

**ORDINANCE APPROVING SUSTAINABILITY REQUIREMENTS  
FOR THE CITY OF CAMDEN**

WHEREAS, the City of Camden (City) is desirous of adopting a Sustainability Ordinance in order to (1) promote environmentally-related sustainable practices, (2) promote economic growth within the City in a manner that is protective of the public health, safety and welfare of our residents; and (3) promote the development of vibrant neighborhoods that balance the needs of the built environment with that of the natural environmental habitat and ecosystems; and

WHEREAS, the Mayor, and Members of Camden City Council, have therefore developed a sustainability ordinance in order to provide a more sustainable environment for the residents of Camden City; now therefore

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

SECTION 1: This ordinance shall be entitled the "Camden City Sustainability Ordinance".

SECTION 2: The Camden City Planning Board and Zoning Board of Adjustment (Boards) shall hereto require applicants for new development, or for modification to existing development, to submit with their applications an Environmental Impact and Benefits Assessment (EIBA) and related documents pursuant to Article 30., Sections 577-272 to 275 of the City's Land Development Ordinance where applicable which will evaluate and address the potential impacts and potential benefits that the proposed development activity could have on the environment and the public health and general welfare of the residents of the City of Camden and of the general public at large.

SECTION 3: The Boards shall require the applicants, in their "EIBA", to address such impacts of the proposed development including, but not limited to:

additional stormwater impacts associated with impervious cover; water conservation efforts; truck and/or auto traffic impacts, with respect to air emissions, traffic volume and transportation safety for all residents; dust control and particulate emissions, both during construction and during operations; potential for chemical releases from industries; noise, both during construction and during operations; impact on land, water and air resources; other reasonable environmental impact considerations as directed by the Boards.

SECTION 4: The applicant's EIBA shall address where applicable the opportunities to minimize impacts of the proposed development by implementing environmentally mitigate initiatives within the City of Camden including, but not limited to:

tree plantings, creation of green spaces, rain gardens, stormwater measures that reduce run off and particulates and similar environmentally beneficial measures utilization of LEED principles during construction utilization of Energy Star equipment improvements to the Camden Greenway local job creation, especially green jobs inclusion of riparian buffers green waste disposal practices, including recycling opportunities to align with the City's Complete Streets policies.

SECTION 5: The applicants will also be encouraged to implement best management practices for their particular application/industry in order to minimize impact to the public health and environment.

SECTION 6: The Boards and their professionals shall review the Environmental Impact Benefits Assessment and related documents consistent with the City's Land Development Ordinance where applicable when submitted with applications and will consider the extent to which applicants can minimize net environmental and public

health impacts and benefits as part of its deliberations and decision making process.

SECTION 7: The City shall seek funding, assistance and partnerships to develop and maintain a citywide Environmental Resource Inventory.

SECTION 8: The City shall work with its environmental partners to gather resources to assist applicants with guidelines for compliance with this sustainability ordinance.

SECTION 9: Any portion of the Municipal Code not herein amended and supplemented shall remain in full force and effect.


SECTION 10: 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 11: 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: January 13, 2015

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