

ORDINANCE #12-2023

AMEND CERTAIN PROVISIONS OF THE TOWER SITE REDEVELOPMENT PLAN

WHEREAS, the City has previously been designated as An Area in Need of Rehabilitation in order to recognize the need to foster reinvestment into the community; and

WHEREAS, the Township previously adopted a redevelopment plan for an area known as the "Tower Site" which is generally bounded by Moss Mill Road, Hamburg Avenue, Washington Avenue and Duerer Street; and

WHEREAS, the City is working with a conditional redeveloper of the property who believes that certain amendments to the redevelopment plan could help promote development of the property; and

WHEREAS, the City has designated the Tower Site as an Area in Need of Redevelopment; and

WHEREAS, the City agrees that the amendments to the redevelopment plan will provide some additional flexibility to the conditional redeveloper will enhance the possibility of the property being developed; and

WHEREAS, the development of the property is the outcome the City is looking to achieve through the designation as a redevelopment area and adoption of amendments to the redevelopment plan.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Egg Harbor as follows:

1. The Redevelopment Area detailed in Section 4.2 shall be amended to include Block 11, Lot 1 and additional Lots 2-15, owned by Jonathan Sachar.

2. An additional permitted use shall be added as Section 6.3.4B (7) as follows:

Media / Motion Picture Studio / Entertainment Studio and all associated uses including a music venue for producing music videos, and for pay concerts.

3. An additional permitted use shall be added as Section 6.3.4B (8) as follows:

Research and development for emerging technologies and green technologies.

4. An additional permitted use shall be added as Section 6.3.4B (12) as follows:

The accessory uses for the Media / Motion Picture Studio / Entertainment Studio in the Tower Site Redevelopment Area are as follows:

- a. Backlot
- b. On-site lodging
- c. Private cafeteria and food service uses
- d. Private learning center / educational / technical training

5. Section 6.3.4 shall be amended to include specific regulations for media / motion picture studio / entertainment studio uses and shall read as follows:

Building Limit Controls for media / motion picture studio / entertainment studio uses

6. Section 6.3.4L shall be amended to specify regulations for fencing and shall read as follows:

Fences. The standards governing fences in the Egg Harbor City Developmental Ordinance, Chapter 170-59 shall apply for all uses, with the exception for the media / motion picture studio / entertainment studio uses. Media / motion picture studio / entertainment studio uses shall be permitted to install fencing not to exceed a maximum height of ten (10) feet.

7. Section 6.3.4 shall be amended to include a provision for the location of stormwater management facilities and shall read as follows:

Stormwater Management Facilities. Stormwater management basins may be located within the required front yard areas provided that appropriate buffering and landscaping is proposed.

BE IT FURTHER ORDAINED that all remaining sections of the Tower Site Redevelopment Plan shall continue in effect, and if a portion of a section of this amendment shall be held to be void or unconstitutional, it shall not affect the remaining provisions thereof as all parts shall be deemed severable.

BE IT FURTHER ORDAINED that the amendments to the Tower Site Redevelopment Plan shall be in effect immediately upon adoption by the Common Council for the City of Egg Harbor City and published as required by law.

Introduced: May 25, 2023

Publication: May 31, 2023


Public Hearing: June 22, 2023

Adopted: June 22, 2023

Publication: June 28, 2023



Meg Steeb, City Clerk, RMC



Lisa Jampetti, Mayor