



AGENDA

CITY OF CAMDEN

CITY COUNCIL SPECIAL MEETING

March 20th, 2025 – 4:00 p.m.

Honorable Angel Fuentes, Council President

Honorable Arthur Barclay, Vice-President

Honorable Sheila Davis

Honorable Christopher Collins

Honorable Nohemi Soria-Perez

Honorable Jannette Ramos

Honorable Falio Leyba-Martinez

Honorable Victor Carstarphen, Mayor

Daniel S. Blackburn, City Attorney

Howard McCoach, Counsel to Council

Luis Pastoriza, Municipal Clerk



CITY COUNCIL AGENDA

SPECIAL MEETING

MARCH 20, 2025 – 4:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

OLD BUSINESS

Law Department

First Reading Ordinance

1. Ordinance Authorizing The **Transfer Of Certain Parcels Of Land To The Camden Redevelopment Agency For The Purpose Of Constructing Low And Moderate Income Housing For The Ablett Village CNI Grant Program** Pursuant to N.J.S.A. 40A:12:20

Planning & Development

Second Reading Ordinance

2. Ordinance Authorizing The Acquisition Of Certain Parcels Of Land In The City Of Camden By Eminent Domain Pursuant To N.J.S.A. 52:27d-325 The Fair Housing Act For The Purpose Of Construction Of Low And Moderate Income Housing For **The Ablett Village CNI Grant Program**

PUBLIC COMMENT

***Public comment for resolutions and/or any other concerns
(Limited to 3 continuous minutes)**

RESOLUTIONS

Office of City Council

1. **Resolution Amending And Modifying The Dates For The Currently Scheduled Caucus And Regular Meetings Of The City Council Of The City Of Camden That Were Previously Scheduled To Take Place On Tuesday, April 8 And Tuesday, April 15, 2025, At 5:00 P.M. To Now Take Place On Tuesday, April 1 And Tuesday, April 8, 2025, At 5:00 P.M.**

ADJOURNMENT

Please note summary of Public Decorum rules below.

Rule XVII: Decorum

Any person who shall disturb the peace of the Council, make impertinent or slanderous remarks or conduct himself in a boisterous manner while addressing the Council shall be forthwith barred by the presiding officer from further audience before the Council, except that if the speaker shall submit to proper order under these rules, permission for him to continue may be granted by a majority vote of the Council.

City Council meetings shall be conducted in a courteous manner. Citizens and Council members will be allowed to state their positions in an atmosphere free of slander, threats of violence or the use of Council as a forum for politics. Sufficient warnings may be given by the Chair at any time during the remarks and, in the event that any individual shall violate the rules of decorum heretofore set forth, the Chairperson may then cut off comment or debate. At the discretion of the Chairperson, light signals may be used to display the commencement of the time for speaking and a warning light may be flashed to show that the appropriate time has passed. A red light will signal that there is no longer time.

Old Business

MBS:dh
03-11-25

CB-1

**ORDINANCE AUTHORIZING THE TRANSFER OF CERTAIN PARCELS OF LAND TO THE
CAMDEN REDEVELOPMENT AGENCY FOR THE PURPOSE OF CONSTRUCTING LOW
AND MODERATE INCOME HOUSING FOR THE ABLETT VILLAGE CNI GRANT
PROGRAM PURSUANT TO NJSA 40A:12:20**

WHEREAS, there is an ordinance on second reading before the City Council of the City of Camden which authorizes the City to acquire Block 818, Lots 14, 48, 53 and 59 (the "Properties") by eminent domain pursuant to the Fair Housing Act for the purpose of constructing low-and moderate-income housing for the Ablett Village CNI Grant Program; and

WHEREAS, after the successful acquisition of the Properties, the City of Camden desires to transfer the Properties to the Camden Redevelopment Agency ("CRA") to complete a final housing phase of 73-units for low- and moderate-income housing; and

WHEREAS, CRA will then convey the Properties to the developer known as Alfred Cramer Urban Renewal, LLC subject to the terms of the redevelopment agreement for the development of Ablett Village Phase IV ("Agreement"); and

WHEREAS, the City desires to transfer Block 818, Lots 14, 48, 53 and 59 to the Camden Redevelopment Agency; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the proper officials shall be and are hereby authorized to execute the necessary Deed to the Camden Redevelopment Agency transferring Properties in accordance with terms of the Agreement.

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 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: March 11, 2025

The above has been reviewed
and approved as to form.


DANIEL BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

VICTOR CARSTARPHEN
Mayor

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

DB:dh
02-11-25

05-2

**ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN PARCELS
OF LAND IN THE CITY OF CAMDEN BY EMINENT DOMAIN
PURSUANT TO N.J.S.A. 52:27D-325 THE FAIR HOUSING ACT FOR THE
PURPOSE OF CONSTRUCTING LOW- AND MODERATE-INCOME HOUSING
FOR THE ABLETT VILLAGE CNI GRANT PROGRAM**

WHEREAS, there is located within the City of Camden certain parcels of land located at Block 818, Lots 14, 48, 53 and 59 on the City of Camden Tax Map, referred to as the "Property"; and

WHEREAS, this Council finds that there is a need for low and moderate income housing to complete a final housing phase of 73-units for low and moderate income occupancy; and

WHEREAS, N.J.S.A. 52:27D-325 provides authority for the City of Camden to acquire property through eminent domain which the City of Camden determines to be necessary for low and moderate income housing purposes; and

WHEREAS, the City of Camden desires to acquire the above "Property" through the use of eminent domain; now, therefore

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

SECTION 1. The acquisition by the City of Camden of the aforementioned property is determined to be in furtherance of the purposes of N.J.S.A. 52:27D-325.

SECTION 2. The Mayor of the City of Camden or his designees are hereby authorized and instructed to negotiate in good faith with the owner(s) of the aforementioned property to seek the voluntary acquisition of this property for its fair market value.

SECTION 3. In the event that such negotiations are not successful, the Mayor of the City of Camden or his designees are hereby authorized and instructed to take such actions as may be necessary to acquire the aforementioned property through the exercise of eminent domain as permitted by law.

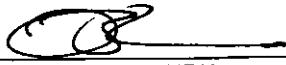
SECTION 4. The Mayor of the City of Camden or his designees and the City Clerk are hereby authorized and directed to execute such documents and take such actions as may be necessary in order to carry out the purpose and intent of this Ordinance.

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: February 11, 2025

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

VICTOR CARSTARPHEN
Mayor

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

Resolution(s)

FUENTES
3/20/2025

RESOLUTION AMENDING AND MODIFYING THE DATES FOR THE CURRENTLY SCHEDULED CAUCUS AND REGULAR MEETINGS OF THE CITY COUNCIL OF THE CITY OF CAMDEN THAT WERE PREVIOUSLY SCHEDULED TO TAKE PLACE ON TUESDAY, APRIL 8 AND TUESDAY, APRIL 15, 2025, AT 5:00 P.M. TO NOW TAKE PLACE ON TUESDAY, APRIL 1 AND TUESDAY, APRIL 8, 2025, AT 5:00 P.M.

WHEREAS, in January 2025, the City Council of the City of Camden established and posted a schedule of dates and times for the year 2025 for City Council meetings to take place; and

WHEREAS, the dates selected on this yearly schedule for the Caucus and Regular meetings to take place in April 2025, due to a clerical error, inadvertently listed those dates as taking place as follows: the Caucus was scheduled for April 8, 2025, at 5:00 p.m. and the Regular Council meeting was scheduled for April 15, 2025, at 5:00 p.m.; and

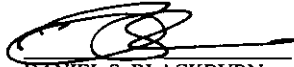
WHEREAS, the City Council of the City of Camden, in order to rectify this clerical error in the previous meeting schedule, now seeks to amend and modify the Caucus and Regular meetings to take place in April 2025 according to the following meeting schedule: the Caucus will now be scheduled for April 1, 2025, at 5:00 p.m.; and the Regular Council meeting will now be scheduled for April 8, 2025, at 5:00 p.m.; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that it hereby amends and modifies the previously meeting schedule for April 2025, to now take place according to the following meeting schedule: the Caucus is now scheduled for April 1, 2025, at 5:00 p.m.; and the Regular Council meeting is now scheduled for April 8, 2025, at 5:00 p.m.

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: March 20, 2025

The above has been reviewed
and approved as to form.



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk

R-1