Camden, NJ for an amount not to exceed TWENTY-NINE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS (\$29,780.00); and

WHEREAS, it is necessary to rescind Resolution R-20 adopted September 3, 2013 as the vendor should have been Winzinger Inc., PO Box 537, 1704 Marne Hwy, Hainesport, NJ 08036; and

WHEREAS, an agreement has been negotiated with Winzinger Inc., PO Box 537, 1704 Marne Hwy, Hainesport, NJ 08036 for the emergency demolition of 1202 Thurman Street and stucco the walls of 1200 Thurman Street and 1204 Thurman Street, Camden, NJ for an amount not to exceed TWENTY-NINE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS (\$29,780.00); and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the state and federal grant budget of the City of Camden under line item "G-BG-P12-006" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that said Resolution R-20 adopted on September 3, 2013 authorizing an emergency contract to "Original" W. Hargrove Demolition Company for the emergency demolition of 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street, Camden, NJ is hereby rescinded.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that the City Council award a contract to Winzinger Inc., PO Box 537, 1704 Marne Hwy, Hainesport, NJ 08036 for an amount not to exceed TWENTY-NINE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS (\$29,780.00), and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.



MARC A. RIONDINO  
City Attorney

FRANCISCO MORAN  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

Council Meeting Date: NEXT MEETING
------------------------------------

**TO:** Robert Corrales, Business Administrator

**DATE:** June 23, 2016

**FROM:** Roberta Pratt

**Department Making Request:** Purchasing for Public Works

**TITLE OF RESOLUTION/ORDINANCE:** Ratifying Emergency Bid

**BRIEF DESCRIPTION:** RESCISSION OF The "Original" W. Hargrove 1507 E. State Street, Camden NJ. 08105 MC#3259 R- #20 Dated 9/3/13. The vendor should have been WINZINGER INC PO Box 537 1704 Marne Hwy, Hainesport NJ 08036  
Ratifying emergency bid and payment of same to Winzinger Inc. PO Box 537 1704 Marne Hwy, Hainesport NJ 08036. The construction Official determined that there was an imminent hazard condition due to the structure and called in vendor to do the work.

**BIDDING PROCESS:** N.J.S.A 40A: 11-6 (EMERGENCY)

APPROPRIATION ACCOUNT(S): G-BG- -P12-006

AMOUNT: \$29,780.00

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	6/23/16	<i>[Signature]</i> (If applicable)
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	6/24/16	<i>[Signature]</i> DS
Approved by Business Administrator:	6/24/16	<i>[Signature]</i>
Received by City Attorney:	_____	_____
	<b>(Name) Please Print</b>	<b>(Extension #)</b>

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*



CITY OF CAMDEN  
 DEPARTMENT OF FINANCE  
 Rm. 213, City Hall, P.O. Box 95120  
 Camden, NJ 08101-5120  
 856-757-7500

PURCHASE ORDER #  
 THIS NUMBER MUST APPEAR ON ALL INVOICES,  
 PACKING LISTS, CORRESPONDENCE, ETC.  
 NO. 13-02925

DEPT OF PUBLIC WORKS  
 101 NEWTON AVENUE  
 CAMDEN, NJ 08103

SHIP TO:

WIN02

ORDER DATE: 06/18/13  
 REQUISITION NO: 13-02041  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

VENDOR: WINZINGER, INC.  
 P O BOX 537  
 1704 KARNE HIGHWAY  
 HAINESPORT NJ 08036

PAYMENT RECORD: \_\_\_\_\_  
 CHECK NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 RETURN VOUCHER TO:  
 Finance Dept. - Acct's Payable  
 Room 213, City Hall  
 Camden, NJ 08101

THE CONDITIONS OF THIS ORDER ARE NOT TO BE MODIFIED BY ANY VERBAL UNDERSTANDING. ALL PRICES ARE F.O.B. DESTINATION, UNLESS NOTED.

QUANTITY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	The building at 1202 Thurman St collapsed into the street and caused a hazard to the public and threatened to damage adjoining properties.  The Construction Official determined to have the contractor abate the situation.  Winzinger Inc was engaged to demolish the property and stucco 1200 and 1204 Thurman St. - \$ 29,780	6-BG- -P12-006	29,780.0000	29,780.00
			TOTAL	29,780.00

*Handwritten notes in table:*  
 ORDER #20  
 MC# 3259  
 Dated 9/3/13

CLAIMANT'S CERTIFICATION AND DECLARATION  
 I solemnly declare and certify under penalty of the law that within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons with the knowledge of this claimant in connection with above claim; that the amount therein stated is justly due and owing; and that the amount is a reasonable one. I understand no payments will be made for additional work not included on this purchase order.

CLAIMANT \_\_\_\_\_  
 POSITION \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF FUNDS  
 I hereby certify the funds are available and encumbered.

*Handwritten signature*  
 CHIEF FINANCIAL OFFICER

VENDOR: SEE CONDITIONS ON REVERSE SIDE

APPROVED:  
 THIS PURCHASE COMPLIES WITH THE NJ LOCAL PUBLIC CONTRACT LAW N.J.S.A.40A:11-1/ET SEQ.

*Handwritten signature*  
 PURCHASING AGENT

NOTICE: THE CITY OF CAMDEN UNDER N.J. SALES USE TAX ACT, CHAPTER 30, P.L. 1966 (N.J.S.A. 54-32B) IS EXEMPT FROM ALL TAXATION, FED. I.D. #21-6000418.

NOTICE TO VENDORS: NO ADDITIONS ARE TO BE MADE TO THIS PURCHASE ORDER. Finance Dept. will honor invoices which conform to purchase order as prepared by Purchasing Agent only. Invoices must be rendered and sent promptly to the Finance Dept., Accts. Payable, City Hall-Room 213, Camden, New Jersey 08101, giving order number. All packages must contain packing list. All packages, delivery slips, etc. must contain this order number. All goods or services must be billed at the agreed price, which shall include delivery charges unless otherwise specified.

PURCHASING COPY

VENDOR'S TAX I.D. NO. AND/OR S.S. NO.

ACTIVITY #: 3282

**CAMDEN CITY**  
 520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	13-02041

S H I P  T O  V E N D O R	DEPT OF PUBLIC WORKS 101 NEWTON AVENUE CAMDEN, NJ 08103
	VENDOR #: WINOZ WINZINGER, INC P O BOX 537 1704 MARNE HIGHWAY HAINESPORT, NJ 08036

ORDER DATE: 04/11/13  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

PURCHASING REVIEW COMMITTEE

JUN 18 2013

APPROVED

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	The building at 1202 Thurman St. collapsed into the street and caused a hazard to the public and threatened to damage adjoining properties.  The Construction Official determined to have the contractor abate the situation.  Winzinger Inc. was engaged to demolish the property and stucco 1200 and 1204 Thurman St. - \$ 29,780	G-BG- -P12-006	29,780.00	29,780.00
			TOTAL	29,780.00

RECEIVED

JUN 17 2013

CITY OF CAMDEN  
PURCHASING BUREAU

GRANTS MANAGEMENT

JUN 19 2013

APPROVED

Handwritten initials: BJA 6/1/13

Handwritten signature and date: [Signature] 4/11/13

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

Department Head: [Signature] 4/11/13 Date

Receiver of Goods: [Signature] 4/11/13 Date

THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU

CITY OF CAMDEN

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO:

THE "ORIGINAL" W. HARGROVE DEMOLITION CO

THAT FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION, FROM ONE OF THE FOLLOWING:

TEMPORARY BUDGET APPROPRIATION:

AMOUNT:

ADOPTED BUDGET APPROPRIATION:

AMOUNT:

APPROPRIATION RESERVE:

AMOUNT:

DEDICATED BY RIDER:

AMOUNT:

RESERVE FOR STATE AND FEDERAL GRANT: G-BG - -P12-006

AMOUNT: \$29,780.00

CAPITAL ORDINANCE:

AMOUNT:

TRUST ACCOUNT:

AMOUNT:

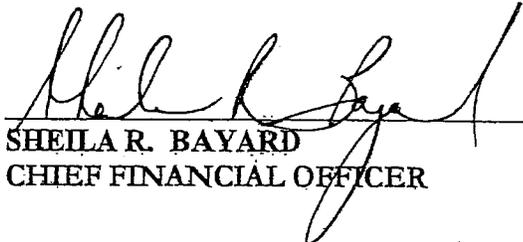
DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:

\$29,780.00

Description of the Goods or Services to be procured:

Ratifying Emergency (Declaration on September 9, 2012) Bid for Demolition of 1202 Thurman Street and Stuccoing the Walls of 1200 and 1204 Thurman Street in the City of Camden New Jersey

  
SHEILA R. BAYARD  
CHIEF FINANCIAL OFFICER

DATE: July 3, 2013

8

CITY OF CAMDEN

CITY COUNCIL REQUEST FORM

Council Meeting Date: NEXT MEETING

TO: Christine Tucker, Business Administrator

DATE: June 19, 2013

FROM: Roberta Pratt

Department Making Request: Purchasing for Public Works

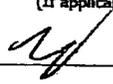
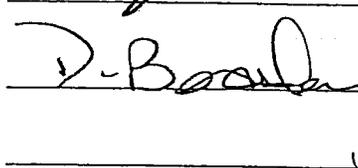
TITLE OF RESOLUTION/ORDINANCE: Ratifying Emergency Bid

BRIEF DESCRIPTION: Ratifying emergency bid and payment of same to the "Original" W. Hargrove Demolition Company, 1507 State Street, Camden, New Jersey for demolition of 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street. Declaration of Emergency on September 9, 2012. Called in by James R. Rizzo, Construction Official

BIDDING PROCESS: N.J.S.A 40A: 11-6 (EMERGENCY)

APPROPRIATION ACCOUNT(S): G-BG- -P12-006

AMOUNT: \$29,780.00

	Date	Signature
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	6/21/13	(If applicable) 
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	6/20/13	
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

	(Name) Please Print	(Extension #)
Prepared By:	Roberta Pratt	7159
Contact Person:	Director Pat Keating	7139

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*



CITY OF CAMDEN

DEPARTMENT OF CODE ENFORCEMENT

BUILDING BUREAU

**EMERGENCY DEMOLITION MEMO**

To: Patrick Keating, Director of Department of Public Works  
From: JAMES R RIZZO, Construction Official  
Date: Wednesday, March 13, 2013  
SITE: 1202 THURMAN ST  
Owner: HARRIS DELORES AKA HAMMS DELORES  
15 WOODSTONE DR  
VOORHEES NJ 08043

I hereby certify that all necessary steps required pursuant to UCC 5:23-2.32 have been taken by the Building Bureau prior to issuing this demolition memorandum for above referenced property.

Please process accordingly.

Signed: \_\_\_\_\_

*JR Rizzo* 3/13/13  
JAMES R RIZZO, Construction Official

Signed: \_\_\_\_\_

Building Sub code Official

*emailed 3/13/13 LPA*  
**COMMENTS — STUCCO 1200 AND 1204 THURMAN ST**

# Winzinger

INCORPORATED

P.O. Box 537 • 1704 Main Highway  
Hainesport, NJ 08036  
609-267-8600 • Fax 609-267-4079  
www.winzinger.com

March 15, 2013

Attention: City of Camden  
520 Market Street  
City Hall, Room 213  
Camden, NJ 08101

Reference: Emergency Demolition of 1202 Thurman Street  
Camden, NJ

Mr. Jim Rizzo:

Thank you for allowing WINZINGER to submit a proposal on the above referenced project, below you will find our scope of work.

SCOPE OF WORK

1. Emergency Demolition of 1202 Thurman Street as per the Construction official (Jim Rizzo).
2. Demolition as per the City of Camden Demolition Specifications.
3. Remove rear yard debris.
4. Stucco walls of 1200 & 1204 Thurman Street.

Lump Sum Pricing:

Demolition - \$23,780.00  
 Stucco 1200 - \$3,000.00  
 Stucco 1204 - \$3,000.00

Total - \$29,780.00

Sincerely yours,  
ROBERT T. WINZINGER, INC.



Patrick Creelman  
Project Manager

## NEPA Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

### Land Development Code Source or Documentation

Conformance with Comprehensive Plans and Zoning	2	Future Camden Master Plan, 2002
Compatibility and Urban Impact	2	Future Camden Master Plan, 2002
Slope	1	No impact anticipated. There are no slopes in project area.
Erosion		No impact anticipated. No new construction or additions proposed.
Soil Suitability	1	Soils Survey, 1980
Hazards and Nuisances including Site Safety	1	Developer will utilize standard OSHA regulations for site safety.
Energy Consumption	1	Developer will comply with applicable energy efficient standards.

Noise - Contribution to Community Noise Levels	1	Developer will comply with applicable OSHA regulations for site safety.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels		Developer will comply with applicable OSHA regulations for site safety.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	Developer will utilize standard OSHA regulations for site safety.

### Socioeconomic Code Source or Documentation

Demographic Character Changes	1	Future Camden
Displacement	1	Future Camden
Employment and Income Patterns	1	Future Camden

### Community Facilities and Services

#### Code Source or Documentation

Educational Facilities	2	Future Camden Master Plan, 2002
Commercial Facilities	2	Future Camden Master Plan, 2002
Health Care	2	Future Camden Master Plan, 2002
Social Services	2	Future Camden Master Plan, 2002
Solid Waste	2	Future Camden Master Plan, 2002
Waste Water	2	Future Camden Master Plan, 2002
Storm Water	2	Future Camden Master Plan, 2002
Water Supply	2	Future Camden Master Plan, 2002
Public Safety - Police	2	Future Camden Master Plan, 2002 Future Camden Master Plan, 2002

- Fire	2	Future Camden Master Plan, 2002
- Emergency Medical	2	Future Camden Master Plan, 2002
Open Space and Recreation	2	Future Camden Master Plan, 2002
- Open Space		
- Recreation	2	
- Cultural Facilities	2	Future Camden Master Plan, 2002
Transportation	2	Future Camden Master Plan, 2002

### Natural Features

### Source or Documentation

Water Resources		
Surface Water	1	This project will comply with applicable New Jersey Storm Water Technical Regulations.
Unique Natural Features and Agricultural Lands	1	This project is not located in unique natural features and agricultural lands.
Vegetation and Wildlife	1	This project is located in an urban area. No impact on vegetation and wildlife.

### Other Factors

### Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	See attached flood zone map information
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project is not located in a coastal barrier zone. No impact anticipated.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project is not located in an airport clearzone. No impact anticipated.
Other Factors	1	No other factors determined at the time of this assessment.

### Summary of Findings and Conclusions

#### ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9]  
(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

#### No Action Alternative

 [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

#### Mitigation Measures Recommended

 [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

#### Additional Studies Performed

(Attach studies or summaries)

#### List of Sources, Agencies and Persons Consulted

 [40 CFR 1508.9(b)]

Dr. Edward C. Williams, FP., AICP  
Director of Planning & Development/Zoning Officer

Department of Finance - Bureau of Grants Management

Check List

Department: Public Works

Date: \_\_\_\_\_

- Insure that there is no debt owed to the City such as taxes, liens, fines or any other outstanding obligation to the City.
- Insure that applicable permits are obtained.
- Proper source documentation. cancelled checks, paid bills, payrolls, time and attendance records, contract and subgrant award documents.
- Current registration with the NJ Department of Labor as a certified public works contractor.
- Fully authorized written agreement. (Professional, General and Construction Services)
- Provided Certificate of Occupancy (Construction Services)

Approved: Byron Johnson

Disapproved: \_\_\_\_\_

\*disapproved - missing documentation identified above

<u>No.</u>	<u>Department</u>	<u>Title</u>	<u>Outcome</u>
16	Finance	Resolution authorizing the transfer of cancellation fees to the current taxes on several properties in the City of Camden	Approved  MC No. 3255
		Consent? <input checked="" type="checkbox"/> Walk-On? <input type="checkbox"/>	
17	Finance	Resolution authorizing the refunding of an overpayment to Alfa & Amiga Pentecostal Church	Approved  MC No. 3256
		Consent? <input checked="" type="checkbox"/> Walk-On? <input type="checkbox"/>	
18	Public Works	Resolution authorizing an amendment to contract #4-13-118 with Original W. Hargrove Demolition Co. 1507 State Street, Camden, NJ for the demolition services of NE Linden & N. 10th Streets (Former Powell School)	Approved  MC No. 3257
		Consent? <input checked="" type="checkbox"/> Walk-On? <input type="checkbox"/>	
19	Public Works	Resolution ratifying an emergency contract to Original W. Hargrove Demolition Company, 1507 State Street, Camden, New Jersey 08105 for Emergency Demolition of 1540 Wildwood Avenue, Camden, NJ	Approved  MC No. 3258
		Consent? <input checked="" type="checkbox"/> Walk-On? <input type="checkbox"/>	
20	Public Works	Resolution ratifying an emergency contract to Original W. Hargrove Demolition Company, 1507 State Street, Camden, New Jersey 08105 for Emergency Demolition of 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street, Camden, NJ	Approved  MC No. 3259
		Consent? <input checked="" type="checkbox"/> Walk-On? <input type="checkbox"/>	
21	Public Works	Resolution ratifying an emergency contract to Original W. Hargrove Demolition Company, 1507 State Street, Camden, New Jersey 08105 for Emergency Demolition of 1201 Lansdowne Avenue and stucco the wall of 1203 Lansdowne Avenue, Camden, NJ	Approved  MC No. 3260
		Consent? <input checked="" type="checkbox"/> Walk-On? <input type="checkbox"/>	

MAR:dh  
08-15-13

RESOLUTION MC-13: 3259  
On Motion Of: Dana M. Boyer  
APPROVED: August 15<sup>th</sup>, 2013

R-20

**RESOLUTION RATIFYING AN EMERGENCY CONTRACT TO "ORIGINAL" W. HARGROVE DEMOLITION COMPANY, 1507 STATE STREET, CAMDEN, NEW JERSEY 08105 FOR EMERGENCY DEMOLITION OF 1202 THURMAN STREET AND STUCCO THE WALLS OF 1200 AND 1204 THURMAN STREET, CAMDEN, NJ**

WHEREAS, pursuant to N.J.S.A. 40A:11-6, it has been certified to the Council of the City of Camden by the Director of Public Works that an emergency existed on September 9, 2012 in the City of Camden for the emergency demolition of 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street, Camden, NJ; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6, the health and safety of the public and the exigency of public services did not permit the advertising for public bids in eliminating this emergency; and

WHEREAS, an agreement has been negotiated with "ORIGINAL" W. HARGROVE DEMOLITION COMPANY, 1507 State Street, Camden, NJ 08105, for the emergency demolition 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street, Camden, NJ for an amount not to exceed TWENTY-NINE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS (\$29,780.00); and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the state and federal grant budget of the City of Camden under line item "G-BG-P12-006, and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden as follows:

1. An emergency is hereby declared to exist and to have existed in the City of Camden due to the need for an emergency demolition.
2. The exigencies of the public services did not permit the advertising for public bids in eliminating this emergency.
3. That the City Council of the City of Camden hereby ratifies a contract between the City of Camden and "ORIGINAL" W. HARGROVE DEMOLITION COMPANY, 1507 State Street, Camden, NJ 08105, for the emergency demolition of 1202 Thurman Street and stucco the walls of 1200 and 1204 Thurman Street, Camden, NJ and the securing of the remaining building for a total sum of TWENTY-NINE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS (\$29,780.00).

BE IT FURTHER RESOLVED, that the proper officers of the City of Camden be and are hereby authorized to execute the aforesaid contract.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 15, 2013

The above has been reviewed and approved as to form.

MARC A. RIONDINO  
City Attorney

  
FRANCISCO MORAN  
President, City Council

ATTEST:  
  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO:  
THE "ORIGINAL" W. HARGROVE DEMOLITION CO

THAT FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION, FROM ONE OF THE FOLLOWING:

TEMPORARY BUDGET APPROPRIATION:  
AMOUNT:

ADOPTED BUDGET APPROPRIATION:  
AMOUNT:

APPROPRIATION RESERVE:  
AMOUNT:

DEDICATED BY RIDER:  
AMOUNT:

RESERVE FOR STATE AND FEDERAL GRANT: G-BG - -P12-906  
AMOUNT: \$29,780.00

CAPITAL ORDINANCE:  
AMOUNT:

TRUST ACCOUNT:  
AMOUNT:

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:

\$29,780.00

Description of the Goods or Services to be procured:

Ratifying Emergency (Declaration on September 9, 2012) Bid for Demolition of 1202 Thurman Street and Strapping the Walls of 1200 and 1204 Thurman Street in the City of Camden New Jersey

  
SHEILA R. BAYARD  
CHIEF FINANCIAL OFFICER

DATE: July 3, 2013



Amended at August 2, 2016 Caucus  
Please note that the items within boxed area(s) are items added.  
Items on consent Agenda included Resolutions: 1-17, 19-29



## CITY COUNCIL AGENDA

TUESDAY, AUGUST 9<sup>TH</sup>, 2016 – 5:00 P.M.  
CITY COUNCIL CHAMBER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

APPROVAL OF MINUTES

### COMMUNICATIONS

1. **Check registers** of the City of Camden for the period of **June 30<sup>th</sup>, 2016 through July 24<sup>th</sup>, 2016**
2. **Payroll registers** of the City of Camden for the period of **July 29<sup>th</sup>, 2016**
3. **Petition** from residents of the 3500 block of Fairfax Drive requesting street light

### OLD BUSINESS

#### Office of City Council

##### 1<sup>st</sup> reading Tabled 5/10/16

1. Ordinance creating City of Camden **Resident Identification Card Program**

#### Department of Finance

##### 2<sup>nd</sup> Reading Tabled 3/8/16

2. An Ordinance of the City of Camden, County of Camden, New Jersey, authorizing the guaranty by the City of the payment of the principal of and interest on City **Guaranteed Revenue Bonds (Camden Waterfront Parking Garage Project)** in the aggregate principal amount not to exceed \$25,000,000 to be issued by the Camden County Improvement Authority on behalf of the Parking Authority of the City of Camden, and for the purpose of providing additional security for the payment of said bonds; and determining certain matters in connection therewith

Office of the City Attorney  
2<sup>nd</sup> reading Tabled 5/10/16

3. Ordinance **amending Chapter 115** of the City Code, **Adopt a Street and Lot Program**, Adopted by the City Council of the City of Camden on June 28, 1990 by Ordinance No. Mc-2555

Office of City Council  
2<sup>nd</sup> reading Tabled 6/14/16

4. Ordinance **amending chapter 12, affirmative action**, of the code of the city of Camden
5. Resolution honoring **Dr. Lawrence Ragone** for his contributions and generous efforts toward the betterment of the City of Camden and its residents

Office of the City Attorney  
2<sup>nd</sup> reading Tabled 7/12/16

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

**ORDINANCES – FIRST READING**

Office of the City Attorney

1. Ordinance **authorizing the vacation** of a portion of Wright Avenue located between 11<sup>th</sup> Street and Federal Street and Newton Avenue and Federal Street
2. Ordinance authorizing the execution of a **Utility Easement with Rutgers**
3. Ordinance adopting amended and restated (amendment #1) to **Admiral Wilson North Redevelopment Plan – revised**

4. Ordinance authorizing the **vacation of certain portions of the Penn Street** right of way, specifically the sidewalk on the south side of the Cartway, as more particularly set forth in the attached metes and bounds description, pursuant to and in accordance with N.J.S.A. 40:67-1, et seq.
5. Bond Ordinance providing for the demolition of unsafe buildings and structures in and for the City of Camden in the County of Camden, New Jersey, appropriating the aggregate amount of \$3,000,000 therefore and authorizing the issuance of \$3,000,000 bonds or note of the City of Camden to Finance the cost thereof

**ORDINANCES – SECOND READING & PUBLIC HEARING**

Office of the City Attorney

1. Ordinance authorizing a lease agreement between the City of Camden and **Cooper Lanning Square Renaissance School Facilities, Inc. (CLSRSF, INC.)**

Department of Administration

2. An Ordinance further amending and supplementing an Ordinance entitled, “An **Ordinance fixing the salary ranges** to be paid to certain officers and employees in the classified and unclassified service of the City of Camden” Adopted December 23, 1982 (MC-1917)
3. An Ordinance further amending and supplementing an Ordinance entitled, “An **Ordinance fixing the salary ranges** to be paid to certain officers and employees in the classified and unclassified service of the City of Camden” Adopted December 23, 1982 (MC-1917)
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Department of Public Works

6. An Ordinance designating certain areas in the City of Camden “**As Handicapped Parking Only**”

Department of Finance

7. Ordinance Authorizing State FY2017 Model Ordinance to Exceed the Municipal Budget Appropriation Limits and to **Establish a Cap Bank**.

Department of City Attorney

8. Ordinance renaming portion of Mt. Ephraim Avenue North of S. 11<sup>th</sup> Street and South of CR 537 to **Subaru Drive**

Department of Public Works

9. Ordinance amending an Ordinance providing for the approval and adoption of a map depicting the locations and boundaries for the **Drug Free School Zones** and the **Drunk Driving Zones** and making an official finding and record of the locations and boundaries of such zones

Department of Planning & Development

10. Ordinance **Amending and Supplementing The City Of Camden Zoning Ordinance**, Chapter 577 Pertaining To Flood Damage Prevention

**RESOLUTIONS**

Office of City Council

1. Resolution recognizing **Taiwan Lamb** as the City of Camden Employee of the month for September 2016

2. Resolution authorizing a **ceremonial street name** on N. 28<sup>th</sup> Street, beginning at Westfield Ave., through Cramer, High, Saunders, Mitchell, Howell, Thompson, ending at Pleasant St. to “**Connie Williams Way**”
3. Resolution authorizing a **ceremonial street name** on Penn Street, beginning at Friends through N. Third St. and ending at Delaware Ave. (A.K.A. Jersey Joe Wolcott Blvd.) to “**Frank Fulbrook Way**”
4. Resolution encouraging NJEDA to support **IDEA’S Performing Arts Center in Camden**

Office of the City Attorney

5. Resolution authorizing the City to execute Note Modification Agreement

Department of Code Enforcement

6. Resolution authorizing a reimbursement for certificate of Rental Approval to **Munawar Bashir**

Department of Planning & Development

7. Resolution authorizing the reduction of performance guarantee under site improvement performance surety bond for **Philadelphia 76ers** practice facility and office building 55 Harbour Boulevard, Camden, NJ 08101
8. Resolution authorizing amendment #13 to contract no. 12-04-234 between the City of Camden and **Neighborhood Housing Services**

Department of Finance

9. Resolution authorizing the refund of unapplied cash (Code 46) to **Heart of Camden**
10. Resolution authorizing the **transfer of recording and cancellation fees** to current taxes for various blocks/lots in the City of Camden
11. Resolution authorizing the transfer of **recording and cancellation fees** to current taxes for various blocks/lots in the City of Camden
12. Resolution authorizing the refund of unapplied cash (Code 46) to **Pro Cap III, LLC**
13. Resolution authorizing the **transfer of credits** from state FY2016 to State FY2017
14. Resolution authorizing a refund of overpayment to **Dhamiri Maddred** for property located at 1440 Kenwood Avenue Block/Lot 1295/22
15. Resolution authorizing the **cancellation of CCMUA charges** from certificate #16-00203
16. Resolution authorizing the **cancellation of CCMUA charges** from certificate #992699
17. Resolution authorizing the **reduction of lien amount** for Block 1143, Lot 1 per recommendation of lien review committee

18. Resolution authorizing **temporary emergency budget appropriations** for the fiscal year 2017
19. Resolution authorizing a refund to **MTAG CUST/FTG** cap due to bankruptcy

**Department of Public Works**

20. Resolution authorizing a contract to **Command Co., Inc.**, 1318 Antwerp Avenue, Egg Harbor City, NJ 08215-2865

**Bureau of Purchasing**

21. Resolution authorizing a contract for bid #16-06 to **Multi-Temp Mechanical, Inc.**, 1000 Delsea Drive, Ste B1, Westville, NJ 08093 to provide emergency electrical repairs and installation services on an as needed basis for City building/locations for a period of two(2) years
22. Resolution authorizing a contract for bid #16-07 to **JJM Plumbing Co., Inc.**, 13 W. 9<sup>th</sup> Avenue, Glendora, NJ 08029 to provide emergency plumbing repairs and installation services on an as needed basis for city buildings/locations for a period of two (2) years
23. Resolution **rescinding Resolution MC-13:3259 R#20** “Ratifying an emergency contract to “Original” W. Hargrove Demolition Company 1507 E. State Street, Camden, NJ 08105” and authorizing a contract to Winzinger Inc., 1704 Marne Highway, Hainesport, NJ 08036

**Office of City Council**

24. Resolution **requesting street lights** on certain street locations (BY TITLE)
25. Resolution urging that **St. Luke’s Catholic Medical Services** remain open at its current location (BY TITLE)

**Department of Planning & Development**

26. Resolution requesting the Planning Board of the City of Camden to review and consider a proposed amendment to the **Admiral Wilson Boulevard Redevelopment Plan**

**Office of the City Attorney**

27. Resolution authorizing the release of Campbell’s Soup (EDS Investment) performance and maintenance bonds for the **former Sears Building Site** (Blocks 1459 & 1463) (BY TITLE)

**Department of Administration**

28. Resolution setting forth the City of Camden’s commitment to **building a culture of health** (BY TITLE)

**Department of Finance**

29. Resolution authorizing a refund to **MTAG CUST/FTG Cap** due to invalid lien

Department of Public Works

30. Resolution authorizing a **temporary emergency appropriation** in the amount of \$7,000.00 into the budget from the State of New Jersey, Department of Law & Safety, Office of Attorney General, Emergency Management Agency

**PUBLIC COMMENT**

**ADJOURNMENT**

Revised  
0-3

ll/jja  
08-09-16

ORDINANCE ADOPTING AMENDED AND RESTATED (AMENDMENT #1) TO  
ADMIRAL WILSON NORTH REDEVELOPMENT PLAN

WHEREAS, by Resolution No. MC- 3165 adopted on June 11, 2013, City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Admiral Wilson North area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40:1-12A-5 and to prepare a subsequent Redevelopment Plan; and

WHEREAS, the City Council adopted the Admiral Wilson North Redevelopment Plan on November 10, 2013 by way of Ordinance MC- 4780 ("Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan anticipated the development of a regional retail center and supermarket within the Redevelopment Area, as defined and described therein; and

WHEREAS, since the adoption of the Redevelopment Plan, the Redevelopment Area has been aggressively marketed for a supermarket and related retail uses without securing a successful project; and

WHEREAS, it is necessary to expand the range of permitted uses under the Redevelopment Plan to include other commercial uses that have the potential to generate living wage employment for Camden residents; and

WHEREAS, the Planning Board is to review the Admiral Wilson North Redevelopment Plan at its meeting on August 11, 2016, and report on and make recommendations to City Council with respect to certain proposed amendments to permit a wider range of potential commercial uses within the Redevelopment Area as more particularly described in the Admiral Wilson North Redevelopment Plan, Amendment #1, attached hereto as Exhibit A ("Amendment #1"), which amends and restates said Plan, and

WHEREAS, after its review, the Planning Board's report and recommendations to City Council with respect to Amendment #1 and attendant Resolution shall be appended hereto; now, therefore:

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

**SECTION 1.** Pursuant to N.J.S.A. 40A:12A-7e & f, City Council hereby directs the Planning Board of the City of Camden to review the attached Amendment #1 and provide its report and recommendation to City Council—including, without limitation, whether or not the amendments to the Admiral Wilson North Development Plan are consistent with the Master Plan of the City of Camden—prior to the second reading of the herein amending ordinance.

**SECTION 2.** Subject to the Planning Board's review of the aforesaid proposed Amendment #1 to the Admiral Wilson North Redevelopment Plan at its meeting on August 11, 2016 and report and recommendations on same, City Council hereby approves Amendment #1 to the Admiral Wilson North Redevelopment Plan, attached hereto as Exhibit A, which amends and restates said Plan.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 3.** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

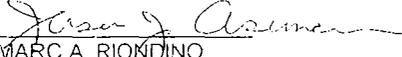
**SECTION 4.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

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 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 veto shall be filed in the Office of the Municipal Clerk.

Date Introduced: August 9, 2016

The above has been reviewed and approved as to form.

51   
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

\_\_\_\_\_  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: August 9, 2016

**TO:** Robert Corrales, Business Administrator

**FROM:** Dr. Edward C. Williams, PP, AICP, Director

**Department Making Request:** Planning and Development

**TYPE OF ACTION:** Ordinance

**TITLE OF RESOLUTION/ORDINANCE:** Ordinance approving an amendment to the Admiral Wilson Redevelopment Plan.

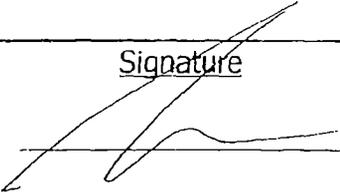
**BRIEF DESCRIPTION:** The purpose of this Council Action is to approve an amendment to the Admiral Wilson Redevelopment Plan to facilitate development.

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *n/a*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	<u>8-2-16</u>	
Approved by Grants Management:	_____	_____
		<small>(If applicable)</small>
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

	<i>(Name) Please Print</i>	<i>(Extension #)</i>
Prepared By:	_____	_____
Contact Person:	_____	_____

Please note that the Contact Person is the point person for providing pertinent information regarding request.  
If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*

EXHIBIT A

Amendment #1 to  
Admiral Wilson North Redevelopment Plan

[See attached]

RESOLUTION MC-14: 3165

On Motion Of: Dana M. Burley

APPROVED: June 11<sup>th</sup>, 2013

JJA  
06-11-13

RESOLUTION APPROVING THE ADMIRAL WILSON NORTH: A  
STUDY AREA TO DETERMINE THE NEED FOR REDEVELOPMENT

WHEREAS, by Resolution MC-13:2938 approved February 12, 2013, the City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Admiral Wilson North Study Area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, consistent with N.J.S.A. 40A:12A-6(b)(1), the Planning Board caused to be prepared by Land Dimensions Engineering, Inc. of Glassboro, New Jersey, a report entitled "Admiral Wilson North: A Study to Determine the Need for Redevelopment", dated May 2, 2013 ("Study") for the area north of the Admiral Wilson Boulevard in the vicinity of 17<sup>th</sup> and 20<sup>th</sup> Streets, East Camden, which described and showed on a map the boundaries of the area known as the "Admiral Wilson North Study Area" comprising ten (10) tax blocks and containing all properties in the study area more particularly described in Exhibit A attached hereto, all as shown and designated on the Tax Maps of the City of Camden, also described and delineated as being within Census Tract 6013 (the "Study Area"), and the location of the various parcels of property included therein, and to have appended to the map a statement setting forth the basis of the investigation; and

WHEREAS, consistent with the requirements for notice contained in N.J.S.A. 40A:12A-6(b)(3), the Planning Board specified April 11, 2013 as the date for, and gave notice of, a public hearing for the purpose of hearing persons who were interested in or would be affected by a determination that the delineated Study Area is a redevelopment area; and

WHEREAS, at the hearing, the Planning Board received and considered all comments regarding the determination; and

WHEREAS, at that hearing, the Planning Board also received and considered evidence, including the findings in its Study, in support of the determination that the Area meets the criteria set forth in N.J.S.A. 40A:12A-5c, d, e, g, and h of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board found within the designated Study Area the following:

- A. In addition to being part of the New Jersey-Camden Urban Enterprise Zone (Criterion G of N.J.S.A. 40A:12A-5), area land uses and property conditions make the Admiral Wilson North Study Area an "area in need of redevelopment."
- B. The findings of the Planning Board's investigation clearly indicate that the Admiral Wilson North Study Area qualifies as an "area in need of redevelopment" per criteria C, D, E, G, and H of N.J.S.A. 40A:12A-5, which have all been met.
- C. Specific stability and development problems identified in the Study Area and establishing grounds for the "area in need of redevelopment" determination include:
  1. Under-utilization of several properties;
  2. Presence of several vacant properties and brownfields sites; and
  3. Inclusion in a New Jersey Urban Enterprise Zone.

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: August 9, 2016

TO: Robert Corrales, Business Administrator

FROM: Dr. Edward C. Williams, PP, AICP, Director

Department Making Request: Planning and Development

TYPE OF ACTION: Ordinance

TITLE OF RESOLUTION/ORDINANCE: Ordinance approving a street vacation for a portion of Penn St.

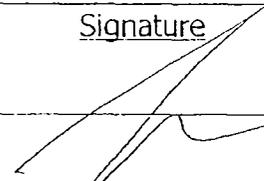
BRIEF DESCRIPTION: The purpose of this Council Action is to approve a street vacation for a portion of Penn St. in an effort to advance the Liberty Project.

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

APPROPRIATION ACCOUNT(S): *(If applicable)*

AMOUNT: *n/a*

	Date	Signature
Approved by Relevant Director:	<u>8-27-16</u>	
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

*(If applicable)*

*(Name) Please Print*

*(Extension #)*

Prepared By: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*

WHEREAS, based on the Planning Board's Study discussed above, the Planning Board recommended to the City Council that the Study Area be determined an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-4 & 5 and recommended the "Admiral Wilson North: A Study to Determine the Need for Redevelopment" for City Council's action; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden hereby determines that the Admiral Wilson North Study Area is an "area in need of redevelopment."

BE IT FURTHER RESOLVED, that the City Council of the City of Camden hereby approves the "Admiral Wilson North: A Study to Determine the Need for Redevelopment," dated April 2, 2013, as produced by Land Dimensions Engineering, Inc., in its entirety.

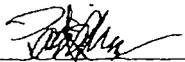
BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: June 11, 2013

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

  
\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

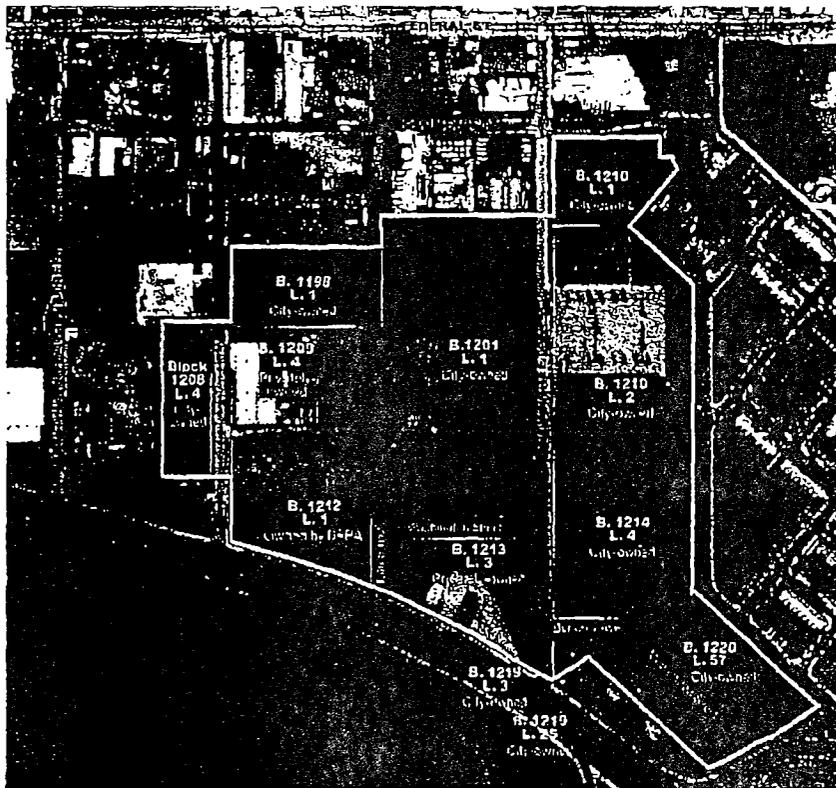
ATTEST:   
\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

## STUDY AREA CHARACTERISTICS

### AREA LOCATION

The area under examination is situated in east Camden, and includes various parcels extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17<sup>th</sup> street to the west side of 20<sup>th</sup> street. The subject property encompasses roughly 38.6 acres, and is bordered by the Admiral Wilson Boulevard and Cooper River on the south, industrial development to the west and north, and residential development to the east.

The entire property is included in the Camden Urban Enterprise Zone, which was established in October of 1984.



Redevelopment Area Map (Google Earth Imagery 10/2011)

ORDINANCE MC- 4780  
On Motion Of: Luis A. Lopez  
APPROVED: August 15<sup>th</sup>, 2013  
ADOPTED: September 10<sup>th</sup>, 2013

JJA  
08-15-13

ORDINANCE APPROVING THE ADMIRAL WILSON REDEVELOPMENT PLAN

WHEREAS, by Resolution MC-13:2938 approved February 12, 2013, the City Council of the City of Camden ("City Council"), pursuant to N.J.S.A. 40A:12A-6(a), assigned to the Planning Board of the City of Camden ("Planning Board") the task of undertaking a preliminary investigation and hearing regarding whether the Admiral Wilson North Study Area is an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, consistent with N.J.S.A. 40A:12A-6(b)(1), the Planning Board caused to be prepared by Land Dimensions Engineering, Inc. of Glassboro, New Jersey, a report entitled "Admiral Wilson North: A Study to Determine the Need for Redevelopment", dated May 2, 2013 ("Study") for the area north of the Admiral Wilson Boulevard in the vicinity of 17<sup>th</sup> and 20<sup>th</sup> Streets, East Camden, which described and showed on a map the boundaries of the area known as the "Admiral Wilson North Study Area" comprising ten (10) tax blocks and containing all properties in the study area more particularly described in Exhibit A attached hereto, all as shown and designated on the Tax Maps of the City of Camden, also described and delineated as being within Census Tract 6013 (the "Study Area"), and the location of the various parcels of property included therein, and to have appended to the map a statement setting forth the basis of the investigation; and

WHEREAS, consistent with the requirements for notice contained in N.J.S.A. 40A:12A-6(b)(3), the Planning Board specified April 11, 2013 as the date for, and gave notice of, a public hearing for the purpose of hearing persons who were interested in or would be affected by a determination that the delineated Study Area is a redevelopment area; and

WHEREAS, at the hearing, the Planning Board received and considered all comments regarding the determination; and

WHEREAS, at that hearing, the Planning Board also received and considered evidence, including the findings in its Study, in support of the determination that the Area meets the criteria set forth in N.J.S.A. 40A:12A-5c, d, e, g, and h of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Planning Board found within the designated Study Area the following:

- A. In addition to being part of the New Jersey-Camden Urban Enterprise Zone (Criterion G of N.J.S.A. 40A:12A-5), area land uses and property conditions make the Admiral Wilson North Study Area an "area in need of redevelopment."
- B. The findings of the Planning Board's investigation clearly indicate that the Admiral Wilson North Study Area qualifies as an "area in need of redevelopment" per criteria C, D, E, G, and H of N.J.S.A. 40A:12A-5, which have all been met.
- C. Specific stability and development problems identified in the Study Area and establishing grounds for the "area in need of redevelopment" determination include:
  1. Under-utilization of several properties;
  2. Presence of several vacant properties and brownfields sites; and
  3. Inclusion in a New Jersey Urban Enterprise Zone.

### TAX BLOCK AND LOTS

The properties studied in this report are designated in the tax assessment maps of the City of Camden as:

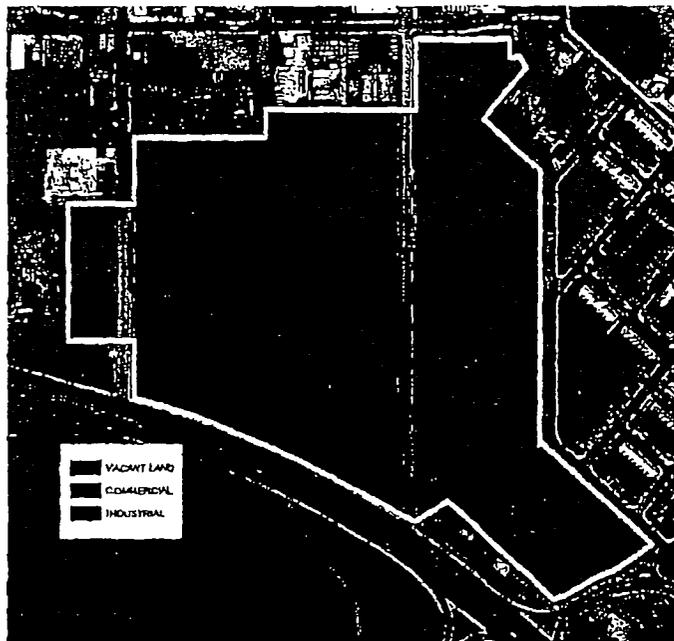
Block 1198, Lot 1	Block 1201, Lot 1	Block 1208, Lot 4
Block 1209, Lot 4	Block 1210, Lots 1 & 2	Block 1212, Lot 1
Block 1213, Lot 3	Block 1214, Lot 4	Block 1219, Lots 3 & 25
Block 1220, Lot 57		

### LAND USE

The subject area consists mostly of vacant land, with one industrial and two commercial uses scattered within it. The industrial parcel contains a warehouse use, while the commercial parcels contain a gas station and a skating rink (which is located on City-owned land).

Approximately 72% of the subject property is comprised of parcels of vacant land, while 18% is dedicated to commercial parcels, and 4% is found in the industrial parcel. The remaining land is comprised of street ROW's.

It should be noted that each of the two commercial parcels contains a significant amount of open land. If these open portions of the commercial parcels were added to the vacant land calculation; vacant land would account for approximately 78% of the total study area (including improved streets).



WHEREAS, based on the Planning Board's Study discussed above, the Planning Board recommended to the City Council that the Study Area be determined an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-4 & 5 and recommended the "Admiral Wilson North: A Study to Determine the Need for Redevelopment" for City Council's action; and

WHEREAS, the City Council of the City of Camden, by Resolution MC-13:3155 approved on June 11, 2013, determined that the Admiral Wilson North Study Area is an "area in need of redevelopment" and approved the "Admiral Wilson North: A Study to Determine the Need for Redevelopment"; and

WHEREAS, on June 13, 2013, the Planning Board, reviewed, considered, approved, recommended, and submitted for City Council's approval, the Admiral Wilson North Redevelopment Plan, dated May 30, 2013, as produced by Land Dimensions Engineering, Inc.; now, therefore.

BE IT ORDAINED, by the City Council of the City of Camden that it hereby approves the Admiral Wilson North Redevelopment Plan, dated May 30, 2013, as produced by Land Dimensions Engineering, Inc., in its entirety.

BE IT FURTHER ORDAINED, that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

BE IT FURTHER ORDAINED, that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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.

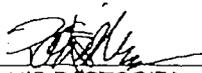
Date of Introduction: August 15, 2013

The above has been reviewed and approved as to form.

  
MARC A. RIONDINO  
City Attorney

  
FRANCISCO MORAN  
President, City Council

  
DANA L. REDD  
Mayor

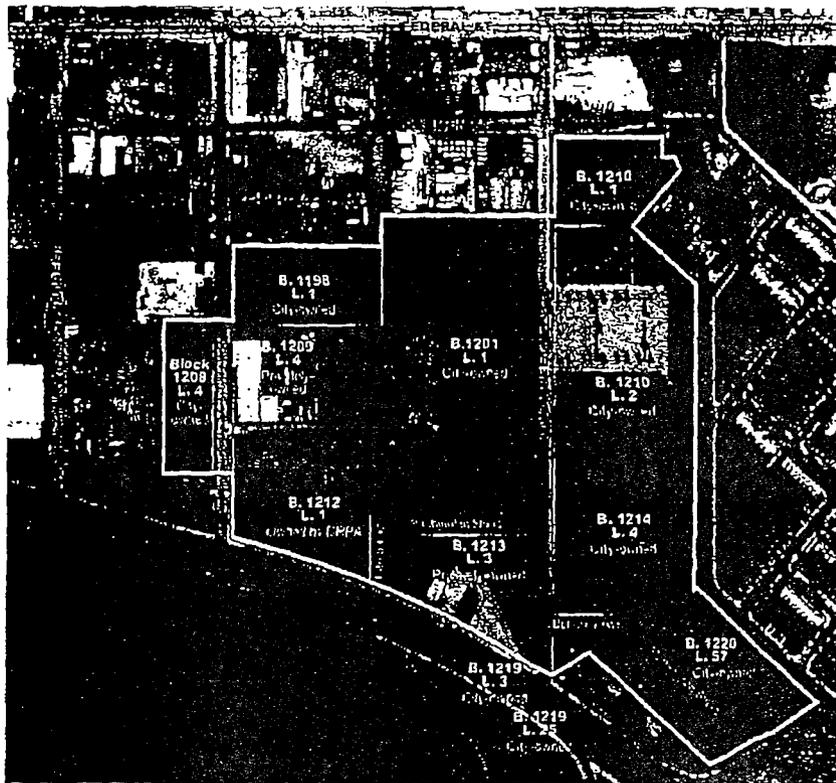
ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

## STUDY AREA CHARACTERISTICS

### AREA LOCATION

The area under examination is situated in east Camden, and includes various parcels extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17<sup>th</sup> street to the west side of 20<sup>th</sup> street. The subject property encompasses roughly 38.6 acres, and is bordered by the Admiral Wilson Boulevard and Cooper River on the south, industrial development to the west and north, and residential development to the east.

The entire property is included in the Camden Urban Enterprise Zone, which was established in October of 1984.



Redevelopment Area Map (Google Earth Imagery 10/2011)

# ADMIRAL WILSON NORTH REDEVELOPMENT PLAN



City of Camden, Camden County, NJ

Original Redevelopment Plan prepared by:  
Land Dimensions Engineering  
6 East High Street  
Glassboro, NJ 08028

## Amendment #1

PREPARED BY:



A handwritten signature in cursive script that reads "David G. Roberts".

David G. Roberts, PP, AICP, LLA,   
Professional Planner LI #33LI00308100

## TAX BLOCK AND LOTS

The properties studied in this report are designated in the tax assessment maps of the City of Camden as:

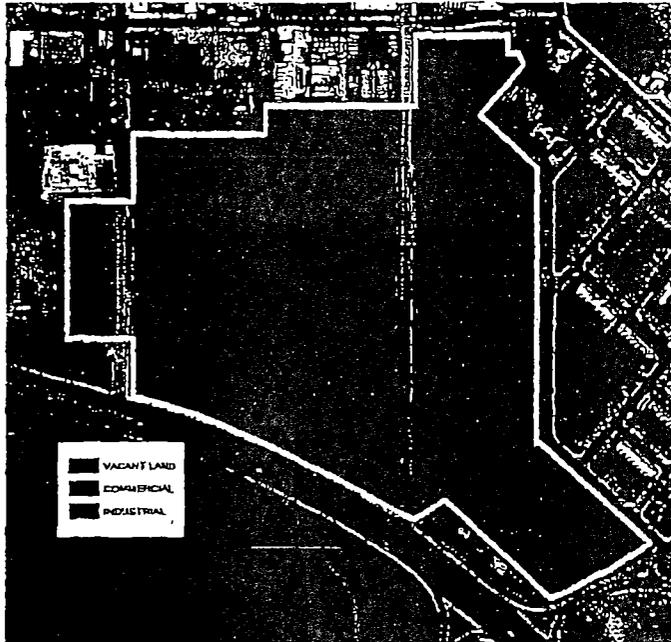
Block 1198, Lot 1	Block 1201, Lot 1	Block 1208, Lot 4
Block 1209, Lot 4	Block 1210, Lots 1 & 2	Block 1212, Lot 1
Block 1213, Lot 3	Block 1214, Lot 4	Block 1219, Lots 3 & 25
Block 1220, Lot 57		

## LAND USE

The subject area consists mostly of vacant land, with one industrial and two commercial uses scattered within it. The industrial parcel contains a warehouse use, while the commercial parcels contain a gas station and a skating rink (which is located on City-owned land).

Approximately 72% of the subject property is comprised of parcels of vacant land, while 18% is dedicated to commercial parcels, and 4% is found in the industrial parcel. The remaining land is comprised of street ROW's.

It should be noted that each of the two commercial parcels contains a significant amount of open land. If these open portions of the commercial parcels were added to the vacant land calculation, vacant land would account for approximately 78% of the total study area (including improved streets).



# ADMIRAL WILSON NORTH REDEVELOPMENT PLAN

*Honorable Dana L. Redd, Mayor*

Prepared for: City of Camden Redevelopment Agency



*Sandra Ross Johnson, Executive Director*

## **City of Camden Planning Board**

*Rodney Sadler, Chairman*

*Lauren Hill, Vice Chairman*

*Honorable Dana L. Redd, Mayor (Class I)*

*Robin Johnson (Class II)*

*John Gilliams (Class IV)*

*Ulysses Baker (Mayor's Alternate)*

*Brenda Fraction (Class IV)*

*Jose DeJesus, Alternate #1 (Class IV)*

*Kristine Seitz (Class IV)*

## **Camden Department Planning and Development**

*Dr. Edward C. Williams, PP., AICP, Director*

Original Redevelopment Plan Prepared By:

**Land Dimensions Engineering**

*Lawrence M. DiVietro Jr., PP., PLS., AICP, President*

Amendment #1 Prepared By:

**MASER CONSULTING, PA**

*David G. Roberts, AICP/PP, LLA, LEED AP ND*

**ADOPTED MAY 2013**

**AMENDMENT #1 ADOPTED \_\_\_\_\_ 2016**

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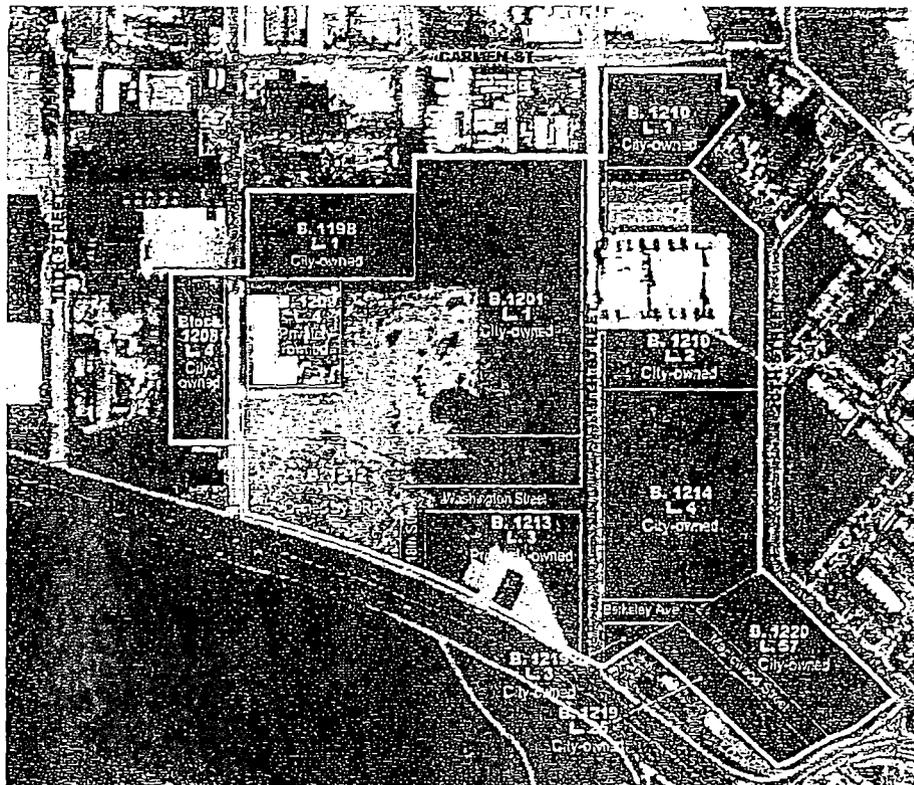
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## I. INTRODUCTION:

Admiral Wilson North is located within the Marlton Neighborhood of East Camden, and serves as a transition area between the residential development to the east, and industrial area to the north and west. Given its excellent access to local highways and public transit routes, as well as Camden's acute need for large-scale commercial development offering employment opportunities, Admiral Wilson North has key attributes that make it a candidate for redevelopment and a vital component in catalyzing further investment in the vicinity.

The **Redevelopment Area** includes various parcels extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17<sup>th</sup> street to the west side of 20<sup>th</sup> street. The subject property encompasses roughly 38.6 acres and is designated in the tax assessment maps of the City of Camden as:

Block 1198, Lot 1	Block 1201, Lot 1	Block 1208, Lot 4
Block 1209, Lot 4	Block 1210, Lots 1 & 2	Block 1212, Lot 1
Block 1213, Lot 3	Block 1214, Lot 4	Block 1219, Lots 3 & 25
Block 1220, Lot 57		



REDEVELOPMENT AREA MAP (GOOGLE EARTH IMAGERY 10/2011)

The property is bordered by the Admiral Wilson Boulevard and Cooper River on the south, industrial development to the west and north, and residential development to the east.

The majority of the subject area consists of vacant land & deteriorating paving, most of which is owned by the City of Camden. About 15% of the property in question contains buildings and improvements. These consist of three active business establishments and their related parking, landscaping, etc. Two of the businesses, a warehouse and a gas station, are on privately owned property, and the last, a skating rink, is on City-owned land. The entire property is included in the Camden Urban Enterprise Zone, which was established in October of 1984.

This Admiral Wilson North Redevelopment Plan responds to a climate of new opportunities, and addresses the problems and conditions identified in the *Study to Determine the Need for Redevelopment*, that preceded this report. The main goal of this plan was to affect the development of a regional retail development that would serve to further remove blight, make productive use of non-productive parcels, bring needed goods and services to the community, provide financial stability through credit-worthy tenants, and catalyze additional development along the corridor and in the adjacent areas. The provision of a supermarket was considered of particular importance, to aid in addressing the lack of existing options available to Camden residents, as evidenced by the designation of Camden as a 'food desert' by the USDA. However, over the three years since the adoption of the original redevelopment plan the site has been aggressively marketed for a supermarket and related retail uses without securing a successful project. It is therefore necessary to expand the range of permitted uses to include other commercial uses that have the potential to generate living wage employment for Camden residents.

## **A. PURPOSE**

The Admiral Wilson North Redevelopment Plan follows a determination that certain properties extending north from the Admiral Wilson Boulevard towards Carmen Street, and from the west side of 17th street to the west side of 20th street are an "area in need of redevelopment" according to the standards established in the "Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the amount and extent of vacant land and the continuing lack of proper utilization of the land, Admiral Wilson North is ripe for redevelopment. The Planning Board of the City of Camden recommended that the area be designated as an area in need of redevelopment on April 11, 2013 and the City Council of Camden subsequently

adopted the redevelopment designation and requested the preparation of a Redevelopment Plan (on May 7, 2013).

The purpose of this plan, as amended, is to facilitate the redevelopment of Admiral Wilson North by providing for design and implementation of a regional commercial development at this location with a wide range of potential commercial uses.

This report is organized into four sections:

- *The Need*, which summarizes the project area's need for redevelopment;
- *The Plan*, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- *Regulatory Controls*, which offers guidelines for managing future land uses and property design; and
- *Statutory Requirements*, which identifies the administrative relationships, entities, powers and responsibilities involved in this plan's implementation

## **B. THE NEED FOR REDEVELOPMENT**

The following highlights the findings and conclusion of the *Study to Determine the Need for Redevelopment*, which was accepted by the City Council on May 7, 2013.

### **FINDINGS**

In addition to being part of the NJ - Camden Urban Enterprise Zone (criterion G) and meeting smart growth standards (criterion H), three other applicable criteria from the Local Redevelopment and Housing Law were found:

*Criterion C: Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

*Criterion D: Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or*

*other factors, are detrimental to the safety, health, morals, or welfare of the community.*

*Criterion E: A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.*

The subject property has the potential to be transformed into a commercial development that would serve the community and region. A successful commercial development requires a tract of land that is contiguous & uninterrupted, has visibility and access, and is of a size and shape that can accommodate the necessary building area, parking, and circulation to create a critical mass. The ability to manage the circulation of trucks for warehouse and distribution uses from Admiral Wilson Boulevard without impacting the residential neighborhoods in Marlton is also an asset of the redevelopment area. Designation of the entire study area as an area in need of redevelopment would provide the necessary conditions and incentives to overcome the various hurdles that have here-to-for deterred development and redevelopment.

The majority of the property is either owned by the City or has been vacant & unimproved for 10 years or more, and is not likely to be developed by the instrumentality of private capital, satisfying criterion "C" of the Local Housing and Redevelopment Law. The study area contains buildings and improvements that are detrimental to the community, due to factors such as: vacant land and uses that are inconsistent with current zoning, dilapidated buildings and paving, excessive land coverage of deteriorating paving serving no useful purpose, potential contamination, faulty arrangement of existing buildings within the overall property that represent an obstacle to comprehensive development and realization of the zone plan; thus satisfying criterion "D". Additionally, the diverse ownership, and the location, orientation, and arrangement of the privately owned land uses on the site, impede the assemblage of land and proper development of the property, needed for large-scale development. This, along with the many vacant and dilapidated buildings in the surrounding industrial area, the perceived and potential environmental constraints, and shortcomings in site access, have contributed to the lack of proper utilization of the site, thus satisfying criterion "E". Furthermore, the subject property's potential for meeting smart growth goals, and its disposition of being within an Urban Enterprise Zone, qualify it as an area in need of redevelopment through satisfaction of criteria "G" & "H". Finally, the warehouse, gas station, and skate center properties are essential in assembling a site of the appropriate size and

shape, with the necessary visibility and access to develop a regional commercial development.

The findings of the investigation clearly indicate that the Admiral Wilson North Area qualifies as an area in need of redevelopment. Criteria C, D, E, G and H of NJSA 40A: 12A have been met.

### **CONCLUSION**

The Area In Need of Redevelopment study recommended that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that the Admiral Wilson North Study Area is in need of redevelopment according to law.

Once declared a Redevelopment Area, this Redevelopment Plan can be implemented to ensure proper utilization, revitalization and development of the property. It is expected that the study area's designation and the subsequent adoption of a this Redevelopment Plan will provide the necessary incentives to revitalize that area as a regional commercial development, providing much needed employment to the neighborhood and community at large, as well as to serve as a catalyst for further investment and renewal in the surrounding area.

### **C. REDEVELOPMENT STRATEGY**

Redevelopment should be conducted in a market-driven approach in which the redeveloper can secure a major commercial use as a strong anchor tenant, along with an appropriate amount of additional uses to create the critical mass needed for a successful commercial development. Subsequently, it is anticipated that the success of the first redevelopment project will assist in leveraging the interest and investment needed to expand the development and complete complimentary uses.

### **D. REDEVELOPMENT GOAL**

Create a regional commercial development that will provide necessary employment to the community and region, serve as a catalyst for further investment in the area, and strengthen the municipal tax base.

## II. THE PLAN:

### A. PROJECT PLAN & IMPLEMENTATION

Develop a regional commercial mixed-use development, that may include manufacturing, warehousing, storage, processing and other commercial uses with significant employment potential for hiring and training residents of Camden, with a particular focus on residents of the Marlton Neighborhood. This development is expected to accommodate multiple end users with separate development schedules and design parameters.

### B. PROPERTY ACQUISITION

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The following classification applies to properties in the Admiral Wilson North Redevelopment Area and are thus identified in the acquisition plan:

- **May Be Acquired:** Includes privately owned property or property not owned by the City of Camden, such as land owned by the Delaware River Port Authority, that may be needed to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner in accordance with local codes and property rehabilitation standards must rehabilitate it.
- **City-Owned:** Includes property that is owned by the City of Camden according to the City's property tax records and that may be conveyed to a redeveloper for implementation of this Redevelopment Plan.

*Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.*

#### MAY BE ACQUIRED:

Block 1213, Lot 3  
\*Block 1198, Lot 1  
\*Block 1201, Lot 1  
Block 1212, Lot 1  
Block 1209, Lot 4

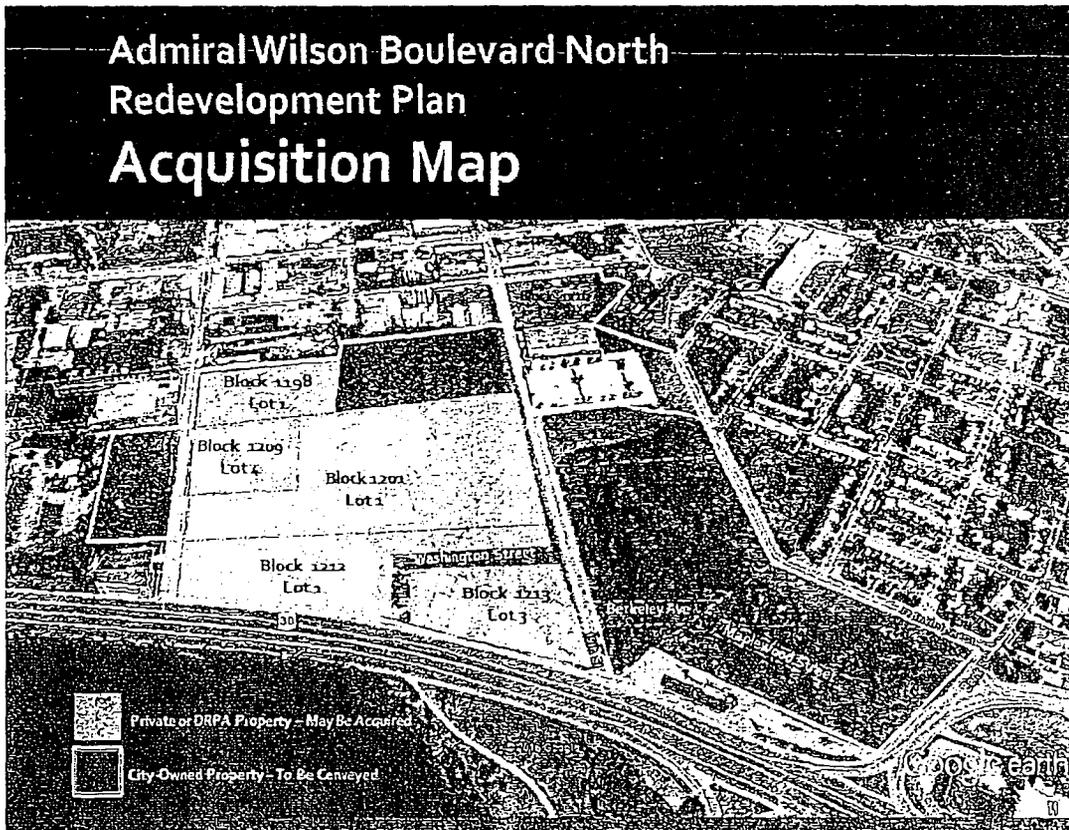
#### CITY-OWNED:

Block 1208, Lot 4  
Block 1198, Lot 1  
Block 1201, Lot 1  
Block 1210, Lots 1 & 2  
Block 1214, Lot 4  
Block 1219, Lots 3 & 25  
Block 1220, Lot 57

\* Block 1198, Lot 1 is identified as being owned by the City of Camden in the City's property tax records. It is possible that a private entity may still hold vested interest in this property due to ambiguity in the title.

Block 1201, Lot 1 is identified as being owned by the City of Camden in the City's property tax records. It is possible that the Delaware River Port Authority may hold title to all or part of this parcel due to ambiguity in the title.

To the extent that these properties are not vested in the City, the Redeveloper expresses the intent to acquire each disputed parcel and it is the Redeveloper's intent to inform each party claiming interest, other than the City, of its position.



ACQUISITION EXHIBIT

### C. RELOCATION

No residences are located in the Redevelopment Area, and therefore no residential relocation plan is required for the Redevelopment Area.

As required by the New Jersey Department of Community Affairs, the Admiral Wilson North Redevelopment Plan identifies the following approach to relocating existing businesses in the redevelopment area, as necessitated by property acquisitions.

There are 2 active businesses that will or may require relocation, depending upon the acquisition needs of this redevelopment plan: Block 1209, Lot 4 will be acquired; and Block 1213, Lot 3 may be acquired.

The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any business property located within the redevelopment area, including the identification of potential relocation sites and provision of statutorily mandated relocation assistance. After the adoption of this Redevelopment Plan, and before the acquisition of any occupied properties in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) will be developed and approved by the State of New Jersey. The WRAP will be tailored to this Redevelopment Plan, and will address the particular needs and circumstances of the businesses in the Admiral Wilson North redevelopment area.

Relocation will be managed by the Redevelopment Entity. The designated developer(s), through the agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds.

### III. REGULATORY CONTROLS:

#### A. PROPERTY USE CONTROLS.

The following will regulate permitted, accessory, prohibited, and conditional uses within the redevelopment area.

1) **Permitted Uses:**

- a) Shopping Center.
- b) Supermarket/Grocery Store.
- c) Motion Picture Theater.
- d) Commercial Recreation Facility (including but not limited to roller & ice skating rinks, and sports, health & fitness clubs).
- e) Retail Stores & Outdoor Retail Sales (including but not limited to Building & Lumber Supplies, Furniture and Home Furnishings, Warehouse Club Stores, Garden Supplies, and permitting the use of outdoor sales areas for "sidewalk sales" and similar activities).
- f) Retail Food Establishment.
- g) Liquor Store, Beer Distributor.
- h) Sit-Down, Carry-out, and Drive-Through Restaurants (including those selling alcoholic beverages).
- i) Personal Services (including but not limited to Barbershops, Hairdressers, Dry-Cleaners, Photographers, and the like).
- j) Banks, Financial, and Insurance Offices (including banks with drive-through services).
- k) Medical Offices.
- l) Convenience Store (including those associated with Gasoline Stations).
- m) Child Care Center (which may include outdoor play areas) licensed by the State of New Jersey.
- n) Automobile Service &/or Repair Facilities, Gasoline Stations, and Motor Vehicle Services Stations.
- o) Car wash
- p) Wholesale, Storage, and Warehouse/Distribution facilities, including cold storage and outdoor storage.
- q) Manufacturing, Assembly and Related Commercial Uses, including food processing and outdoor storage.
- r) General Office Buildings for single or multiple tenants.
- s) Any and all other uses permitted in the underlying zone district.

- 2) **Accessory Uses:**
- a) Off-Street Parking and Service areas.
  - b) Fences and walls.
  - c) Signs.
  - d) Sidewalk Cafes.
  - e) Sale of alcoholic beverages as an accessory to a permitted primary use located within the same building as, or adjacent to the primary use.
    - i) *The display for sale within the primary store shall not be limited as to location.*
    - ii) Includes display and sale of alcoholic beverages for on- or off-premises consumption.
    - iii) Subject to obtaining necessary State licensing.
  - f) Any and all other accessory uses permitted in the underlying zoning district.
  - g) Any accessory use generally required in conjunction with or ancillary to any Permitted Use.

3) **Prohibited Uses:**

- a) Lodging houses, Boarding Houses, Rooming Houses, or any combination thereof.
- b) Junkyards and Automobile Graveyards.

- 4) **Conditional Uses:** Pursuant to underlying zone district (577-119), except as otherwise provided above.

## **B. AREA AND BULK REGULATIONS**

The following will regulate area and bulk requirements within the redevelopment area.

The intent of this Redevelopment Plan is to provide for the development of a comprehensively planned and designed regional commercial development. Regional commercial developments require tracts of sufficient size to accommodate multiple buildings, parking areas, loading zones, and circulation that are designed to work together and complement each other. The various buildings and uses may be located on a single tax lot, or, some or all of the individual uses may be located on separate tax lots within the overall development. The goal of the regulations below is to allow for the comprehensive development of a regional commercial development, through standards that apply to the overall tract upon which the development is

located, rather than being applicable to individual interior tax lots, if they exist or are subsequently created.

- 1) Development shall comply with the area and bulk regulations listed in the underlying zoning (section 577-120).
- 2) The comprehensive planning and design of large tracts, as opposed to individual lots, is encouraged.
- 3) The area and bulk requirements of 577-120 shall apply to the overall tract, regardless of the existence of internally subdivided lots, IF:
  - a) The tract in question is planned and designed as a coordinated development (regardless of construction timing or phasing, or the existence of multiple developers).
  - b) Any internally subdivided lots are designed and function as part of the overall development.
  - c) All lots are subject to a mechanism for coordinated management of the entire development to ensure comprehensive management of the entire facility, as approved by the Camden Redevelopment Agency.
- 4) The area and bulk requirements listed in section 577-120 shall only apply to individual lots if they do not meet the requirements of 3) above.
- 5) For the purposes of this Redevelopment Plan, a TRACT shall be defined as a property or area of land comprised of one or more contiguous lots that are developed or built upon as a single unit, regardless of intervening public ROW's.
- 6) It is anticipated that a number of commercial uses will operate on a 24 hour basis, seven days per week, using multiple shifts. This is expressly permitted, as it maximizes the employment potential of the redevelopment.

## **C. DESIGN STANDARDS.**

The following design standards will control development within the Redevelopment Area.

- 1) **Signage.** The following will regulate signage within the redevelopment area.
  - a) Signage requirements and standards shall apply to the overall development tract, and not to individual lots that may exist within the tract, unless they do not function as part of the development.
  - b) Wall signs:
    - i) Shall be permitted on all building faces.
    - ii) Shall not exceed 10% of each wall area (wall area shall be calculated including doors and windows).
  - c) Awning, Canopy, and Marquee signs:

- i) Are permitted, and may be affixed to, or located upon, any awning, canopy, or marquee.
  - ii) The area of these signs shall be included in the calculation for the maximum allowed area of wall signs.
- d) Freestanding signs: Multiple freestanding signs shall be permitted on a single tract, as provided below.
  - i) Monument signs:
    - (1) For the purposes of this Redevelopment Plan, a MONUMENT SIGN shall be defined as a freestanding sign that is supported by a solid base (other than poles) such that the bottom of the sign face is 3 feet or less above grade and the sign base is at least 75% of the sign width.
    - (2) One monument sign shall be permitted at each road frontage.
    - (3) Each monument sign shall not exceed 200 s.f. in area.
    - (4) Each monument sign shall not exceed 16' in height.
  - ii) Pole signs:
    - (1) For the purposes of this Redevelopment Plan, a POLE SIGN shall be defined as a freestanding sign that is affixed, attached, erected or supported on a pole or poles, such that the bottom of the sign face is 8 feet or more above grade.
    - (2) One pole sign shall be permitted per street frontage.
    - (3) Each pole sign shall not exceed 60' in height.
    - (4) The sign area of each pole sign shall not exceed 750 s.f. on each sign face.
    - (5) A pole sign may contain coordinated signage for multiple tenants.
- e) Attraction Boards & Rear Service Signs shall be permitted as per section 577-253 O. 15. & 16.
- f) In addition to the above, Gasoline Stations shall be permitted:
  - i) One Freestanding Sign (either monument or pole sign) advertising the name of the station and/or the principal products sold, including special company or brand name, insignia or emblem. These signs shall comply with the size requirements listed above.
  - ii) Price-per-gallon signage affixed to Freestanding Sign, pursuant to federal and state regulations shall be permitted.
  - iii) Customary lettering or other insignias which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning sign, a price indicator, and any other sign required by law and not exceeding a total of 2 s.f. on each pump.

- g) Sign Location:
  - i) All signs other than those permitted within the street right-of-way shall be erected either with the bottom of the sign at least 8' above the level at which the driveway meets the street, or setback from the street line or tract boundary line a minimum of 5'.
  - ii) Permitted signs shall not extend over the tract boundary line.
  - iii) No sign shall be placed in such a position that it is likely to cause danger to or otherwise interfere with the free flow of vehicular traffic, or pedestrian traffic on the sidewalk.
  - iv) A Wall Sign may be permitted to project above the roof or canopy structure to which it is affixed, provided that it does not extend higher than 30' above the base of the building wall to which it is affixed.
- h) The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature, or upon the occasion of the opening of a new business use, shall be permitted – provided such display shall not exceed 30 days and shall not occur more than 4 times per calendar year.
- i) Temporary signs identifying professionals, firms or companies connected with the construction of any building or other improvements shall also be permitted during construction.
- j) Billboards are expressly prohibited within this redevelopment area except as is currently situated on Block 1208, Lot 3.
- k) No signs that use flashing, blinking, twinkling, rotating, animation, moving or the illusion of movement, are permitted.
- l) Window lettering and signs shall be subject to 577-253 I.
- m) Signs shall indicate only the principal name of the establishment, proprietor, or owner, or multiple tenants or owners, and may include a brief description of the principal goods or service or use thereof, and a logo or trademark by which the business or owner is identified.
- n) Sign Illumination:
  - i) Floodlighting to illuminate signs shall be shielded so that the light source shall not be visible from any point off the lot upon which the sign is erected.
  - ii) For internally lit signs, the average illumination shall not exceed one-half foot candle. For externally lit signs, the average illumination on the surface of such signs shall not exceed one foot candle.
  - iii) Signs may remain illuminated 24 hours a day, 7 days a week.
- o) All signs within the project area shall be part of the overall total design scheme and be complimentary to the architectural character of the project area, to the extent possible. This shall not be interpreted to

require the alteration of color, font, or design of company logos on signage, due to the importance of brand recognition in shopping centers.

- p) Signs deemed necessary for the public welfare by the City, including, but not limited to, customary no trespassing and traffic or circulation directional signs, are permitted. Such signs shall not pertain to any company, individual or business establishment or organization, fraternal or otherwise. More specifically, exempt signs shall be as listed in 577-253D.
  - q) Sign permit fees may be waived at the discretion of the Redevelopment Agency and/or Planning Board.
  - r) Construction and Auxiliary sign specifications shall be in accordance with 577-253 S. & T.
- 2) **Lighting.** The following will regulate lighting within the redevelopment area:
- a) All exterior lights shall be designed, located, installed and directed to prevent light pollution and objectionable light, glare and light trespass across property lines.
  - b) Sufficient illumination shall be provided for all off-street parking, loading and pedestrian areas so as to enable the safe movement of persons and vehicles, and provide for security.
  - c) The average horizontal illumination level of lighting in the parking lot shall not be greater than 2 foot-candles. The maximum level of lighting in any portion of the parking lot shall be not greater than three foot-candles, except directly under light fixtures where a maximum of five foot-candles is permitted.
  - d) For security purposes, parking lot lighting may remain at full lighting levels as needed, including commercial uses that operate 24 hours per day, seven days per week.
  - e) Pole mounted parking lot lighting may be installed up to a maximum height of 40' measured from ground level.
  - f) Gas station lighting:
    - i) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is no more than 5.5 foot-candles. The ratio of average to minimum illuminance shall be no greater than 4:1. This yields an average illumination level of no more than 22.0 foot-candles.
    - ii) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.

- iii) Lights shall not be mounted on the top or sides of the canopy; with the exception that signage on the sides of the canopy may be illuminated internally.
- g) To the extent that it does not conflict with the above, lighting shall comply with section 577-243.

### 3) Landscaping & Buffering.

Landscaping around the perimeter of the redevelopment tract and along street lines shall serve to provide an aesthetically pleasing environment, shield headlight glare, and highlight entrances, while at the same time providing visibility into the development that will heighten security and provide views of the commercial uses therein. Landscaping at the interior of the redevelopment tract shall serve to highlight building entrances and vehicular & pedestrian routes, and to mask service areas that are within sight of customer areas and neighboring residences, while at the same time allowing for efficient grounds maintenance, truck circulation, and snow removal. With the exception of perimeter buffers & street trees, this Plan does not seek to define specific locational requirements for landscaping, but rather provides for flexibility in the location of proposed landscaping, subject to meeting requirements for the amount of landscaping required. This will promote creativity and functionality and allow for the potentiality of shifting required landscaping from internal parking areas outwards towards the perimeter of the site to enhance screening for adjacent properties. The following will regulate landscaping and buffering within the redevelopment area:

#### a) Buffers:

- i) A minimum 5' wide landscaped buffer is required around the entire tract perimeter.
- ii) A minimum 10' wide landscaped buffer is required adjacent to residentially zoned land. If a public ROW separates the proposed development from the residential zone, the buffer may be reduced to 5' in width.
- iii) A buffer shall consist of lawn areas and massed evergreen and deciduous trees and shrubs. Plantings may be provided in continuous lines, or in clusters with intervening lawn or ground cover areas.
- iv) Garbage collection and utility areas shall be screened around their perimeters by buffer strips comprised of evergreen trees and shrubs. This requirement may be satisfied by a perimeter buffer if the utility area in question is located at the perimeter of the site.
- v) Fencing used to screen garbage, utility, outdoor storage or service areas from adjacent development may be a maximum of 8' in height.

Security fencing around the perimeter of commercial properties may be higher than 8 feet in height.

- b) Landscape Plan:
  - i) A landscape plan shall be submitted in accordance with Section 577-244 B. of the Land Development Ordinance.
  - ii) The landscape notes provided in Section 577-245 shall be included on landscape plans as determined necessary by the City Engineer.
- c) General Planting Requirements:
  - i) Deciduous trees shall be at least one and one-half (1 ½) inches caliper at planting and shall be balled and burlapped. Size of evergreens should be six (6) feet tall and shrubs two (2) feet tall at planting but may be allowed to vary, depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and trees, shrubs and ground covers shall be planted in conformance with American Association of Nurserymen standards. Dead and dying plants shall be replaced by the developer during the following planting season.
  - ii) The plant species selected should be hardy for conditions where proposed, and appropriate in terms of function and size, and be of a type requiring the least amount of watering for survival.
  - iii) Landscaped areas shall be maintained and kept free of all debris, rubbish, weeds and tall grass.
  - iv) The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
- d) Street Trees:
  - i) A single row of street trees shall be planted along local roads at a distance of 50' o.c., and are required to be a minimum of 30' in height when fully grown.
  - ii) For the Admiral Wilson Boulevard, street trees shall be planted in naturalized groupings, and may be located within or outside the public right-of-way. The total number of street trees shall average (1) for every (50) feet measured at the edge of the cartway. Planting design should accentuate the views into the development and integrate contrasting landscape elements.
  - iii) To the extent that they do not conflict with the above, the street tree selection and design guidelines outlined in Section 577-244 D. 8. shall be adhered to.
- e) Parking Areas: Regional commercial developments typically require parking areas that are generally uninterrupted by raised landscaped islands, to assist in providing site visibility and to allow for efficient parking lot maintenance such as snow removal. In an effort to accommodate this need, while providing landscaping appropriate to

minimize noise, glare and other nuisance characteristics, as well as to improve the environment of the site and surrounding area, the following landscape requirements shall apply:

- i) Required amount of landscaping:
    - (1) Landscaped area equivalent to a minimum of 5% of the interior area of parking lots (exclusive of loading areas, truck and vehicle circulation areas and truck trailer and material storage areas) and 1 tree for every 10 spaces, shall be provided on the tract. To the extent possible, this minimum area & tree requirement should be provided in parking islands and/or around the perimeter of parking lots. If this minimum percentage & tree requirement is not accommodated in parking islands or parking lot perimeters, the remainder may be located elsewhere within the redevelopment area, and applied to supplement the tract perimeter buffers (especially the Admiral Wilson Blvd. frontage), to highlight special areas within the tract, and to provide supplementary landscaping as appropriate.
    - (2) Individual lots designed to function independently, that do not function as part of the overall development, shall provide parking lot landscaping pursuant to the underlying zoning, section 577-244 F.
  - ii) Parking islands shall only be required at the far ends of parking bays, typically adjacent to circulation aisles.
  - iii) Landscaping may consist of a mixture of trees, shrubs, and annual/perennial plants.
  - iv) If the minimum 5% landscape area and 1 tree per 10 parking spaces requirements are not satisfied within the redevelopment area, a maximum of ½ of the requirement may be satisfied through planting of the required landscaping elsewhere in the community, or through a contribution in lieu of landscaping. This contribution shall be used to provide landscaping off-site and provide a community benefit. The required contribution in lieu of landscaping shall be calculated at the rate of \$350 per tree, and \$75 per 100 s.f. of required landscaping.
- f) Stormwater detention areas:
- i) The area shall be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular edge.
  - ii) The area shall be landscaped as appropriate to naturalize its appearance and be complimentary to its context.
- g) Other provisions of this Plan notwithstanding, the entire tract, except for areas covered by buildings or surfaced as parking, recreation or service areas, shall be seeded, sodded, or planted with ground cover and suitably landscaped in accordance with an overall approved landscape plan.

- h) All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.
- 4) **Off-Street Parking & Loading.** The following will regulate off-street parking in the redevelopment area:
- a) The following minimum number of parking spaces shall be provided:
    - i) Shopping Center: A general parking requirement of 4 spaces for each 1,000 s.f. of gross leasable floor area, except as listed below.
    - ii) Accessory space reserved for use by employees for training, offices, meetings and the like, that will not add to parking demand, shall not be included in the calculation of gross leasable area for the purpose of determining required parking.
    - iii) If any of the following uses are proposed as part of the development, the following minimum number of parking spaces shall apply to each specific use:
      - (1) Gas/Service Stations: 1 space for each gas pump island, plus 2 parking spaces for each working bay, plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).
      - (2) Fast Food Restaurants: 1 space for each 3 seats plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).
      - (3) Restaurants: 1 space for each 5 seats, plus 1 space for each 3 employees on the largest shift (a minimum of 1 employee space is required).
      - (4) Theaters: 1 space for each 10 fixed seats.
      - (5) Banks: 1 space for each 250 s.f.
      - (6) Child Care Centers: 1 space for each employee on the largest shift.
      - (7) Skating Rink, Ice or roller: 1 space for each 300 s.f. of gross floor area.
      - (8) Warehouse, Distribution (inclusive of internal office space): 1 space per 2 employees on the largest shift where employment is known, otherwise 0.5 spaces for each 1000 s.f. of gross floor area.
      - (9) Retail uses greater than 100,000 s.f.: 3.5 spaces for each 1,000 s.f. of gross leasable floor area.
      - (10) Manufacturing & Assembly Uses: 1 space for each 500 square feet.
      - (11) Office Uses : 1 space for each 300 square feet.

- b) Any uses that do not function as part of the overall development shall provide the number of off street parking spaces required pursuant to the underlying zoning.
- c) Stacking for drive-thru facilities shall be provided as per section 577 230 G.
- d) Tenants that employ the use of shopping carts shall provide an appropriate number of cart corrals within the nearest parking field to accommodate temporary storage of shopping carts.
- e) Parking and loading areas may be located between the building line and the street line, subject to meeting the landscape requirements of this Redevelopment Plan.
- f) Required parking spaces for any use may be provided anywhere within the overall redevelopment area tract. If required parking is provided on a different lot than the use it is serving, appropriate deed restrictions and easements must be submitted.
- g) The amount of off-street parking provided on the tract cannot exceed 120% of the minimum required. An excess greater than 120% of the minimum required may be permitted for a specific use if justified through prior experience, sales projections, etc.
- h) To the extent that they do not conflict with this Redevelopment Plan, parking and loading area design shall be guided by the standards listed in 577-231.
- i) Bike Parking:
  - i) Shall be provided at a rate of 10% of the first one hundred required automobile parking spaces as specified above, plus 2% of any amount thereafter.
  - ii) Shall be distributed in strategic locations throughout the tract, close to building entrances, or pedestrian walkways leading to building entrances.
  - iii) Shall be clearly marked, and separated from automobile access by landscaping, raised curbs, or similar devices.
- j) Maintenance of parking and loading areas shall be subject to section 577-233.
- k) Open parking areas, and entrances and exits, shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular, bicycle and pedestrian movement. Lighting shall be arranged to limit spillage and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
- l) Each permitted use shall provide an area for the orderly deposit and pickup of refuse which is concealed from adjacent residential properties. This area shall be visually screened by a decorative wall or fence and

landscaping. The overall design shall be in architectural harmony with the principal building and shall not be located within buffer areas.

- 5) **Vehicular and Pedestrian Circulation.** The following shall regulate vehicular and pedestrian circulation within any retail portions of the redevelopment area:
  - a) All entrance and exit driveways shall be located to afford maximum safety to traffic, provide for safe and convenient ingress and egress to and from the site, and to minimize conflict with the flow of traffic.
  - b) Sight triangle easements shall be required at Intersections of a street with another street and at intersections of a street with a driveway providing ingress and/or egress to the development. The sight triangle easement shall be in addition to the specified right-of-way width of a street and cartway width of a driveway and shall not contain any grading, planting, or structure more than thirty (30) inches above the center line of the street and/or driveway, except that street signs, fire hydrants, and light standards may be located within a sight triangle easement.
  - c) Sidewalks shall be provided and located to afford safe and efficient pedestrian movement throughout the development, connecting the various uses, parking areas, and points of interest.
  - d) Where sidewalks intersect with streets or access drives, crosswalks shall be delineated by pavement markings and/or striping as appropriate.
  - e) Sidewalks shall be a minimum of 5' wide, or 6' wide where parked cars may overhang (unless curb stops are provided to avoid car overhang).
  - f) Sidewalks shall be provided along the side of any public street adjacent to the proposed development. Sidewalks shall be permitted to be located outside of the ROW, or meander into and outside of the ROW, as necessary to provide safe and efficient pedestrian circulation, and to avoid duplication when parallel sidewalks are provided within the development. Any sidewalks located outside of the public ROW, that serve both the development and the public street shall be subject to the necessary deed restrictions and/or easements.
  
- 6) **Architectural guidelines.** Proposed retail buildings within the redevelopment area will become an integral part of overall site design, and should be developed with consideration for appropriate height, mass, siting, location, materials, orientation, signs, lighting and use. Every attempt should be made to balance the use of prototype building designs with overall site architecture to create a cohesive development.

## D. DEVIATIONS FROM PROVISIONS OF THE REDEVELOPMENT PLAN

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this redevelopment plan or other municipal development ordinances, other than with respect to the nature of relief as set forth under M.L.U.L. 40:55D-70d. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this redevelopment plan or the pertinent sections of Camden's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or other municipal development ordinances. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

## E. PROVISIONS TO MEET STATE & LOCAL REQUIREMENTS

### 1) CONFORMANCE

The *Admiral Wilson North Redevelopment Plan* is substantially consistent with the goals of the *City of Camden Master Plan* and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; and stimulating new commercial development.

### 2) STATUTORY REQUIREMENTS

As described below, the *Admiral Wilson North Redevelopment Plan* fully complies with state statutes.

- a) Relationship to Local Objectives: This Redevelopment Plan is sufficiently comprehensive and complete to indicate its relationship to local objectives with respect to appropriate land use and densities.
- b) City of Camden Comprehensive Plan: The proposals of this Redevelopment Plan conform to the general intents and goals of the *FutureCAMDEN* Master Plan 2002-2022 and Master Plan Reexamination Report 2008.
- c) Relationship to Other Plans: This Redevelopment Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers and its policy of providing appropriate densities to make efficient use of existing infrastructure is what this Redevelopment Plan hopes to achieve.

As this Redevelopment Plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.

- d) Relationship to Municipal Land Use Law: This Redevelopment Plan complies with the New Jersey Municipal Land Use Law, and creates no conflict with its development regulations.
- e) Proposed Land Uses and Building Requirements: This Redevelopment Plan includes maps and/or text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
- f) Identification of Property to Be Acquired: The Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.
- g) Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced businesses affected by implementation of this Plan. The City of Camden, or its designated agent, will provide displacees with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.
- h) Civil Rights and Affirmative Action: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.

## **IV. STATUTORY REQUIREMENTS.**

### **A. COMPLIANCE WITH DEVELOPMENT REGULATIONS.**

- 1) Development and subdivision within the Redevelopment Area shall be governed by the requirements of the City of Camden governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as the State of New Jersey governing development and redevelopment.
- 2) The designated Redevelopment Entity or Redeveloper shall agree to comply with all applicable application submission requirements, design standards and

development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden, County of Camden and State of New Jersey to the extent that they do not contradict this plan, and except where variances and waivers are properly approved.

- 3) The ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies.
- 4) The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

## **B. DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER.**

- 1) The governing body of the City of Camden has designated the Camden Redevelopment Agency to implement redevelopment plans and projects in the area designated by this Plan as the Redevelopment Area (N.J.S.A. 40: 12A-4).
- 2) The Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (NJ S. A. 40A: 12A-4(c)).
- 3) The designated redeveloper shall agree to retain interest acquired in the project until the conveyance of portions of the project to an end user or sub-redeveloper, or in the absence of such conveyance, the completion of construction and development of the specified project, subject to the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, except as provide in and otherwise subject to the terms of a negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A. 40:55D-53).

## **C. GENERAL PROVISIONS OF THE PLAN.**

- 1) Land use provisions and building requirements are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every

possible design or land use solution. Rather, proposals will be evaluated as to how well they achieve the objectives of this Plan.

- 2) The Camden Redevelopment Agency and the City of Camden Planning Board specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the redevelopment area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
- 3) As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S.A. 40: D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.
- 4) Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, as if the developer were proposing a subdivision or portion thereof.
- 5) The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79.
- 6) No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to the public health, safety or general welfare.
- 7) No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City authority.
- 8) Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.

- 9) The developer of a specified project within the redevelopment area shall submit, if needed, a storm water management plan as part of the design submission for review by the Camden Planning Board and appropriate City authority. Storm water management in the redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.
- 10) No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any successors or assignees, whereby land within the project area is restricted by the Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
- 11) Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

#### **D. PUBLIC IMPROVEMENTS.**

Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company. All off-tract improvements shall conform to City requirements.

#### **E. TYPES OF PROPOSED REDEVELOPMENT ACTIONS.**

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan, proceed with clearance, re-planning, development and redevelopment of the area designated in that plan. To carry out and affect the purposes and terms of this Plan, the municipality or Camden Redevelopment Agency may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
- 2) Acquire privately held parcels and property that are vacant or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support proposed development.
- 3) Form a public-private partnership for development of this Redevelopment Area.
- 4) Provide public improvements necessary to support redevelopment.

- 5) Select (a) redeveloper(s) to implement all or part of projects for redevelopment, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
- 6) Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
- 7) Acquire by condemnation any land or buildings necessary for redevelopment projects, pursuant to provisions of the "Eminent Domain Act of 1971".
- 8) Clear any area owned or acquired, and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
- 9) Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants, to carry out redevelopment projects.
- 10) Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
- 11) Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency, and to secure payment of such revenue as part of any such arrangement or contract.
- 12) Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement for capital grants to redevelopers.
- 13) Arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys or other places, or for the furnishing of facilities, or for the acquisition by such agency of property options or property rights, or for furnishing of property or services in connection with this redevelopment plan.
- 14) Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
- 15) Arrange or contract with a public agency for relocation of residents, industry or commerce displaced from or within a Redevelopment Area, pursuant to the "Relocation Assistance Law of 1967" and the "Relocation Assistance Act."

- 16) Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as well as compulsory repair, rehabilitation, demolition or removal of buildings and improvements.
- 17) Publish and disseminate information concerning any redevelopment area, plan, or project.
- 18) Improve vehicular circulation in the redevelopment area through roadway (re)design, improved signal timing, signage, and paving.
- 19) Improve infrastructure and streetscape on adjacent streets, as development or renovations take place.
- 20) Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
- 21) Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

## **F. TIME LIMITS.**

The following provisions with respect to time limits shall govern this Redevelopment Plan:

- 1) **REASONABLE TIME FOR DEVELOPMENT:** The redeveloper of a project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in an Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)
- 2) **EXPIRATION OF REDEVELOPMENT PLAN:** The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption or amendment of the Plan.
- 3) **CERTIFICATES OF COMPLETION:** Upon the issuance of a Certificate of Completion by the Redevelopment Entity, a redevelopment project (area) shall be deemed to be no longer in need of redevelopment for purposes of implementation of this Plan.

## **G. PROCEDURES FOR AMENDING THIS PLAN.**

This Redevelopment Plan may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.), provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with this Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such Plan or its proposed amendment(s). Whether an

amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-7).

#### **H. SUPERCEDEANCE, REPEAL, AND SEVERABILITY.**

- 1) All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only and only as applicable to the Redevelopment Area governed by this Redevelopment Plan.
- 1) If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the Land Development Ordinance of the City of Camden, provisions of this redevelopment plan – unless otherwise specified – shall prevail.
- 2) If any provision or regulation of this Redevelopment Plan shall be judged invalid by court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.

0-4

ORDINANCE AUTHORIZING THE VACATION OF CERTAIN PORTIONS  
OF THE PENN STREET RIGHT OF WAY, SPECIFICALLY THE SIDEWALK  
ON THE SOUTH SIDE OF THE CARTWAY, AS MORE PARTICULARLY  
SET FORTH IN THE ATTACHED METES AND BOUNDS DESCRIPTION,  
PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40:67-1, ET SEQ.

WHEREAS, Liberty Property Limited Partnership has requested City Council to vacate a portion of the Penn Street right of way, specifically the sidewalk on the south side of the cartway, as more particularly set forth in the metes and bounds description and vacation plan attached hereto as Exhibit "A"; and

WHEREAS, no reservations or objections have been made; and

WHEREAS, it appears to the City that the public will not be adversely affected by the vacating of the public right in that area; and

WHEREAS, the City is desirous of retaining a utility easement over the portion being vacated;

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

**SECTION 1.** Subject to approval by the Planning Board of the City of Camden, the rights of the public and the City of Camden in and to the portion of the Penn Street right of way as more particularly set forth in the attached metes and bounds description and vacation plan are hereby extinguished and vacated, with the exception of the retention of a maintenance and utility easement.

**SECTION 2.** All municipal public utilities and cable television lines and facilities, if any, existing in, on or under the vacated portion of the right of way as described in the legal description shall remain the property of the City of Camden, applicable public utility or cable television company. The City of Camden expressly reserves an easement in, on or under that portion of the right of way to be vacated. The party or parties, who become owners of the vacated portion of the right of way under this ordinance, and their successors in title, shall not have the right to close, remove, relocate, erect any structure upon, or block access to any municipal or public utility or cable television lines or facilities existing in, on or under the vacated portion of the right of way. They shall have the right to contract to reach an agreement with the City of Camden or applicable public utility or cable television company to close, remove, relocate, detour or operate and maintain any such municipal public utility or cable television company lines and facilities. The party or parties who become owners of the vacated portion of the right of way must maintain fire access to the vacated portion of the right of way at all times.

**SECTION 3.** The vacation is subject to the rights of the City of Camden and of public utilities to enter the vacated portion of the right of way in a reasonable manner for the purpose of inspecting, maintaining, repairing, replacing, closing or removing any municipal public utility or cable television lines and/or facilities remaining in, on or under the vacated portion of the right of way, unless the City of Camden or public utility or cable television company waives such right by contract or agreement under Section 2 above.

**SECTION 4.** The City Clerk shall have this ordinance published once, not less than ten (10) days instead of one (1) week prior to the second reading.

**SECTION 5.** Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

**SECTION 6.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistencies only.

**SECTION 7.** This ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

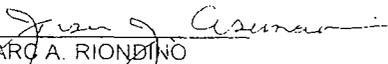
**SECTION 8.** The Municipal Clerk shall, within sixty (60) days after this ordinance become effective, file a certified copy of this ordinance, together with a copy of the proof of publication, in the Office of the Camden County Clerk/Register of Deeds with instructions that the certified copy of this 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: August 9, 2016

The above has been reviewed  
and approved as to form.

or   
MARC A. RIONDINO  
City Attorney

-----  
FRANCISCO MORAN  
President, City Council

-----  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: August 9, 2016

**TO:** Robert Corrales, Business Administrator

**FROM:** Dr. Edward C. Williams, PP, AICP, Director

**Department Making Request:** Planning and Development

**TYPE OF ACTION:** Ordinance

**TITLE OF RESOLUTION/ORDINANCE:** Ordinance approving a street vacation for a portion of Penn St.

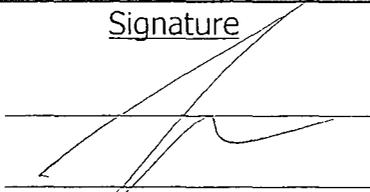
**BRIEF DESCRIPTION:** The purpose of this Council Action is to approve a street vacation for a portion of Penn St. in an effort to advance the Liberty Project.

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *n/a*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	<u>8-2-16</u>	
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds		<i>(If applicable)</i>
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

	<i>(Name) Please Print</i>	<i>(Extension #)</i>
Prepared By:	_____	_____
Contact Person:	_____	_____

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

---

*(Name) Please Print*

*(Extension #)*

Prepared By: Ilene Lampitt, Assistant City Attorney x7166

Contact Person: \_\_\_\_\_

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

**\*\*\*\*Please attach all supporting documents\*\*\*\***

July 21, 2016

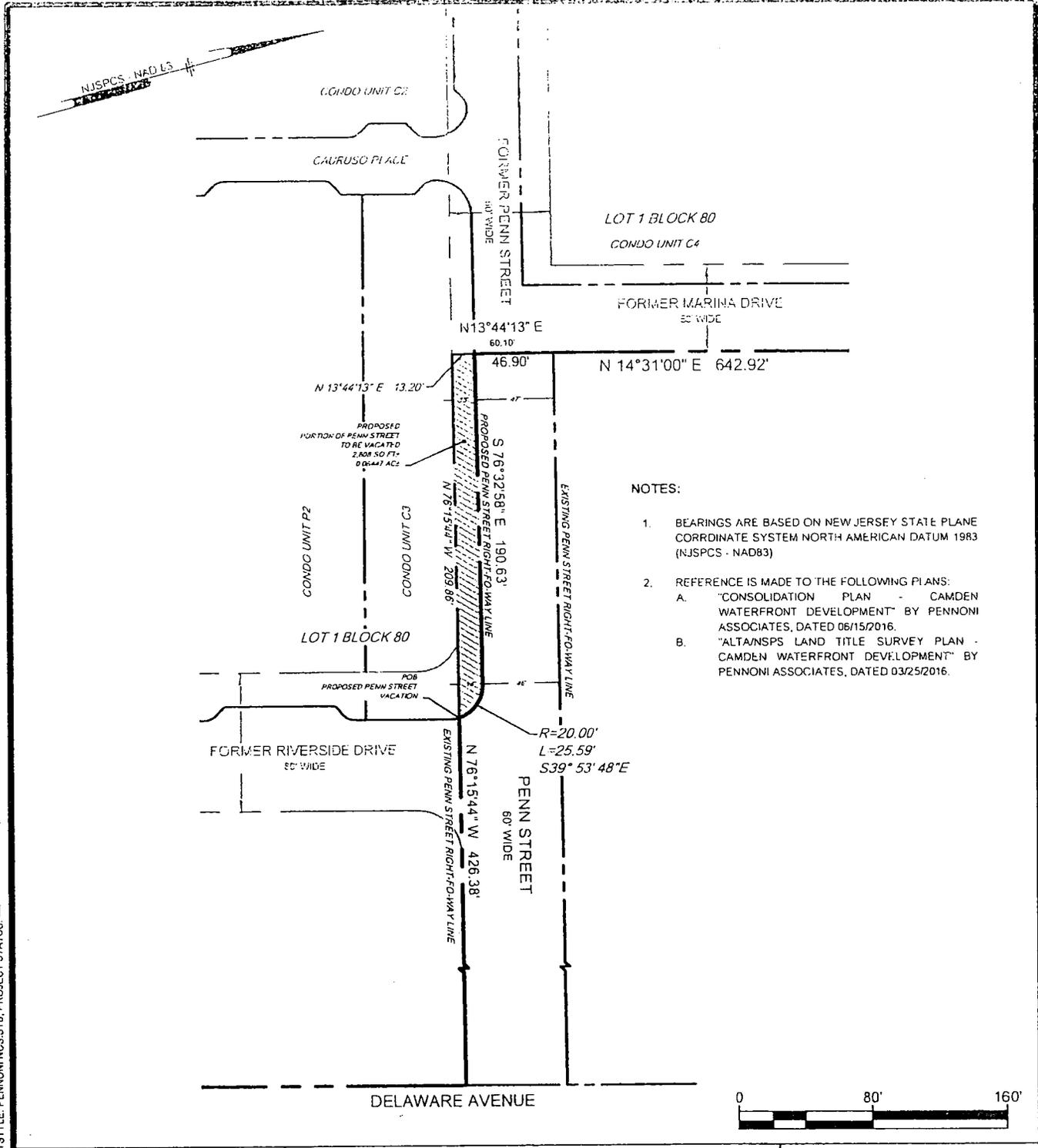
Description  
of  
**Proposed Portion of Penn Street to be Vacated**

All that certain parcel or tract of land situate in City of Camden, Camden County and the State of New Jersey, as shown on a plan entitled "Proposed Street Vacation Exhibit", prepared by Pennoni Associates Inc., dated 07/21/2016, and being bounded and described as follows:

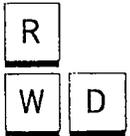
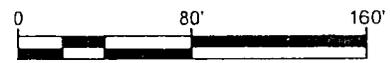
Beginning at a point being on the southerly side of Penn Street (60' wide), said point being measured N 76°15'44" W, 426.38' from the intersection of the said southerly side of Penn Street with the westerly side of Delaware Avenue, thence for said proposed portion of Penn Street to be vacated the following four (4) courses and distances;

1. N 76°15'44" W along the said southerly side of Penn Street as it now exists, 209.86' to a point on the present terminus of said Penn Street, thence thereby;
2. N 13°44'13" E, 13.20' to a point, thence in and through the bed of said Penn Street as it now exists;
3. S 76°32'58" E, 190.63' to a point of curvature, thence continuing in and through the same;
4. Southeasterly 25.59' by the arc of a curve to the right having a radius of 20.00', said arc having a chord bearing of S 39°53'48" E, to the point and place of beginning.

Containing 2,808 s.f. / 0.06447 acres of land, more or less.



- NOTES:
- BEARINGS ARE BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NJSPCS - NAD83)
  - REFERENCE IS MADE TO THE FOLLOWING PLANS:
    - "CONSOLIDATION PLAN - CAMDEN WATERFRONT DEVELOPMENT" BY PENNONI ASSOCIATES, DATED 06/15/2016.
    - "ALTA/NSPS LAND TITLE SURVEY PLAN - CAMDEN WATERFRONT DEVELOPMENT" BY PENNONI ASSOCIATES, DATED 03/25/2016.



**RWD Consultants**  
A Division of **Pennoni**

**PENNONI ASSOCIATES INC.**  
2 Aquanum Drive, Suite 320  
Camden, NJ 08103  
T 856.668.8600

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

CAMDEN WATERFRONT DEVELOPMENT  
DELAWARE AVENUE AND PENN STREET  
CITY OF CAMDEN, CAMDEN COUNTY, STATE OF NEW JERSEY

**PROPOSED STREET VACATION EXHIBIT**

LIBERTY PROPERT LIMITED PARTNERSHIP  
1628 JOHN F. KENNEDY BLVD, SUITE 1100  
PHILADELPHIA, PA 19103

PROJECT	LIBP 1602
DATE	07/21/2016
DRAWING SCALE	1"=80'
DRAWN BY	JKH
APPROVED BY	DSD
<b>V0601</b>	
SHEET 1 OF 1	

Z:\PROJECTS\RWD\1604-LIBERTY PROPERTY - CAMDEN CAMPUS\DESIGN\LIBP1602-V0601.DWG  
PLOTTED: 7/22/2016 8:20:34 AM. BY: JASON HAYNES PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---

0-1-15

IL/jja

**BOND ORDINANCE PROVIDING FOR THE DEMOLITION OF UNSAFE BUILDINGS AND STRUCTURES IN AND FOR THE CITY OF CAMDEN IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING THE AGGREGATE AMOUNT OF \$3,000,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$3,000,000 BONDS OR NOTES OF THE CITY OF CAMDEN TO FINANCE THE COST THEREOF**

**BE IT ORDAINED AND ENACTED** by the City of Camden in the County of Camden, New Jersey, (not less than two-thirds of all members thereof affirmatively concurring) pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey amended and supplemented as follows:

Section 1. The purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the City of Camden, in the County of Camden, New Jersey (the "City"), as a general improvement. For the purpose described in Section 3 hereof, there is hereby appropriated the sum of \$3,000,000 for these purposes as authorized by the Local Bond Law. No down payment is required pursuant to N.J.S.A. 40A:2-11(c).

This bond ordinance authorizes obligations of the City of Camden solely for the purpose described in N.J.S.A. 40A:12-7(d). This purpose is in the public interest and is for the health, welfare, convenience, or betterment of the inhabitants of the City of Camden. The amounts to be expended for this purpose pursuant to this bond ordinance are not unreasonable or exorbitant, and the issues of the obligation authorized by this bond ordinance will not materially impair the credit of the City of Camden or substantially reduce its ability to pay punctually the principal of and the interest on its debts and to supply other essential public improvements and services. The Local Finance Board in the Division of Local Government Services of the Department of Community Affairs of the State of New Jersey has heretofore made a determination to this effect and has caused its consent to be enforced upon a certified copy of this bond ordinance as passed upon first reading.

Section 2. In order to finance the cost of the purpose described in Section 3 of this bond ordinance, negotiable bonds are hereby authorized to be issued in the principal amount of \$3,000,000. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The purposes hereby authorized and for which the bonds are to be issued, the estimated costs of such purposes and the appropriations therefore, the estimated maximum amount of bonds or notes to be issued for such purposes and the period of usefulness of such purposes are as follows:

<u>Purpose</u>	<u>Appropriation and Estimated Costs</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
Demolition of unsafe buildings and structures described in Loan Program Application	\$3,000,000.00	\$3,000,000.00	15 years
Totals	\$3,000,000.00	\$3,000,000.00	

Section 4. All bond anticipation notes issues hereunder shall mature at such times as may be determined by the chief financial officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issues pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issues hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8(a). The chief financial officer is hereby authorized to sell part of or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price, plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this

ordinance is made. Such report must include the amount, the description, the interest rate, and the maturity schedule of the notes, sold, the price obtained, and the name of the purchaser.

Section 6. the following additional matters are hereby determined, declared, recited, and stated:

(a) The purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements that the City of Camden may lawfully undertake as general improvements. However, the properties on which buildings or structures are demolished, as more specifically described in Section 3 of this bond ordinance, shall be subject liens for the costs of such demolition pursuant to N.J.S.A. 40:48-1(15). Further, the owners of such properties shall also be liable for the costs of such demolition pursuant to N.J.S.A. 40:48-1.1.

(b) The period of usefulness, for the purposes described in Section 3 of this bond ordinance and the reasonable life thereof within the limitations of the Local Bond Law, is 15 years.

(c) The Supplemental Debt statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement show that the gross debt of the City of Camden as define din the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$3,000,000 and the obligations authorized herein will be within all debt limitations prescribed by that law.

(d) An aggregate amount not exceeding \$3,000,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated costs indicated herein for the purpose described in Section 3 of this bond ordinance.

Section 7. To the extent that the City of Camden may recover all or part of the costs of undertaking the purposes described in Section 3 of this bond ordinance either as a result of the collection of liens imposed pursuant to N.J.S.A. 40:48-1(15) or a result of actions brought against property owners pursuant to N.J.S.A. 40:48-1.1, shall be used to make payment of any obligations issued pursuant to this ordinance.

Section 8. The full faith and credit of the City of Camden are hereby pledged to the punctual payment of the principal and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City of Camden and the City of Camden for payment of the obligations and the interest thereon without limitation of rate or amount.

Section 9. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**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 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 Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk. Notice of approval or veto shall be filed in the office of the Municipal Clerk.

Date Introduced: August 9, 2016  
The above has been reviewed  
and approved as to form.

for   
Marc Riordino,  
City Attorney

\_\_\_\_\_  
Francisco Moran,  
City Council President

Dana L. Redd, Mayor  
City of Camden

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Luis Pastoriza,  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**Council Meeting Date: August 9, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** August 1, 2016

**FROM:** Marc Riondino, City Attorney

**Department Making Request:** Law

**TITLE OF RESOLUTION/ORDINANCE:** Bond ordinance providing for the demolition of unsafe buildings and structures in and for the City of Camden.

**BRIEF DESCRIPTION:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

On July 11 2016 the Commissioner of the DCA informed Mayor Redd that the City of Camden has been awarded \$3,000,000 at 0% interest over 20 years for the use of demolishing unsafe building and structures in the City of Camden. In order to finance the cost of the demolition, negotiable bonds are requested to be issued in the principal amount of \$3,000,000. This bond ordinance authorizes obligations of the City of Camden solely for the purpose of demolishing unsafe building or structures in the City of Camden. This purpose is in the public interest and is for the health, welfare, convenience, or betterment of the inhabitants of the City of Camden. The amounts to be expended for this purpose pursuant to this bond ordinance are not unreasonable or exorbitant, and the issues of the obligation authorized by this bond ordinance will not materially impair the credit of the City of Camden or substantially reduce its ability to pay punctually the principal of and the interest on its debts and to supply other essential public improvements and services.

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *(If applicable)*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	(If applicable)
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF –Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*Please attach all supporting documents\*\*\***

Received by City Attorney: \_\_\_\_\_

---

*(Name) Please Print*

*(Extension #)*

Prepared By: Ilene Lampitt, Assistant City Attorney x7166

Contact Person: \_\_\_\_\_

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

**RESOLUTION DIRECTING THE CEREMONIAL NAMING OF  
28TH STREET, BEGINNING AT WESTFIELD AVENUE, THROUGH  
CRAMER, HIGH, SAUNDERS, MITCHELL, HOWELL, THOMPSON, AND  
ENDING AT PLEASANT STREET, TO "CONNIE WILLIAMS WAY"**

**WHEREAS**, on March 8, 2016, by Resolution No. MC-16:4940, the City Council of the City of Camden established an Ad Hoc Committee of City Council to review and make recommendations on the proposed ceremonial renaming of a portion of 28<sup>th</sup> Street in Camden to "Connie Williams Way" in honor of staunch Camden community advocate, Connie Williams; and

**WHEREAS**, Mrs. Williams was raised in Eastside of East Camden, attended Camden Public Schools, Bank Street College in New York, and Camden County College. She worked in a nursing home as a nurse's aide for 15 years, then joined Black People Unity Movement (B.P.U.M.) to help start its Day Care Center. Next, she worked at Our Lady of Lourdes for 12 years and then the Camden Board of Education, Woodrow Wilson High School. She worked for the City of Camden Recreation Department to ensure the children of Eastside had recreation; and

**WHEREAS**, the Mayor and City Council of the City of Camden believe that Connie Williams' memory should be properly honored by the ceremonial naming of a portion of 28<sup>th</sup> Street, which was of great significance to Mrs. Williams during here time in Camden. She helped improve the lives of others through her participation in and support of community causes and groups; and

**WHEREAS**, the City Council Ad Hoc Committee, after reviewing input from the City Administration and public, recommend the ceremonial naming of the section of 28th Street, beginning at Westfield Avenue, through Cramer, High, Saunders, Mitchell, Howell, Thompson, and ending at Pleasant Street, to "Connie Williams Way;" now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that, for all the reasons stated above, 28th Street, beginning at Westfield Avenue, through Cramer, High, Saunders, Mitchell, Howell, Thompson, and ending at Pleasant Street, to "Connie Williams Way," and that the appropriate ceremonial signage shall be immediately installed by the City upon the effective date of this Resolution.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

---

MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**RESOLUTION DIRECTING THE CEREMONIAL NAMING OF  
PENN STREET, BEGINNING AT FRIENDS STREET, THROUGH  
N. FRONT STREET, POINT STREET, AND ENDING AT DELAWARE AVENUE,  
TO "FRANK FULBROOK WAY"**

**WHEREAS**, on March 8, 2016, by Resolution No. MC-16:4940, the City Council of the City of Camden established an Ad Hoc Committee of City Council to review and make recommendations on the proposed ceremonial renaming of a portion of Penn Street in Camden to "Frank Fulbrook Way" in honor of staunch Camden community advocate, Frank Fulbrook; and

**WHEREAS**, Frank was born in February of 1949. Mr. Fulbrook lived in Williamstown, NJ for his first five years. At age 5, he moved with his family to Morse Street in East Camden and never left the City. He graduated from Woodrow Wilson High School, a member of the National Honor Society and classmate of former Camden City Mayor Melvin "Randy" Primas. He attended Rutgers University-Camden, earning bachelor's and master's degrees, where he was a member of Tau Epsilon Phi Fraternity; and

**WHEREAS**, Frank was a tireless advocate for Camden and thrived on his love for Camden's residents and businesses and the substantial issues that affected them. With his trademark long gray hair tied in a ponytail, faded blue jeans, soft flannel shirt, and well-worn work boots, Frank pressed the City on issues and causes he believed in, oftentimes in court. Frank balanced his hectic schedule on a paper calendar and hand or type-written notes, largely eschewing modern technology. The longtime (since 1967) Cooper Grant neighborhood resident owned two houses and a parking lot, which he rented to Rutgers-Camden students. He had a fond relationship with his student tenants, who would often ably assist him in researching and performing the additional legwork for Frank's various cases and causes. Frank ran several times for Mayor and City Council in Camden, but found greater success in his efforts to significantly change the City's Charter; and

**WHEREAS**, Frank co-founded the Cooper-Grant Neighborhood Association and is credited with helping to spur that close-knit community's resurgence. Frank had many friends who came from all different walks of life--from an Assembly Speaker and local elected officials to activists and Rutgers-Camden students. He was a former vice chairman of the city Zoning Board of Adjustment, and served on various other City or City-related boards, including the Camden Empowerment Zone Corporation and the Camden City Library; and

**WHEREAS**, the Mayor and City Council of the City of Camden believe that Frank Fulbrook's memory should be properly honored by the ceremonial naming of a portion of Penn Street, which was of great significance to Mr. Fulbrook during his time in Camden; and

**WHEREAS**, the City Council Ad Hoc Committee, after reviewing input from the City Administration and public, recommend the ceremonial naming of the section of Penn Street, beginning at Friends Street, through N. Front Street, Point Street, and ending at N. Delaware Avenue, to "Frank Fulbrook Way," now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that, for all the reasons stated above, Penn Street, beginning at Friends Street, through N. Front Street, Point Street, and ending at N. Delaware Avenue, is hereby ceremonially renamed to "Frank Fulbrook Way," and that the appropriate ceremonial signage shall be immediately installed by the City upon the effective date of this Resolution.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

FUENTES  
07-09-16

**RESOLUTION URGING  
THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY  
TO CONTINUE ITS SUPPORT OF  
THE INSTITUTE FOR THE DEVELOPMENT OF EDUCATION IN THE ARTS' (IDEA)  
PERFORMING ARTS CENTER, CAMDEN, NJ**

**WHEREAS**, the City Council of the City of Camden understands The Institute for the Development of Education in the Arts (IDEA), which is based in the BB&T Pavilion on the Camden Waterfront, was founded in 1996 to serve as a healing presence in the lives of the Camden's adolescents, 46 percent of whom live in poverty. IDEA is a creative learning organization that exists to create better futures for youth in Camden and throughout Southern New Jersey, by tapping into their creative spirit in order to inspire and give power to their dreams and aspirations through arts education; and

**WHEREAS**, IDEA's mission is to provide a safe and supportive artistic environment that enhances and respects the diversity of all cultures and inspires excellence by offering opportunities to under-served youth and their families throughout the Delaware Valley to (claim their voice) as they explore and participate in the performing, literary and multimedia arts; and

**WHEREAS**, The IDEA Performing Arts Center, which serves as a subsidiary and home base for all activities created by IDEA as well as a cultural gathering place on the historic Camden Waterfront to celebrate the arts in all of its forms, must vacate its premises at the ground floor black theater in the BB&T Pavilion by the end of 2016; and

**WHEREAS**, City Council understands The IDEA Performing Arts Center serves as an exhibition, arts education and performance space where talented and diverse artists can inspire, strengthen, support, unite and enlighten the community through their performances and exhibitions and serve as a home for many emerging, established, as well as struggling artists, in Camden and throughout the region. Thus, the Performing Arts Center's presence on the Camden Waterfront or within the Downtown Camden area is critical for IDEA's mission; and

**WHEREAS**, City Council fully supports IDEAS' mission, provision of services, and available performance space in The IDEA Performing Arts Center in support of Camden residents' artistic and performance talent; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that, for all the reasons stated above, it fully supports The Institute for the Development of Education in the Arts (IDEA); The IDEA Performing Arts Center being based in the BB&T Pavilion on the Camden Waterfront or in the immediate Downtown Camden area; and its provision of services to the Camden, Camden County and surrounding area's artistic and performance community; and does hereby encourage the New Jersey Economic Development Authority to continue its full support of this worthwhile organization and its high-profile performance space.

**BE IT RESOLVED** by the City Council of the City of Camden that the Municipal Clerk shall transmit a true copy of this Resolution to the NJ EDA, Governor Christie, and the City's representatives in the State Legislature.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: July 9, 2016

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

MORAN/jja  
08-09-16

001

**RESOLUTION REQUESTING THE INSTALLATION  
OF STREET LIGHTS ON 300 BLOCK OF HILLSIDE AVENUE  
AND ON 3500 BLOCK OF FAIRFAX DRIVE, CAMDEN, NJ**

**WHEREAS**, by resident petition received by the City Council of the City of Camden requesting the installation of street lights on the 300 block of Hillside Avenue (Pole # 68042) and on the 3500 block of Fairfax Drive (Pole # 62199 CM), Camden, NJ, the City Council supports the aforesaid request; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that it hereby supports and submits the aforesaid residential request for the installation of street lights on the 300 block of Hillside Avenue (Pole # 68042) and on the 3500 block of Fairfax Drive (Pole # 62199 CM), Camden, NJ for the Department of Public Works and City Engineer's review, recommendation, and processing to the appropriate street lighting authority.

**BE IT RESOLVED** by the City Council of the City of Camden that all pertinent City officials are hereby authorized to take all necessary actions to effectuate the purposes of this Resolution.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

FUENTES  
08-09-16

16-25

**RESOLUTION URGING CONTINUED SUPPORT OF  
ST. LUKE'S CATHOLIC MEDICAL SERVICES,  
511 STATE STREET, NORTH CAMDEN**

**WHEREAS**, the City Council of the City of Camden understands St. Luke's Catholic Medical Services, located at 511 State Street in North Camden (the "Clinic"), which serves Camden's and the region's underserved and uninsured poor with only an internal physician and nurse practitioner, potentially may be forced to close its doors in the Camden community; and

**WHEREAS**, opened over 30 years ago by Jesuit priests to serve the poor in North Camden, the private medical practice attracts mostly older, Spanish-speaking patients with complex medical conditions. The Center provides its patients with holistic care, manages chronic diseases, and promotes healthy lifestyles. Few of the Clinic's patients have private insurance, and some do not have public health coverage. The Clinic is supported in part by the Rowan University School of Osteopathic Medicine and predominately by the Diocese of Camden. The Clinic has financially struggled through the years due to widespread changes in the health care delivery system and related services reimbursements; and

**WHEREAS**, City Council understands the importance to the health and well-being of Camden's most at risk residents that the Clinic remain a vital presence in North Camden, a location that is critical to the Clinic's mission. The doctor and nurse have built a long-earned trust with their patients young and old, which is essential to health treatment and promotion; and

**WHEREAS**, City Council fully supports the Clinic's mission in addressing Camden's poorest residents' medical care needs; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that, for all the reasons stated above, it fully supports St. Luke's Catholic Medical Services; its being based in the North Camden community; and its provision of vital medical care services to Camden's and the surrounding area's poor and Spanish-speaking communities; and does hereby encourage the Diocese of Camden, the Rowan University School of Osteopathic Medicine, and all its other supports, financially and otherwise, to continue their full support of this worthwhile medical practice and its services.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

refer to  
R-25

# KEEP ST. LUKE'S CATHOLIC MEDICAL SERVICES OPEN IN NORTH CAMDEN!

Please attend another Camden City Council Meeting in regards to keeping St. Luke's Catholic Medical Services **OPEN!**

**When:** Tuesday, August 9, 2016

**Time:** 5 PM

**Location:** Council Chambers, 2<sup>nd</sup> Floor,  
City Hall in Camden

Councilman, Angel Fuentes, will present a resolution regarding St. Luke's Catholic Medical Services.

St. Luke's **NEEDS** your support!

THANK YOU 😊

R-76

MAR:see  
08-09-16

RESOLUTION REQUESTING THE PLANNING BOARD OF THE CITY OF CAMDEN TO REVIEW AND CONSIDER A PROPOSED AMENDMENT TO THE ADMIRAL WILSON BOULEVARD REDEVELOPMENT PLAN

WHEREAS, N.J.S.A. 40A:12A-1, et seq., authorizes the governing body of any municipality, by resolution to have its Planning Board conduct a determination of need study for any areas of the municipality for the purpose of developing a redevelopment plan; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City to have its Planning Board to review and consider a proposed amendment to the Admiral Wilson Boulevard Redevelopment Plan study for the purpose of reviewing and modifying the development and redevelopment plan; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Planning Board of the City of Camden is requested to review and modify the Admiral Wilson Boulevard Redevelopment Plan for the purpose of amending said document to facilitate future development.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of introduction: August 9, 2016

The above has been reviewed and approved as to form.

for   
MARC A. RIONDINO  
City Attorney

FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Council Meeting Date: August 9, 2016

TO: Robert Corrales, Business Administrator

FROM: Dr. Edward C. Williams, PP, AICP, Director

Department Making Request: Planning and Development

TYPE OF ACTION: Resolution

TITLE OF RESOLUTION/ORDINANCE: Resolution requesting the Planning Board to review a proposed amendment of the Admiral Wilson Boulevard Redevelopment Plan.

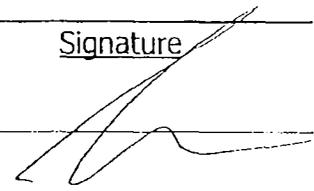
BRIEF DESCRIPTION: The purpose of this Council Action is for the Planning Board to review the Admiral Wilson Boulevard Redevelopment Plan to facilitate further development.

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

APPROPRIATION ACCOUNT(S): *(If applicable)*

AMOUNT: *n/a*

	Date	Signature
Approved by Relevant Director:	<u>8-2-16</u>	
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

*(If applicable)*

*(Name) Please Print*

*(Extension #)*

Prepared By: \_\_\_\_\_

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*

Contact Person: \_\_\_\_\_

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

**\*\*\*\*Please attach all supporting documents\*\*\*\***

**RESOLUTION AUTHORIZING RESPECTIVE RELEASE AND WAIVER  
OF PERFORMANCE AND MAINTENANCE GUARANTEES FROM  
CAMPBELL SOUP COMPANY, FOR EDS INVESTMENTS, LLC,  
TO THE BENEFIT OF THE CITY OF CAMDEN  
WITH RESPECT TO THE FORMER SEARS BUILDING SITE AT  
60 NEWTON AVENUE, 151 MOUNT EPHRAIM AVENUE,  
29 MOUNT EPHRAIM AVENUE, AND 1300 ADMIRAL WILSON BOULEVARD  
(BLOCK 1459, LOTS 9, 14, AND 17 AND BLOCK 1463, LOT 1), CAMDEN, NJ**

**WHEREAS**, a request has been received by the City of Camden ("City") from Brandywine Operating Partnership, LP ("Brandywine"), the developer for the project known as the Subaru Headquarters, Camden, NJ ("Subaru Project"), and Campbell Soup Company ("Campbell Soup") and its developer, EDS Investments, LLC, ("EDS"), seeking the respective release and waiver of the amounts required to be posted under each of the Performance Guaranty in the amount of \$209,50.63 and Maintenance Guaranty in the amount of \$25,146.08, to the benefit of the City of Camden with respect to the former Sears Building site at 60 Newton Avenue, 151 Mount Ephraim Avenue, 29 Mount Ephraim Avenue, And 1300 Admiral Wilson Boulevard (Block 1459, Lots 9, 14, And 17 And Block 1463, Lot 1), Camden, NJ ("Property"); and

**WHEREAS**, the Subaru Project is currently being constructed on the Property. Brandywine has posted its \$4,681,522.80 Performance Surety Bond ("Performance Bond") for the performance of the Subaru Project construction. Since the Property is now owned by Subaru of America, Inc. ("Subaru") and is being redeveloped by Brandywine, and the improvements on the Property that Campbell Soup previously guaranteed (covered, among other things, landscaping on the Property until it was developed) are no longer necessary in light of Brandywine's ongoing construction and its posted Performance Bond for same, Brandywine and Campbell Soup have requested the City of Camden release both of Campbell Soup's guarantees under said Performance and Maintenance Guaranties; and

**WHEREAS**, the City Planning Board's Engineer, Remington & Vernick Engineers (R&V"), has reviewed developer Brandywine's and Campbell Soup's herein request. As detailed in its August 2, 2016 letter to the City, after R&V's inspection of the Project it recommends: (1) the release of \$201,168.60 of the original amount required to be posted by Campbell Soup under its Performance Guaranty, contingent upon the payment of all outstanding R&V vouchers; and (2) the full waiver of Campbell Soup's guarantee under its Maintenance Guaranty in the amount of \$25,146.08; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that, for all the reasons set forth above, the authorized City of Camden officials are hereby authorized and directed to release **Two Hundred One Thousand One Hundred Sixty Eight Dollars and Sixty Cents (\$201,168.60)** of the original amount required to be posted by Campbell Soup Company under its Performance Guaranty; and the full waiver of Campbell Soup's guarantee under its Maintenance Guaranty in the amount of **Twenty Five Thousand One Hundred Forty-Six Dollars and Eight Cents ( \$25,146.08)**, to the benefit of the City of Camden with respect to the former Sears Building site at 60 Newton Avenue, 151 Mount Ephraim Avenue, 29 Mount Ephraim Avenue, And 1300 Admiral Wilson Boulevard (Block 1459, Lots 9, 14, And 17 And Block 1463, Lot 1), Camden, NJ.

**BE IT FURTHER RESOLVED**, that the above release of Campbell Soup's Performance Guaranty is contingent upon the payment of all outstanding Remington & Vernick Engineers vouchers, as provided under said Performance Guaranty.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

## MAINTENANCE GUARANTY

We, Campbell Soup Company, having offices at 1 Campbell Place, Camden, New Jersey, 08103 as "Surety", are indebted to the City of Camden, in the County of Camden, "Obligee", in the sum of **\$25,146.08**, for which payment we bind ourselves and our respective heirs, legal representatives, successors, and assigns, jointly and severally.

On September 12, 2013, EDS Investments, LLC ("Applicant") was granted approval by the Planning Board of the City of Camden for Project #04-08-P-752 located at 60 Newtown Avenue, 151 Mount Ephraim Avenue, 29 Mount Ephraim Avenue, and 1300 Admiral Wilson Boulevard (Block 1463, Lot 1; Block 1459, Lots 9, 14, 16, and 17).

This guaranty shall become effective upon approval or acceptance of the improvements by the appropriate municipal authority, which shall be attached hereto and made a part hereof. The improvements subject to this guaranty are all those physical and landscaping installations made as part of the Applicant's Project including, but not limited to grading, removal of paving, demolition and removal of concrete work, plantings, and removal of lighting.

The certification of the cost of such improvements by the municipal engineer is attached hereto and made a part hereof as **Exhibit 1**.

Pursuant to municipal ordinance, adopted under authority of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Surety hereby furnishes a maintenance guaranty in the amount of **\$25,146.08**, guarantying full and faithful compliance with all terms and conditions of the approval. The guaranty shall continue in effect for a period of twenty-four (24) months from the date of approval or acceptance of the said improvements.

This guaranty is promised subject to the following expressed conditions:

1. This guaranty shall not be subject to cancellation by the Surety for any reason until the end of the period for which it is required to be maintained.
2. The aggregate liability shall not exceed the sum set forth above.
3. In the event that the improvements subject to this guaranty exhibit any defects in functioning, materials or quality of work, the municipal governing body may, at its option, and upon at least 30 days prior written notice to the Surety by personal delivery or by certified or registered mail or courier, declare the Surety in default and, in the event of a failure or refusal to complete the necessary corrective work, claim payment under this guaranty for the cost of any work required for the proper correction of any such defects in the said improvements.

4. The Surety shall have the right to repair any defects in functioning, materials or quality of work and, to that end, to do such corrective work as may be necessary in accordance with the terms and conditions of original approval, but, as an alternative to performing such maintenance or corrective work it may, in its sole discretion, make a monetary settlement with the municipality.
5. This guaranty shall inure to the benefit of the municipality only and no other party shall acquire any rights hereunder.

CAMPBELL SOUP COMPANY

Date: 4/24/14

By: Richard J. Landers  
(Title)

Richard J. Landers  
V.P. - Tax & Real Estate

Remington & Vernick Engineers

**COST ESTIMATE**

30-Oct-13

CITY OF CAMDEN

EDS INVESTMENTS LLC - CAMPBELL'S MEADOWS

60 NEWTON AVE., 29 & 151 MT. EPHRAIM AVE., & 1300 ADMIRAL WILSON BLVD.

BLOCK 1463, LOT 1; BLOCK 1459, LOTS 9, 14, 16, and 17

R&V NO.: 04-08-P-752

QTY	UNIT	ITEM	UNIT COST	PRICE
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**EXCAVATION & CLEARING**

1	LS	Site Excavation	\$3,500.00	\$3,500.00
1	LS	Remove Existing Paving & Subbase	\$75,000.00	\$75,000.00
5	LOT	Final Lot Grading	\$2,000.00	\$10,000.00

**SOIL EROSION & SEDIMENT CONTROL**

3200	LF	Silt Fence	\$2.60	\$8,000.00
22	UNIT	Collar/Stone-Inlet Protection	\$150.00	\$3,300.00
2	UNIT	Construction Entrance	\$1,500.00	\$3,000.00

**PAVING & CONCRETE**

120	SY	2" Bituminous Surface Course-1(I-5)	\$10.00	\$1,200.00
120	SY	4" Stabilized Base (I-2)	\$18.00	\$2,160.00
120	SY	6" Dense Graded Aggregate	\$11.00	\$1,320.00

**PLANTING**

2447	SY	Lawn Seed Mixture	\$1.50	\$3,670.50
28580	SY	Meadow Seed Mixture	\$2.00	\$53,160.00

**LIGHTING**

3	UNIT	Remove Light Fixtures	\$650.00	\$1,950.00
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**MISCELLANEOUS**

4	UNIT	Bollards	\$345.00	\$1,380.00
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Remington & Vernick Engineers

COST ESTIMATE

30-Oct-13

CITY OF CAMDEN  
 EDS INVESTMENTS LLC - CAMPBELL'S MEADOWS  
 60 NEWTON AVE., 29 & 151 MT. EPHRAIM AVE., & 1300 ADMIRAL WILSON BLVD.  
 BLOCK 1463, LOT 1; BLOCK 1459, LOTS 9, 14, 16, and 17

R&V NO.: 04-08-P-752

QTY	UNIT	ITEM	UNIT COST	PRICE
-----	------	------	-----------	-------

TOTALS				
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CONSTRUCTION COST:	\$167,640.50
20% CONTINGENCIES:	\$33,528.10
TOTAL IMPROVEMENTS TO BE BONDED:	\$201,168.60
5% INSPECTION ESCROW:	\$8,382.03
TOTAL AMOUNT OF MAINTENANCE BOND:	\$25,146.08

(Based on the greater of \$600.00 or 5% of the construction cost pursuant to NJSA 40:55D-53.h)

REV. 8-01

This Estimate Of The Costs Of Improvements Has Been Prepared Pursuant To Section 40:55D-53.4 Of The Municipal Land Use Law And Is Based On Documented Construction Cost For Public Improvements Which Prevail In The Vicinity Of The Municipality

Bond By: DMJ  
 Reduction By:  
 Estimate #1, Date: October 30, 2013

## PERFORMANCE GUARANTY

We, Campbell Soup Company, having offices at 1 Campbell Place, Camden, New Jersey, 08103 as "Surety", are indebted to the City of Camden, in the County of Camden, "Obligee", in the sum of \$209,550.63, for which payment we bind ourselves and our respective heirs, legal representatives, successors, and assigns, jointly and severally.

On September 12, 2013, EDS Investments, LLC ("Applicant") was granted approval by the Planning Board of the City of Camden for Project #04-08-P-752, located at 60 Newtown Avenue, 151 Mount Ephraim Avenue, 29 Mount Ephraim Avenue, and 1300 Admiral Wilson Boulevard (Block 1463, Lot 1; Block 1459, Lots 9, 14, 16, and 17). The estimate by the municipal engineer of the cost of this work and of inspection and the resolution of approval are attached hereto and made a part thereof, as Exhibit 1.

Pursuant to municipal ordinance, adopted under authority of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Surety hereby furnishes a performance guaranty in the amount of \$201,168.60, and guarantees the payment of all engineering review fees up to and including the amount of \$8,382.03. Surety guarantees full and faithful completion of the improvements approved for this Project by the Planning Board of the City of Camden, in lieu of completing the required improvements prior to the granting of final approval. This guaranty shall remain in full force and effect until such time as all improvements covered by this guaranty have been approved or accepted by the appropriate municipal authority, except that in those instances where some of the improvements are approved or accepted by the appropriate municipal authority upon certification by the municipal engineer, partial release from the guaranty shall be granted in accordance with N.J.S.A. 40:55D-53. The amount of the guaranty remaining shall be sufficient to secure provision of the improvements not yet approved; provided, however, that the municipality may require that thirty percent (30%) of the amount of the guaranty be retained to ensure completion of all improvements.

This guaranty shall remain in full force and effect until released by the appropriate municipal authority.

This guaranty is promised subject to the following expressed conditions:

1. This guaranty shall not be subject to cancellation by the Surety for any reason until such time as all improvements subject to the guaranty have been accepted by the municipality, in accordance with the applicable provisions of the Municipal Land Use Law.
2. This guaranty shall be deemed to be continuous in form and shall remain in full force and effect until the improvements are accepted by the municipality and the guaranty is released, or until default is declared, or until the guaranty is replaced by another bond or guaranty meeting applicable legal requirements. Upon approval or acceptance of all improvements by the municipality, or upon replacement of this guaranty by another bond or guaranty, liability under this guaranty shall cease. Upon approval or acceptance of some, but not all, of the required improvements by the municipality, partial release from the guaranty shall be granted in accordance with N.J.S.A. 40:55D-53; provided, however, that the portion of the guaranty amount sufficient to secure completion of the

improvements shall continue in effect and the municipality may retain thirty percent (30%) of the guaranty amount posted in order to ensure such completion.

3. The aggregate liability shall not exceed the sum set forth above.
4. In the event that the improvements subject to this guaranty are not completed within the time allowed under the conditions of the final approval issued pursuant to the Municipal Land Use Law, including such extensions as may be allowed by the approving authority, the municipal governing body may, at its option, and upon at least thirty (30) days prior written notice to the Surety by personal delivery or by certified or registered mail or courier, declare the Surety to be in default and, in the event of a failure or refusal to complete the work in accordance with the terms and conditions of the original approval, claim payment under this guaranty for the cost of completion of the work.
5. The Surety shall have the right to complete the work in accordance with the terms and conditions of the original approval, but, at the same, at its sole discretion, may make a monetary settlement with the municipality as an alternative to completing the work.
6. In the event that the Surety and the approving authority agree to changes in the scope of the work, the obligations of this guaranty shall not be affected as long as the cost of the work does not exceed 120 percent of the municipal engineer's certified estimate, attached hereto and made a part hereof, which 120 percent of the estimate shall be the limit of the obligation under this guaranty in any case. If the cost of the work exceeds 120 percent of the certified estimate, the Surety shall offer security for the additional amount; provided, however, that this provision shall not be construed as requiring additional coverage.
7. This guaranty shall inure to the benefit of the municipality only and no other party shall acquire any rights hereunder.
8. In the event that this guaranty shall for any reason cease to be effective prior to the approval or acceptance of all improvements, a cease and desist order may be issued by the appropriate municipal authority, in which case all work shall stop until such time as replacement guaranty acceptable to the approving authority becomes effective.

CAMPBELL SOUP COMPANY

Date: 4/24/14

By: Richard J. Landers  
(Title)

Richard J. Landers  
V.P. - Tax & Real Estate

Remington & Vernick Engineers

**SOIL ESTIMATE**

30-Oct-13

CITY OF CAMDEN  
 EDS INVESTMENTS LLC - CAMPBELL'S MEADOWS  
 60 NEWTON AVE., 29 & 151 MT. EPHRAIM AVE., & 1300 ADMIRAL WILSON BLVD.  
 BLOCK 1463, LOT 1; BLOCK 1459, LOTS 9, 14, 16, and 17

R&V NO.: 04-08-P-752

**QTY UNIT ITEM UNIT COST PRICE**

**EXCAVATION & CLEARING**

1	LS	Site Excavation	\$3,500.00	\$3,500.00
1	LS	Remove Existing Paving & Subbase	\$75,000.00	\$75,000.00
5	LOT	Final Lot Grading	\$2,000.00	\$10,000.00

**SOIL EROSION & SEDIMENT CONTROL**

3200	LF	Silt Fence	\$2.50	\$8,000.00
22	UNIT	Collar/Stone Inlet Protection	\$150.00	\$3,300.00
2	UNIT	Construction Entrance	\$1,500.00	\$3,000.00

**PAVING & CONCRETE**

120	SY	2" Bituminous Surface Course-1(I-5)	\$10.00	\$1,200.00
120	SY	4" Stabilized Base (I-2)	\$18.00	\$2,160.00
120	SY	6" Dense Graded Aggregate	\$11.00	\$1,320.00

**PLANTING**

2447	SY	Lawn Seed Mixture	\$1.50	\$3,670.50
26580	SY	Meadow Seed Mixture	\$2.00	\$53,160.00

**LIGHTING**

3	UNIT	Remove Light Fixtures	\$650.00	\$1,950.00
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**MISCELLANEOUS**

4	UNIT	Bollards	\$345.00	\$1,380.00
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Remington & Vernick Engineers

**COST ESTIMATE**

30-Oct-13

CITY OF CAMDEN

EDS INVESTMENT'S LLC - CAMPBELL'S MEADOWS

60 NEWTON AVE., 29 & 151 MT. EPHRAIM AVE., & 1300 ADMIRAL WILSON BLVD.

BLOCK 1463, LOT 1; BLOCK 1459, LOTS 9, 14, 16, and 17

R&V NO.: 04-08-P-752

**CITY UNIT ITEM UNIT COST PRICE**

**TOTALS**

CONSTRUCTION COST:	\$167,640.50
20% CONTINGENCIES:	\$33,528.10
TOTAL IMPROVEMENTS TO BE BONDED:	\$201,168.60
5% INSPECTION ESCROW:	\$8,382.03
TOTAL AMOUNT OF MAINTENANCE BOND:	\$25,146.08

(Based on the greater of \$500.00 or 5% of the construction cost pursuant to NJSA 40:55D-53.h)

REV.8-01

This Estimate Of The Costs Of Improvements Has Been Prepared Pursuant To Section 40:55D-53.4 Of The Municipal Land Use Law And Is Based On Documented Construction Cost For Public Improvements Which Prevail In The Vicinity Of The Municipality

Bond By: DMJ

Reduction By:

Estimate #1, Date: October 30, 2013

# REMINGTON & VERNICK ENGINEERS

Professional Excellence Since 1901

## SENIOR PRINCIPALS

Edward Vornick, P.E., C.E., President  
Craig F. Remington, P.E., P.P., Vice President  
Michael D. Vena, P.E., P.E. CMC (Renewed 2008)  
Edward J. Walberg, P.E., P.E. CMC  
Thomas F. Beach, P.E., CMC  
Richard G. Arango, P.E., CMC

## PRINCIPALS

Kim Wendell Bibbs, P.E., CMC  
Marc DeBlosy, P.E., P.E. CMC, C.P.M., C.P.P.  
Alan Dallenhofer, P.E., P.E. CMC  
Leonard A. Falda, P.E., P.E. CMC  
Christopher J. Fazio, P.E., CMC  
Terence Vogt, P.E., P.E. CMC  
Dennis K. Yodanis, P.E., P.E. CMC

## SENIOR ASSOCIATES

Charles E. Adamson, P.E., P.E.  
John J. Carlwell, P.E., P.E. CMC  
Richard B. Czokanski, P.E., P.E. CMC  
Annina Hogan, P.E., P.E. CMC, C.P.M., C.P.P.  
Kenneth C. Reister, P.E., CMC  
Frank J. Seney, Jr., P.E., P.E. CMC  
Gregory J. Sullivan, P.E., P.E. CMC

PLEASE REPLY TO THE NOTED OFFICE

Remington & Vernick Engineers  
232 Kings Highway East  
Haddonfield, NJ 08033  
☐ (856) 795-9596

Remington, Vernick  
& Vena Engineers  
9 Allen Street  
Toms River, NJ 08753  
☐ (732) 206-9220

3 Jicama Boulevard, Suite 300-400  
Old Bridge, NJ 08857  
☐ (732) 955-8000

Remington, Vernick  
& Walberg Engineers  
895 North Main Street  
Pleasantville, NJ 08232  
☐ (609) 646-7110

4807 New Jersey Avenue  
Widwood City, NJ 08260  
☐ (609) 522-5150

Mellor Plaza 1, Suite 400  
16701 Mellor Boulevard  
Bowie, MD 20716  
☐ (240) 644-5302

Remington, Vernick  
& Beach Engineers  
922 Fayette Street  
Conshohocken, PA 19420  
☐ (610) 940-1050

1000 Church Hill Road, Suite 220  
Pittsburgh, PA 15205  
☐ (412) 263-2200

Univ. Office Plaza, Bellevue Building  
262 Chepman Road, Suite 105  
Newark, DE 19702  
☐ (302) 266-0212

Remington, Vernick  
& Arango Engineers  
The Presidential Center, Lincoln Building  
Suite 600, 101 Route 130,  
Cranston, NJ 08077  
☐ (856) 303-1245

300 Perch Avenue, 3rd Floor  
Secaucus, NJ 07094  
☐ (201) 624-2137

August 2, 2016

Dr. Edward Williams, PP, AICP  
Department of Planning & Development  
City of Camden  
Room 420, City Hall  
Camden, NJ 08101

Re: City of Camden  
EDS Investments, LLC  
Campbell Meadows  
60 Newton Ave., 29 & 151 Mt. Ephraim;  
1300 Admiral Wilson Blvd.  
Block 1463, Lot1  
Block 1459, Lots 9, 14, 16 & 17  
Performance Guarantee Release  
Our File #04-08-I-752

Dear Dr. Williams:

At the request of the applicant, our office has conducted an inspection to the above-referenced project. Based upon our investigation, we recommend a release of the Performance Guarantee established in the amount of \$201,168.60. Furthermore, due to the fact that these site improvements have common ground with the new proposed improvements for Subaru of America (Brandywine Operating Partnership), we recommend the waiving of the Maintenance Guarantee. The release of the Performance Guarantee is contingent upon the Payment of all-outstanding Remington & Vernick Engineers' Vouchers. If you should have any questions, please contact Steven D. Fini, Regional Field Supervisor, at 856-795-9596.

Sincerely,  
REMINGTON & VERNICK ENGINEERS, INC.

  
Anthony W. Donofrio, C.M.I., E.T.  
Department Head  
Construction Management/Inspection Department

  
John J. Cantwell, P.E., P.P., C.M.E.

AWD:JC:sdf

cc: Uzo Ahiarakwo, P.E., Municipal Engineer  
Angela Miller, Planning Board Secretary  
EDS Investments, LLC, 620 Market St., Suite 224, Camden, NJ 08101-5120  
Dena Moore Johnson, P.E., C.M.E.

L:\product\camcity\752-eds investments, llc-campbell meadows\insp\perf guarantee release\waving mainl guarantee-8-2-16.doc

8-2-16

Walk on by Title

Subject to Remington & Vernick  
Engineer's Review and Recommendation  
to the City:

“Resolution authorizing the release of  
Campbell's Soup (EDS Investment)  
performance and maintenance bonds for  
the former Sears Building Site (Blocks  
1459 & 1463)”

## Jason Asuncion

---

**From:** Kevin Sheehan <[ksheehan@parkermccay.com](mailto:ksheehan@parkermccay.com)>  
**Sent:** Tuesday, August 02, 2016 3:22 PM  
**To:** Jason Asuncion; 'Dena Moore'; Dr. Edward C. Williams, Dir. of Planning & Development; Uzo Ahiaakwe  
**Cc:** Marc Riordino; Brian Berson ([brian.berson@bdnreit.com](mailto:brian.berson@bdnreit.com)); Jennifer Matthews Rice ([Jennifer.MatthewsRice@bdnreit.com](mailto:Jennifer.MatthewsRice@bdnreit.com)); Dionne Hicks-Giles; Angela Miller; Thomas Walicky  
**Subject:** RE: Release of Campbell Bond for Sears site (0408P752)  
**Attachments:** Maintenance Bond EDS Invest Blocks 1459 & 1463.pdf; Performance Bond EDS Blocks 1459 & 1463.pdf; Brandywine - Performance Bond - Subaru Headquarters.pdf

Jason, Ed & Dena. Marc asked that I coordinate the release of the Campbell's (EDS) bonds which cover the Subaru Headquarters site with you. I have attached copies of the Campbell Bonds and the Brandywine bond for the Subaru HQ project.

*(bonds copy)*  
The Campbell bonds (\$201K performance and \$25K maintenance) ensured site work and planting after the Sears building was demolished. As you know the Subaru project is now being constructed on that property. Brandywine has posted a \$4.6 million bond for the performance of the Subaru construction. Since the site is now owned by Subaru and is being redeveloped, and the improvements that Campbell had guaranteed are no longer necessary in light of the ongoing construction and the new bond, it is requesting that its bonds be released. It appears that the Brandywine/Subaru bond protects the City for the improvements that are currently underway.

Can you review this request and the attached bonds and let us know whether the Campbell's bonds can be released. They would be on the agenda for the August 9 Council meeting if they can be released.

Thank you.

**Kevin D. Sheehan, Esquire**  
*Shareholder*  
*Real Estate and Land Use*

**PARKER McCAY P.A.**  
O: 856-985-4020  
[ksheehan@parkermccay.com](mailto:ksheehan@parkermccay.com)

---

**From:** Marc Riordino [<mailto:MaRiondi@ci.camden.nj.us>]  
**Sent:** Thursday, July 28, 2016 11:03 AM  
**To:** 'Dena Moore'; Dr. Edward C. Williams, Dir. of Planning & Development; Uzo Ahiaakwe; Jason Asuncion  
**Cc:** Brian Berson ([brian.berson@bdnreit.com](mailto:brian.berson@bdnreit.com)); Jennifer Matthews Rice ([Jennifer.MatthewsRice@bdnreit.com](mailto:Jennifer.MatthewsRice@bdnreit.com)); Dionne Hicks-Giles; Angela Miller; Thomas Walicky; Kevin Sheehan; Kevin Sheehan  
**Subject:** RE: Release of Campbell Bond for Sears site (0408P752)

Jason and Dionne please follow up with the appropriate bond release resolution for the August council meeting . Coordinate with Dena and director Williams as necessary .Thanks.

---

**From:** Dena Moore [<mailto:dena.moore@rve.com>]  
**Sent:** Tuesday, July 26, 2016 2:49 PM  
**To:** Dr. Edward C. Williams, Dir. of Planning & Development; Marc Riordino; Uzo Ahiaakwe; Jason Asuncion  
**Cc:** Brian Berson ([brian.berson@bdnreit.com](mailto:brian.berson@bdnreit.com)); Jennifer Matthews Rice ([Jennifer.MatthewsRice@bdnreit.com](mailto:Jennifer.MatthewsRice@bdnreit.com)); Dionne

MAR:dh  
08-09-16

**RESOLUTION SETTING FORTH THE CITY OF CAMDEN'S COMMITMENT  
TO BUILDING A CULTURE OF HEALTH**

WHEREAS, the City of Camden has demonstrated a sustained commitment to improving the lives of all Camden residents; and

WHEREAS, the City of Camden has high aspirations and standards for its residents and is consistently seeking ways to improve their lives and ensure to maintain an environment that protects their health; and

WHEREAS, over sixty percent of obese adults have type 2 diabetes, high blood cholesterol, high blood pressure, and/or other related conditions; and

WHEREAS, 39% of children between the ages of 3 and 18 in Camden are overweight or obese; and

WHEREAS, more children are being diagnosed with diseases linked to overweight and obesity previously seen only in adults, such as Type 2 diabetes and heart disease; and

WHEREAS, childhood obesity has more than doubled in children and quadrupled in adolescents in the past 30 years; in 2012, more than one-third of children and adolescents were overweight or obese; and

WHEREAS, children who are overweight are more likely to be obese as adults and adult obesity is associated with a variety of health problems; and

WHEREAS, the current generation of children are expected to have shorter lives than their parents due to the consequences of obesity; and

WHEREAS, diabetes and obesity continue to disproportionately affect children as well as low income communities and communities of color; and

WHEREAS, teens and adults who consume one or more sodas or sugar sweetened beverages per day are more likely to be overweight or obese; and

WHEREAS, drinking one or two sugar-sweetened beverages a day increases the risk of developing type 2 diabetes by 26 percent; and

WHEREAS, high rates of costly chronic disease among both children and adults are correlated to environments with few or no options for healthy eating and active living; and

WHEREAS, by supporting the health of residents and the local workforce would decrease chronic disease and health care costs and increase productivity; now, therefore

BE IT RESOLVED that the City Council hereby recognized that chronic illness is a serious public health threat to the health and wellbeing of adults, children and families in the City of Camden. While individual lifestyle changes are necessary, individual effort alone is insufficient to combat obesity's rising tide. Significant societal and environmental changes are needed to support individual efforts to make healthier choices. To that end, the City of Camden adopts this "Get Healthy Camden" resolution:

I. Built Environment

BE IT FURTHER RESOLVED that the City of Camden planners, engineers, public works, economic development personnel responsible for the design and construction of parks, neighborhoods, streets, and business areas should make every effort, in accordance with the Sustainability Ordinance passed in 2015, to consider health and health equity in all policies by using the following built environment strategies:

1. Include health goals and policies related to physical activity in the general plan, specific area plans and master plans;
2. Expand existing farmer's market and community gardens in public spaces;
3. Expand community access to indoor and outdoor public facilities through joint use agreements with schools and/or other partners;
4. Encourage walking and biking connectivity between residential neighborhoods and schools, parks and recreational resources and retail;
5. Address pedestrian and bicycle safety at crossings, along corridors, on routes between residential areas and schools, and in other transportation projects (Safe Routes to School);
6. Support green streets policies to create beauty, foster environmental sustainability and address climate change;
7. Ensure that every neighborhood has walking access to a park or recreational area through adoption of an open streets, play streets, or parklet policy;
8. Adopt a Public art policy to increase the amount of original artwork in parks and other public spaces in the community;
9. Adopt an Open/Play Streets Policy that temporarily close streets to provide "pop up" playgrounds and rec centers for physical activity and cultural celebrations;
10. Examine racial, ethnic and socio-economic disparities in access to physical activity facilities or resources and adopt strategies to remedy these inequities.
11. Adopt a formal resolution supporting the completion of Circuit Trails.

## II. Healthy Food Access

BE IT FURTHER RESOLVED that the City of Camden planners, community economic personnel responsible for the design of parks, neighborhoods, streets, and business areas, should make every effort to consider health and health equity in all policies by using the following healthy food access strategies:

1. Adopt ordinances to create and support healthier food and beverage environments for all (e.g. healthy default beverages in meals, restrictions on sugary beverage advertising on government property, incentives for healthy corner stores, markets, and vendors);
2. Set nutrition standards for food offered at city events, sponsored meetings, served at city facilities, concessions, city programs and parks;
3. Set healthy vending nutrition standards for all vending machines located in city facilities and parks;
4. Make water the standard beverage option at all city events, sponsored meetings and city programs;
5. Examine racial, ethnic and socio-economic disparities to healthy, affordable, foods and adopt strategies to remedy these inequities.

## III. Workplace Wellness

BE IT FURTHER RESOLVED that in order to promote wellness within the City of Camden, and to set an example for other businesses, the City of Camden pledges to adopt and implement a workplace wellness policy that will:

1. Support and encourage community based organizations, institutions, schools and city government to adopt workplace wellness programs that include comprehensive nutrition and physical activity standards for employees including support and proper accommodation for breastfeeding mothers;
2. Encourage physical activity breaks during non-discretionary time during the workday, including meetings over one hour in length;
3. Accommodate breastfeeding employees upon their return to work;
4. Encourage walking meetings and use of stairways;
5. Encourage active transportation between city facilities, for example walking and bicycling routes and amenities;
6. Set nutrition standards for vending machines located in city owned or leased locations;
7. Set nutrition standards for food offered at city events, city sponsored meetings, served at city facilities and city concessions, and city programs.
8. Ensure availability of plain, drinkable water throughout the day;
9. Adopt comprehensive tobacco-free policies which prohibit tobacco use (including cigars, e-cigarettes, vaping devices, Hookah, and smokeless tobacco) on workplace and college

campuses and including support for communication and cessation systems.

IV. Implementation

BE IT FURTHER RESOLVED that the head of each affected agency or department should report back to the City Council annually regarding steps taken to implement the Resolution, additional steps planned, and any desired actions that would need to be taken by Council.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**WALK-ON  
BY TITLE  
(AUGUST 9, 2016)**

**RESOLUTION SETTING  
FORTH THE CITY OF  
CAMDEN'S  
COMMITMENT TO  
BUILDING A CULTURE  
OF HEALTH**

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

**WALK-ON**

Council Meeting Date: August 9, 2016
--------------------------------------

**TO:** Robert Corrales, Business Administrator

**DATE:** August 1, 2016

**FROM:** Candice Jefferson, Camden Promise Zone Coordinator

**Department Making Request: Administration**

**TITLE OF RESOLUTION/ORDINANCE: RESOLUTION SETTING FORTH THE CITY OF CAMDEN'S COMMITMENT TO BUILDING A CULTURE OF HEALTH**

**BRIEF DESCRIPTION:** The City of Camden and the Camden Promise Zone, Health Working Group has partnered with the Camden Collaborative Initiative to further the commitment set forth in the Promise Zone Plan awarded to the City of Camden by President Obama in April 2015 of making the City of Camden and its residents healthier.

APPROPRIATION ACCOUNT(S):  
AMOUNT: \$

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	(If applicable)
Approved by Finance Director: <input type="checkbox"/> CAF –Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	8/1/16	
Received by City Attorney: (Name) Please Print	8-2-16	Jan J. ... (Extension #) Marc ...
Prepared By:	C. Jefferson	3542
Contact Person:	C. Jefferson	3542

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*

**RESOLUTION SETTING FORTH THE CITY OF CAMDEN'S COMMITMENT TO BUILDING A CULTURE OF HEALTH**

**WHERE AS**, the City of Camden has demonstrated a sustained commitment to improving the lives of all Camden residents;

**WHERE AS**, the City of Camden has high aspirations and standards for its residents and is consistently seeking ways to improve their lives and ensure to maintain an environment that protects their health;

**WHERE AS**, over sixty percent of obese adults have type 2 diabetes, high blood cholesterol, high blood pressure, and/or other related conditions<sup>6</sup>; and

**WHERE AS**, 39% of children between the ages of 3 and 18 in Camden are overweight or obese<sup>14</sup> and

**WHERE AS**, more children are being diagnosed with diseases linked to overweight and obesity previously seen only in adults, such as Type 2 diabetes and heart disease<sup>2</sup>; and

**WHERE AS**, childhood obesity has more than doubled in children and quadrupled in adolescents in the past 30 years; in 2012, more than one-third of children and adolescents were overweight or obese<sup>7,8</sup>; and

**WHERE AS**, children who are overweight are more likely to be obese as adults and adult obesity is associated with a variety of health problems<sup>5, 9, 12, 13</sup>; and

**WHERE AS**, the current generation of children are expected to have shorter lives than their parents due to the consequences of obesity<sup>1</sup>; and

**WHERE AS**, diabetes and obesity continue to disproportionately affect children as well as low income communities and communities of color<sup>10, 11, 12</sup>; and

**WHERE AS**, teens and adults who consume one or more sodas or sugar sweetened beverages per day are more likely to be overweight or obese<sup>5</sup>; and

**WHERE AS**, drinking one or two sugar-sweetened beverages a day increases the risk of developing type 2 diabetes by 26 percent<sup>4</sup>; and

**WHERE AS**, high rates of costly chronic disease among both children and adults are correlated to environments with few or no options for healthy eating and active living<sup>3</sup>; and

**WHERE AS**, by supporting the health of residents and the local workforce would decrease chronic disease and health care costs and increase productivity; and

**NOW, THEREFORE, LET IT BE RESOLVED** that the City Council hereby recognized that chronic illness is a serious public health threat to the health and wellbeing of adults, children and families in the City of Camden. While individual lifestyle changes are necessary, individual effort alone is insufficient to combat obesity's rising tide. Significant societal and environmental changes are needed to support individual efforts to make healthier choices. To that end, the City of Camden adopts this "Get Healthy Camden" resolution:

**I. Built Environment**

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5. Address pedestrian and bicycle safety at crossings, along corridors, on routes between residential areas and schools, and in other transportation projects (Safe Routes to School);
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10. Examine racial, ethnic and socio-economic disparities in access to physical activity facilities or resources and adopt strategies to remedy these inequities.
11. Adopt a formal resolution supporting the completion of Circuit Trails.

## II. Healthy Food Access

**BE IT FURTHER RESOLVED** that the City of Camden planners, community economic personnel responsible for the design of parks, neighborhoods, streets, and business areas should make every effort to consider health and health equity in all policies by using the following healthy food access strategies:

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**BE IT FURTHER RESOLVED** that in order to promote wellness within the City of Camden, and to set an example for other businesses, the City of Camden pledges to adopt and implement a workplace wellness policy that will:

1. Support and encourage community based organizations, institutions, schools and city government to adopt workplace wellness programs that include comprehensive nutrition and physical activity standards for employees including support and proper accommodation for breastfeeding mothers;
2. Encourage physical activity breaks during non-discretionary time during the workday, including meetings over one hour in length;
3. Accommodate breastfeeding employees upon their return to work;
4. Encourage walking meetings and use of stairways;

5. Encourage active transportation between city facilities, for example walking and bicycling routes and amenities;
6. Set nutrition standards for vending machines located in city owned or leased locations;
7. Set nutrition standards for food offered at city events, city sponsored meetings, served at city facilities and city concessions, and city programs.
8. Ensure availability of plain, drinkable water throughout the day;
9. Adopt comprehensive tobacco-free policies which prohibit tobacco use (including cigars, e-cigarettes, vaping devices, Hookah, and smokeless tobacco) on workplace and college campuses and including support for communication and cessation systems.

#### IV. Implementation

**BE IT FURTHER RESOLVED** that the head of each affected agency or department should report back to the City Council annually regarding steps taken to implement the Resolution, additional steps planned, and any desired actions that would need to be taken by the council.

---

#### References:

1. Olshansky SJ, Passaro DJ, Hershow RC, Layden J, Carnes BA, Brody J, Hayflick L, Butler RN, Allison DB, and Ludwig DS, "A Potential Decline in Life Expectancy in the United States in the 21st Century," *New England Journal of Medicine*, 352:11, pp: 1138-1145.
2. Rosenbloom, AL. *Increasing incidence of type 2 diabetes in children and adolescents: treatment considerations*. *Pediatric Drugs*. 2002;4(4):209-21.
3. Sallis JF, Glanz K. *Physical activity and food environments: solutions to the obesity epidemic*. *Milbank Q* 2009; 87: 123-54.
4. Malik VS, Popkin BM, Bray GA, Despres JP, Willett WC, Hu FB. Sugar-sweetened beverages and risk of metabolic syndrome and type 2 diabetes: a meta-analysis. *Diabetes Care*. 2010;33(11):2477-2483
5. Morenga LT, Mallard S, Mann J. Dietary sugars and body weight: systematic review and meta-analyses of randomized controlled trials and cohort studies. *Brit Med J*. Jan 15 2013;346.
6. Trust for America's Health and Robert Wood Johnson Foundation: *F as in Fat: How Obesity Threatens America's Future-Fast Facts: Obesity and Health*. 2013. Accessed January 15, 2014 at <http://fasinfat.org/facts-on-obesity-and-health>
7. Ogden CL, Carroll MD, Kit BK, Flegal KM. Prevalence of childhood and adult diabetes in the United States, 2011-2012. *Journal of the American Medical Association* 2014;311(8):806-814
8. National Center for Health Statistics. *Health, United States, 2011: With Special Features on Socioeconomic Status and Health*. Hyattsville, MD; U.S. Department of Health and Human Services; 2012.
9. Centers for Disease Control and Prevention, *Childhood Obesity Facts*, [www.cdc.gov/healthyouth/obesity/facts.htm](http://www.cdc.gov/healthyouth/obesity/facts.htm)
10. Wang Y and Bedoun MA. "The Obesity Epidemic in the United States—Gender, Age, Socioeconomic, Racial/Ethnic, and Geographic Characteristics: A Systematic Review and Meta-Regression Analysis." *Epidemiologic Reviews* 29(1):6-28, 2007. Available at: <http://epirev.oxfordjournals.org/content/29/1/6.full.pdf+html>
11. Braveman PA, Cubbin C, Egerter S, et al. "Socioeconomic Disparities in Health in the United States: What the Patterns Tell Us." *American Journal of Public Health* 100(S1):S186-S196, 2010. Available at: <http://ajph.aphapublications.org/doi/pdf/10.2105/AJPH.2009.166082>
12. Babey SH, Jones M, Yu H, Goldstein H. *Bubbling Over: Soda Consumption and its Link to Obesity in California*. UCLA Center for Policy Research and California Center for Public Health Advocacy, 2009.
13. *Liquid Candy: How soft drinks are harming America's health*. Center for Science in the Public Interest. 2005. Available at: <http://cspinet.org/new/pdf/liquidcandyfinalwnewsupplement.pdf>
14. Rutgers Center for State Health Policy: *New Jersey Childhood Obesity Study Camden Chart Book-Summer 2010*.

**RESOLUTION AUTHORIZING A REFUND TO MTAG CUST/FTG CAP  
DUE TO INVALID LIEN**

WHEREAS, MTAG CUST/FTG Cap INV NJ13 LLC purchased tax certificate #16-02431 against Block/Lot-972.01/1 and tax sale certificate # 16-01630 against Block/Lot 1271/33; and

WHEREAS, the lien holder MTAG CUST/FTG Cap INV NJ13 LLC must be refunded due to the tax certificates being sold in error due to invalid lien; and

WHEREAS, the Tax Collector has requested that City Council authorize the issuance of a refund to MTAG CUST/FTG Cap INV NJ13 LLC in the amount of \$3,537.43 for the refund of tax certificates sold in error on Block/Lots-972.01/1 and 1271/33; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Director of Finance is hereby authorized to issue a refund in the amount of \$2,561.02 as follows:

Block/Lots-972.01/1 and 1271/33  
Refund to: MTAG CUST/FTG Cap INV NJ13 LLC  
P.O. Box 54472  
New Orleans, LA 70154

Refund Amount: \$3,537.43

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to cancel tax sale certificate # 16-02431 against Block 1271, Lot 33 and tax sale certificate # 16-01630 against Block 972.01, Lot 1.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed and approved as to form.

  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**WALK ON**  
CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

**Council Meeting Date: AUGUST 9, 2016**

**TO:** Robert Corrales, Business Administrator

**DATE:** August 1, 2016

**FROM:** Nahema A. Harvey, Tax Collector

**Department Making Request:** Finance

**TITLE OF RESOLUTION/ORDINANCE:**

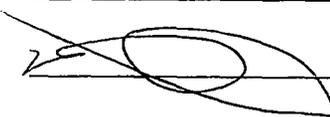
**REFUND MTAG CUST/FTG CAP  
DUE TO INVALID LIEN**

**BRIEF DESCRIPTION:**

**PLEASE ISSUE REFUND PAYMENT TO: MTAG CUST/FTG CAP INV NJ13 LLC, P.O. BOX 54472, NEW ORLEANS, LA 70154, DUE TO INVALID LIEN FOR CERTIFICATE #'S 16-01630 & 16-02431 FOR B/L'S: 972.01/1 & 1271/33. (AS ATTACHED)**

**APPROPRIATION ACCOUNT(S):**

**TOTAL AMOUNT DUE: \$3,537.43**

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	8/2/16	
Received by City Attorney:	_____	_____

*(Name) Please Print*

*(Extension #)*

Prepared By/Contact Person: Nahema A. Harvey, Tax Collector

7145



Certificate: 16-02431  
Prop Loc: 1655 PARK BLVD

Owner: PEARLYE ASSOCIATES, LP  
Address: 1301 NORTH 31ST STREET  
PHILADELPHIA, PA 19121

Type of Lien: Outside  
Interest Rate: 7.00  
Apr 2: N  
Premium: 0.00

\* Block/Lot/Qual: 1271.  
Sale Date: 06/20/16  
Redemption Calculation Date: 07/28/16  
Include Current Charges: N

\* 33.  
Holder Name: MTAG CUST/FIG CAP INV NJ13 LLC  
Address: ~~8323 RAMONA BLVD WEST SUITE 2~~  
~~JACKSONVILLE, FL 32221~~

\* Holder Id: 31125

TAX SALE CERTIFICATE:

*PO Box 54472  
New Orleans, LA 70114 Walk on August*

Balance Type	Principal	Interest	Total
Tax	7.33	0.08	7.41
Water	1,890.00	104.39	1,994.39
Sewer	927.80	51.25	979.05
<b>Total:</b>	<b>2,825.13</b>	<b>155.72</b>	<b>2,980.85</b>

*\* CM: 8/9/16*  
*Res to refund her holder*  
*\* 3117.63 due to invalid item*

Cost: 134.62  
Total Certificate: 3,115.47  
#Days: 100 Per Diem: 0.605786 Int on Cert: 23.02  
Redemption Penalty (2.00 %): 62.31  
Total: 3,200.80

RECEIVED

AUG - 1 2016

CITY OF CAMDEN  
TAX OFFICE

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
--------------	----------	------	--------------	---------------	----------	-------	----------	-------

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	7.41	0.05	7.46
Total Tax	7.41	0.05	7.46
Certificate Water	1,994.39	14.74	2,009.13
Total Water	1,994.39	14.74	2,009.13
Certificate Sewer	979.05	7.23	986.28
Total Sewer	979.05	7.23	986.28
Certificate Cost	134.62	1.00	135.62

LIEN REDEMPTION:

Principal: 3,115.47  
~~Redemption Penalty (2.00 %): 62.31~~  
 Interest: 2.16  
~~Recording Fees: 55.00~~  
 TOTAL REDEMPTION: \* 3117.63 Total Per Diem: 0.605786



R-30

R-30

MAR:sse  
08-09-16

**RESOLUTION AUTHORIZING A TEMPORARY EMERGENCY APPROPRIATION  
IN THE AMOUNT OF \$7,000.00 INTO THE BUDGET FROM THE  
STATE OF NEW JERSEY, DEPARTMENT OF LAW & SAFETY, OFFICE OF  
ATTORNEY GENERAL, EMERGENCY MANAGEMENT AGENCY**

WHEREAS, funds have become available through a grant from the NJ Department of Law & Safety, Emergency Management Agency and no adequate provision has been made in the 2016/17 temporary budget for the aforesaid purpose N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, of not less than two-thirds of all the members of City Council thereof affirmatively concurring, that in accordance with provisions of N.J.S.A. 40A:4-20:

1. An emergency temporary appropriation be and the same is hereby made to reimburse portion of salary and wages expended for the Emergency Management Coordinator in the amount of \$7,000.00.

2. That said emergency temporary appropriation will be provided for in the temporary budget under the title of:

"Emergency Management Coordinator FY 2015"

3. That one certified copy of this resolution be filed with the Director of Local Government Services.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 9, 2016

The above has been reviewed  
and approved as to form.

for   
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

**WALK-ON**

Council Meeting Date: August 9, 2016
--------------------------------------

**TO:** Robert Corrales, Business Administrator

**DATE:** August 1, 2016

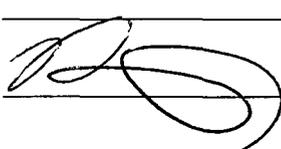
**FROM:** Patrick J. Keating, Director

**Department Making Request:** Public Works

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION AUTHORIZING A TEMPORARY APPROPRIATION OF A SPECIAL ITEM OF REVENUE IN THE 2017 BUDGET IN THE AMOUNT OF \$7,000 FOR THE EMERGENCY ASSISTANCE (2015 EMAA) FROM THE NJ OFFICE OF EMERGENCY MANAGEMENT

**BRIEF DESCRIPTION:** The City of Camden is applying for a 2015 Emergency Assistance Grant which is used to reimburse portion of salary and wages expended for the Emergency Management Coordinator – in-kind match of \$7000.

**APPROPRIATION ACCOUNT(S):**  
**AMOUNT:** \$

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____ (If applicable)
Approved by Finance Director: <input type="checkbox"/> CAF –Certifications of Availability of Funds	8/2/16	
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	8/1/16	
Received by City Attorney:	_____	_____
<i>(Name) Please Print</i>		<i>(Extension #)</i>
Prepared By: _____ C. Jefferson		3542
Contact Person: _____ C. Jefferson		3542

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*

Initial Report  X  Revised Report   Closing Report    
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code:  G**   
**(green-g, yellow-y, red-r)**

Department:  PUBLIC WORKS DEPT-Office of Emergency Management

Grant Administrator:  Keith Walker  Grant Administrator #:  757- 7510

Grant/Project Name:		FY 15 EMAA (Emergency Management Agency) Assistance Grant			
Grant #:		EMW 2015-Ep-00025			
City Contract Date:		City Contract #:		N/A	
Application Resolution #:		N/A		Appropriation Code : PENDING	
Funding Source:		FEMA – NJ Dept of Law & Safety, Office of Attorney General, Emergency Management Agency CFDA #97.042			
PassThrough:	<u> Y </u>	N	Source:		
Amount of Grant:		\$ 7,000.00 Total \$14,000			
Local Match:	Y	<u> N </u>	Cash:	In-Kind:	\$7,000. Coord. Salary
Budget Insertion Resolution # & Date:	PENDING		Accepting Grant Resolution # MC:	PENDING	
Term of Grant:	7/1/15 to 6/30/16		Location of Activity:	City wide	
Date of Analysis:	8/1/16		Reviewed By:	LINDA R. GAINES-PUGH 	

**Summary:** The Dept. of Public Works is requesting to “insert” via the Council resolution for *FY-15 EMA Assistance Grant* by FEMA. The municipality’s allocation for Fiscal Year 2015/16 is \$14,000. The City is required to conduct four (4) emergency management exercises per year and submit an annual Work plan report. Please be advised that this action is recommended.

6/03/16 - The Dept. of Public Works is requesting to “Apply” for a FY 2015 OEM is accepting and inserting via the Council resolution for *FY-05 EMA Assistance Grant* by FEMA. The municipality’s allocation for Fiscal Year 2005/06 is \$14,000.00. The grant is to pay a portion of the coordinator’s salary and 50% match. A sample resolution is attached to utilize the correct language. Application is forthcoming. The City is required to conduct four (4) emergency management exercises per year and submit an annual Work plan report. Please be advised that this action is recommended.

Time Lines: 07/1/15 to 6/30/16

Problematic Areas/Recommendations:  
 No problem.

Cabinet #	Drawer #
5	2

MAR:tg  
07-12-16

revised

R-44

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$7,000 FOR THE EMERGENCY ASSISTANCE (2015 EMAA) FROM THE NEW JERSEY OFFICE OF EMERGENCY MANAGEMENT**

WHEREAS, the New Jersey Office of Emergency Management has issued the City of Camden a grant in the amount of SEVEN THOUSAND (\$7,000.00) for reimbursement of the salary and wages expended for the Emergency Management Coordinator; and

WHEREAS, it is in the best interest of the City of Camden to accept said grant now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City is hereby authorized to accept said Emergency Assistance (2015 (EMAA) grant in the amount of SEVEN THOUSAND DOLLARS (\$7,000.00) from the New Jersey Office of Emergency Management.

BE IT FURTHER RESOLVED, that the proper officers of the City of Camden are hereby authorized to execute the necessary documents in order to accept said grant.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Dated of Introduction: July 12, 2016

The above has been reviewed and approved as to form.



MARC A. RIONDINO  
City Attorney

FRANCISCO MORAN  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk

NO insert

CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM

Walk On Request

Council Meeting Date: July 12, 2016

TO: Robert Corrales, Business Administration  
DATE: June 28, 2016  
FROM: Patrick J. Keating, Director of Public Works  
Department Making Request: Public Works

**TITLE OF RESOLUTION/ORDINANCE:** Resolution accepting a Grant in the amount of \$7,000 for the Emergency Assistance (2015 EMAA) from the New Jersey Office of Emergency Management

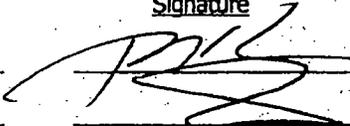
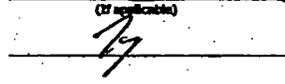
**BRIEF DESCRIPTION:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

The city is applying for a 2015 Emergency Assistance Grant which is used to reimburse the portions of salary and wages expended for the Emergency Management Coordinator -- In kind match of \$ 7,000

APPROPRIATION ACCOUNT(S): (If applicable) N/A

AMOUNT: \$ 7,000.00

	Date	Signature
Approved by Relevant Director:	6/28/2016	
Approved by Grants Management:		(If applicable)
Approved by Finance Director:	6/28/16	
<input type="checkbox"/> CAF - Certifications of Availability of Funds		
Approved by Purchasing Agent:		
Approved by Business Administrator:	7/9/16	
Received by City Attorney:		

Prepared By: Patrick J. Keating, Director of Public Works 757 7139

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

\*\*\*\*Please attach all supporting documents\*\*\*\*

---

Contact Person: Patrick J. Keating, Director of Public Works 757 7139

**Please note that the Contact Person is the point person for providing pertinent information regarding request.**

**If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.**

**\*\*\*\*Please attach all supporting documents\*\*\*\***

---

Bureau of Grants Management Grant Summary Form

Grant Status Code:  
(green-g, yellow-y, red-r)

Department: Public Works

Grant Administrator: Keith Walker

Grant Administrator #: 757-7339 Fax: 7265

Grant/Project Name:		FY 15 EMAA - Emergency Management Assistance			
Grant #:		# EMW 2015-EP-00025			
City Contract Date:		N/A	City Contract #:		N/A
Application Resolution #:		MC-0:	Appropriation Code:		
Funding Source:		FEMA - NJ Dept. Of Law & Safety, Office of Attorney General, Emergency Management CFDA # 97.042			
Pass Through:		N	Source:		
Amount of Grant:		\$ 7,000	Total \$14,000.00		
Local Match:		N	Cash:		In-Kind: \$7,000 Coord. Salary
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:		7/1/15 - 6/30/16	Location of Activity:		City-wide
Date of Analysis:		6/03/16	Reviewed By:		Linda Pugh 

Summary: The Dept. of Public Works is requesting to "Apply" for a FY 2015 Emergency Assistance Grant application online. The grant is for to pay a portion of the coordinator's salary and 50% match. A sample resolution is attached to utilize the correct language. Application is forthcoming. The City is required to conduct four (4) emergency management exercises per year and submit an annual Work plan report. *Please be advised that this action is recommended.*

Time Lines: Term should have been 7/1/15 to 6/30/16.  
Due to start 7/1/16.

Problematic Areas/Recommendations: No problem.

Cabinet #	Drawer #
5	2



State of New Jersey  
 OFFICE OF THE ATTORNEY GENERAL  
 DEPARTMENT OF LAW AND PUBLIC SAFETY  
 DIVISION OF STATE POLICE  
 POST OFFICE BOX 7068  
 TRENTON, NJ 08646-7068  
 (609) 883-3000

CHRIS CHRISTIE  
 Governor

KIM GUADAGINO  
 Lt. Governor

JOHN J. HOFFMAN  
 Acting Attorney General

COLONEL JOSEPH K. FUENTES  
 Superintendent

November 30, 2015

Keith Walker  
 Camden City OER  
 101 Newton Ave  
 Camden, NJ 08103

RE: Emergency Management Agency Assistance (EMAA) Eligibility for Fiscal Year (FY) 2015

Dear Mr. Walker:

Upon review of the Preliminary Questionnaire submitted for the 2015 Emergency Management Agency Assistance (EMAA) Program, it has been determined that your agency is eligible to submit a Subaward Application for up to \$7,000.00 of the FY2015 EMMAA funding for the Performance Period of July 1, 2015 through June 30, 2016.

The completed application shall be submitted via the NJEMGrants online system. The application will be reviewed for completeness by the County OER and forwarded to the New Jersey Office of Emergency Management (NJ OEM) Emergency Response Bureau. Upon completion of the Performance Period, approved Workplan activities, and Expenditure Certification, reimbursement will be made to your agency by the State.

Your agency is responsible for the required 50% (dollar-for-dollar) match, either cash or in-kind, to the federal portion of the award. The source of the match, and the match amount, must be documented in the application and on the required reimbursement forms.

If you have any questions or concerns, please contact Captain P. Gorman at (609) 963-6900 X6980.

Sincerely,

Patrick Gorman, Captain  
 Bureau Chief  
 Emergency Response Bureau



"An Internationally Accredited Agency"

New Jersey is An Equal Opportunity Employer  
 Printed on Recycled Paper and Recyclable



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Resolution authorizing the acceptance of a Grant in the amount of \$ 7,000 for the Emergency Management Agency Assistance (EMAA) from the New Jersey Office of Emergency Management(NJ OEM).

Whereas, the City of Camden has been approved by the New Jersey Office of Emergency Management as a Sub-recipient ( Sub – award # FY15-EMPG-EMAA-0408), for the period of July 1, 2015 to June 30 2016, through the EMAA Grant Program for the reimbursement of \$ 7,000.00.

And whereas, the grant requires a match in the amount of \$ 7,000.00 to match the federal award of \$7,000 for a total project of \$ 14,000.00;

And Whereas, To be eligible for the grant to reimburse the City toward a portion of the salary of the Emergency Management Coordinator it is necessary to have a resolution authorizing the application and acceptance of the grant;

Be it resolved that the City Council of the City of Camden authorizes the appropriate officials of the City of Camden to execute the agreement to utilize the grant for the purpose set forth in the application pertinent to all the terms, conditions and requirements set forth to participate in the program;

Be it further resolved that in accordance with NJSA 52:27BBB-23 a true copy of this resolution shall be submitted to the New Jersey Commissioner of Community Affairs who shall have ten (10) day from receipt of resolution to veto the resolution.

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