

***** NEW NOTICE *****

The following ordinance was introduced and passed at first reading by the City Council of the City of Camden at a **Regular** meeting held on **Tuesday, 6-11-26** and is before the City Council of the City of Camden for further consideration for final passage at a **Regular** meeting to be held on **7-14-26** at **5:00 p.m.** in City Council Chambers, 2nd floor City Hall.

The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12882

BARCLAY
06/11/2026

**ORDINANCE AMENDING CHAPTER 717 OF THE CAMDEN CITY CODE;
FARMERS' MARKET SPECIALTY LICENSE, TO ESTABLISH A FEE SCHEDULE
FOR THIS SPECIALTY LICENSE**

WHEREAS, the City Council of the City of Camden is in the process of establishing Chapter 717 of the Camden City Code establishing application criteria for the City to license; and

WHEREAS, the City Council of the City of Camden now seeks to amend Chapter 717 to establish a fee schedule for Farmers' market events within the City of Camden; now therefore,

BE IT ORDAINED by the City Council of the City of Camden that Chapter 717 of the Camden Code is hereby amended as follows:

Chapter 717. Farmers' Market Specialty License.

§717-7. Fees.

The following fees shall apply for a Farmers' market specialty license:

A. Farmers' market specialty license in effect for one to three days:

1. One event location - \$25.00
2. More than one event location - \$25.00 per location

B. Farmers' specialty market license in effect for one week:

1. One event location - \$50.00
2. More than one event location - \$50.00 per location

C. Farmers' market specialty license in effect for several weeks:

1. One event location - \$75.00
2. More than one event location - \$75.00 per location

D. Farmers' market specialty license in effect from spring to fall of a given year:

1. One event location - \$100.00
2. More than one event location - \$100.00 per location

BE IT FURTHER ORDAINED that that any portion of the Camden City Code not herein amended and supplemented shall remain in full force and effect.

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ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.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 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 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: June 11, 2026

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

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The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12883

DB:dh
06-11-26

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. To adjust salary ranges for administrative efficiency and personnel retention/recruitment purposes (**NOTE:** any individual's increase in salary within the to-be-established Salary & Wage ranges must be approved in advance by the State Division of Local Government Services ("DLGS") by Waiver pursuant to the City's current Transitional Aid to Localities Memorandum of Understanding with the DLGS):

SECTION 2. Adding the title to the Unclassified List and setting the salary range:

	Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Senior Customer Service Representative	54,225	56,936	59,783	62,772	65,911	69,207	72,667

SECTION 4. The effective date of this amendment shall be August 1, 2026.

SECTION 5. Attached hereto and incorporated herein, by way of reference is the list of amended salaries and wages to be paid to certain officers and employees in the Classified and Unclassified Services of the City of Camden, as set forth on the attached schedule.

SECTION 6. All ordinances 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 its final passage and publication as provided by law.

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.

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

Date of Introduction: June 11, 2026

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

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Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12884

DB: yrh
06-11-26

**ORDINANCE AUTHORIZING THE TRANSFER OF (3) PARCELS
TO HELPING OTHERS WITH A MISSION CORP.**

WHEREAS the City of Camden desires to sell these parcels to Helping Hands with a Mission, LLC for the expansion, renovation of their existing property as well as creating a new space for an office and equipment for their renovation business: and

WHEREAS Helping Hands with a Mission, LLC has requested that it be allowed to purchase several vacant City owned parcels for the expansion, renovation and of their existing property at 1451 South Street: and

WHEREAS the City desires to sell these parcels for the agreed amount of Six Thousand dollars (\$6,000.00); and

WHEREAS a municipality is authorized to transfer by ordinance certain real properties to any duly incorporated nonprofit organization for the purpose of building or rehabilitating residential property for resale pursuant to N.J.S.A. 40A: 12-21 (j): and

WHEREAS, the governing body of the City of Camden does hereby authorize the sale of three (3) vacant parcels known as Block 282, Lots 86, 87,88 on the City's Official Tax Map to Helping Hands with a Mission, LLC; and

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:

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

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 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.

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DANIEL BLACKBURN
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ANGEL FUENTES
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VICTOR CARSTARPHEN
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Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12885

DB
06-11-26

ORDINANCE APPROVING APPLICATION FOR EXEMPTION AND EXECUTION OF FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND ST. JOAN OF ARC PROPERTIES URBAN RENEWAL LLC, PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, St. Joan of Arc Properties Urban Renewal LLC, a New Jersey limited liability company ("**SJAPUR, LLC**") (hereinafter referred to as the "Sponsor") owns the land currently comprising part of Block 728, Lot 2, on the official Tax Map of the City of Camden and more particularly described in Exhibit "A" hereto (the "Property"); and

WHEREAS, Sponsor proposes to construct a fourteen (14) unit affordable rental community (hereinafter referred to as the "the Project") pursuant to the provisions of the New Jersey Long Term Exemption Law, (N.J.S.A. 40A:20-1 et seq.) (hereinafter referred to as the "Act") in the Fairview neighborhood within the City of Camden (hereinafter referred to as the "Municipality") the Property" which Project shall be known as St. Joan of Arc Properties Urban Renewal; and

WHEREAS, in order to implement the development, financing, rehabilitation, preservation, operation and management of the Project, Sponsor received NJDCA Affordable Housing Trust Fund Dollars. Sponsor has also received a PRI loan from Regional Foundation, as well as a private loan and mortgage from Saint Joseph's Carpenter Society to fund the acquisition of the building. Together this financing which will provide the required equity to allow this project to proceed; and

WHEREAS, in accordance with the Act, Sponsor has submitted a written application ("Application") to the City for approval of a tax exemption for the land and improvements to be constructed on the Property; and

WHEREAS, City Council has heretofore determined that there is a need for affordable housing in the Fairview neighborhood, such housing will be beneficial to the City of Camden, and that the rehabilitation of this structure will serve as a stabilizing presence for the surrounding neighborhood; and

, City Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project would not be financially feasible; and

WHEREAS, the Acts permits a municipality to enter into a financial agreement exempting real property from taxation and accepting payment in lieu of taxes where the project meets an affordable housing need; and

WHEREAS, the Sponsor, has presented to City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor, a copy of which is attached hereto and made a part hereof as Exhibit "B"; now therefore

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

SECTION 1. The Council finds and determines that the proposed Project will meet or meets an existing housing need.

SECTION 2. The Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project will not be financially feasible.

SECTION 3. The Council does hereby adopt the within Ordinance and makes the determinations and findings contained herein by virtue of, pursuant to, and in the conformity with the provisions of the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1.

SECTION 4. The Council does hereby approve Sponsor's application for tax exemption pursuant to the Long-Term Tax Exemption Law.

SECTION 5. The Council does hereby adopt the within Ordinance with the further intent and purpose that from the date that the Project obtains its Certificate of Occupancy, the land and improvements of the Project will be exempt from real property taxation for a period of thirty (30) years as provided in the Act, provided that payments in lieu of taxes for municipal services supplied to the Project in the amount of twelve (12%) percent of the Gross Shelter Rents are made to the City of Camden as more particularly set forth the Financial Agreement attached hereto as Exhibit "C".

SECTION 6. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City of Camden, the Financial Agreement in substantially the form annexed hereto as Exhibit "C" upon the review and approval of the City Attorney.

SECTION 7. The Council understands and agrees that the revenue projections set forth in Exhibit "B" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor

to the City of Camden shall be determined pursuant to the Financial Agreement executed between the Sponsor and the City of Camden.

SECTION 8. 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:

Date: June 11, 2026

The above has been reviewed
and approved as to form.

DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
City Clerk

**FINANCIAL AGREEMENT PURSUANT TO THE LONG TERM TAX
EXEMPTION LAW N.J.S.A. 40A:20-1 ET. SEQ.**

BETWEEN THE CITY OF CAMDEN

AND

ST. JOAN OF ARC PROPERTIES URBAN RENEWAL, LLC

This Financial Agreement (this "Agreement") is made and entered into as of this day of _____, 2025, by and between the **City of Camden**, a Municipal Corporation of the County of Camden and State of New Jersey, hereinafter referred to as the "City" and St. Joan of Arc Urban Renewal Properties LLC, a New Jersey limited liability company having its principal office at 20 Church Street, Camden, New Jersey 08105, hereinafter referred to as the "SJAPUR" which is qualified to do business under the provisions of the "Long Term Tax Exemption Law of 1998", as amended, said law being set forth in N.J.S.A. 40A:20-1- through 20 (hereinafter referred to as the "Act").

WITNESSETH:

WHEREAS, the project is or will be situated on that parcel of land currently designated as part of Block 728, Lot 2 as shown on the Official Assessment Map of the City of Camden, and located in the Fairview section of the City and will be comprised of fourteen (14) affordable rental units, as more specifically described and identified on Exhibit A, which is attached hereto and made a part hereof (the "Project"). In the event the property constituting the Project is subdivided, SJAPUR, LLC agrees to amend this Agreement to reflect the correct block, lots and addresses; and

WHEREAS, the City of Camden is authorized pursuant to the Act to grant a real property tax exemption for low to moderate income housing projects located within the City; and

WHEREAS, in accordance with the Act, SJAPUR, LLC has heretofore made written application to the City for approval of a tax exemption for the Project ("Application"), a copy of which application is attached hereto as Exhibit C; and

WHEREAS, City Council by Ordinance MC- _____, hereby incorporated into this Agreement and made a part hereof, adopted on _____, 2026, approved said Application and the instant Financial Agreement, and a certified copy of such Ordinance of approval is attached hereto as Exhibit "B"; and

WHEREAS, the City believes that the in lieu of tax consideration to be given the Project pursuant to this Agreement affords maximum redevelopment of the Property and is, therefore, in the best interest of the City and the health, safety, morals and welfare of its residents and is in accordance with the provisions of the Act and the public purposes pursuant to which the redevelopment of Project's area of the City has been undertaken and is being assisted in accordance with the applicable provisions of State law:

NOW THEREFORE, it is mutually agreed as follows:

1. This Agreement shall be governed by the provisions of the Act, it being expressly understood and agreed that the City relies upon the facts, data and representations contained in the Application, and Redeveloper covenanting and agreeing to use its reasonable best efforts to conform in the development, construction and operation of the Project to the matters and things set forth in the Application; that is, the manner in which SJAPUR, LLC proposes to develop, manage and operate the Project and the plans for financing the Project, it being understood, however, with respect to the Project costs, interest rate, financing terms and mortgage amortization, rents and lease terms, that the same are projected and estimated and may be modified as particular circumstances may require, but that in all material respects it is the intent of SJAPUR, LLC to comply as closely as shall be practicable with the information and representations set forth in the said Application.

2. (a) The City hereby grants to SJAPUR, LLC to the extent provided in this Agreement exemption from real property taxation on the land comprising the Property and the improvements thereon for a period of not more than thirty (30) years from the "Date of Completion of the Project" (as hereinafter defined). Such tax exemption shall be claimed and allowed in the same or similar manner as in the case of other real property exemptions. In the event that the exemption status changes during a tax year, the procedure for the apportionment of taxes for said year shall be the same as in the case of other changes in the tax exemptions status during the tax year.

(b) As used herein, the term "Date of Completion of the Project" is defined as the date of issuance by the City of a Certificate of Occupancy or Temporary Certificate of Occupancy for the Project. If the City issues more than one Certificate of Occupancy for the Project, the parties stipulate that for purposes of establishing the term of the exemption and for ease of administration, the Date of Completion of the Project will be the date on which the City issues the Certificate of Occupancy or Temporary Certificate of Occupancy for the last unit of the Project. SJAPUR, LLC shall promptly

provide copies of all Certificates of Occupancy or the Temporary Certificates of Occupancy to the Tax Assessor and the Tax Collector along with a request that the tax exemption be implemented. The tax exemption shall commence for each parcel of the Project on the Date of Completion of the Project (the "Effective Date") notwithstanding different parcels or units may be occupied earlier than others. This Agreement shall run for the full thirty (30) years from the Date of Completion of the Project but in no event longer than thirty-five (35) years from the date of execution of this Agreement, so that the tax exemption for all parcels within the Project shall terminate simultaneously.

3. (a) In consideration for the tax exemption, SJAPUR, LLC shall make an annual PILOT payment, as defined below, for municipal services supplied to the Project based on a percentage of the "Gross Shelter Rents" of the Project. The Annual PILOT Payment shall be adjusted from time to time following the submission by SJAPUR, LLC's annual Auditor's Report as provided in Section 3 (b) below. SJAPUR, LLC and the City specifically agree that, in the interpretation and administration of this paragraph:

(i) Gross Shelter Rents shall be calculated by taking the Annual Gross Revenue (defined below) and subtracting therefrom (a) a five percent (5%) vacancy allowance as set forth in Exhibit "D" attached hereto and (b) the costs of the Common Utilities (defined below) paid by SJAPUR, LLC;

(ii) The computation of "Annual Gross Revenue" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any.

(iii) SJAPUR, LLC and the City acknowledge that the figures contained in Exhibits B and D are projections only and that the calculation of Gross Shelter Rents will be based on actual income and expenses.

(b) The Annual PILOT Payment, as defined herein, shall be calculated as follows (the "Annual PILOT Payment"):

(1) Commencing on the Effective Date and continuing for a period of thirty (30) years thereafter, the Annual PILOT Payment shall be twelve (12%) of the Project's Annual Gross Shelter Rents.

(c) Notwithstanding the foregoing, the Minimum Annual PILOT Payment shall be \$15,000.00 ("Minimum Annual PILOT Payment"). The Minimum Annual PILOT Payment shall be

paid in each year in which the Annual PILOT Payment calculated pursuant to paragraph 3(b) above is less than the Minimum Annual PILOT Payment.

(d) The Annual PILOT Payment shall be paid to the City on a quarterly basis, pro rata, in a manner consistent with the City's tax collection schedule.

(e) Water, sewer, gas and electric charges that are for common areas within the Project and not for a specific unit within the Project and water and sewer charges for tenant units (the "Common Utilities") shall be paid by SJAPUR, LLC. Each tenant within the Project will pay their own utility charges. The Landlord will pay all water and sewer charges.

(f) The City acknowledges that the rents at the Property are subject to the jurisdiction of the Housing Affordability Service of NJHMFA, and are not subject to any rent control or rent leveling ordinance of the City.

4. A Financial Plan, showing the anticipated Project funding, and a Fiscal Plan, computing the estimated Annual PILOT Payment, are attached hereto as Exhibit "E" and made a part hereof.

5. SJAPUR, LLC further covenants and agrees as follows:

(a) To limit its profits and dividends from operations payable in accordance with the provisions of the Act.

(b) During the period of tax exemption, SJAPUR, LLC shall distribute any excess profits earned by it in accordance with N.J.S.A. 40A:20-15. SJAPUR, LLC shall have the right to establish and maintain reserves against vacancies, unpaid rentals and contingencies in an amount not exceeding 10% of the gross revenues of SJAPUR, LLC for the last full fiscal year preceding the year for which a determination is being made with respect to allowable net profit; and, SJAPUR, LLC may retain such part of any excess net profit as may be necessary to eliminate the deficiency, if any, in such reserves.

(c) To pay the Annual PILOT Payment as provided for in paragraph 3 hereof, pro rata on a quarterly basis, in a manner consistent with the municipality's tax collection schedule. In the event SJAPUR, LLC fails to so pay within the time set forth in (d) below, the amount unpaid shall bear the same rate of interest permitted in the case of the unpaid taxes or tax liens on land until paid ("Late Fee"). For the first year after the Effective Date, the Tax Collector shall issue quarterly bills based on the Minimum Annual PILOT Payment set forth in Paragraph 3(d) on a pro-rata basis. Thereafter, pro rata quarterly bills will be based on twelve (12%) of the actual Gross Shelter Rents

of the prior year, if same has been provided to the Tax Collector, or twelve (12%) of the prior year's projection of Gross Shelter Rents. Within ninety (90) days after the City's receipt and review of the Auditor's Report described in Paragraph 6(e), the City shall adjust the Annual PILOT Payment to reconcile with SJAPUR, LLC's actual Gross Shelter Rents. The City will promptly issue a credit where it is determined that there has been an overpayment or an invoice where it is determined that there has been an underpayment of the Annual PILOT Payment.

(d) The failure of SJAPUR, LLC to pay any quarterly installment of the Annual PILOT Payment and/or sewer and water charge payments, in a timely manner shall constitute a violation and breach of this Agreement. With respect to delinquent water and sewer charges, the City shall retain all rights reserved to municipalities under New Jersey law and the Code of the City of Camden, New Jersey Chapters 840 and 675, including the right to proceed against SJAPUR, LLC's interest in the property and its ownership interest in the improvements pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:55-1, et seq. In the event that SJAPUR, LLC shall fail to pay the Annual PILOT Payment within 30 (thirty) days after said payment is due, then the City shall send written notice to SJAPUR, LLC and any Lender entitled to Notice hereunder that said payment is overdue and SJAPUR, LLC is in Default under the terms of this Agreement (the "Default Notice"). In the event that SJAPUR, LLC fails to make payment of the delinquent installment of the Annual PILOT Payment and/or sewer and water charges together with the Late Fee within sixty (60) days after the date of the Default Notice, then this Agreement shall terminate on the sixtieth (60) day after the date of the Default Notice.

(e) To submit annually, within ninety (90) days after the close of each of SJAPUR, LLC's fiscal years, to the City's Chief Financial Officer and the Municipal Clerk, a financial audit, which audit shall include a note disclosure which both defines and calculates the amount of Annual PILOT Payment due for that audit year, which calculations shall be attested to by the Certified Public Accountant of SJAPUR, LLC as to the accuracy of the computation and the compliance with this Agreement. SJAPUR, LLC's fiscal year runs from January 1 to December 31. Such auditor's report shall include, but not be limited to, a rental schedule of the improvements, the terms and interest rate on any mortgage associated with the Property and the improvements, and such details as may relate to the financial affairs of SJAPUR, LLC and its operation of the improvements and performance under this Agreement.

(f) Following receipt of the annual audit and transmittal letter required by subsection (e) above, the Chief Financial Officer shall modify the Annual PILOT Payment for the then-current calendar year. The remaining amount due on the Annual Pilot payment for the then-current calendar year, following receipt of the audit and transmittal letter, shall be increased (or decreased) by the difference between the audited amount and the Annual Pilot payment being utilized for that year with the intention that, by the end of that calendar year, SJAPUR, LLC will have paid an Annual PILOT Payment equal to the amount identified in the most recent audit.

Upon initial review of the audit and schedule of payments stated in the cover letter, the Chief Financial Officer or designee may acknowledge acceptance of the audit and payment schedule while reserving the Chief Financial Officer's right to contest or modify the audit and payment schedule upon a more detailed examination of the audit. The City may undertake its audit, if at all, not later than 90 days after delivery of SJAPUR, LLC's audit above. Should the Chief Financial Officer not issue its preliminary acceptance of the audit and proposed payment schedule before the next quarterly payment is due, then SJAPUR, LLC shall continue to make quarterly payments equal to the first quarter payment.

Upon finalizing the audit for the previous year, SJAPUR, LLC will have thirty (30) days from receipt of an invoice or other written notice from the City to pay any additional amounts owed for the previous year or that would have been owed in the previous quarters of the current year if the audit had been accepted before those payments were made. Interest and penalties shall not be imposed upon any shortfall for the previous year or previous quarters if payment is made within thirty (30) days of receipt of an invoice or other written notice from the Chief Financial Officer.

(g) If the City and SJAPUR, LLC dispute either (i) the correctness of the audit, or (ii) the calculation of the Annual PILOT Payment, either party may, pursuant to N.J.S.A. 40A:20-9f submit this dispute to the American Arbitration Association in Camden, New Jersey to be determined in accordance with its rules and regulations in such a fashion as to accomplish the purposes of the Act.. The arbitration shall be before one neutral arbitrator to be selected in accordance with the AAA Rules and whose decision shall be rendered in writing. The results of the arbitration shall be final and binding upon the parties, with each party paying its own costs of the arbitration and 50% of the costs of the neutral arbitrator, and judgment on the award may be

entered in any court having jurisdiction thereof. In rendering the award, the arbitrator shall determine the rights and obligations of the parties according to the laws of the State of New Jersey.

(h) Upon request of the City, to permit inspection of the property, equipment, buildings and other facilities of SJAPUR, LLC at the Project, and to permit examination and audit of any of its books, contracts, records, documents and papers relating to this Agreement or the Project, by duly authorized representatives of the City, provided same are at reasonable hours on reasonable notice and in the presence of designated representatives of SJAPUR, LLC.

(i) At all times prior to the expiration or other termination of this Financial Agreement, to remain bound by the provisions of the Act and other applicable laws of the State of New Jersey, including N.J.S.A. 52:15C-1 et m.

(j) Not to effect or execute any agreement, lease, conveyance, or other instrument, whereby the Project, or any part thereof, or the use thereof, is restricted upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in sale, lease or occupancy thereof, nor to discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in the sale, lease, or rental, or in the use or occupancy of the Project or any improvement erected or to be erected thereon, or any part thereof, and to comply with all State and local laws prohibiting discrimination or segregation by reason of race, color, creed, religion, ancestry, national origin, sex or marital status.

(k) That operation under this Agreement shall be terminable by SJAPUR, LLC in the manner provided for under the Act.

(l) That SJAPUR, LLC's agreement to pay: (i) the Annual PILOT Payment, including the methodology of computation thereof; (ii) water and sewer charges, and (iii) any interest payments due pursuant this Agreement (collectively the "Material Conditions") are material conditions of the Agreement. The Material Conditions shall be deemed independent and severable, and the invalidity or unenforceability of any other provision or portion of this Agreement shall not affect the enforceability or validity of the Material Conditions.

(m) It shall be the obligation of SJAPUR, LLC to make application for and make all reasonable efforts to obtain Certificates of Occupancy for the improvements in a timely manner as identified in the Application. The failure of SJAPUR, LLC to use reasonable efforts to secure and obtain the Certificate of Occupancy for the improvements shall constitute a Default by SJAPUR, LLC provided the City has reasonably cooperated in processing SJAPUR, LLC's request for the

issuance of such Certificate of Occupancy. In the event that SJAPUR, LLC does not obtain a Certificate of Occupancy within five (5) years after the date hereof then this Agreement will terminate.

6. It is understood and agreed that, commencing on the thirty-first (31st) anniversary of the Effective Date, the tax exemption upon the Project shall thereupon absolutely cease, and the property and improvements comprising the Project shall thereupon be assessed and taxed according to general law as other property in the City is assessed and taxed and, on the date on which the tax exemption upon the Project absolutely ceases, as described above, all restrictions and limitations herein contained as provided by law shall absolutely terminate and be at an end and SJAURP, LLC shall thereupon render its final account to the City.

7. (a) The City, on written application by SJAPUR, LLC, will not unreasonably withhold, delay or condition its consent to a transfer of SJAPUR, LLC's interest in the Property, the improvements and this Agreement to an entity eligible to operate the Project under the Act (a "Permitted Transferee"), provided: (i) there is at the time of the request no uncured event of default by SJAPUR, LLC regarding any performance required of it under this Agreement; (ii) SJAPUR, LLC has fully complied with the Act at the time of the request; and (iii) the Permitted Transferee fully assumes SJAPUR, LLC's obligations under this Agreement. Notwithstanding the foregoing, upon written notice by any lender advancing funds to SJAPUR, LLC for the development of the Project (a "Lender"), whether or not there is an uncured event of default by SJAPUR, LLC under this Agreement, the City will consent to a transfer of SJAPUR, LLC's interest in the Property, the improvements, and this Agreement to a Lender or any entity organized, controlled or designated by the Lender (a "Lender Transferee") which succeeds to the interest of SJAPUR, LLC in the Property and the improvements as a result of the foreclosure of the leasehold mortgage held by the Lender or by assignment of such interest to the Lender Transferee in lieu of foreclosure, provided that the Lender Transferee complies with the requirements of the Act and continues to operate the improvements as contemplated by this Agreement. Upon the assumption by the Permitted Transferee and/or Lender Transferee of the remaining obligations under this Agreement, the tax exemption of the improvements of the Project shall continue and inure to the Permitted Transferee and/or Lender Transferee, their respective successors or assigns.

(b) The City and SJAPUR, LLC acknowledge that subsequent changes or expansions within the area of the Project may occur which may not now be in the contemplation of the parties.

In connection with such changes or expansions, the City agrees that unimproved portions of the Project area (including surface parking areas) may be withdrawn by SJAPUR, LLC from the coverage of this Agreement upon written notice to the City. Any such withdrawals shall not affect the continued applicability of the Agreement to the remainder of the Project.

(c) The City recognizes and acknowledges that SJAPUR, LLC is a New Jersey limited liability company and as such intends to sell ownership interests in SJAPUR, LLC through syndication of certain low income housing tax credits allocated to SJAPUR, LLC. The City specifically recognizes and consents to such syndication and sale or resale of ownership interests in SJAPUR, LLC.

8. SJAPUR, LLC may at any time after the expiration of one (1) year from the Date of Completion of the Project notify the City that, as of a certain date designated in said notice, it relinquishes its tax exemption status as to all or any designated portion of the Project. As of the date so set, the tax exemption, the service charges, the profit restrictions and all other restrictions and limitations imposed by this Agreement or by the Act shall terminate as to the Project or any designated portion of the Project, as applicable.

9. Upon any termination of such tax exemption, obligations and restrictions, whether by affirmative action of SJAPUR, LLC as provided in paragraph 8 above or by the provisions of the Act or pursuant to this Agreement, and subject to paragraph 5(d) above, the date of such termination shall be deemed to be the end of the fiscal year of SJAPUR, LLC, and within ninety (90) days after the date of such termination SJAPUR, LLC shall pay to the City a sum equal to the amount of the reserve described in Section 6(b) above, if any, maintained pursuant to N.J.S.A. 40A:20-16, as well as the excess profit, if any, payable pursuant to N.J.S.A. 40A:20-16, and pursuant to paragraph 5 of this Financial Agreement by reason of the treatment of such date as the end of the fiscal year.

10. Unless otherwise provided by law, neither SJAPUR, LLC nor any of its partners (or members of any of its partners), officers, employees, members, or Trustees shall be personally liable under this Agreement for the payment of the Annual PILOT Payment nor for the payment of any tax or assessment which may be levied or assessed against any land or building now or hereafter constituting all of or a portion of the Project.

11. (a) Any notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if sent registered or certified mail, postage

prepaid and return receipt requested, or delivered personally and, in the case of SJAPUR, LLC, addressed to: St. Joan of Arc Urban Renewal Properties, LLC, 20 Church Street, Camden, NJ 08105; and, in the case of the City, addressed to the Municipal Clerk of Camden, New Jersey, with a copy to the City Attorney, each of the foregoing having an address for this purpose at City Hall, 520 Market Street, Room 419, P.O. Box 95120, Camden, New Jersey 08101-5120; or to any such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the others as provided in this paragraph.

(b) Whenever the City shall deliver any notice or demand to SJAPUR, LLC with respect to any breach or default by SJAPUR, LLC in its obligations or covenants under this Agreement, the City shall at the same time forward a copy of such notice or demand to each Lender, provided the City has received notice of the name and address of such Lender.

(c) (1) After any breach or default under this Agreement, each Lender shall (insofar as the rights of the City are concerned) have the right, at its option, to cure or remedy such breach or default in accordance with Section 6(d) above.

(2) Any such Lender who shall cure or remedy any breach or default under this Agreement shall be entitled to the benefits of the tax exemption previously granted to SJAPUR, LLC pursuant to the Act and this Agreement, to the same extent that SJAPUR, LLC would then have been if no default had occurred.

12. (a) Except as set forth in Paragraph 5(g), in the event of a breach of the within Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court of New Jersey by an appropriate proceeding to settle and resolve said dispute in such fashion as will tend to accomplish the purpose of the Act, including the termination of the exemption. In the event that the Superior Court shall not entertain jurisdiction, then the parties shall submit the dispute to the American Arbitration Association in Camden, New Jersey utilizing the arbitration process as set forth in paragraph 5(g) above.

(b) Anything in the foregoing to the contrary notwithstanding: (i) any dispute between the parties hereto concerning any provision of this Agreement shall be governed by the laws of the State of New Jersey; and (ii) no arbitrator shall have the power or authority to amend, alter, or modify any part of this Agreement, in any way. In the event of any inconsistency between

the terms of this Agreement and the Act, such ambiguity or inconsistency shall be rendered in favor of the Act.

14. It is understood and agreed that in the event the City shall be named as a party defendant by a third party in any action brought against SJAPUR, LLC by reason of any breach, default, or a violation of any of the provisions of this Agreement and/or the provisions of N.J.S.A. 40A:20-1, et seq., as a result of the actions or inaction of SJAPUR, LLC, SJAPUR, LLC shall indemnify and hold the City harmless and shall further defend any such action at its own expense.

15. If any clause, sentence, subdivision, paragraph, section or part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which said judgment shall have been rendered.

16. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

17. This Agreement shall be binding upon and inure to the benefit of SJAVRP LLC, the City, and their respective successors and permitted assigns.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf by the Mayor, and SJAPUR, LLC has caused this Agreement to be duly executed on its behalf by duly authorized officers, all as of the day and year first above written.

WITNESS:

By: Managing Member

ST. JOAN OF ARC URBAN RENEWAL
PROPERTIES, LLC

By: Saint Joseph's Carpenter Society Inc.
Its Managing Member

ATTEST:

CITY OF CAMDEN

Name: Luis Pastoriza

By: _____
Name: Victor Carstarphen

Title: City Clerk

Title: Mayor

Authorized by Ordinance
MC- . This Agreement has
been approved as to form:

City Attorney

***** NEW NOTICE *****

The following ordinance was introduced and passed at first reading by the City Council of the City of Camden at a **Regular** meeting held on **Tuesday, 6-11-26** and is before the City Council of the City of Camden for further consideration for final passage at a **Regular** meeting to be held on **7-14-26** at **5:00 p.m.** in City Council Chambers, 2nd floor City Hall.

The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12886

DB:dh
06-11-26

**AN ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES FOR
INDIVIDUALS WITH DISABILITIES IN CERTAIN AREAS IN THE CITY OF CAMDEN
AS HANDICAP PARKING PRIVILEGES ONLY**

WHEREAS, Angela A. Soldevila, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near her home at 312 Vine Street; and

WHEREAS, Suzanne L. Estes, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near her home at 1115 N. 26th Street; and

WHEREAS, Nyisha J. Graves, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near her home at 1244 Dayton Street; and

WHEREAS, William E. Parker, upon providing the appropriate proof that he is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near his home at 3819 Myrtle Avenue; and

WHEREAS, Juanita Beltran, upon providing the appropriate proof that she is the holder of the required specifications, seeks to upgrade to personalized signage handicapped parking as a Type #2 permit in front of or near her home at 1469 Greenwood Avenue; and

WHEREAS, Tamiyah D. Hairston, upon providing the appropriate proof that she is the holder of the required specifications, seeks to upgrade to personalized signage handicapped parking as a Type #2 permit in front of or near her home at 2920 Kansas Road; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that, all the addresses listed above, shall be designated as either a Type 1 or Type 2 “Handicapped Parking” to have access to parking or personalized signage during the period of time that the said premises are occupied by the handicapped individuals.

SECTION 1. Type 1 Handicapped Parking locations shall be reserved for any handicapped operator. All others shall be prohibited from parking in such space.

SECTION 2. Type 2 Handicapped Parking locations shall only be utilized by the approved applicant and only by the vehicle whose license plate corresponds with the license plate number on the posted sign. All others shall be prohibited from parking in such space.

SECTION 3. By the adoption of this ordinance, we are creating a schedule of Personalized Signage “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 repealed, in part, wherein it conflicts with the ordinance to be adopted.

SECTION 4. Any portion of this ordinance 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. 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: June 11, 2026

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

***** NEW NOTICE *****

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The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12887

DB:dh

06-11-26

ORDINANCE AUTHORIZING THE REMOVAL OF DESIGNATED RESIDENTIAL PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN LOCATIONS

WHEREAS, an ordinance was adopted designating a "Handicapped Parking Only" area for the following properties:

2812 Constitution Road
2814 N Congress Road
1100 Jackson Street
2601 Baird Blvd
529 Pfeiffer Street

Ceatta Thomas
Nilda Rivas
Phillip Fontaine
Ava D. Evans
Elba Rosario

2927 Line Street	Patricia Moore
1782 Norris Street	Deborah Moore
835 York Street	Jaleesa Gonzalez-Reyes
507 Randolph Street	Lucille Mendez Vaz
2626 Line Street Apt B	Any Mason
808 Cherry Street	Kenneth Talley
378 Morse Street	Luisanny Zapata-Ramirez
24 N 33 rd Street	Howard Belcher
1582 Greenwood Avenue	Dwight Johnson
1031 N 33 rd Street	Esther Lewis
10 Ablett Village	Cruz D Rivera
832 Olive Street	Noemi Rivera-Nunez
621 Randolph Street	Diana Velazquez
922 Mechanic Street	Carmen Vasquez
3616 Fremont Street	Luis Rivera

WHEREAS, it has been advised that the individuals, no longer need accessible parking at the above locations due to no response to renewal correspondence, no payment of annual renewal fees and/or by request as per the individual; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the provisions of said ordinance applicable to the properties listed above are hereby removed.

SECTION 1. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 3. 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.

Date of Introduction: June 11, 2026

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

***** NEW NOTICE *****

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The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12888

DB:HM
06-11-26

**ORDINANCE ESTABLISHING ARTICLE V OF CHAPTER 725;
PRIVATELY-OWNED SALT STORAGE, IN THE CITY OF CAMDEN**

WHEREAS, the City Council now seeks to establish code provisions in the Camden City Code governing privately-owned salt storage occurring in the City of Camden; and

WHEREAS, this new ARTICLE V of Chapter 725 arises from New Jersey Department of Environmental Protection rules and regulations; and

WHEREAS, the City Council of the City of Camden now seeks to establish ARTICLE V of Chapter 725, to establish code provisions governing privately-owned salt storage occurring in the City of Camden; now therefore

BE IT ORDAINED by the City Council of the City of Camden that ARTICLE V of Chapter 725; Privately-owned Salt Storage of the Camden Code is established as follows:

ARTICLE V PRIVATELY-OWNED SALT STORAGE

§ 725-30 Purpose.

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater. This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), in the City of Camden to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

§ 725-31 Definitions.

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

- A. “De-icing materials” means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. “Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.
- C. “Storm drain inlet” means the point of entry into the storm sewer system.
- D. “Permanent structure” means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

- 1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
 - 2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
 - 3. The structure shall be erected on an impermeable slab;
 - 4. The structure cannot be open sided; and
 - 5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. “Person” means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

§ 725-32 Deicing Material Storage Requirements.

- A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th, but no longer than 30 days without prior written approval from the Department of Public Works:
1. Materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
 2. Materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, and/or ditches or other stormwater conveyance channels;
 3. Materials shall be formed in a cone-shaped storage pile;
 4. All storage piles shall be covered as follows:
 - a. The cover shall be waterproof, impermeable, and flexible;
 - b. The cover shall extend to the base of the pile(s);
 - c. The cover shall be free from holes or tears;
 - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind;
 - e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.
 - (1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used.
 5. The site shall be free of all de-icing materials between April 16th and October 14th.
- B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of solid deicing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 April 15.
- C. The property owner shall designate a person(s) responsible for operations at the site where these materials are stored, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met.

§ 725-33 Exemptions.

Article V of this Chapter does not apply to facilities where the stormwater discharges from salt storage activities are regulated under another New Jersey Pollutant Discharge Elimination System (NJPDES) permit.

§ 725-34 Enforcement

Article V of this Chapter shall be enforced by the Camden County Police Department, Officials of the Department of Public Works and Officials of the Department of Code Enforcement during the course of ordinary enforcement duties.

§ 725-35 Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of Article V of this Chapter shall have 72 hours to complete corrective action. Upon conviction for an additional violation and/or failure to complete corrective action, penalties shall be imposed in accordance with the provisions of §1-15 of the Camden Code.

BE IT FURTHER ORDAINED that that any portion of the Camden City Code not herein amended and supplemented shall remain in full force and effect.

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 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 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: June 11, 2026

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

***** NEW NOTICE *****

The following ordinance was introduced and passed at first reading by the City Council of the City of Camden at a **Regular** meeting held on **Tuesday, 6-11-26** and is before the City Council of the City of Camden for further consideration for final passage at a **Regular** meeting to be held on **7-14-26** at **5:00 p.m.** in City Council Chambers, 2nd floor City Hall.

The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12889

DB
06-11-26

AN ORDINANCE APPROVING A DEED TERMINATING A DEED RESTRICTION ON BLOCK 1406, LOT 31, COMMONLY KNOWN AS 638 BENSON STREET, THAT REQUIRED THE PROPERTY TO BE USED FOR RESIDENTIAL USE ONLY

WHEREAS, the City of Camden acquired property identified as 638 Benson Street (formerly Block 0292, Lot 0031, and now known as Block 1406, Lot 31 on the City Tax Maps) (the "Property") by Final Judgement in Foreclosure; and

WHEREAS, the City approved the public sale of the property on December 17, 1978; and

WHEREAS, on February 1, 1979, the City of Camden conveyed a Deed for the Property to Howard E. Barsky and Jeffree E. Barsky, which Deed was recorded in the office of the Clerk of Camden County on February 6, 1979, in Book 3618 page 717; and

WHEREAS, the conveyance was subject to the condition that the property be used for a bar-restaurant or club and residence only with architectural review by the City of Camden subject to variance, and violation of said condition will result in a reversion of the Property to the City; and

WHEREAS, the City of Camden had not approved Mr. Barsky's submitted plans and had not granted a variance for the use of the Property as a bar-restaurant or club; and

WHEREAS, Mr. Barsky had requested and agreed to rehabilitate the Property at 638 Benson Street for residential use only; and

WHEREAS, by Resolution dated March 18, 1980, the City Council approved the removal of the condition that the property be used for bar-restaurant or club use and stated that the Property will be rehabilitated for residential use only; and

WHEREAS, an Amended Deed dated July 26, 1985 modifying the use restriction to remove of the condition that the property be used for bar-restaurant or club use and to require that the Property will be rehabilitated for residential use only was executed, which Deed was recorded in the Office of the Clerk of Camden County in Deed Book 4071, page 408; and

WHEREAS, the Property is currently owned by Empowerment Realty Holdings, Inc., a New Jersey non-profit corporation, on which The Center for Family Services operates a residential home for teenage boys; and

WHEREAS, the Property has since been declared part of an area in need of redevelopment and is currently located within the Cooper Plaza Redevelopment Area and subject to the Cooper Plaza Redevelopment Plan ("Redevelopment Plan") and

WHEREAS, the Property is located within the Medical Support zone in the Redevelopment Plan; and

WHEREAS, the City desires to remove the use restriction and right of reversion set forth in the Deed and to permit the Property be used for any use permitted in the Medical Support zone in the Redevelopment Plan, as may be amended from time to time; now, therefore

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

SECTION 1. The use restriction and right of reversion set forth in the Deed are hereby terminated and cancelled.

SECTION 2. The Mayor and Clerk are hereby authorized and directed to execute a Deed terminating and removing the use restriction and right of reversion from the Block 1406, Lot 31.

SECTION 3. This Resolution 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 Resolution shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Resolution. Additionally, 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,

and the action by the Commissioner regarding this Resolution shall supersede any action by the Mayor on the same Resolution. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: June 11, 2026

The above has been reviewed
and approved as to form.

DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: LUIS PASTORIZA
City Clerk

***** NEW NOTICE *****

The following ordinance was introduced and passed at first reading by the City Council of the City of Camden at a **Regular** meeting held on **Tuesday, 6-11-26** and is before the City Council of the City of Camden for further consideration for final passage at a **Regular** meeting to be held on **7-14-26** at **5:00 p.m.** in City Council Chambers, 2nd floor City Hall.

The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC# 12890

FUENTES
RAMOS
6/11/2026

**ORDINANCE AMENDING THE CANNABIS ORDINANCE, MC-5371,
ADOPTED ON FEBRUARY 8, 2022, AND ITS AMENDMENTS, GOVERNING**

**THE ESTABLISHMENT AND CONTROL OF RECREATIONAL CANNABIS
LICENSES IN THE CITY OF CAMDEN TO ALLOW FOR THE ADDITION OF
ANOTHER ZONE FOR RETAIL CANNABIS BUSINESSES**

WHEREAS, the City Council of the City of Camden, on February 8, 2022 adopted Ordinance MC-5371, which established and controls recreational cannabis licenses in the City of Camden; and

WHEREAS, MC-5371 was amended several times, to increase the location of licenses as follows:

- D. Licensing
4. Location of Licenses: The following State classified cannabis classes are permitted in the corresponding zoning districts:
- a. Class 1; Cultivator – Commercial 3 and Light Industrial 2
 - b. Class 2; Manufacturer – Light Industrial Zone – LI-1
 - c. Class 3; Wholesale –
 - i. Light Industrial Zones, LI-1 and LI-2;
 - ii. GI-1, North 4th Street, north of Erie Street
 - d. Class 4; Distributor –
 - Light Industrial Zone – LI-1;
 - ii. GI-1, North 4th Street, north of Erie Street
 - e. Class 5; Retail – permitted in the following zones:
 - i. C-2 Zone – Gateway/Waterfront South
 - ii. C-3 Zone – Old Pathmark Area
 - iii. C-4 Zone – Admiral Wilson Boulevard
 - iv. US Zone – University Services
 - v. CC Zone - Center City
 - vi. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue
 - vii. C-2 Zone – Vine Street from North Front Street to North 3rd Street
 - viii. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
 - f. Any other properties outside the specific zones described in subsections (a) through (e) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
 - g. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.
 - h. Any Delivery Service Provider seeking to establish a business in the City of Camden must comply with all applicable City of Camden Ordinances.

WHEREAS, the City Council of the City of Camden is now seeking to further amend MC-5371, adopted on February 8, 2022 and its amendments to increase the location of retail recreational cannabis licenses; now therefore

BE IT ORDAINED by the City Council of the City of Camden that MC-5371, adopted on February 8, 2022 and its amendments are hereby further amended as follows:

870-38 – PERMITTED USES IN CERTAIN DISTRICTS – CANNABIS LICENSED
BUSINESSES – ISSUANCE OF LICENSES AND PERMITS

D. Licensing

4. Location of Licenses: The following State classified cannabis classes are permitted in the corresponding zoning districts:

- a. Class 1; Cultivator – Commercial 3 and Light Industrial 2
- b. Class 2; Manufacturer – Light Industrial Zone – LI-1
- c. Class 3; Wholesale –
 - i. Light Industrial Zones, LI-1 and LI-2;
 - ii. GI-1, North 4th Street, north of Erie Street
- e. Class 4; Distributor –
Light Industrial Zone – LI-1;
 - ii. GI-1, North 4th Street, north of Erie Street
- e. Class 5; Retail – permitted in the following zones:
 - i. C-2 Zone – Gateway/Waterfront South
 - ii. C-3 Zone – Old Pathmark Area
 - iii. C-4 Zone – Admiral Wilson Boulevard
 - iv. US Zone – University Services
 - v. CC Zone - Center City
 - vi. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue, and North 27 Street, from Concord Avenue to River Avenue.
 - vii. C-2 Zone – Vine Street from North Front Street to North 3rd Street
 - viii. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
- f. Any other properties outside the specific zones described in subsections (a) through (e) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
- g. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.
- h. Any Delivery Service Provider seeking to establish a business in the City of Camden must comply with all applicable City of Camden Ordinances.

BE IT FURTHER ORDAINED that following introduction and prior to adoption, the Clerk shall cause a copy of this ordinance to be referred to the City of Camden Planning Board for review pursuant to *N.J.S.A. 40:55D-26*.

BE IT FURTHER ORDAINED that any portion of the MC-5371, adopted on February 8, 2002, and its amendments, not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED that that any portion of the Camden City Code not herein amended and supplemented shall remain in full force and effect.

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 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 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: June 11, 2026

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