

CAMDEN CITY PLANNING BOARD
March 10, 2025

TO: ALL MEMBERS OF THE CAMDEN CITY PLANNING BOARD

By the direction of the Planning Board Chairman Jose DeJesus, Jr. of the City of Camden there will be a Regularly scheduled Planning Board Meeting held on Thursday, March 13, 2025 at 6:00pm Since the City of Camden remains under a Declaration of a Health Emergency related to the COVID-19 virus, City Hall is open. Therefore, this Regularly Scheduled Meeting will be conducted as a virtual meeting via a remote conferencing platform; TEAMS. Instruction on accessing this virtual Regularly Scheduled Planning Board Meeting and meeting Agenda can be found on the City of Camden's website: <https://www.ci.camden.nj.us/>

AGENDA (AMENDED)

1. Reading of the Opening Statement
2. Roll Call
3. Approval of Planning Board Public Hearing Minutes – February 13, 2025.
4. Swearing in of all Professionals and Planning Staff
5. Planning Director's Report
- A. Downtown Master Plan
6. NEW BUSINESS
- A. **Certificate of Appropriateness; re: The Phoenix Development Group, LLC re: 1816 Filmore St.**
The applicant is proposing exterior work to a property within the Waterfront South Historic District.
- B. **Certificate of Appropriateness; re: The Phoenix Development Group, LLC re: 1818 Filmore St**
The applicant is proposing exterior work at a property located within the Waterfront South Historic District.
- C. **Certificate of Appropriateness; re: The Phoenix Development Group, LLC re: 1830 Filmore St**
The applicant is proposing exterior work at a property located within the Waterfront South Historic District.
- D. Review and consideration of a preliminary investigation for designation of a Non-Condemnation Area in Need of Redevelopment for Block: 715, Lots 1, 19, 20, 23,25, and 26.
- E. Review and consideration of a Non-Condemnation Redevelopment Plan for Block: 715, Lots 1, 19, 20, 23, 25 and 26

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2025 MAR 11 AM 11:53
CAMDEN, NJ

7. ADOPTION OF THE FOLLOWING RESOLUTIONS:

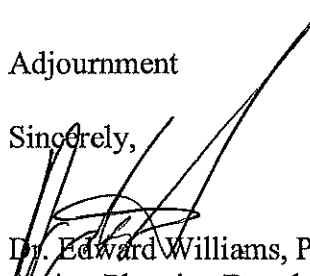
- A. Review and consideration of a preliminary investigation for designation of a Non-Condensation Area in Need of Redevelopment for Block: 715, Lots 1, 19, 20, 23,25, and 26.
- B. Review and consideration of a Non-Condensation Redevelopment Plan for Block: 715, Lots 1, 19, 20, 23, 25 and 26

Certificate of Appropriateness re: APPROVED

- C. Christina Paniagua Baez re: 3031 W. Octagon Rd re: Driveway/Curbcut

8. Adjournment

Sincerely,



Dr. Edward Williams, PP, AICP, CSI, AHP, CZO, CPZBS
Acting Planning Board Secretary

Am

cc: All City Council Members
All Directors

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 292 705 821 209

Passcode: Ag9zS75y

Dial in by phone

+1 469-998-7374,,158990472# United States, Dallas

Find a local number

Phone conference ID: 158 990 472#

For organizers: Meeting options | Reset dial-in PIN



PARKER McCAY

Parker McCay P.A.
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054-5054

P: 856.596.8900
F: 856.596.9631
www.parkermccay.com

Kevin D. Sheehan,
Shareholder
P: 856-985-4020
F: 856-552-1427
ksheehan@parkermccay.com

March 5, 2025

File No. 09480-216

VIA OVERNIGHT MAIL

Dr. Edward C. Williams, PP, AICP, CSI, AHP
Director and Zoning Officer
City of Camden
Department of Planning & Development
520 Market Street
City Hall, Room 224
Camden, NJ 08102

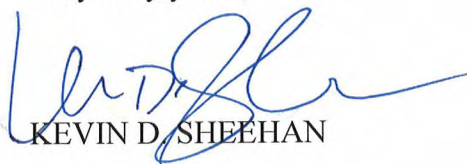
**Re: Affidavit of Mailing
Camden County Improvement Authority
Block 715, Lots 1, 19, 20, 23, 25 & 26**

Dear Dr. Williams:

Please find enclosed my Affidavit of Mailing with the attached copy of the Notice of Public Hearing regarding the above-referenced application, together with a list of property owners within 200 feet to whom said Notice was sent certified mail, return receipt requested, and a copy of said certified mailing receipts. The legal Affidavit of Publication from the *Courier Post* will be forwarded under separate cover.

Should the Board require anything further at this time, please feel free to contact me. Thank you for your continued assistance and cooperation in this matter.

Very truly yours,



KEVIN D. SHEEHAN

KDS/rr
Enclosures
4917-0458-2179, v. 1

COUNSEL WHEN IT MATTERS.SM

Mount Laurel, New Jersey | Hamilton, New Jersey | Camden, New Jersey

AFFIDAVIT OF MAILING

[illegible]

I, **KEVIN D. SHEEHAN, ESQUIRE**, being of full age, duly sworn, upon my oath depose and state as follows:

1. I am an attorney at law with Parker McCay P.A. and we represent the Camden County Improvement Authority which was requested to perform an investigation into whether the following properties qualify as an area in need of redevelopment pursuant to the New Jersey Redevelopment and Housing Law, and to present the report of that investigation to the City of Camden Planning Board. The affected properties are identified on the Official Tax Map of the City of Camden as:

Block 715, Lots 1, 19, 20, 23, 25 & 26


2. The City of Camden Planning Board will conduct a Public Hearing on the investigation report on Thursday, March 13, 2025 at 6:00 p.m. via Microsoft TEAMS.

3. Attached hereto as *Exhibit "A"* is the Certified Mailing List from the City of Camden identifying the name and address of all property owners of the subject property.

4. On February 26, 2025, I caused the attached Public Hearing Notice (see attached *Exhibit "B"*) to be mailed, by certified mail, return receipt requested, to each property owner of the subject property as shown and designated on the attached Certified Mailing List prepared by the City of Camden. A copy of the white mailing receipts are attached to this Affidavit as *Exhibit "C"*.

5. On February 24, 2025 and March 3, 2025, Notice of said Public Hearing was published in the *Courier Post*. Attached hereto as *Exhibit "D"* is a copy of the February 24, 2025 and the March 3, 2025 publication.

PARKER McCAY P.A.


KEVIN D. SHEEHAN

Sworn to and subscribed
before me on this 5th day
of March 2025.

NOTARY PUBLIC
ROSEANNE RILEY

ROSEANNE RILEY
Notary Public, State of New Jersey
My Commission Expires 7/6/2027

File No.

EXHIBIT “A”

OWNER & ADDRESS REPORT

02/25/25 Page 1 of 1

CAMDEN CITY

BLOCK 715, LOT 19
2600 MT EPHRAIM AVENUE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
713	4		15C	CAMDEN COUNTY PARK COMMISSION 1301 PARK BOULEVARD CHERRY HILL, NJ 08002	ES YORKSHIP-E ALONG CREEK	
714	10		4A	ENTOURAGE CAMDEN, LLC 81 WHITE HORSE PIKE BERLIN, NJ 08009	2575 MT EPHRAIM AVE	
714	12		4A	TODISCO, JOHN 530 FOURTH AVENUE GARWOOD, NJ 07027	2621 MT EPHRAIM AVE	
714	12.01		4A	CHEN, YONG L & SHI, JIN M-TRUSTEES 1144 HOWARD AVENUE BELLMAWR, NJ 08031	2619 MT EPHRAIM AVE	
714	12.03		4A	ELGIN DINER, INC 16 SANDRINGHAM TERRACE CHERRY HILL, NJ 08003	REAR 2575 MT EPHRAIM AVE	
714	16		4A	AUTOZONE NEVADA, INC PO BX 2198 DPT 8088 #1892 MEMPHIS, TN 38101	2643 MT EPHRAIM AVE	
715	1	✓	15C	COUNTY OF CAMDEN 520 MARKET ST, 14TH FL CAMDEN, NJ 08102	2630 MT EPHRAIM AVE	
715	19	✓	15C	COUNTY OF CAMDEN 520 MARKET ST, 14TH FL CAMDEN, NJ 08102	2600 MT EPHRAIM AVE	
715	20	✓	4A	MOUNT EPHRAIM REALTY, LLC 2620 MOUNT EPHRAIM AVENUE CAMDEN, NJ 08104	2620 MOUNT EPHRAIM AVE	
715	22		4A	2600 ME HOLDINGS, LLC 1441 CEDARVIEW AVENUE LAKEWOOD, NJ 08701	2558 MT EPHRAIM AVE	
715	23	✓	1	MYRON M LEVIN TRUST - TRUSTEES 5201 ROUTE 38 PENNSAUKEN, NJ 08109	ES MT EPHRAIM 728 S ACRR	
715	25	✓	5A	CONSOLIDATED RAIL CORP; %TAX DEPT THREE COMMERCIAL PL, #209 NORFOLK, VA 23510	CRESCENT TO NEWTON CREEK	
715	26	✓	15C	STATE OF NEW JERSEY 401 EAST STATE STREET TRENTON, NJ 08625	NEWTON CREEK	

EXHIBIT “B”

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Camden Planning Board hereby informs members of the public that, in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et. seq.) and specifically N.J.S.A. 40A:12A-6, the City of Camden Planning Board will conduct a Public Hearing for the purposes of investigating and determining whether certain properties within the City of Camden qualify as a “Non-Condensation Area in Need of Redevelopment” pursuant to the criteria set forth in N.J.S.A. 40A:12A-5. The study area relates to a 23.37 area tract on the east side of the NJ 168 corridor, in the vicinity of 2600 Mount Ephraim Avenue (“Study Area”). The Study Area consists of six parcels situated between Mount Ephraim Avenue (CR 605) and the Collingwood Borough in the southeastern section of the City. The property borders Woodlynne Borough to the north along the North Branch of Newton Creek. It also borders Collingswood Borough to the east opposite the Beesley Point Secondary Railroad Line.

The affected properties are identified on the Official Tax map of the City of Camden as:

BLOCK 715, LOTS 1, 19, 20, 23, 25, & 26

PLEASE TAKE FURTHER NOTICE that a map and a statement setting forth the basis for the investigation has been prepared, is on file, and is available for public inspection during regular business hours (9:00 a.m. to 4:30 p.m.) at the office of the City Clerk located at City Hall, 520 Market Street, Camden, NJ 08102.

PLEASE TAKE FURTHER NOTICE that a Public Hearing will be held on Thursday, March 13, 2025 at 6:00 p.m. via the Microsoft TEAMS platform. To join the meeting go to: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting> . Use **Meeting ID: 292 705 821 209** and **Password: notice Ag9zS75y** .

The public may also join the meeting through the Planning Board’s website at <https://www.ci.camden.nj.us/planning-board-virtual-meetings/> . Once on this page, click “Click here to join meeting.” The agenda for this meeting can be viewed/inspected by the public on the City of Camden website <https://ci.camden.nj.us> .

The public may also participate by phone by dialing: One tap mobile +1 469-998-7374,,158990472# (US). The Phone conference ID is: 158 990 472#. Find your local number at: <https://dialin.teams.microsoft.com/5efef15f-24e7-45f0-815a-c83e49b68b88?id=663238773>

At the conclusion of the hearing and after listening to the testimony of the Planning Board’s Professional Planner and members of the public, the Planning Board will determine whether the above referenced property is in need of redevelopment. A Resolution finding that the properties are or are not in need of redevelopment will be forwarded to the Governing Body for its

consideration. If the properties are designated as an Area in Need of Redevelopment by the Governing Body, the owners of the designated properties will receive a notice from the City notifying them of the designation (the "Designation Notice").

This Public Notice contains the following specific information with respect to N.J.S.A. 40A:12-6 and a February 2008 New Jersey Superior Court Appellate Division decision (Harrison Redevelopment Agency vs. Anthony J. De Rosa) advising that the Planning Board or the Governing Body notify the public and affected owners of the following facts: (1) that the redevelopment study may include a finding by the Planning Board that the properties are an Area in Need of Redevelopment and if officially designated as such by the Governing Body, is a finding of public purpose; (2) that the redevelopment study may include a recommendation by the Planning Board that shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area **other than** the use of eminent domain ("**Non-Condemnation Redevelopment Area**"); and, (3) that the affected property owners shall have 45 days from the date of the receipt of the Designation Notice to challenge the redevelopment designation if so desired and the failure to do so shall preclude an owner from later raising a challenge to such designation. Prior to the public hearing, questions or written comments may be directed to the person listed below during normal business hours: Dr. Edward C. Williams, Director of Planning & Development, City of Camden, City Hall, Room 225, 520 Market Street, Camden, New Jersey, 08102. Telephone: (856) 757-7214.

Louis Pastoriza,

CMR, RMC, City Clerk

EXHIBIT “C”

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

USPS® ARTICLE NUMBER

9314 8699 0430 0132 0387 46

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	2.62
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	8.16

Sent to:

MOUNT EPHRAIM REALTY, LLC
2620 MOUNT EPHRAIM AVENUE
CAMDEN, NJ 08104

Reference Information

09480-216

PS Form 3800, Facsimile, July 2015

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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9314 8699 0430 0132 0387 46

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CERTIFIED MAIL® RECEIPT

Domestic Mail Only

USPS® ARTICLE NUMBER

9314 8699 0430 0132 0387 77

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	2.62
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	8.16

Sent to:

STATE OF NEW JERSEY
401 EAST STATE STREET
TRENTON, NJ 08625

Reference Information

09480-216

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Domestic Mail Only

USPS® ARTICLE NUMBER

9314 8699 0430 0132 0387 60

Certified Mail Fee	\$	4.85
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Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	8.16

Sent to:

CONSOLIDATED RAIL CORP.; %TAX DEPT
THREE COMMERCIAL PL, #209
NORFOLK, VA 23510

Reference Information

09480-216

PS Form 3800, Facsimile, July 2015

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U.S. Postal Service®

CERTIFIED MAIL® RECEIPT

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9314 8699 0430 0132 0387 39

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COUNTY OF CAMDEN
520 MARKET ST, 14TH FL
CAMDEN, NJ 08102

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USPS® ARTICLE NUMBER

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9314 8699 0430 0132 0387 53

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	0.00
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MYRON M LEVIN TRUST - TRUSTEES
5201 ROUTE 38
PENNSAUKEN, NJ 08109

Reference Information

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U.S. Postal Service®

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PS Form 3800, Facsimile, July 2015

EXHIBIT “D”

4928-6547-2033, v. 1

Courier-Post, Cherry Hill



Publication Name:

Courier-Post, Cherry Hill

Publication URL:

Publication City and State:

Cherry Hill , NJ

Publication County:

Camden

Notice Popular Keyword Category:

Notice Keywords:

Woodlynne Borough

Notice Authentication Number:

202502250716545948963

2429202916

Notice URL:

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Notice Publish Date:

Monday, February 24, 2025

Notice Content

NOTICE OF PUBLIC HEARING PLEASE TAKE NOTICE that the City of Camden Planning Board hereby informs members of the public that, in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et. seq.) and specifically N.J.S.A. 40A:12A-6, the City of Camden Planning Board will conduct a Public Hearing for the purposes of investigating and determining whether certain properties within the City of Camden qualify as a "Non-Condemnation Area in Need of Redevelopment" pursuant to the criteria set forth in N.J.S.A. 40A:12A-5. The study area relates to a 23.37 area tract on the east side of the NJ 168 corridor, in the vicinity of 2600 Mount Ephraim Avenue ("Study Area"). The Study Area consists of six parcels situated between Mount Ephraim Avenue (CR 605) and the Collingwood Borough in the southeastern section of the City. The property borders Woodlynne Borough to the north along the North Branch of Newton Creek. It also borders Collingswood Borough to the east opposite the Beesley Point Secondary Railroad Line. The affected properties are identified on the Official Tax map of the City of Camden as: BLOCK 715, LOTS 1, 19, 20, 23, 25, & 26 PLEASE TAKE FURTHER NOTICE that a map and a statement setting forth the basis for the investigation has been prepared, is on file, and is available for public inspection during regular business hours (9:00 a.m. to 4:30 p.m.) at the office of the City Clerk located at City Hall, 520 Market Street, Camden, NJ 08102. PLEASE TAKE FURTHER NOTICE that a Public Hearing will be held on Thursday, March 13, 2025 at 6:00 p.m. via the Microsoft TEAMS platform. To join the meeting go to: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting> . Use Meeting ID: 292 705 821 209 and Password: notice Ag9zS75y . The public may also join the meeting through the Planning Board's website at <https://www.ci.camden.nj.us/planning-board-virtual-meetings/> . Once on this page, click "Click here to join meeting." The agenda for this meeting can be viewed/inspected by the public on the City of Camden website <https://ci.camden.nj.us> . The public may also participate by phone by dialing: One tap mobile +1 469-998-7374,,158990472# (US). The Phone conference ID is: 158 990 472#. Find your local number at: <https://dialin.teams.microsoft.com/5efef15f-24e7-45f0-815a-c83e49b68b88?id=663238773> At the conclusion of the hearing and after listening to the testimony of the Planning Board's Professional Planner and members of the public, the Planning Board will determine whether the above referenced property is in need of redevelopment. A Resolution finding that the properties are or are not in need of redevelopment will be forwarded to the Governing Body for its consideration. If the properties are designated as an Area in Need of Redevelopment by the Governing Body, the owners of the designated properties will receive a notice from the City notifying them of the designation (the "Designation Notice"). This Public Notice contains the following specific information with respect to N.J.S.A. 40A:12-6 and a February 2008 New Jersey Superior Court Appellate Division decision (Harrison Redevelopment Agency vs. Anthony J. De Rosa) advising that the Planning Board or the Governing Body notify the public and affected owners of the following facts: (1) that the redevelopment study may include a

finding by the Planning Board that the properties are an Area in Need of Redevelopment and if officially designated as such by the Governing Body, is a finding of public purpose; (2) that the redevelopment study may include a recommendation by the Planning Board that shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condemnation Redevelopment Area"); and, (3) that the affected property owners shall have 45 days from the date of the receipt of the Designation Notice to challenge the redevelopment designation if so desired and the failure to do so shall preclude an owner from later raising a challenge to such designation. Prior to the public hearing, questions or written comments may be directed to the person listed below during normal business hours: Dr. Edward C. Williams, Director of Planning & Development, City of Camden, City Hall, Room 225, 520 Market Street, Camden, New Jersey, 08102. Telephone: (856) 757-7214. Louis Pastoriza, CMR, RMC, City Clerk February 24, March 3 2025 LNYS0244881 \$118.56

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Courier-Post, Cherry Hill

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Courier-Post, Cherry Hill

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Publication City and State:

Cherry Hill , NJ

Publication County:

Camden

Notice Popular Keyword Category:

Notice Keywords:

block 715

Notice Authentication Number:

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2429202916

Notice URL:

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Notice Publish Date:

Monday, March 03, 2025

Notice Content

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LNYS0244962 \$59.28

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March 7, 2025
#31771.110

**PRELIMINARY INVESTIGATION for DESIGNATION of a
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**Block 715, Lots 1, 19, 20, 23, 25, and 26
Camden, Camden County, New Jersey**



Prepared For:

Camden City Planning Board
Department of Development & Planning
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*The report author signed and sealed the original document in accordance with
Chapter 41 of Title 13 of the State Board of Professional Planners.*

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Camden City Resolution

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I. INTRODUCTION

This Preliminary Investigation (Study) for the Determination of Areas in Need of Non-Condemnation Redevelopment relates solely to a \pm 23.37-acre tract on six (6) adjacent tax parcels situated between Mount Ephraim Avenue (CR 605) and the Collingswood Borough in the southeastern section of Camden City, otherwise identified as the Study Area. The Study Area borders Woodlynne Borough to the north along the North Branch of Newton Creek. It also borders Collingswood Borough to the east opposite the Beesely Point Secondary railroad line.

The Study Area comprises Lots 1, 19, 20, 23, 25, and 26 of Block 715. Maps of these Study Area properties, as well as other adjacent redevelopment study areas, are in **Appendix A**.

Figure 1: Location Map

Figure 2: Land Use and Zoning Map

Figure 3: Environmental Restrictions Map

Figure 4: UEZ Map

The This study is pursuant to the adoption of the Council's resolution authorizing the investigation, which is an attachment in **Appendix B**. Prior to making its designation recommendations, the Camden City Planning Board (Board) shall advertise, notice, and conduct a public hearing, in accordance with the Local Redevelopment and Housing Law (LRHL, N.J.S.A. 40A:12A), to hear from all persons who are interested in or who the designation may affect. The Board shall receive and consider all oral and written objections to any such designation and evidence in support of those objections and make them part of the public record.

After conducting its investigation and public hearing, the Board shall make a recommendation, by resolution, to the Council as to whether it should designate all or part of the Study Area as an Area in Need of Condemnation Redevelopment.

This Preliminary Investigation will be used during the Board's public hearing to determine whether the identified parcels in the Study Area qualify to be declared as an Area in Need of Non-Condemnation Redevelopment under the LRHL, which would permit the Council or its designated redevelopment entity to exercise the powers provided by the Legislature for use in a redevelopment area **other than** the use of eminent domain.

II. STATUTE

The 1992 LRHL, as amended, provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands, buildings, or both, which are abandoned, decayed, undeveloped, underdeveloped, or are non-productive or underproductive and to effect redevelopment or rehabilitation of such areas into productive assets for the community. Its 2013 amendments clarified one of the criteria for designating redevelopment areas in New Jersey and emphasized that the use of eminent domain cannot justify property acquisition unless the property is blighted, rather than merely not put to its optimal use. The amendment recognized that municipalities should be encouraged to engage in economic development initiatives by promoting and facilitating efforts to create local economic stimulus and job creation through tools and incentives available under the LRHL without the use of eminent domain.

Since 2013, resolutions authorizing municipal planning boards to undertake a preliminary investigation must state whether the redevelopment area determination authorizes the municipality to use the power of eminent domain in a “condemnation” redevelopment area or to limit that power and not allow eminent domain in a “non-condemnation redevelopment area.”

This report will assist the Board in making a recommendation to The Council, based on the presence or absence of the relevant statutory criteria, whether the properties, or some portion thereof, should be declared an Area in Need of Non-Condensation Redevelopment, as defined by the LRHL (N.J.S.A. 40A:12A-6).

III. DEFINITIONS

The following definitions, which are set forth in the LRHL (N.J.S.A. 40A:12A-3), are pertinent to this preliminary investigation:

Development means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law.

Redeveloper means any person, firm, corporation, or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project.

Redevelopment means clearance, re-planning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public, or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or *Area in need of redevelopment* means an area determined to be in need of redevelopment under sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Entity means a municipality, or an entity authorized by the governing body of a

municipality pursuant to subsection c. of section 4 of P.L.1992, c.79 (C.40A:12A-4), to implement redevelopment plans and carry out redevelopment projects in an area in need of redevelopment, or an area in need of rehabilitation, or both.

Redevelopment Plan means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment / Rehabilitation Project means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping, and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

Rehabilitation area or Area in need of rehabilitation means any area determined to be in need of rehabilitation under section 14 of P.L.1992, c.79 (C.40A:12A-14).

IV. AREA IN NEED OF REDEVELOPMENT

A. Process

The LRHL (N.J.S.A. 40A:12A-6) sets forth a multi-step process that the City Council and the Board must follow to enable the Council to lawfully exercise the powers and activities to undertake a Preliminary Investigation for an Area in Need of Non-Condensation Redevelopment. The following outlines that process:

1. The Council directs the Board to undertake a Preliminary Investigation to determine whether an identified area, or certain parts of it, meets the definition under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL) for designation as an Area in Need of Non-Condensation Redevelopment:
 - b. The Council does this by resolution citing the LRHL including a map and list of the tax parcel numbers of the Study Area. (An Area in Need of Non-Condensation Redevelopment has the same designation criteria as an Area in Need of Condensation Redevelopment; however, there will be no possibility of using eminent domain powers in a subsequent Redevelopment Plan for a Non-Condensation Area in Need of Redevelopment.) A Preliminary Investigation is also known as a Determination of Need Study or a Redevelopment Study.
2. With the assistance of a Professional Planner, the Board prepares a Preliminary Investigation, which is a land use planning and physical conditions analyses including:
 - a. A description of the physical conditions within the Study Area, as well as land uses, building and environmental conditions, site layout, obsolescence, vacancy status, etc.
 - b. A review of zoning and master plan designations for the Study Area.
 - c. An analysis describing how the Study Area, or parts of it, may or may not meet one or more of the criteria outlined in section 5 of P.L. 1992, c.79 (C.40A-12A-5) or the definition of a Redevelopment Area in section 3 of P.L. 1992, c.79 (C.40A-12A-3).
 - d. The recommendations as to whether to include the Study Area or parts of it, in a designated as an “Area in Need of Redevelopment.”
3. The Board schedules and notices a public hearing on the proposed redevelopment designation of the Study Area:
 - a. The Board must provide public notices of its scheduled public hearing twice, once a week for two (2) consecutive weeks, in the City’s official newspaper, and the last public notice must appear not less than ten (10) days before the hearing date.
 - b. The Board must mail a notice of the scheduled Board public hearing to the current owners of record of the Study Area properties not less than ten (10) days prior to the hearing date advising them that their properties are in the Study Area.
 - c. Notices must contain the public hearing’s date and time, as well as the hearing’s purpose, the studied properties’ potential eminent domain impacts a condemnation redevelopment area recommendation, and the location and public availability of the Preliminary Investigation.
 - d. A copy of the Professional Planner’s signed and sealed Preliminary Investigation report and map must be on file and available for public review not less than ten (10) days before the hearing date.

4. The Board holds the scheduled public hearing on the proposed redevelopment designation of the redevelopment study area:
 - a. The Professional Planner presents the results of the Preliminary Investigation Report and Study Area map at the public hearing.
 - b. The Board allows property owners and others who object to the proposed designation to present oral and written statements and present evidence to support their objections. The Board shall receive and consider all objections to such a determination and evidence in support of those objections, given orally or in writing, and made them part of the public record.
 - c. The Board must consider all evidence objectively and make recommendations on which, if any, of the properties in the Study Area meet one or more of the criteria outlined in section 5 of P.L. 1992, c.79 (C.40A-12A-5) or the definition of a Redevelopment Area in section 3 of P.L. 1992, c.79 (C.40A-12A-3).
 - d. The Board makes a recommendation about the Study Area properties' redevelopment designation, in the form of a resolution sent to the Council, based on "substantial evidence" by the statutory criteria.
5. After receiving a copy of the Board's resolution, the Council may designate, by resolution at a public meeting, all, or a portion of, the Study Area as an Area in Need of Non-Condensation Redevelopment.
 - a. The LRHL does not require The Council to provide any special notices to the public or individual property owners about the meeting when the Council has scheduled the designation for discussion and vote.
 - b. The Council may delete or include properties in the Study Area not recommended for designation by the Board; however, the Council must state in its resolution the reasons for doing so. The Council may not designate any properties not included in its original Preliminary Investigation resolution to the Board.
6. Upon the adoption of the Council's resolution, the City Clerk shall transmit a copy of it to the NJDCA Commissioner (Commissioner) for its review. Because these Study Area properties are within an area targeted for potential redevelopment in the State Development and Redevelopment Plan's Policy Map, the LRHL does not require the Commissioner's approval of the Council's designation resolution.
7. The City Clerk shall serve notice of the Council's designation resolution within ten (10) days after the determination, upon all current owners of record of the Study Area properties and upon each person who presented oral and written statements on the public record in objection of the designation at the Board hearing.
8. Neither the Council nor its appointed Redevelopment Entity may undertake any redevelopment activity as permitted by the LRHL until the Council adopts a Redevelopment Plan by ordinance, as outlined in section 7 of P.L. 1992, c.79 (C.40A-12A-7).
9. No action to acquire property in a Condemnation Redevelopment Area occurs for 45 days after the adoption of the Council's designation resolution, if objectors present their objections at the Board's public hearing, to allow for owners or interested parties to file lawsuits challenging the designation.

B. Statutory Criteria

The LRHL (N.J.S.A. 40A:12A-5) indicates that a delineated Study Area, or parts of it, may be determined to be in need of redevelopment if after investigation, notice, and hearing, as provided in section 6 of P.L. 1992, c 79 (C.40A:12A-6), the Governing Body concludes, by resolution, that within the delineated Study Area any of the following conditions are found:

- A. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein, or other similar conditions that impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F. Areas, more than five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. Urban Enterprise Zones automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the governing body and planning board have also taken the actions and fulfilled the requirements for determining that the area is in need of redevelopment as described above.
- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statutory charge for a positive finding of the redevelopment eligibility for an identified property requires that existing conditions give evidence of blight, as demonstrated by the fact that the property area satisfies one (1) or more of the statutory criteria set forth at N.J.S.A. 40A:12A-5. Under **Section 3** of the statute (N.J.S.A. 40A:12A-3), a municipality may include properties within a redevelopment area even though they do not meet any of the statutory criteria, where their inclusion is necessary for the effective redevelopment of the area as a whole.

V. PRELIMINARY INVESTIGATION STUDY

A. Property Description

The following table identifies the address, acreage, owner, and current uses for the six (6) properties within Block 715 in the Study Area, as shown and approximated on the State's GIS tax parcel data layer. (The official Camden City Tax Maps do not include Lot 26.)

Block	Lot	Address	Acres	Owner	Use
715	1	2630 Mount Ephraim Ave.	6.21	Camden County 520 Market Street, 14 th Floor Camden, NJ 08102	Temporary construction trailer(s) and temporary storage sheds
715	19	2600 Mount Ephraim Ave.	10.88	Camden County 520 Market Street, 14 th Floor Camden, NJ 08102	± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building
715	20	2620 Mount Ephraim Ave.	3.22	Mount Ephraim, LLC 2620 Mount Ephraim Ave. Camden, NJ 08104	± 4,000 SF Food Market and storage trailers
715	23	Mount Ephraim Ave.	0.42	Myron M. Levin Trust 5201 Route 38 Pennsauken NJ 08109	Tidal Flat
715	25	Mount Ephraim Ave.	1.24	CONRAIL c/o Tax Dept. 3 Commercial Place #209 Norfolk, VA 23510	Beasley Point Secondary Freight Railroad
715	26	Mount Ephraim Ave.	1.40	NJDEP 401 East State Street Trenton, NJ 08608	North Branch of Newton Creek (tidal)

The six (6) properties in the Study Area on Block 715 do not include Lot 22 on the east side of Mount Ephraim Avenue, which is a 0.43-acre parcel that contains a Popeye's restaurant. Otherwise, the study area is bound:

To the north by the North Branch of Newton Creek, which separates Camden City from Woodlynne Borough, including an employment service business, an undeveloped portion of a commercial property fronting on Mount Ephraim Avenue, and a Borough-owned property that is mostly tidal flats and forested wetlands;

To the east by Collingswood Borough, including: its Harrison Avenue composting facility; Champion Avenue, which abuts the railroad line, and residential sections of West Collingswood;

To the south by the US Postal Service's Camden Mail Processing Facility on 11.48-acre Lot 18 and other commercial businesses south of there; and

To the west by a PSEG electric substation north of the North Branch of Newton Creek and a number of commercial pad sites along Mount Ephraim Avenue, including a carwash, a restaurant, a general store, an automobile parts store, and an undeveloped forested wetlands area hosting two (2) telecommunication towers.

B. Land Use Planning Analysis

The Study Area is completely within the City's C-3 Regional Commercial Zone, which permits a number of commercial retail, restaurant, professional service, public, civic, and educational uses and several conditionally permitted uses. The County and State office and service buildings on Lot 19 and the food markets on Lot

20 are permitted uses in the City's C-3 zone. Because the Conrail (Lot 25) and NJDEP (Lot 26) properties are owned by the state and federal governments, respectively, they are immune from local zoning. After the bulkhead collapsed on Lot 23, the North Branch of Newton Creek consumed the developable land on that parcel. The temporary construction trailer(s) and temporary storage sheds on Lot 1 that is owned by Camden County is also immune from local zoning.

C. Redevelopment Criteria Analysis

Lots 1, 19, and 20

Criterion A. Unwholesome Living or Working Conditions

Statutory redevelopment criterion "A" indicates that a municipality may find a property to be in "need of redevelopment" when "the generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions."

Lot 1: Temporary construction trailer(s) and temporary storage sheds.

Finding: *There is no evidence to indicate that this property meets Criterion A.*

Lot 19: ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building.

Finding: *There is no evidence to indicate that this property meets Criterion A.*

Lot 20: ± 4,000 SF Food Market and storage trailers.

Finding: *There is no evidence to indicate that this property meets Criterion A.*

Criterion B. Dilapidation, Vacancy, and Faulty Conditions

Statutory redevelopment criterion "B" indicates that a municipality may find a property to be in "need of redevelopment" when "the discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable property may be found to be in "need of redevelopment."

Lot 1: Temporary construction trailer(s) and temporary storage sheds. Inability to find tenants for the remaining sections of the former ± 57,000 SF Atlantic Discount Stores building after decades led the property owner to demolish that building in 2020.

Finding: *There is no evidence to indicate that this property meets Criterion B.*

Lot 19: ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building. Although the ± 5,000 SF NJ Motor Vehicle Services building is fully occupied, approximately 20 employees have occupied the ± 30,000 SF State and County Service Facilities building for the past two (2) years. Inability to find tenants for the former ± 82,000 SF Camden Lanes bowling alleys after decades led the property owner to demolish that building in 2020.

Finding: *Therefore, this property meets Criterion B.*

Lot 20: ± 4,000 SF Food Market and storage trailers.

Finding: *There is no evidence to indicate that this property meets Criterion B.*

Criterion C. Unlikely to be Developed through the Instrumentality of Private Capital

Statutory redevelopment criterion “C” indicates that a municipality may find a property to be in “need of redevelopment” when “land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”

Lot 1: Temporary construction trailer(s) and temporary storage sheds.

Finding: *There is no evidence to indicate that this property meets Criterion C.*

Lot 19: ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building.

Finding: *There is no evidence to indicate that this property meets Criterion C.*

Lot 20: ± 4,000 SF Food Market and storage trailers.

Finding: *There is no evidence to indicate that this property meets Criterion C.*

Criterion D. Building and Use Obsolescence

Statutory redevelopment criterion “D” indicates that a municipality may find a property to be in “need of redevelopment” when its “buildings or improvements by reason of obsolescence and other factors are detrimental to the safety, health, morals, or welfare of the community.” The NJ Supreme Court’s March 2023 decision on *Kevin Malanga v. Township of West Orange* (A-45-21 / 086087) identified that, for a municipal governing body to designate a property consider redevelopment criterion “D” (N.J.S.A. 40A:12A-5.d), it must have sufficient proof that:

- a. Areas with buildings or improvements suffer from one or more specified redevelopment criteria conditions; AND
- b. As a result of the particular condition or conditions, it causes demonstrable, quantitative harm(s) “to the safety, health, morals, or welfare” of the community, e.g., municipality or surrounding area.

Due to the lack of clarification of the evidence required to quantify such harms, as well as the nature of the surrounding properties, we defer any comment on the application of Criterion D, at this time.

Criterion E. Growing Lack or Total Lack of Proper Utilization of Areas

Statutory redevelopment criterion “E” indicates that a municipality may find a property to be in “need of redevelopment” when “A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein, or other similar conditions that impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

New Jersey’s Industrial Site Recovery Act (ISRA) requires the “remediation of certain business operations (sites) prior to their sale or transfer or upon its cessation of on-site business operations.” Any person who owns the industrial establishment, owns the real property of an industrial establishment, or is the operator of the industrial establishment must comply with ISRA. Many industrial and former industrial site are left abandoned or are sub-let and under-utilized due to potential financial risks and legal exposures that this and similar state and federal regulations have on current property owners and future investors as a condition of

title that directly affects a site's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

Lot 1: Temporary construction trailer(s) and temporary storage sheds. NJDEP records do not identify any environmental contamination issues associated with this property.

Finding: *There is no evidence to indicate that this property meets Criterion E.*

Lot 19: ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building. NJDEP records indicate that all former contamination related to the former occupancy by the Reliable Trailers Company have been remediated with no further development restrictions required. Although NJDEP mapping indicates that much of the property's frontage along the North Branch of Newton Creek for a depth of about 100' from the current waterline is filled marshland, there is no evidence to indicate that this includes contaminated soils.

Finding: *There is no evidence to indicate that this property meets Criterion E.*

Lot 20: ± 4,000 SF Food Market and storage trailers. NJDEP records do not identify any environmental contamination issues associated with this property which appears to have been a vacant parcel until the first farmstand was erected c. 1970.

Finding: *There is no evidence to indicate that this property meets Criterion E.*

Criterion F. More than Five (5) Acres of Fire, Natural, or Other Casualty

Statutory redevelopment criterion "F" indicates that a municipality may find a property in need of redevelopment when "areas, more than five (5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated."

Finding: *Because no such casualty has occurred in the Study Area, Lots 1, 19, and 20 DO NOT MEET redevelopment criterion F.*

Criterion G. Urban Enterprise Zones (UEZs)

Under statutory criterion "G," Urban Enterprise Zones (UEZs) automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions, upon adoption of a redevelopment plan by ordinance. The Study Area is within Camden's UEZ.

Finding: *Because the Study Area is within Camden's UEZ, . Lots 1, 19, and 20 MEET redevelopment criterion G.*

Criterion H. Smart Growth

Statutory redevelopment criterion "H" indicates that a municipality may find a property in need of redevelopment when designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Finding: *Because Camden City is within the Metropolitan (PA-1) Planning Area on the State Plan Policy Map, Lots 1, 19, and 20 MEET redevelopment criterion H.*

Lots 23, 25, and 26

As indicated above, the Study Area includes two (2) parcels, a Conrail property (Lot 25) and an NJDEP property (Lot 26), which are owned by the federal and state governments, respectively. Thus, they are immune from municipal zoning and redevelopment powers. A third parcel, Lot 23, which is privately

owned but now all but inundated by the tide after its bulkhead along the North Branch of Newton Creek collapsed, contains no structures or developable land.

We find that Lots 23, 25, and 26 DO NOT MEET redevelopment criteria A, B, C, D, E, or F.

However, we find that all three parcels meet the following statutory criteria for designation as an area in need of redevelopment:

Criterion G. Urban Enterprise Zones (UEZs)

Under statutory criterion “G,” Urban Enterprise Zones (UEZs) automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions, upon adoption of a redevelopment plan by ordinance.

Finding: Because the Study Area is completely within Camden’s UEZ, Lots 23, 25, and 26 MEET redevelopment criterion G.

Criterion H. Smart Growth

Statutory redevelopment criterion “H” indicates that a municipality may find a property in need of redevelopment when designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Finding: Because Camden City is within the Metropolitan (PA-1) Planning Area on the State Plan Policy Map, the Study Area is within a designated “Smart Growth” planning area and Lots 23, 25, and 26 MEET redevelopment criterion H.

Under Section 3 of the Statute (N.J.S.A. 40A-12A-3) “Redevelopment Area” or “Area in Need of Redevelopment” may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

We find that Lots 23, 25, and 26 meet the “Section 3” definitional criterion for an area in need of redevelopment because the land use plans of both Camden City and Camden County, as well as the 2006 Fairview Neighborhood Partnership Plan, recommend that a recreational greenway, including a multi-use trail connecting to other portions of a greenway network, include lands along the banks of the North Branch of Newton Creek. This would also include Lot 19 within the Study Area. Inclusion of Lots 23 and 26 within a redevelopment area may also assist in the future redevelopment of Lot 19, including reestablishment of its bulkhead against the North Branch of Newton Creek, agglomeration of the three parcels into one if NJDEP extends riparian rights to the owner of Lot 19, or both.

VI. Conclusion and Findings

The following table summarizes our findings in this report that all six (6) properties within the Study Area individually meet at least one (1) of the LRHL statutory criteria referenced in the table below.

	Block 715					
Criterion	Lot 1	Lot 19	Lot 20	Lot 23	Lot 25	Lot 26
A	NO	NO	NO	NO	NO	NO
B	NO	YES	NO	NO	NO	NO
C	NO	NO	NO	NO	NO	NO
D	--	--	--	--	--	--
E	NO	NO	NO	NO	NO	NO
F	NO	NO	NO	NO	NO	NO
G	YES	YES	YES	YES	YES	YES
H	YES	YES	YES	YES	YES	YES
Section 3	NO	NO	NO	YES	YES	YES

Because we do not anticipate that any future redevelopment plan will require the acquisition of private property, i.e., Lots 20 and 23, through eminent domain, we recommend that City Council designate the Study Area as an “Area in Need of Non-Condensation Redevelopment.”

Appendix A

Figure 1: Location Map

Figure 2: Land Use and Zoning Map

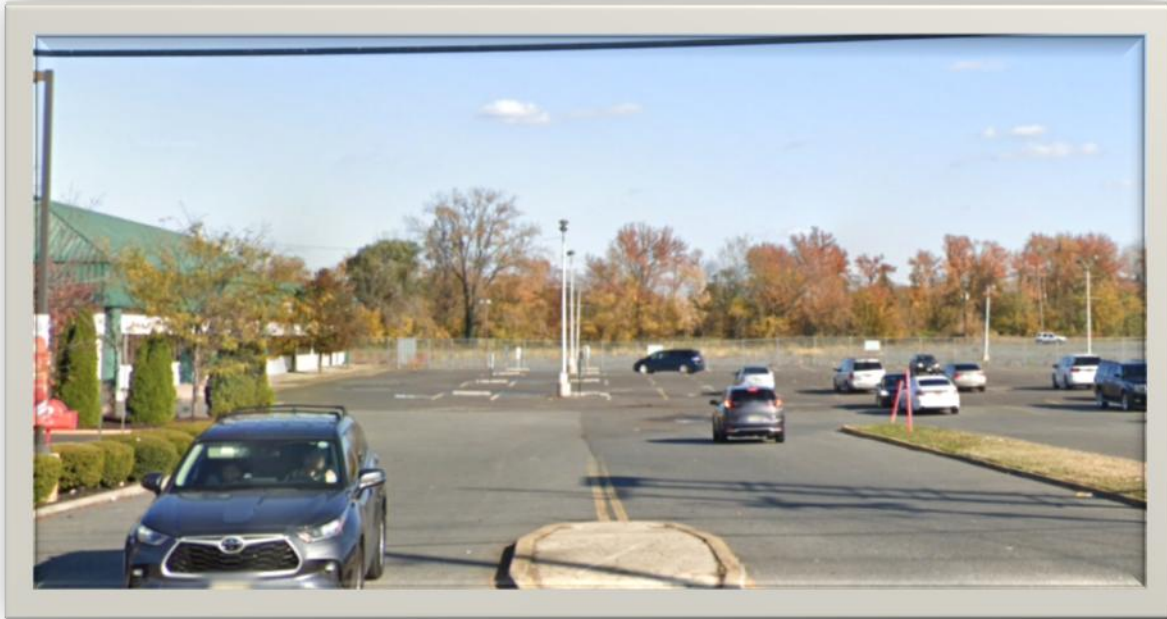
Figure 3: Environmental Restrictions Map

Figure 4: UEZ Map

Appendix B
City of Camden Resolution

March 7, 2025
#31771.11

**NON-CONDEMNATION REDEVELOPMENT PLAN for
Block 715, Lots 1, 19, 20, 23, 25, and 26
Camden, Camden County, New Jersey**



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*The report author signed and sealed the original document in accordance with
Chapter 41 of Title 13 of the State Board of Professional Planners.*

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Appendix A

Figure 1: Location Map

ACKNOWLEDGEMENTS

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I. INTRODUCTION

This Non-Condemnation Redevelopment Plan (Plan) relates solely to a \pm 23.37-acre tract on six (6) adjacent tax parcels situated between Mount Ephraim Avenue (NJ 168) and the Collingswood Borough in the south-eastern section of Camden City, otherwise identified as the Redevelopment Project Area (Project Area). The Project Area borders Woodlynne Borough to the north along the North Branch of Newton Creek. It also borders Collingswood Borough to the east opposite the Beesely Point Secondary railroad line. The Project Area comprises six (6) adjacent tax parcels on Block 715: Lots 1, 19, 20, 23, 25, and 26, and excludes Lot 22, which is a 0.43-acre parcel that contains a Popeye's restaurant.

The purpose of this Redevelopment Plan is to facilitate initial redevelopment strategies for the Redevelopment Project Area by:

1. Demolishing the existing \pm 30,000 SF State and County Service Facilities building on Lot 19 and other activities to prepare the property for future redevelopment;
2. Clearing Lot 1 of all remaining improvements related to the property's former uses and other activities to prepare the property for future redevelopment;
3. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market the Mount Ephraim Road frontage of Lots 1 and 19 for future redevelopment consistent with those uses permitted and conditionally permitted in the C-3 zone Avenue to create a regional retail center for the southern neighborhoods of Camden City.
4. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market / develop the rear portions of Lots 1 and 19 for storage and maintenance of fleet vehicles used for government agencies and government contractors and for community solar photovoltaic energy generation.
5. Assisting in the voluntary relocation of the existing food market business on Lot 20, if requested by that property's owner, and developing any conceptual land use, circulation, and site development plans for the future redevelopment of the property for the uses identified above;
6. Designing and installing streetscape improvements along the Mount Ephraim commercial corridor gateway to create a landscape boulevard, as recommended in the Fairview Neighborhood Partnership Plan;
7. Developing flood control and stormwater management plans to address potential climate change vulnerabilities in the Project Area, including repair/reconstruction of bulkheads along the North Branch of Newton Creek; and
8. Designing and installing a recreational greenway, including a multi-use trail connecting to other portions of a greenway network, including lands along the banks of the North Branch of Newton Creek.

II. DEFINITIONS

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law (LRHL), are pertinent to this Redevelopment Plan:

Redevelopment -- means clearance, re-planning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public, or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a Redevelopment Plan.

Redevelopment Area or Area in Need of Redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a Redevelopment Area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a Redevelopment Area, or an Area in Need of Rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the Redevelopment Area or Area in Need of Rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a Redevelopment Plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

III. REDEVELOPMENT PLAN

A. Property Description

The following table identifies the address, acreage, owner, and current uses for the six (6) properties within Block 715 in the Project Area, as shown and approximated on the State's GIS tax parcel data layer. (The official Camden City Tax Maps do not include Lot 26.) (See **Fig. 1 Location Map** in the **Appendix**.)

Block	Lot	Address	Acres	Owner	Use
715	1	2630 Mount Ephraim Ave.	6.21	Camden County 520 Market Street, 14 th Floor Camden, NJ 08102	Temporary construction trailer(s) and temporary storage sheds
715	19	2600 Mount Ephraim Ave.	10.88	Camden County 520 Market Street, 14 th Floor Camden, NJ 08102	± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building
715	20	2620 Mount Ephraim Ave.	3.22	Mount Ephraim, LLC 2620 Mount Ephraim Ave. Camden, NJ 08104	± 4,000 SF Food Market and storage trailers
715	23	Mount Ephraim Ave.	0.42	Myron M. Levin Trust 5201 Route 38 Pennsauken NJ 08109	Tidal Flat
715	25	Mount Ephraim Ave.	1.24	CONRAIL c/o Tax Dept. 3 Commercial Place #209 Norfolk, VA 23510	Beasley Point Secondary Freight Railroad
715	26	Mount Ephraim Ave.	1.40	NJDEP 401 East State Street Trenton, NJ 08608	North Branch of Newton Creek (tidal)

B. Redevelopment Plan

In N.J.S.A. 40A:12A-7a., the LRHL requires all Redevelopment Plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the Project Area...."The LRHL requires the outline to indicate the following information:

1. Relationship to Definite Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the Redevelopment Plan to indicate:

Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

This Redevelopment Plan relates to the City's local objectives, as expressed in its Master Plan and other land, community, and economic development documents, as follows:

1. **Land Use Objectives:** As detailed in section **V. Relationship to Local Development Regulations** of this report, the Redevelopment Plan's proposed land use and building requirements correlate with current and projected economic development trends that may not necessarily relate to the regional retail land use development objectives identified in the City's 2002 Master Plan and the Zoning and Land Use Ordinance.

This is because the nature of brick-and-mortar regional retail and commercial uses has experienced a seismic shift since the early 2000s, as evidenced by:

- The rise in on-line shopping, which now represents about 15% of the total US retail market;

- The downsizing / closure of three (3) nearby regional malls: the Gallery, Moorestown Mall, and Echelon Mall, that no longer survive without their former department store anchors; and
- The complete redevelopment of the nearby Audubon Shopping Center with a Walmart store just 1.5 miles to the south in 2005.

Secondly, the relative sizes and geometries of Lot 1, which is set back 450' from another property fronting Mount Ephraim Avenue, and of Lot 19, which is about 1,000' deep, have not been successfully occupied for the last 50 years. Realistically, without substantial anchor tenants, a regional shopping corridor may be able to occupy a frontage depth 200' to 300' along a major highway. NJDEP mapping indicates that this portion of the Project Area is within the flood hazard area, which further complicates future real estate investment. Typically, the "rear" of such properties would be occupied by other uses, such as residential or industrial development. The Camden Redevelopment Agency has not been successful in attracting a major retail tenant, such as that envisioned in the neighborhood plan, for the last 30 years.

Although Mount Ephraim Avenue is a NJ highway south of Ferry Avenue, this section of the Avenue is an "inner-city" area with no direct access to nearby US 130. (The Fairview Neighborhood Partnership Plan recommends connecting this section of the Avenue to US 130 with a connecting boulevard through Block 715, Lot 2.)

Given these factors, the Redevelopment Plan recommends that the land use objectives be modified to promote and encourage:

- Permitted C-3 zone commercial uses and mixed-use buildings with multi-family uses above permitted ground-level commercial uses;
 - Vehicular fleet storage and maintenance for government agencies and government contractors when set back 300' from Mount Ephraim Avenue; and
 - Community solar photovoltaic energy systems when set back 300' from Mount Ephraim Avenue.
2. Population Density / Housing Objectives: Because residential uses are not suitable, practicable, and sustainable uses within the Redevelopment Project Area, the Redevelopment Plan does not include a component that addresses these local objectives.
 3. Traffic and Public Transportation Objectives: The Redevelopment Plan recommends that future redevelopment of the Project Area include the design and installation of streetscape improvements along the Mount Ephraim commercial corridor gateway to create a landscaped boulevard, as recommended in the Fairview Neighborhood Partnership Plan.
 4. Public Utilities / Infrastructure Objectives: The Redevelopment Plan recommends that future redevelopment in the Project Area develop flood control and stormwater management plans to address potential climate change vulnerabilities in the Project Area, including repair/reconstruction of bulkheads along the North Branch of Newton Creek.
 5. Recreational and Community Facilities Objectives: The Redevelopment Plan recommends that future redevelopment in the Project Area include the design and installation of a recreational greenway, including a multi-use trail connecting to other portions of a greenway network, including lands along the banks of the North Branch of Newton Creek.
 6. Other Public Improvement Objectives: Not applicable.

2. Proposed Land Use and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires the Redevelopment Plan to indicate:

Proposed land uses and building requirements in the Project Area.

2.a Permitted Principal Uses

The permitted principal uses shall be the following:

1. Banks and financial and insurance service uses.
2. Business service establishments.
3. Commercial recreation facilities.
4. Eating and drinking establishments, including taverns and sit-down, carry-out, and drive-through restaurants.
5. Professional, scientific, and technical service uses, also known as “office uses.”
6. Retail sales establishments.
7. Personal and household service uses, excluding funeral homes.
8. Shopping centers consisting of the above permitted uses.
9. Mixed-use buildings consisting of multi-family residential uses on the upper floors of the above permitted uses.
10. Floodplain management / stormwater management facilities.
11. Light manufacturing, assembly, and related commercial uses, including outdoor storage.
12. Vehicular fleet storage and maintenance for government agencies and government contractors when set back 300’ from Mount Ephraim Avenue; and
13. Community solar photovoltaic energy systems when set back 300’ from Mount Ephraim Avenue.
14. City, County, and State uses and facilities.
15. More than one (1) principal use and principal structure allowed per lot.

2.b Permitted Accessory Uses

The permitted accessory uses shall be the following:

1. Business office space for the above permitted uses.
2. Employee cafeterias and outdoor recreational areas.
3. Fences and walls, per § 870-197.
4. HVAC, emergency electrical generators, and other mechanical equipment.
5. Maintenance, security, and storage sheds,
6. Off-street parking and loading, per §§ 870-214 and 870-230 through 870-241.
7. Flood control and stormwater management facilities.
8. Roof-mounted solar photovoltaic energy equipment, per § 870-266.
9. Sidewalk cafes, per § 870-217.
10. Signs, per § 870-253.

2.c Prohibited Principal and Accessory Uses

The prohibited principal and accessory uses shall be the following:

1. Automobile body shops, car washes, major and minor repair shops, and new and use sales or leasing establishments, and
2. Self-service storage facilities that rent or lease storage space, such as rooms, lockers, garages, and containers, also known as storage units, to individuals and businesses, as defined by N.J.S.A. 2A:44-188.
3. Uses prohibited per § 870-37 and § 870-74.

2.d. Conditionally Permitted Principal Uses

The conditionally permitted principal and accessory uses shall be the following:

1. Public utility facilities, per § 870-191.

2. Wireless telecommunications facilities, per § 870-210 and 870-211.
3. Automobile service stations, gasoline stations, and motor vehicle service stations, per § 870-210.A though L.

2.e Development Application Requirements

Land development applications shall include the information required on the City's development application checklists.

2.f. Area and Height Regulations

The Redevelopment Project Area's area and height regulations shall be the same as those for non-residential uses in the underlying zoning district, per § 870-76.

2.g Site Design Guidelines

2.g.1 Access and Circulation

The Redeveloper shall provide 5'-wide sidewalks for pedestrian circulation along NJ 168, as well as interior sidewalks for walking from those streets and between buildings and parking areas. These sidewalk areas shall be improved with shade trees and appropriate street furniture.

2.g.2 Environmental Performance Standards

The Camden Redevelopment Agency shall enforce compliance with State's Air Pollution Noise Control regulations (N.J.A.C. 7:27-14) and Noise Control regulations (N.J.A.C. 7:29) during construction, while the City shall do so upon the Redeveloper's receipt of a certificate of occupancy.

2.g.3 Landscaping and buffering, per §§ 870-244 through 870-250.

2.g.4 Lighting fixtures and equipment, per § 870-243.

2.g.5 Solid waste management and recycling facilities, per §§ 870-255 and 870-257.

2h. Deviations from Provisions of this Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for variances and deviations from this Redevelopment Plan or other municipal development ordinances, other than with respect to the nature of relief as set forth under N.J.S.A. 40:55D-70d. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected Redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of Camden's Zoning and Land Use Ordinance, or from the design standards set forth in this Redevelopment Plan or other municipal development ordinances.

The Redeveloper shall make all requests for such relief to the Planning Board accompanied by a complete application for development, as otherwise required by ordinance. The Planning Board shall make its decisions on such requests accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

3. Provisions for Relocation

N.J.S.A. 40A:12A-7a.(3) requires the Redevelopment Plan to indicate:

Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Project Area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

The Camden Redevelopment Agency will not disturb or eliminate any existing residences to implement this Redevelopment Plan. Therefore, this Redevelopment Plan does not require resident relocation provisions.

4. Identification of Property to be Acquired

N.J.S.A. 40A:12A-7a.(4) requires the Redevelopment Plan to indicate:

An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan.

The Redevelopment Plan does not anticipate the need to acquire any property in this Non-Condensation Redevelopment Area.

5. Relationship with Other Plans

N.J.S.A. 40A:12A-7a.(5) requires the Redevelopment Plan to indicate:

Any significant relationship of the Redevelopment Plan to (a) the Master Plans of contiguous municipalities, (b) the Master Plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.).

a. Contiguous Municipalities

Camden City shares common boundaries with the city of Gloucester City, the townships of Pennsauken, Cherry Hill, and Haddon, and the boroughs of Collingswood, Woodlynne, Oaklyn, and Audubon Park in Camden County and the City of Philadelphia in Pennsylvania. The Redevelopment Project Area is adjacent to Collingswood and Woodlynne boroughs but separated from Collingswood by a freight railroad corridor and from Woodlynne by a wetlands stream corridor. The proposed uses should not have any significant visual, noise, or traffic impacts and should not adversely affect the adjacent municipalities' Master Plan goal and objectives.

b. Camden County

The Redevelopment Plan is consistent with and implements the following Camden County plans:

2014 Camden County Comprehensive Plan which identifies Camden City as the County's Metropolitan Core, which is a Priority Growth Investment Area (PGIA). The plan's Land Use Policy Goal #3 is to "support and promote the vitality and revitalization of the City of Camden" and the plan's Highway Policy Goals #2 and #3, respectively, are to "support the County's economic activity and vitality," and to "improve mobility and accessibility for the County's residents and products."

The Redevelopment Plan does this by enabling the Camden Redevelopment Agency to leverage the powers of the LRHL to support economic development while remediating existing environmental contamination issues and addressing endemic flooding along US 30 in the Redevelopment Project Area that continues to encumber the regional transportation network.

c. New Jersey

The New Jersey State Planning Commission adopted the *State Development and Redevelopment Plan (SDRP)* on June 12, 1992. The Commission re-examined the *SDRP* and adopted a new plan on March 1, 2001. The *SDRP* delineates the Project Area as within the Metropolitan (PA1) Planning Area. The *SDRP* intends the Metropolitan Planning Area to provide for much of the State's future redevelopment by revitalizing cities and towns; promoting growth in compact forms; stabilizing older

suburbs; redesigning areas of sprawl; and protecting the character of existing stable communities. The Project Area is in PA1, which is the core of the State's Smart Growth Area.

6. Affordable Housing Impacts

N.J.S.A. 40A:12A-7a.(6) requires the Redevelopment Plan to indicate:

As of the date of the adoption of the resolution finding the area to be in need of Redevelopment, an inventory of all housing units affordable to low and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the Redevelopment Plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

This Redevelopment Plan does not provide for the demolition, rehabilitation, or construction of any affordable housing. Therefore, the provision of an analysis of affordable housing impacts does not apply.

7. Affordable Housing Replacement Provisions

N.J.S.A. 40A:12A-7a.(7) requires the Redevelopment Plan to indicate:

A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, which is subject to affordability controls and that is identified as to be removed because of implementation of the Redevelopment Plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or near the Redevelopment Area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

There are no residential uses within the Redevelopment Project Area. Therefore, this Redevelopment Plan requirement does not apply.

8. Zero-Emission Vehicle Infrastructure

N.J.S.A. 40A:12A-7a.(7) requires the Redevelopment Plan to indicate:

Proposed locations for zero-emission vehicle fueling and charging infrastructure within the Project Area in a manner that appropriately connects with an essential public charging network.

This Redevelopment Plan shall require Redevelopers to install electric vehicle charging infrastructure within the Redevelopment Project Area in accordance with P.L. 2021 c.171. The locations of such infrastructure will be determined during the development review process.

IV. AFFORDABLE HOUSING PROVISIONS

N.J.S.A. 40A:12A-7b. indicates:

A Redevelopment Plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal Master

Plan.

Camden City does not have a court-approved Housing Element and Fair Share Plan to address its Third Round Obligation up to 2025. The City Code of Ordinances does not require residential or non-residential developers to pay affordable housing fees or to designate or deed restrict any number or percentage of residential units for modern, low, or very low-income households. For this reason, the Redevelopment Plan does not include any provisions for affordable housing.

V RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS

N.J.S.A. 40A:12A-7c. requires the Redevelopment Plan to indicate:

The Redevelopment Plan shall describe its relationship with pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.).

This Redevelopment Plan incorporates all those other chapters of the Camden City Code related to land development, such as Chapter 870 Zoning and Land Use. This Redevelopment Plan only supersedes those ordinance regulations identified in **Section III B.2. Proposed Land Uses and Building Requirements** of this Redevelopment Plan.

These proposed permitted uses do not include the following uses, which are not suitable, practicable, and sustainable within this particular modified C-3 Regional Commercial Zone along the Mount Ephraim Avenue (NJ 168) commercial gateway corridor or in the “rear” portions of the Project Area properties set back more than 300’ from the Avenue:

- a. Club, social or fraternal.
- b. Funeral home.
- c. Parks, playgrounds or recreation areas, community center building, and libraries.
- d. Public, private or parochial educational institutions.

This Redevelopment Plan specifically adds two (2) new permitted principal uses in the “rear” portion of the Project Area, when set back 300’ from the Avenue:

1. Vehicular fleet storage and maintenance for government agencies and government contractors; and
2. Community solar photovoltaic energy systems.

Otherwise, the various other permitted uses in the C-3 are regrouped into these broader categories:

1. Banks and financial and insurance service uses.
2. Business service establishments.
3. Commercial recreation facilities.
4. Eating and drinking establishments, including taverns and sit-down, carry-out, and drive-through restaurants.
5. Professional, scientific, and technical service uses, also known as “office uses.”
6. Retail sales establishments.
7. Personal and household service uses, excluding funeral homes.

The Redevelopment Plan expands the list of permitted accessory uses to include such modern ordinary and customary accompanying uses and structures as:

1. Business office space for the above permitted uses,
2. Employee cafeterias and outdoor recreational areas,
3. HVAC, emergency electrical generators, and other mechanical equipment,
4. Maintenance, security, and storage sheds,
5. Flood control and stormwater management facilities, and

6. Roof-mounted solar and photovoltaic equipment, per § 870-266.

In addition to the prohibited uses listed in § 870-37 and § 870-74, the Redevelopment Plan also prohibits the following uses that are not conducive or supportive of an inner-city regional commercial zone:

1. Automobile body shops, car washes, major and minor repair shops, and new and use sales or leasing establishments, and
2. Self-service storage facilities that rent or lease storage space, such as rooms, lockers, garages, and containers, also known as storage units, to individuals and businesses, as defined by N.J.S.A. 2A:44-188.

The Redevelopment Plan continues to conditionally permit public utility facilities, wireless telecommunication facilities, and automobile service stations, gasoline stations, and motor vehicle service stations; however, it does not propose to continue the six (6) different types of supportive need housing or parabolic dish antennae, the latter of which is no longer technologically relevant.

1. Public utility facilities, per § 870-191.
2. Wireless telecommunications facilities, per § 870-210 and 870-211.
3. Child-care centers, subject to the requirements of § 870-203.

The Zoning and Land Use Ordinance (§ 870-36) currently permits City uses and facilities in every zoning district. The Redevelopment Plan recommends expanding this permission to include County and State facilities, as well. Finally, because the Ordinance currently prohibits it, much to the detriment of modern economic development practices, the Redevelopment Plan allows more than one (1) principal use and principal structure per lot.

Zoning Map

The Camden City Council shall amend the Zoning Map to indicate that this Redevelopment Plan shall apply for all future development and redevelopment for this Project Area.

Planning Board Discretion

In addition, the Planning Board is authorized to issue, at its discretion, bulk variances, design waivers, and other exceptions from the Proposed Land Uses and Building Requirements detailed in this Redevelopment Plan.

VI MUNICIPAL MASTER PLAN CONSISTENCY

N.J.S.A. 40A:12A-7d. requires that:

All provisions of the Redevelopment Plan shall be either substantially consistent with the municipal Master Plan or designed to effectuate the Master Plan; but the municipal governing body may adopt a Redevelopment Plan which is inconsistent with or not designed to effectuate the Master Plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the Redevelopment Plan.

In addition to the Master Plan-related comments above in **Section V. Relationship to Local Development Regulations**, the Redevelopment Plan is substantially consistent with and designed to effectuate Camden's 2002 Master Plan:

V. Achieving a Dynamic Economy

Goal 1: Maintain and attract job generating businesses to the City.

3. *Develop mixed-use centers:* The Redevelopment Plan facilitates the generation of mixed-use development along Mt. Ephraim Avenue, which the City's Zoning and Land Use Ordinance currently prohibits in the C-3 Regional Commercial Zone.
7. *Upgrade infrastructure and basic government services:* The Redevelopment Plan will enable the City and County to work together to improve the "rear" portion of the Project Area to better store and maintain vehicle fleets used by their agencies and contractors, such as those used for public works, public safety, property demolition, solid waste and recycling collection, etc. It will also facility the development of a community solar photovoltaic energy system to capture renewable energy and distribute it to City residents and businesses meeting income and other qualifications.

Goal 4: Create compact and lively retail centers along the City's major commercial corridors .

1. *Consolidate scattered commercial areas along major roadways:* The Redevelopment Plan will foster redevelopment of commercial and mixed-use development along this section of underutilized and scattered buildings along Mt. Ephraim Avenue.

VII. Maintaining and Improving the Environment

Goal 1: Pursue clean-up of known areas containing environmental issues

1. *Monitor and enforce clean-up and remediation of known contaminated sites:* The Redevelopment Plan requires the clean-up and remediation of the Project Area's hazardous materials.

Goal 2: Develop and maintain a diversified City-wide open space network.

1. *Consolidate existing park and open space inventories:* The Redevelopment Plan will facilitate the rehabilitation of undevelopable tidal portions of the Newton Creek corridor, which is an important ecological feature in the City's open space network.

Goal 3: Establish a Camden greenway system.

1. *Develop a linear greenway network along river corridors:* The Redevelopment Plan encourages the subdivision of the undevelopable tidal portions of the Newton Creek corridor and other areas for a future passive open space element of the City's greenway system.

VIII Integrating Camden's Transportation Network

Goal 5: Promote and maintain pedestrian and bicycle networks within the downtown, the waterfront area and in neighborhoods.

2. *Improve sidewalk and bicycle systems:* The Redevelopment Plan requires the Redeveloper to provide 5'-wide sidewalks for pedestrian circulation along NJ 168. These sidewalk areas are to be improved with shade trees and appropriate street furniture.

In summary, this Redevelopment Plan for the Redevelopment Project Area is either consistent with the primary goals of Camden City's Master Plan or designed to effectuate them.

VII OTHER PROVISIONS

A. Designation of Redevelopment Entity and Redeveloper.

1. Camden City Council has designated the Camden Redevelopment Agency and the Camden County Improvement Authority to implement Redevelopment Plans and projects in the area designated by this Redevelopment Plan in the Redevelopment Area (N.J.S.A. 40: 12A-4).

2. The Camden Redevelopment Agency, as authorized by the City Council, shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).
3. The designated Redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, subject to the terms of a negotiated Redevelopment Agreement(s). The Redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, subject to the terms of a negotiated Redevelopment Agreement(s). Camden Redevelopment Agency shall require the Redeveloper to furnish escrows and performance guarantees. (N.J.S.A. 40:55D-53)

B. Compliance with Development Regulations.

1. Development, site plan, and subdivision within the Redevelopment Area shall be governed by the requirements of the City of Camden regulating Land Use Procedures, Zoning, Development, Site Plans, and Subdivisions, as well as the State of New Jersey governing development and redevelopment.
2. The Camden Redevelopment Agency and Redeveloper shall agree to comply with all applicable application submission requirements, design standards, and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden to the extent that they do not contradict this Redevelopment Plan and applicable law, and except where variances and waivers are properly approved by the Planning Board or Zoning Board of Adjustment.
3. The ordinance adopting the Redevelopment Plan shall contain an explicit amendment to the City's Zoning Map included in the Zoning and Land Use Ordinance. The Zoning Map, as amended, shall indicate the Redevelopment Area to which the Redevelopment Plan applies.
4. The Planning Board, or Zoning Board of Adjustment, as applicable, shall review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan.

C. General Provisions of the Redevelopment Plan.

1. Land use provisions and building requirements are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They provide references for the physical development of the Project Area. Developers have flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every possible design or land use solution. Rather, Camden Redevelopment Agency will evaluate proposals as to how well they achieve the objectives of this Redevelopment Plan.
2. The Camden Redevelopment Agency and the Planning Board specifically reserve the right to review and approve the Redeveloper's plan and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the Redevelopment Area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If Redevelopers make design changes after submission, no construction related to the changed project

features can take place until the Redevelopers submit a site plan and other pertinent drawings reflecting such additions or changes for both agencies' approval. This pertains to revisions and additions prior to, during, and after the completion of such improvements.

3. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City of Camden shall determine the amount and form of such performance guarantees.
4. Subdivisions of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and the City's Zoning and Land Use Ordinance. If parcels are combined that include the use or taking of public rights-of-way, thus interfering with existing circulation patterns, and creating a new street or tax block, the developer shall also be required to comply with the City's Zoning and Land Use Ordinance, as if the developer were proposing a subdivision or portion thereof.
5. The Redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79. (N.J.S.A. 40A:12A-1 *et seq.*).
6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic, or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to public health, safety, or general welfare.
7. No Redeveloper shall construct a building over an easement in the Project Area without prior written approval of the Camden Redevelopment Agency and the appropriate City of Camden authority.
8. The Redeveloper shall provide utility easements, when necessary, for approval by the City of Camden. The Redeveloper shall provide such easements within seven (7) working days after completion of project construction.
9. The developer of a specified project within the Redevelopment Area shall submit, if needed, a stormwater management plan as part of the design submission for review by the Planning Board and the appropriate City authority. Stormwater management in the Redevelopment Area shall minimize the quantity of stormwater entering the municipal sewer system or flowing directly into adjacent streams.
10. No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any successors or assignees, whereby land within the Redevelopment Project Area is restricted by the Camden Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. The disposition agreements shall include appropriate covenants, running with the land forever, which will prohibit such restrictions.
11. Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

D. Public Improvements.

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

E. Types of Proposed Redevelopment Actions.

Pursuant to N.J.S.A. 40A:12A-8, the City of Camden or the Camden Redevelopment Agency, may, upon adoption of a Redevelopment Plan, proceed with clearance, re-planning, development, and redevelopment of the Project Area designated in that plan. To perform and affect the purposes and terms of this Plan, the City of Camden or Camden Redevelopment Agency may:

1. Undertake Redevelopment Projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L.1992, c.79 (C.40A:12A-29);
2. Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22);
3. The Camden County Improvement Authority may acquire Block 1197, Lot 2 and Block 1208, Lot 2, by negotiation or condemnation. In addition, the Camden County Improvement Authority may acquire by condemnation any other land or building which is necessary for the Redevelopment Project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L.1971, c.361 (C.20:3-1 et seq.), **provided that** the land or building has been designated a Condemnation Redevelopment Area;
4. Clear any area owned or acquired and install, construct, or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the Redevelopment Plan;
5. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of Redevelopment Projects;
6. Arrange or contract with public agencies or Redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a Redeveloper to defray the costs of the Camden Redevelopment Agency, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to Redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to Redevelopers; and arrange or contract with public agencies or Redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a Redevelopment Area;
7. Except with regard to property subject to the requirements of P.L.2008, c.65 (C.40A:5-14.2 et al.),

lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a Redevelopment Plan, notwithstanding the provisions of any law, rule, or regulation to the contrary;

8. Enter upon any building or property in any Redevelopment Area to conduct investigations or make surveys, sounding or test borings necessary to carry out the purposes of this Act;
9. Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L.1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L.1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a Redevelopment Area;
10. Make, consistent with the Redevelopment Plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements;
11. Request that the Planning Board recommend to the City Council and that the City Council designate particular Areas as being in Need of Redevelopment or Rehabilitation in accordance with the provisions of this act and make recommendations for the Redevelopment or rehabilitation of such areas;
12. Study the recommendations of the planning board or governing body for the redevelopment of the area;
13. Publish and disseminate information concerning any Redevelopment Area, Plan, or Project; and
14. Do all things necessary or convenient to carry out its powers.

F. Time Limits.

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

1. Reasonable Time for Development: The Redeveloper of a project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable time, to be determined in an Agreement between the Camden Redevelopment Agency and the duly designated Redeveloper. (N.J.S.A. 40A: 12A-9)
2. Expiration of Redevelopment Plan: The provisions and regulations specified in this Redevelopment Plan shall continue in effect for a period of 25 years from the adoption of the Redevelopment Plan.
3. Certificates of Completion: Upon the issuance of a Certificate of Completion by the Camden Redevelopment Agency, the City shall deem that a Redevelopment Project is no longer in need of redevelopment for the purposes of implementation of this Redevelopment Plan.

G. Procedures for Amending this Redevelopment Plan.

The City Council may amend this Redevelopment Plan from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 *et seq.*).

H. Supersedence, Repeal, and Severability

1. This Redevelopment Plan repeals all ordinances or parts of ordinances inconsistent with it to the extent of such inconsistency only.
2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions outlined in the City's Zoning and Land Use Ordinance, the provisions of this Redevelopment Plan – unless otherwise specified – shall prevail.
3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.

APPENDIX

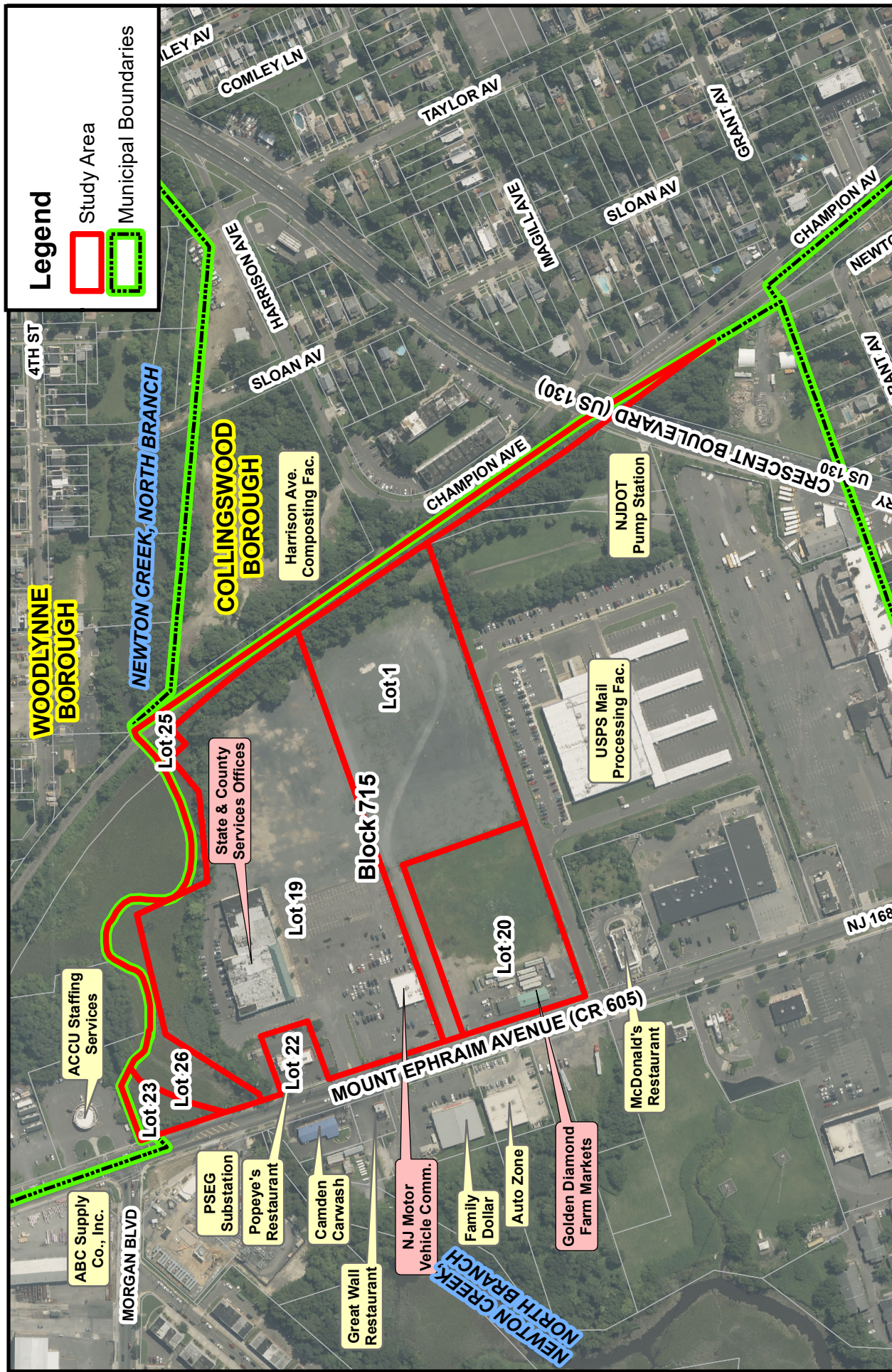


Fig. 1: Location Map
Block 715, Lots 1, 19, 20, 23, 25, & 26
Camden City, New Jersey

