

## CITY OF CAMDEN FIRE DEPARTMENT FIRE MARSHAL'S OFFICE

Jennifer Barrientos-Morris, Assistant Chief Fire Marshal 4 North 3<sup>rd</sup> Street Camden, New Jersey 08102 Phone (856) 757-7519 Fax (856) 757-7243 EMAIL: JeBarrie@ci.camden.nj.us

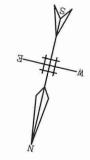


## LIFE FIRE INSPECTION FORM

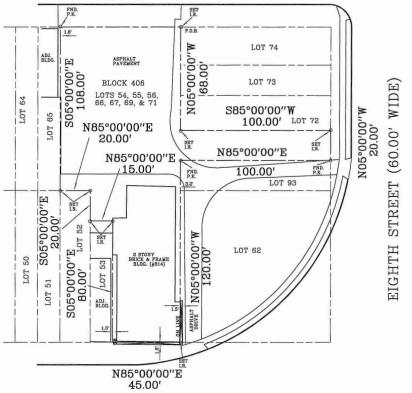
Date of Inspection: 10-22-23	
Name of Business: Circle of Life	Fuencial Hombausiness Owner: Ronald Rowland
Business Address: 1010 Kaishn Au	Owner Address:
Business Phone #: _ 956 - 266 - 389	
Owner Email:	Business Email:
Business Square Footage:	
Detection Devices and Equipment: Smoke Detector Yes No Monitored Fire Alarm Operational Yes  EXITS Sign illuminated Yes No Exit path clean Yes No Dead bolt locks (Prohibited) Yes	(Tagged Date)
Utilities & Systems Electrical Hazards  Yes No	Heating Units 30" Clearance / Vents
Panel box covered Yes No Cover on junction, switch, outlet boxes 30" clearance front of Electrical Equipment Electrical Extension Cords Yes No (Prohibited for permanent use)  Exterior  Neat and clean Yes No	Yes □ No  Are stairs clear of obstruction □ Yes □ No Excessive storage □ Yes □ No (18" clearance from ceiling)  Trap doors □ Opened □ Closed
Excessive vegetation   Yes   No	Fuel containers □ Yes ☑ No (Prohibited)
Fire & Smoke Protection Maintenance to F  ☐ Ceiling ☐ Yes ☐ No ☐ Floor ☐ Yes ☐ No	Prevent Fire Spread (Holes or Penetrations)  ☐ Walls ☐ Yes ☐ No ☐ Doors ☐ Yes ☐ No
NOTES:	
CON D/ 3-2	50-7 Maria
Company Officer Signature	Unit Rusiness Representative Signature







S85°00'00"W 80.00'



KAIGHN AVENUE (66.00' WIDE)

LOT AREA = 15,440.00 SF

BEING LOTS 54, 55, 56, 66, 67, 69, & 71, BLOCK 406, CAMDEN CITY TAX MAP

SURVEY BASED ON DESCRIPTION PROVIDED; DB 12251, PG 171

SURVEY NOT INTNEDED TO GUARANTEE OWNERSHIP; A COMPLETE TITLE SEARCH IS RECOMMENDED



DONOVAN

LAND SURVEYING & PLANNING

SURVEYORS

813 W. WOOD AVENUE SOMERDALE, NJ 08083 (856) 627-3550 Fax: (856) 627-0330

DonovanSurveyors@comcast.net

SURVEY OF PREMISES
812-814 KAIGHN AVENUE

SITUATE IN
CAMDEN CITY
CAMDEN COUNTY
NEW JERSEY

TO: RODNEY ROWAND

v	DATE:	2/6/23	SURVEY NO
	SCALE:	1''=40'	2302002
Ė	DRN. BY.	B.H.	5505005

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such essement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor.

JOHN DONOVAN

NJ Prof. Land Surveyor # GS 30738 Prof. Planner #LI 04196

#### IV. ASSESSMENT CERTIFICATION

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Section	Δ.	Ann	licant	chall	comn	Ata
Section	110	ADD	meant	311411	COMIND	LLL

SECTION A	OWNED
SECTION A	OWNER
	of Property <u>Rodney Powland</u>
Address: 812	-14 Maighn ave Camalen, NT 08103
SEARCH Address:	
Block: 406	Lot: 69471 Account: 707 287
completion to indica (Broadway & Marke Upon completion, this ACCEPTED – if any	the shall take this form to the City of Camden Tax Office, Room 117 (1st floor) for the whether taxes are paid up to date. Applicant must also go to the PNC Bank of St. for water and sewer to make sure water /sewer is paid up to date. If form shall be submitted with original application. NO APPLICATIONS WILL BE of money is owed for Taxes or Water/Sewer, no permit can be issued until accounts appayment must be brought back before turning application in.
Section C: An application for Zo: to be certain that the a	TAX OFFICE & PNC BANK ning/Sign permit has been submitted to the Division of Planning. Please check your record count is current
**MORTGAGE LE' PROPERTIES ONL	
Account Type	Qtr. Due date Amount Owed Other
(Taxes/W&S/Other	3 8 5 123
(Taxes/W&S/Other	Camden Office Cen Balan Al.
(Taxes/W&S/Other	Date <u>1-79-2023</u> Rep G Wun
(Taxes/W&S/Other	
COMMENTS:	
DATED:	PREPARED BY:

INTERNAL REVENUE SERVICE P. O. BOX 2508 CINCINNATI, OH 45201

Date: MAY 23 2012

MACEDONIA BAPTIST CHURCH AND COMMUNITY OUTREACH CORP 351 HIGH STREET WESTVILLE, NJ 08093

Employer Identification Number: 45-3963355 DLN: 202128100 Contact Person: NANCY L HEAGNEY ID# 31306 Contact Telephone Number: (877) 829-5500 Accounting Period Ending: June 30 Public Charity Status: 170(b)(1)(A)(i) Form 990 Required: NO Effective Date of Exemption: December 2, 2011 Contribution Deductibility: Yes Addendum Applies: No

#### Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

# MACEDONIA BAPTIST CHURCH AND

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Lois G. Lerner

Director, Exempt Organizations

Enclosure: Publication 4221-PC



CHRIS CHRISTIE
Governor

KIM GUADAGNO

#### STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY DIVISION OF REVENUE

ANDREW P. SIDAMON-ERISTOFF
State Treasurer

PO Box 628 Trenton NJ 08625-0628

> In reply to: License & Account Services Bureau PO Box 252 Trenton, NJ 08646-0252 609-984-6150

MACEDONIA BAPTIST CHURCH AND COMMUN RODNEY ROWLAND 427 WALNUT STREET CAMDEN NJ 08103

RE:

453-963-355/000

Dear Sir/Madam:

Congratulations! Your application for exemption from New Jersey sales and use tax has been approved. An Exempt Organization Certificate (Form ST-5) is enclosed. Please retain this unsigned original as part of your permanent records and make as many copies as needed to give to vendors for proof of exempt purchases.

The ST-5 exemption certificate grants your organization exemption from New Jersey sales and use tax on the organization's purchases of goods, meals, services, room occupancies and admissions that are directly related to the purposes of the organization, except purchases of energy and utility services. Also, your organization is exempt from collecting sales tax on occasional fundraising sales (except sales of motor vehicles) and on sales of donated goods made from a store in which at least 75% of the merchandise is donated and 75% of the workers are volunteers.

Please note that this exemption <u>does</u> <u>not</u> apply to regular (on-going) sales of taxable goods, meals, beverages and services. If your organization operates a catering business, restaurant, bar or similar business, or is a store or mail-order business, you must collect sales tax on taxable goods such as prepared foods, beverages, alcoholic and soft drinks, cigarettes and cigars.

If the name, address, purpose or operations of your organization change, you must notify the License & Account Services Bureau in writing at P.O. Box 252, Trenton, NJ 08646-0252.

For more information on your exempt organization status, please call the Regulatory Services Branch of the Division of Taxation at (609) 292-5994.

Sincerely.

04-08, D205846C,D205846E

Enclosures

Christopher Besler Assistant Chief,

License and Account Services Bureau

Please visit the Division of Revenue website at: http://www.state.nj.us/treasury/revenue

New Jersey is an Equal Opportunity Employer . Printed on Recycled and Recyclable Paper

invoices and receipts must show exempt organization as purchaser.

#### State of New Jersey DIVISION OF TAXATION SALES AND USE TAX

Read instructions on bottom of form

#### **EXEMPT ORGANIZATION CERTIFICATE \*** FORM ST-5

ISSUED BY: MACEDONIA BAPTIST CHURCH AND COMMUN 351 HIGH ST WESTVILLE NJ 08093

EXEMPT ORGANIZATION NUMBER 453-963-355/000

Effective Date: 03/21/12

Date Issued: 04/17/12

	ransaction Date:	
ТО		
	(Name of Vendor)	
The undersigned certifies; that the Division o Sales and Use Tax for this transaction; and to was formed and is being purchased with the	of Taxation has determined this organization is exempt for this purchase is directly related to the purposes for which organization's funds.	om New Jersey i this organization
Description of purchase:		
4		
Mall By ACTING DIRECTOR	(Signature of Officer or Trustee of the organiza	ation)
DIVISION OF TAXATION	Name and Title of Officer (Please Print)	•
ACTING DIRECTOR DIVISION OF TAXATION	(Signature of Officer or Trustee of the organiza .  Name and Title of Officer (Please Print)	ation)

INSTRUCTIONS FOR EXEMPT ORGANIZATION: Form ST-5 is valid for exemption from sales and use tax on all purchases (except energy and utility service), if the purchase is directly related to the organization's purposes and made with organization (not personal) funds. Retain the original ST-5 (unsigned) in files, make copies and complete and sign them for vendors. Notify the Division of changes in organization name, address or exempt

INSTRUCTIONS FOR VENDORS (AND EXEMPT ORGANIZATIONS):

- (a) The ST-5 exempt organization certificate must be an official certificate having the signature of a Director of the Division of Taxation (or a photocopy of the certificate) and must have the organization's name, address and exempt organization number pre-printed by the Division on the upper portion of the certificate, with no apparent alterations.
- (b) The certificate must be properly completed, dated, and signed by an officer of the organization
- (c) For motel/hotel occupancies, this exemption applies to sales tax, but not the state 'occupancy fee', the 'municipal occupancy tax', or the Atlantic City luxury tax.

Bills or receipts must show the exempt organization as the purchaser. Payment must be from the funds of the exempt organization. Certificates must be retained by the vendor for a period of not less than four years from the date of the last sale covered by the certificate. Subordinate or affiliated organizations may not use the exemption number assigned to the parent organization.

Additional Purchases - This certificate covers additional similar purchases by the same organization. Each sales slip or invoice must show the organization's name and exempt organization number.

ST-5A PERMIT - This Exempt Organization Certificate (ST-5) also serves as an Exempt Organization Permit (ST5A) for the organization to which the certificate is issued.



# Waples Funeral Home - Camden, New Jersey (NJ)



Image/Address provided by Google

Address Waples 824 Kaighns Avenue Camden, NJ 08103

Phone (856) 963-2275

Location See Map Below

# **Waples Funeral Home**

At Waples Funeral Home in Camden, New Jersey, personal service, attention to detail and professionalism are the hallmarks of their business. Their caring staff members are always ready to assist you and your family.

Waples Funeral Home offers a complete range of services to Camden, NJ, from full funeral services to cremations and memorial services, and they are experienced in honoring many faiths and customs. They invite you to contact them with your questions or schedule a visit at any time.

It is the goal of Waples Funeral Home to support you through every step of your arrangements and to pay tribute to the special memory of your loved one.

We specialize in meeting your floral needs during this difficult time. Our knowledgeable staff is ready to assist you in selecting funeral flowers in Camden, New Jersey. There are many choices of arrangements, in different price ranges, that will be both tasteful and appropriate in expressing your condolences. Over the years, we have developed an excellent affiliate working relationship with all funeral homes in Camden, New Jersey, and are fully aware of their policies and delivery

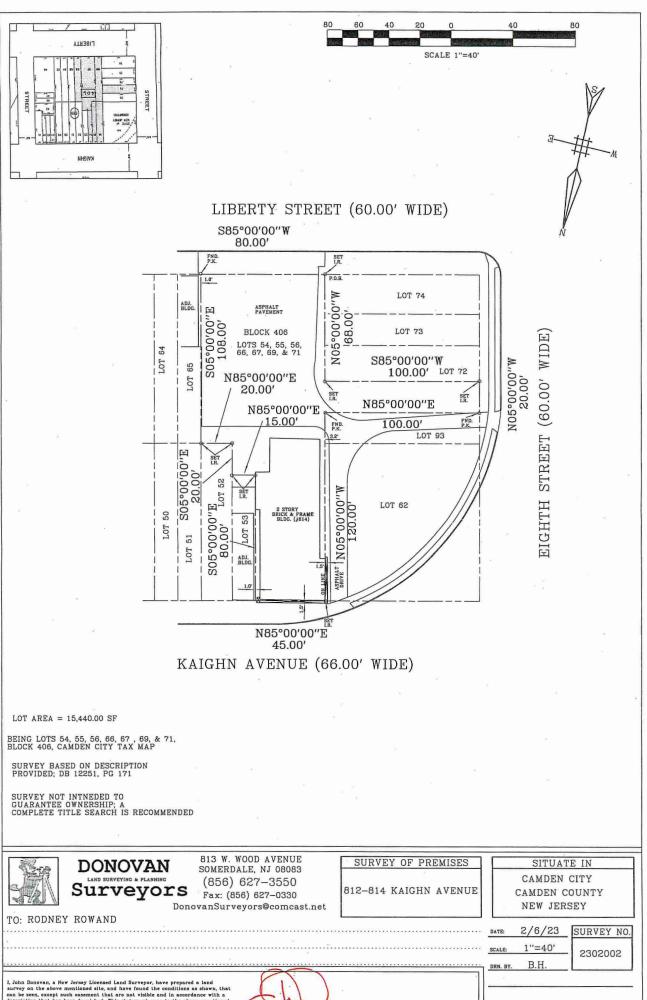
# **Tunsil Funeral Home**

812 Kaighns Avenue • Camden, New Jersey 08103

Tunsil Funeral Home provides funeral and cremation services to families of Camden, New Jersey and the surrounding area. A licensed funeral director will assist you in making the proper funeral arrangements for your loved one.

To inquire about a specific funeral service by Tunsil Funeral Home, contact the funeral director at 856-541-6363.

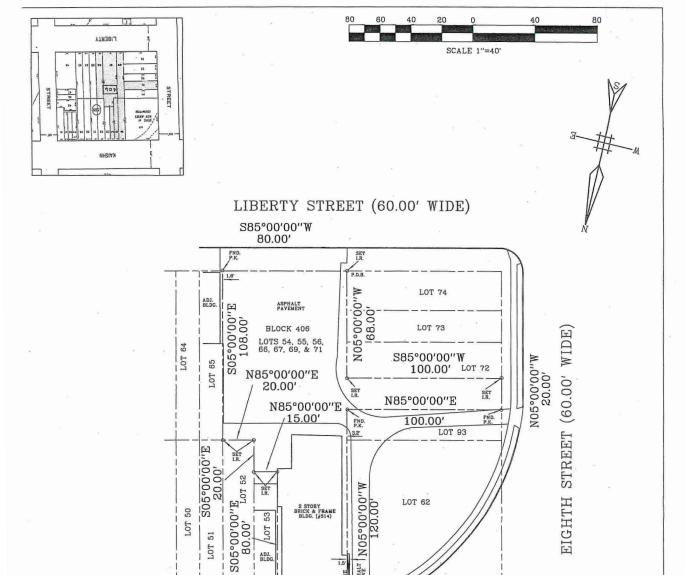
Should you care to express your sympathy by sending the gift of flowers, simply click the button to the right to get started. The Funeral Finder flower shop offers a wide selection of wreaths, sprays, and plants designed to fit any budget. Each arrangement is guaranteed to be handcrafted and delivered fresh by a reputable local florist.



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JOHN DONOVAN

NJ Prof. Land Surveyor # GS 30738



45.00' KAIGHN AVENUE (66.00' WIDE)

N85°00'00"E

LOT AREA = 15,440.00 SF

BEING LOTS 54, 55, 56, 66, 67, 69, & 71, BLOCK 406, CAMDEN CITY TAX MAP

SURVEY BASED ON DESCRIPTION PROVIDED; DB 12251, PG 171

SURVEY NOT INTNEDED TO GUARANTEE OWNERSHIP; A COMPLETE TITLE SEARCH IS RECOMMENDED



# DONOVAN LAND SURVEYING & PLANNING Surveyors

813 W. WOOD AVENUE SOMERDALE, NJ 08083 (856) 627-3550

Fax: (856) 627-0330

SURVEY OF PREMISES

812-814 KAIGHN AVENUE

SITUATE IN
CAMDEN CITY
CAMDEN COUNTY
NEW JERSEY

TO: RODNEY ROWAND

DATE: 2/6/23 SURVEY NO.

SCALE: 1"=40'
2302002

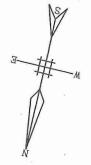
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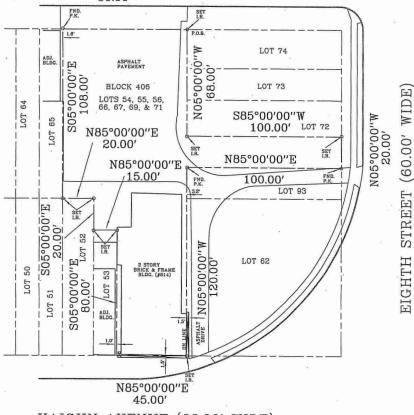
NJ Prof. Land Surveyor # GS 30738 Prof. Planner #LI 04196







S85°00'00"W 80.00'



KAIGHN AVENUE (66.00' WIDE)

LOT AREA = 15,440.00 SF

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812-814 KAIGHN AVENUE

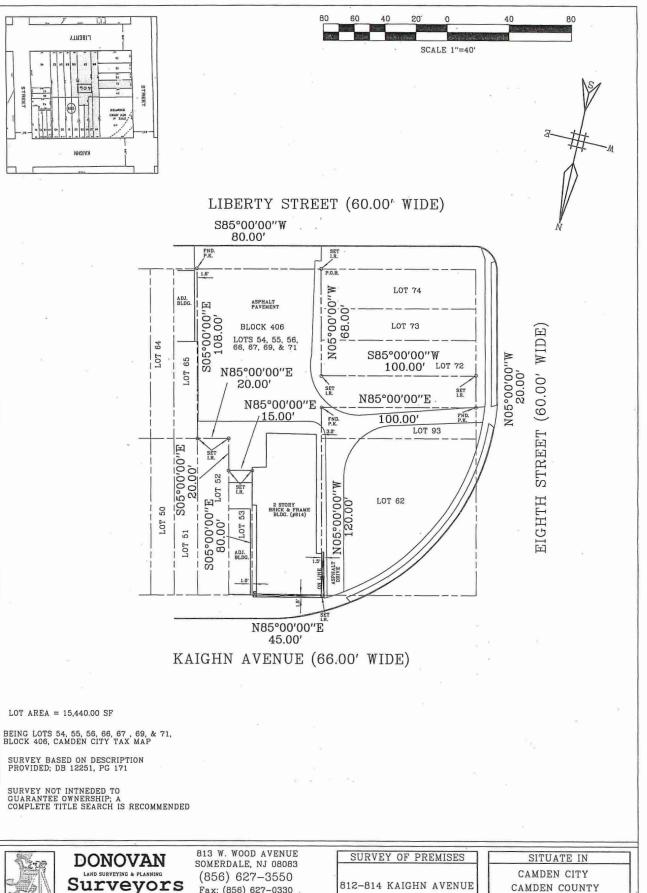
SURVEY OF PREMISES

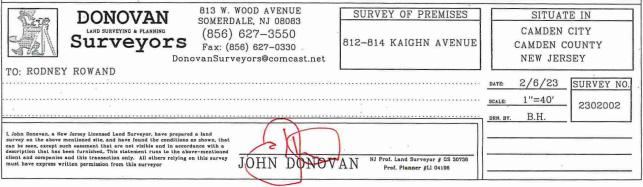
SITUATE IN CAMDEN CITY CAMDEN COUNTY NEW JERSEY

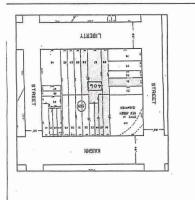
DonovanSurveyors@comcast.net

2/6/23 SURVEY NO. 2302002





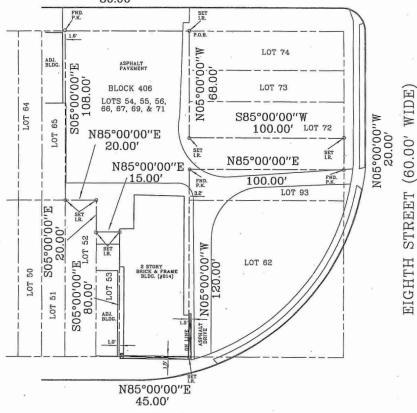








S85°00′00′′W 80.00′



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LOT AREA = 15,440.00 SF

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DONOVAN

LAND SURVEYING & PLANNING

Surveyors

813 W. WOOD AVENUE SOMERDALE, NJ 08083 (856) 627-3550 Fax: (856) 627-0330

DonovanSurveyors@comcast.net

SURVEY OF PREMISES

812-814 KAIGHN AVENUE

SITUATE IN

CAMDEN CITY

CAMDEN COUNTY

NEW JERSEY

TO: RODNEY ROWAND

DATE: 2/6/23
SCALE: 1"=40"

SURVEY NO. 2302002

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NJ Prof. Land Surveyor # GS 30738 Prof. Planner #LI 04196



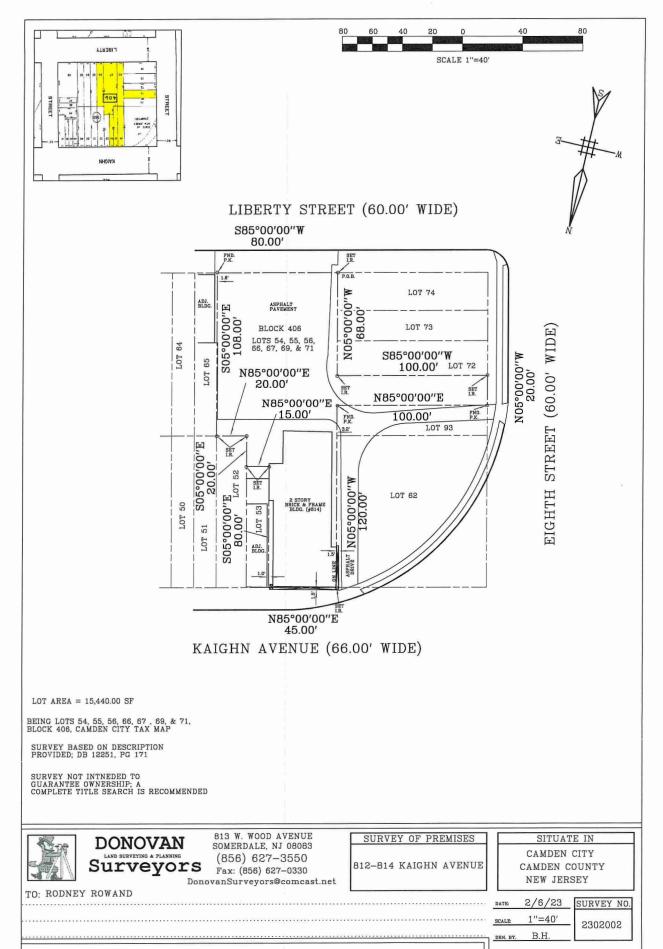
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Jennifer Barrientos-Morris, Assistant Chief Fire Marshal 4 North 3<sup>rd</sup> Street Camden, New Jersey 08102 Phone (856) 757-7519 Fax (856) 757-7243 EMAIL: <u>JeBarrie@ci.camden.nj.us</u>



#### LIFE FIRE INSPECTION FORM

Date of Inspection: 16-22-23	
Name of Business: Circle of Life Fuencial Hor	MBusiness Owner: Ronald Rowlan
Business Address: 612 Kaishn Aue	Owner Address:
Business Phone #: 856 - 266 - 3899	Owner Phone #:
Owner Email:	Business Email:
Business Square Footage:	
Monitored Fire Alarm Operational TYYes T No Fire	oon Monoxide Detector Yes No Extinguisher (tagged) Yes No No gged Date)  ocked TYes No Tyes No
Dead bolt locks (Prohibited) Yes No	
Utilities & Systems Electrical Hazards  Yes  No	Heating Units 30" Clearance / Vents
Panel box covered Yes No Cover on junction, switch, outlet boxes Yes No 30" clearance front of Electrical Equipment Yes No Electrical Extension Cords Yes No (Prohibited for permanent use)  Exterior  Neat and clean Yes No	Basement  Accessible
Excessive vegetation	Fuel containers □ Yes ☑ No (Prohibited)
Fire & Smoke Protection Maintenance to Prevent Fire Spre	ead (Holes or Penetrations)
☐ Ceiling ☐ Yes ☐ No ☐ Walls ☐ Floor ☐ Yes ☐ No ☐ Doors	☐ Yes ☐ No ☐ Yes ☐ No
NOTES:	
Cent D 2 2 50-7  Company Officer Signature  Linit	Business Representative Signature



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JOHN DONOVAN

NJ Prof. Land Surveyor # GS 30738 Prof. Planner #LI 04198

#### IV. ASSESSMENT CERTIFICATION

## Section A: Applicant shall complete

DATED: \_\_\_\_\_

SECTION A	OWNER	
Name of OWNER of Address:  SEARCH Address:  Block:	Lot: 69471 Account: 707287	
completion to indicate (Broadway & Market Upon completion, this ACCEPTED – if any	nt shall take this form to the City of Camden Tax Office, Room 117 (1st flate whether taxes are paid up to date. Applicant must also go to the PNC (set St) for water and sewer to make sure water /sewer is paid up to date. is form shall be submitted with original application. NO APPLICATIONS by money is owed for Taxes or Water/Sewer, no permit can be issued until payment must be brought back before turning application in.	<u>C Bank</u> WILL BE
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**MORTGAGE LET PROPERTIES ONL Account Type (Taxes/W&S/Other (Taxes/W&S/Other (Taxes/W&S/Other (Taxes/W&S/Other	Qtr. Due date Amount Owed Other  3rd 8523	ALE

PREPARED BY: \_\_\_\_\_

INTERNAL REVENUE SERVICE P. O. BOX 2508 CINCINNATI, OH 45201

Date: MAY 23 2012

MACEDONIA BAPTIST CHURCH AND COMMUNITY OUTREACH CORP 351 HIGH STREET WESTVILLE, NJ 08093

Employer Identification Number: 45-3963355 202128100 Contact Person: ID# 31306 NANCY L HEAGNEY Contact Telephone Number: (877) 829-5500 Accounting Period Ending: June 30 Public Charity Status: 170(b)(1)(A)(i) Form 990 Required: NO Effective Date of Exemption: December 2, 2011 Contribution Deductibility: Yes Addendum Applies: No

#### Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

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# MACEDONIA BAPTIST CHURCH AND

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Lois G. Lerner

Director, Exempt Organizations

Enclosure: Publication 4221-PC



CHRIS CHRISTIE
Governor

KIM GUADAGNO

#### STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY DIVISION OF REVENUE

ANDREW P. SIDAMON-ERISTOFF
State Treasurer

PO Box 628 Trenton NJ 08625-0628

> In reply to: License & Account Services Bureau PO Box 252 Trenton, NJ 08646-0252 609-984-6150

MACEDONIA BAPTIST CHURCH AND COMMUN RODNEY ROWLAND 427 WALNUT STREET CAMDEN NJ 08103

RE:

453-963-355/000

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For more information on your exempt organization status, please call the Regulatory Services Branch of the Division of Taxation at (609) 292-5994.

Sincerely.

Christopher Besler

Assistant Chief,

License and Account Services Bureau

04-08, D205846C,D205846E Enclosures invoices and receipts must show exempt organization as purchaser.

#### State of New Jersey DIVISION OF TAXATION SALES AND USE TAX

Read instructions on bottom of form

ation

#### **EXEMPT ORGANIZATION CERTIFICATE \*** FORM ST-5

ISSUED BY: MACEDONIA BAPTIST CHURCH AND COMMUN 351 HIGH ST WESTVILLE NJ 08093

EXEMPT ORGANIZATION NUMBER 453-963-355/000

Effective Date: 03/21/12

Date Issued: 04/17/12

Transaction Date:

то	
· (N	lame of Vendor)
The undersigned certifies: that the Division of Taxatio Sales and Use Tax for this transaction; and this purch was formed and is being purchased with the organiza	on has determined this organization is exempt from New Jersey hase is directly related to the purposes for which this organizati ation's funds.
Description of purchase:	
4	
Mohl J. Bry	(Signature of Officer or Trustee of the organization)
ACTING DIRÉCTOR DIVISION OF TAXATION	Name and Title of Officer (Please Print)
	reme and ride of Officer (Please Print)

INSTRUCTIONS FOR EXEMPT ORGANIZATION: Form ST-5 is valid for exemption from sales and use tax on all purchases (except energy and utility service), if the purchase is directly related to the organization's purposes and made with organization (not personal) funds. Retain the original ST-5 (unsigned) in files, make copies and complete and sign them for vendors. Notify the Division of changes in organization name, address or exempt

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## Waples Funeral Home - Camden, New Jersey (NJ)



Image/Address provided by Google

Address Waples 824 Kaighns Avenue Camden, NJ 08103

Phone (856) 963-2275

Location See Map Below

# **Waples Funeral Home**

At Waples Funeral Home in Camden, New Jersey, personal service, attention to detail and professionalism are the hallmarks of their business. Their caring staff members are always ready to assist you and your family.

Waples Funeral Home offers a complete range of services to Camden, NJ, from full funeral services to cremations and memorial services, and they are experienced in honoring many faiths and customs. They invite you to contact them with your questions or schedule a visit at any time.

It is the goal of Waples Funeral Home to support you through every step of your arrangements and to pay tribute to the special memory of your loved one.

We specialize in meeting your floral needs during this difficult time. Our knowledgeable staff is ready to assist you in selecting funeral flowers in Camden, New Jersey. There are many choices of arrangements, in different price ranges, that will be both tasteful and appropriate in expressing your condolences. Over the years, we have developed an excellent affiliate working relationship with all funeral homes in Camden, New Jersey, and are fully aware of their policies and delivery

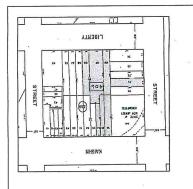
# **Tunsil Funeral Home**

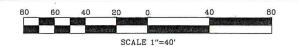
812 Kaighns Avenue • Camden, New Jersey 08103

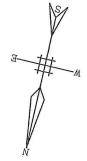
Tunsil Funeral Home provides funeral and cremation services to families of Camden, New Jersey and the surrounding area. A licensed funeral director will assist you in making the proper funeral arrangements for your loved one.

To inquire about a specific funeral service by Tunsil Funeral Home, contact the funeral director at 856-541-6363.

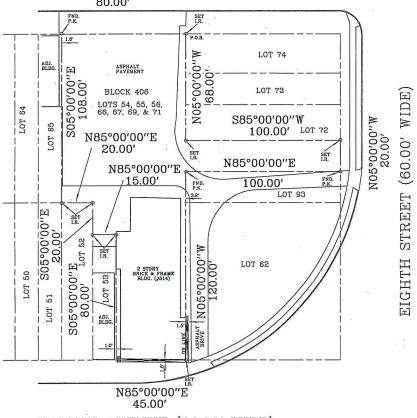
Should you care to express your sympathy by sending the gift of flowers, simply click the button to the right to get started. The Funeral Finder flower shop offers a wide selection of wreaths, sprays, and plants designed to fit any budget. Each arrangement is guaranteed to be handcrafted and delivered fresh by a reputable local florist.







S85°00'00"W 80.00'



KAIGHN AVENUE (66.00' WIDE)

LOT AREA = 15,440.00 SF

BEING LOTS 54, 55, 56, 66, 67, 69, & 71, BLOCK 406, CAMDEN CITY TAX MAP

SURVEY BASED ON DESCRIPTION PROVIDED; DB 12251, PG 171

SURVEY NOT INTNEDED TO GUARANTEE OWNERSHIP; A COMPLETE TITLE SEARCH IS RECOMMENDED



# DONOVAN Surveyors

813 W. WOOD AVENUE SOMERDALE, NJ 08083 (856) 627-3550 Fax: (856) 627-0330

DonovanSurveyors@comcast.net

DONOVAN

SURVEY OF PREMISES

812-814 KAIGHN AVENUE

SITUATE IN CAMDEN CITY CAMDEN COUNTY NEW JERSEY

TO: RODNEY ROWAND

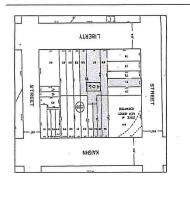
2/6/23 1"=40"

SURVEY NO. 2302002

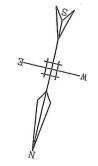
JOHN

NJ Prof. Land Surveyor # GS 30738 Prof. Planner #LI 04196

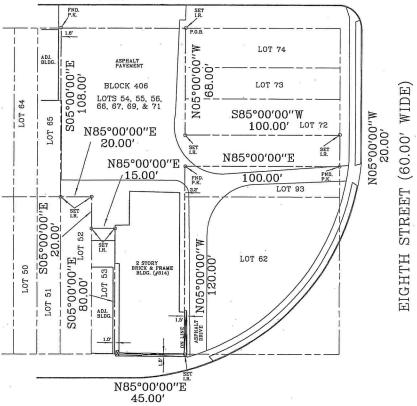
I. John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor







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813 W. WOOD AVENUE SOMERDALE, NJ 08083 (856) 627-3550

S Fax: (856) 627-0330
DonovanSurveyors@comcast.net

SURVEY OF PREMISES

812-814 KAIGHN AVENUE

SITUATE IN
CAMDEN CITY
CAMDEN COUNTY
NEW JERSEY

2/6/23

1"=40

TO: RODNEY ROWAND

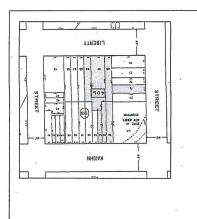
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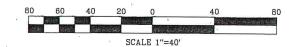
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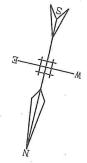
SURVEY NO. 2302002

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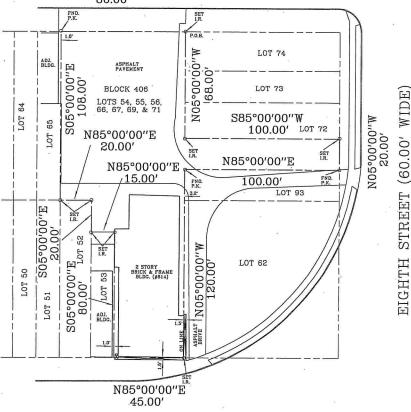








S85°00'00"W 80.00



KAIGHN AVENUE (66.00' WIDE)

LOT AREA = 15,440.00 SF

BEING LOTS 54, 55, 56, 66, 67, 69, & 71, BLOCK 406, CAMDEN CITY TAX MAP

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SURVEY OF PREMISES

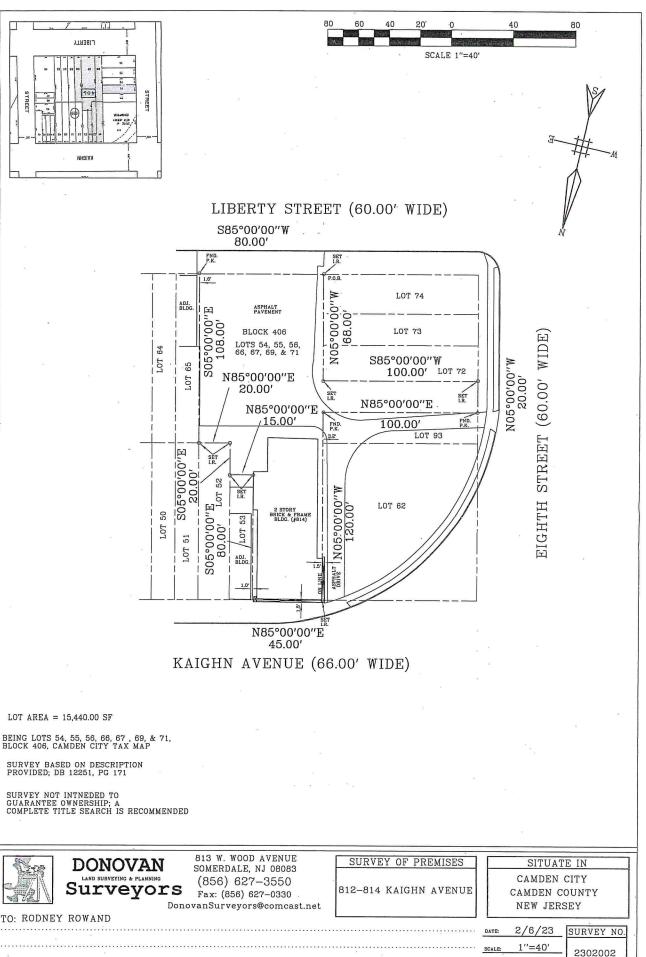
SITUATE IN CAMDEN CITY CAMDEN COUNTY NEW JERSEY

812-814 KAIGHN AVENUE Fax: (856) 627-0330

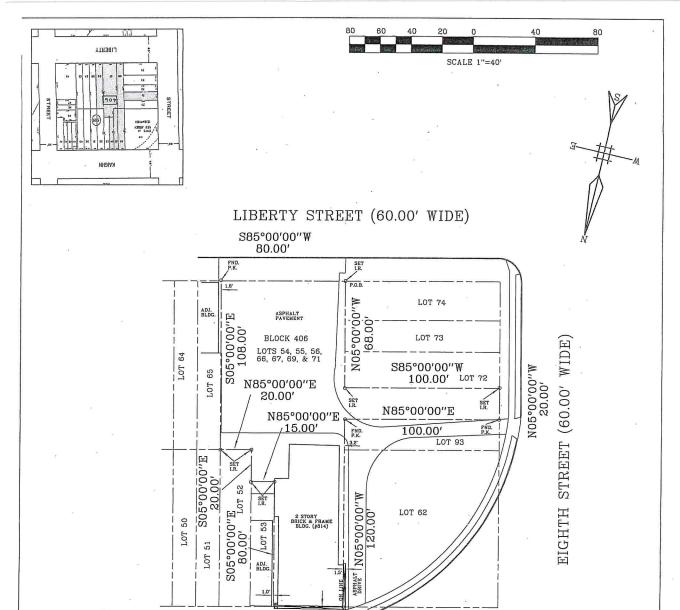
TO: RODNEY ROWAND

2/6/23 SURVEY NO. 1"=40" 2302002





NJ Prof. Land Surveyor # GS 30738 Prof. Planner #LI 04196



45.00' KAIGHN AVENUE (66.00' WIDE)

N85°00'00"E

LOT AREA = 15,440.00 SF

BEING LOTS 54, 55, 56, 66, 67, 69, & 71, BLOCK 406, CAMDEN CITY TAX MAP

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812-814 KAIGHN AVENUE

SURVEY OF PREMISES

SITUATE IN

CAMDEN CITY
CAMDEN COUNTY
NEW JERSEY

SURVEY NO.

2302002

DonovanSurveyors@comcast.net

DATE: 2/6/23

SCALE: 1"=40'

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Gateway (Census Tract 6002) City of Camden

Camden County, New Jersey

July 23, 2009

Prepared by

&.CMX

David G. Roberts, AICP/PP, RLA, LEED®AP NV Professional Planner LI 003018

#### Table of Contents

INTRODUCTION	1
PROPOSED AMENDMENT:	3
DESCRIPTION OF STUDY AREA	3
DESCRIPTION OF REDEVELOPMENT PLAN	4
Description of Block 1463, Lot 1 Acquisition Constraints Financial Feasibility	9
Affordable Housing Requirements (A-500)	10
Inventory of Affordable HousingPlan for the Provision of Affordable Replacement Housing	10
MASTER PLAN CONSISTENCY	13
CONSISTENCY WITH OTHER PLANS	14
RELATIONSHIP TO LOCAL ZONING	14
CONCLUSION	14
APPENDIX A - AMENDMENT TO ACQUISITION MAP	15



Introduction

This planning report has been prepared for the Campbell Soup Company (CSC), acting as the designated Master Redeveloper (Redeveloper), and the Camden Redevelopment Agency (CRA) in support of a proposed Amendment to the Gateway Redevelopment Plan and is intended as a professional planning document for use by the Camden Planning Board (CPB) and Camden City Council (CCC).

The Gateway Redevelopment Plan was prepared by the Division of Planning for the City of Camden in December of 2005. It provides an outline, as required by the Local Redevelopment and Housing Law ("Statute") for the "planning, development, redevelopment, or rehabilitation of the project area" (see sidebar from Statute).

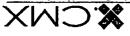
Upon the adoption of the Gateway Redevelopment Plan, CSC was appointed Master Redeveloper of the Gateway Office Park Area under the Gateway Redevelopment Plan by City Council Resolution No. 02-06-07A. The Camden Redevelopment Agency entered into a "Project Development Agreement" (PDA) with CSC, the New Jersey Economic Development Authority and the County of Camden on February 6, 2007 to develop the Gateway Office Park Area.

CSC has proceeded with property acquisition and the planning and design of the project in accordance with the PDA.

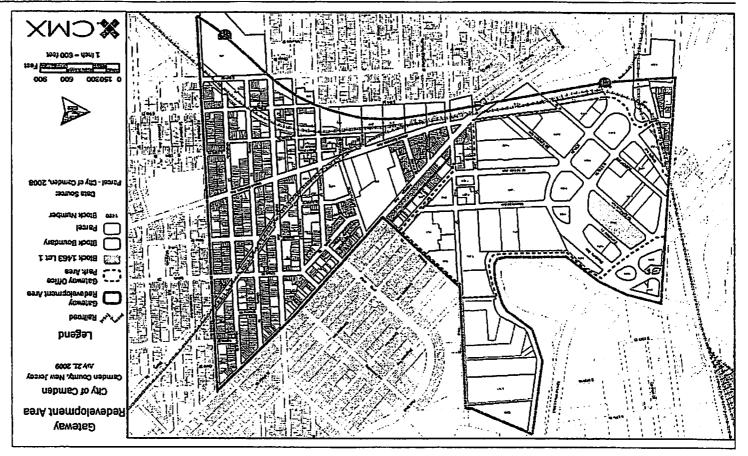
#### 40A:12A-7. Adoption of redevelopment plan (excerpted from the Local Redevelopment & Housing Law)

- "7. a. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L. 1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate. The plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
- (1) 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.
- (2) Proposed land uses and building requirements in the project area.
- (3) 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.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5) 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 al.).
- b. 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.
- c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies.
- d. 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."

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City of Camden, Camden County, New Jersey
Revised to 7/23/2009





#### Proposed Amendment

The proposed Amendment to the Gateway Redevelopment Plan identifies BLOCK 1463, LOT 1 as necessary for acquisition. This Amendment will enable the successful integration of the former Sears site at its key location along the key frontage of the proposed Gateway Office Park Area at Admiral Wilson Boulevard. into the larger Gateway Office Park project (see map on preceding page).

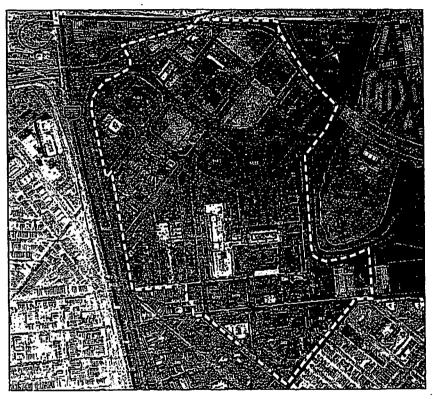
#### Description of Study Area

The study area, known as "Gateway", is Census Tract 6002 in the City of Camden and is located near the center of Camden south of Admiral Wilson Boulevard. This area is bounded by Federal Street on the north: Atlantic Avenue on the south; Interstate 676 on the west; and the Cooper River, Walnut Street, and Haddon Avenue on the east. Gateway consists of 1,516 individual parcels, of which 504 (34%) of the parcels were not improved with a building. Besides the numerous blocks that are publicly owned (358, 360, 373, 375, 377, 384, 386, 392, 396, 405, 1432, 1446, 1454 and 1455), the entire study area is also characterized by privately owned and City-owned vacant lots scattered among lots with buildings so that approximately one in ten parcels in the study area is a social lot

The Study Area measures approximately 220 gross acres, excluding streets (calculated using GIS mapping)

or 0.34 square miles in size. The study area is characterized by predominantly commercial and industrial properties of varied sizes to the north of Pine Street. including Campbell Soup corporate headquarters, City of Camden Department of Public Works, and the former Sears and Roebuck Store. To the south of Pine Street, the study area is predominantly residential with mixed use buildings and rowhouses along Haddon, Kaighn and Mt. Ephraim Avenues and concentrations of rowhousing with some commercial properties and institutions, including several major church properties and Old Camden Cemetery.

The study area south of Pine Street is split by two rail lines, the PATCO High Speed Line to the east and a freight rail line to the west. The two rail lines converge at Route 676, the westerly edge of the Census Tract 6002 at South 10% Street and Mt Ephraim Avenue.



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# City of Camden, New Jersey Revised to 7/23/200

Description of Redevelopment Plan

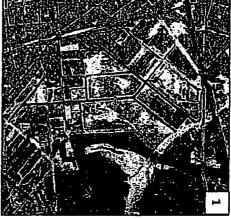
The Gateway Redevelopment Plan is a response to the need to reverse decades of economic decline brought about by the shift of employment and services from Camden and other urban centers to their outer ring suburbs fueled by new roads and the emergence of the automobile age.

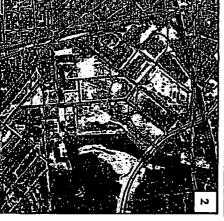
Gateway emerged as a traditional mixed use neighborhood in the first decades of the 20th Century with a housing stock of mostly rowhouses and "twins" (two attached rowhouses) along the side streets, moderate to heavy industrial uses near the two freight rail lines and both sides of Pine Street, including spurs for freight rail access, and ground level retail buildings with apartments above along Haddon Avenue, Mt. Ephraim Avenue and Kaighn Avenue.

In contrast to the thriving neighborhood south of Pine Street and along Haddon and Mt Ephraim Avenues, the area north of Line Street was largely undeveloped until the middle of the 20th Century (see image 1 at right), and emerged along with the increasing affordability of the automobile as a series of auto-related retail uses, including auto dealerships, repair garages (Block 1458), the Robert Hall clothing store (Block 1458, Lt 13) and, of course, the Sears and Roebuck department store on Block 1463 with its auto service center on Block 1464. However, the need to retrofit the original street grid with the construction of Admiral Wilson Boulevard as the prinnary traffic conduit to the Benjannin Franklin Bridge

(constructed in 1926) created a convoluted system of one way ramps and loop streets that divided up the once larger blocks by 1950 (see changes to road system superimposed on 1930 aerial in image 2 at right. NJDOT has constructed improvements to the system within the past year in furtherance of the Gateway Redevelopment Plan), the increased traffic to and from Philadelphia on the widened Admiral Wilson Boulevard and the competition from sprawling suburbs along Routes 70, 73, and 38 in Cherry Hill, Evesham and elsewhere, the area became largely bypassed and the retail buildings were largely modified for use by commercial businesses that could operate on smaller sites, albeit undersized for large truck loading and off-loading.

of an area undergoing redevelopment which has only the United Way building left, and a major employment center again. Blocks 1459, nucleus of a major effort to reconstitute the area as distress of the rest of the area, has stood alone excellent condition throughout the economic World Headquarters, which has been maintained in closure of Sears as the only real retail anchor for PDA between CSC and the City, are representative Building was demolished in 2008 pursuant to the against the tide of suburban sprawl and is now the the area. The presence of the Campbell Soup develop became the first to disintegrate, with the half of the 20th Century, the area which was last to With the overall decline of Camden over the second the dilapidated former Sears Tire and Battery 1464 which is now totally devold of buildings since





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Revised to 7/23/2009

With the adoption of the Gateway Redevelopment Plan by the City Council in 2005, the City's partnership with the Economic Development Authority and CSC led to a groundbreaking in October of 2008 which larked the beginning of construction on CSC's new Employee Services Building as the "anchor" of the Gateway Office Park. The \$90 million expansion involves the construction of the 80,000 square foot building, which will include a new café, fitness center, company store and credit union, as well as additional office space, conference rooms and a learning and development center. Renovations to the existing buildings. improvements to the corporate campus and the acquisition of additional properties to create the Gateway Office Park are included in this 90 million dollar financial commitment by CSC.

The 80,000 square foot building will be the first phase of the redevelopment of surrounding vacant properties into an office park with additional Class A office space for new employers and sorely needed ratables to support municipal services for the rest of Camden. The Park will sit on approximately 100 acres, with Campbell's campus covering approximately 40 acres. The proposed office park would cover parcels previously containing vacant and neglected buildings and empty lots with approximately 200,000 square feet of office space.

The state, city and county plan have already invested in new road improvements (see NJDOT map at right) and upgrades to the water and sewer service in the area.

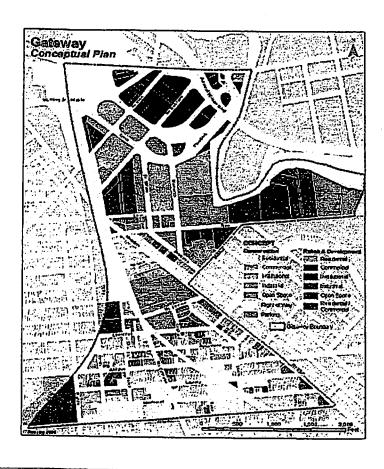
The project will include the creation of multi-use public access trails and pathways and is a component of the

Camden County "Greenways" project, which includes a route through the project area along Pine Street and Une Street (see map at lower right).

The new CSC Employee Services building will be a LEEDcertified (Leadership in Energy and Environmental Design) "green" facility that will set the example for the redevelopment of the rest of the Office Park. Some of the environmental features in the new building will include energy efficient HVAC, water conservation. recycled building materials, and daylight harvesting techniques.







#### PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Gateway will create new housing, business, recreation, social and community services opportunities in this redevelopment area. Proposed projects include:

#### RESIDENTIAL DEVELOPMENT:

- New Single Family Homes: Affordable & Market Rate (200 houses)
- New Duplex townhouses (50 bidgs/ 100 units)
- Rehab Single Family Homes: Affordable (150 houses)
- New Assisted Living Apartments (40 units)

#### **ECONOMIC DEVELOPMENT**

- New Industrial Parks/Office Campuses (500,000sf)
- Retail commercial stores infill and rehabilitated (40 stores)
- Renovation/expansion of existing storefronts (20 stores)

#### INSTITUTIONAL DEVELOPMENT:

- New Elementary School
- Multi-service (Daycare-Senior Care) Center 10,000sf
- Community Center/Multi-purpose Facility 10,000-15,000sf
- Social Services Complex 5 acres
- Charter Elementary School (K-8) 1 acre

Excerpt from Gateway Redevelopment Plan. 2005

#### Description of Block 1463, Lot 1

The Sears Building and its former automobile service center have occupied Blocks 1463 and 1464 since the late 1920s (see Sanborns at right). According to the Tax Assessor's field cards, the original Sears building was constructed in 1927, which is supported by the historical Sanborn Maps at right. Also shown by the Sanborns was the expansion of the auto service center on Block 1464, which occurred in 1957, according to the field cards.

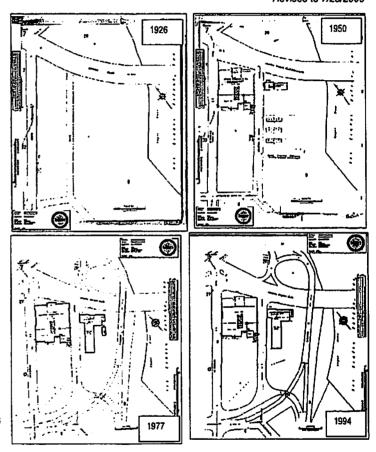
The Sanborn Maps provide a good illustration of how the introduction of the access ramps to Admiral Wilson Boulevard (called Bridge Boulevard in 1926) split up the blocks between 1950 and 1977 after the Sears Building and its auto service center were constructed. With the Sears Building situated so close to the entrance to the off-ramp (see image on page 9) and the building situated so close to the street (image 1, page 8), the vehicular circulation around the building is confusing and hazardous. The building continues to block sightlines for vehicles entering Admiral Wilson Boulevard from Memorial Avenue to vehicles entering from the Wright Avenue ramp and Mt. Ephraim Avenue. As a result, the future development potential of the Sears site is limited without being part of a larger redevelopment project that would enable additional changes to the vehicular circulation system to be addressed in coordination with the road improvements already implemented by NJDOT.

The Sears building has been acquired and the new owner has indicated an intention to convert it to a variety

of different alternative uses over the past 18 months, ranging from offices and retail or light industrial uses for multiple tenants, to warehousing, or, most recently, a "data center". However, its obsolete arrangement with the main building at one end of an elongated block and the surface parking at the other end, rather than distributed around the building to minimize the walking distance to the entrance, will make it difficult to market the building for anything other than marginal quality tenants.

In addition, the NJDEP recently issued a Notice of Deficiency to the owner of the Sears site due to the six underground storage tanks (USTs) located on the site. These USTs were identified in a Preliminary Assessment/Site Investigation commissioned by CSC after the acquisition of the property by the current owner.

The City of Camden, State of New Jersey and County of Camden, in partnership with CSC has already begun a comprehensive program of redevelopment that can deal with the cost of environmental remediation, infrastructure improvements and a high level of public and private investment to make the area between Campbell Soup and Admiral Wilson Boulevard function as



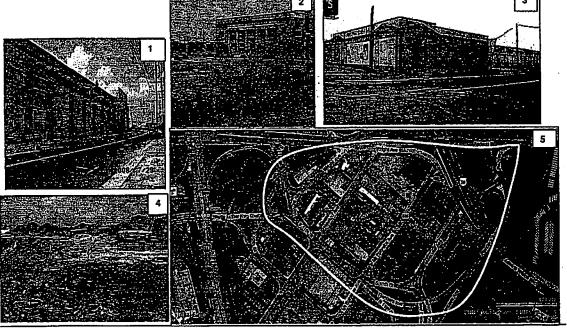
a cohesive office park rather than its current fragmented condition. This comprehensive redevelopment process started with the acquisition and demolition (image 4) of the dilapidated Sears Tire and Battery building (image 3 -1993) on Block 1464 and the similarly dilapidated former commercial laundry on Block 1459 by CSC as part of the implementation of the Gateway Redevelopment Plan. However, without a comprehensive plan that would enable the reconfiguration of Blocks 1457, 1458, 1459, 1463, 1464, 1465, 1466 and 1467 to fully address the inadequate and hazardous traffic patterns around the Sears site and complete the improvements already made to the previous one-way loop roads (see image 5 at right), the Wright Avenue Ramp to Admiral Wilson Boulevard and the elevated Flanders Avenue Ramp, the Sears Building is likely to remain isolated and unable to be integrated into the Gateway Office Park that will have to be planned around

In addition, while the primary public interest in retaining the Sears building in the Redevelopment Plan would normally be either its architectural or historical significance, the Assistant Commissioner of the NJ Department of Environmental Protection, Amy Cradic, whose decision was issued on July 19, 2007, overruled the State Historic Preservation Office's determination that the building should not be demolished.¹ The ruling was based on the prevailing public interest in the effective redevelopment of the larger area. The relatively

<sup>1</sup> This decision has been challenged and is pending in Superior Court.

low value placed on the historical significance of the Sears Building in comparison with other Camden historic resources is supported by the 2002 Master Plan, in Section VI, which identifies both historically significant buildings, such as the Walt Whitman House, and Historic Districts. It is notable that the Sears Building is neither shown on the Historical Map in Section VI nor mentioned in the "Project Activities" table that recommends actions

in each of the 21 Camden neighborhoods. Additionally, the 2008 Reexamination Report, in its review of the 2002 Master Plan, does not mention the need to preserve the Sears Building or show it on the Historic Districts Map on page 22 of the Report.



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#### **Acquisition Constraints**

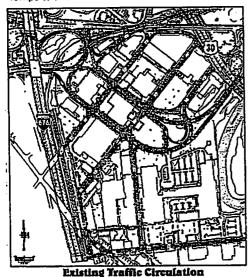
This area of Gateway north of Pine Street has been described previously as having once been a retail services area accessed by Admiral Wilson Boulevard to visitors from out of the neighborhood and from Mt. Ephraim Avenue by residents of Gateway. It has a distinctly different land use pattern than the rest of Gateway, having been heavily influenced by changes in the road circulation system through the introduction of ramps to and from Admiral Wilson Boulevard.

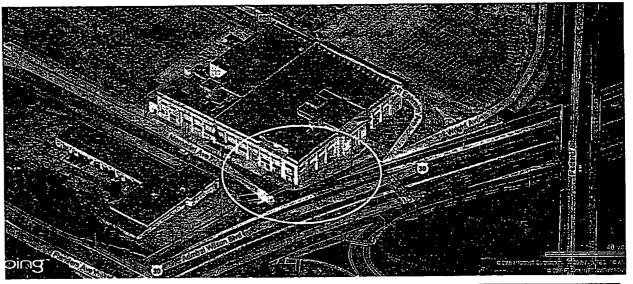
The long term effect of the out-moded design of the on and off ramps to Admiral Wilson Boulevard was to create undersized lots for light industrial use when superimposed over the existing street system. In addition, as the Sears Building was constructed in 1927, a year after the Benjamin Franklin Bridge, but well before Admiral Wilson Boulevard, the growing road network created a dangerous condition where the Wright Avenue Ramp comes within a few feet of the corner of the building and the merges at Mt. Ephraim Avenue and Memorial Avenue provide inadequate acceleration distances (see image below).

Under these conditions, it is in the public interest to be able to plan and design the Gateway Office Park in a way that will enable the appropriate placement and orientation of buildings within a safe and efficient roadway network.

#### Financial Feasibility

A report prepared by Urban Partners, dated May 16, 2007 evaluated the "Sears Building Site" under five





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#### potential scenarios:

- Rehabilitation of the 125,000 square foot existing Sears Building as office space at a quality as near to Class A as possible;
- Demolition of the Sears Building to create a cleared site for development of a three-story, 175,000 square foot Class A office building;
- Rehabilitation of the 125,000 square foot existing Sears Building as office space and additional construction of a two-story, 50,000 square foot Class A office building;
- Rehabilitation of 70,000 square feet of the existing Sears Building as office space and additional construction of a three-story 105,000 square foot Class A office building;
- Demolition of most of the Sears Building to create a cleared site for development of a threestory 175,000 square foot Class A building, but retention of the full length of the façade of the original building along Admiral Wilson Boulevard.

The Urban Partners report concluded that Option 1, the rehabilitation of the Sears Building for Class A office space, would require a developer to overcome a financing gap of \$12.4 million or \$99.20 per gross square foot of the 125,000 square foot building. The magnitude of the gap was considered extreme, even given the possible use of historic tax credits and federal

New Market Tax Credits. A similar conclusion was reached with regard to Options 3, 4 and 5. Given the severe handicapping of the financial industry during the period between the 2007 Urban Partners report and the present, their analysis has been updated in a 2009 report which generates the same results, even when the potential benefits of the new Transit Hub Tax Credit Program in the Economic Stimulus legislation are factored into the various scenarios.

Conversely, the financing of Option 2, which involved the demolition of the Sears Building and construction of a new three-story Class A office building, generated a gap of \$6.96 million, or \$39.77 per square foot of the 175,000 square foot proposed building. This gap was considered feasible with routinely available supplemental funding at the time of the report in 2007.

The drastic changes in the financial industry that have occurred since 2007 would make it even more imperative that Block 1463 be included in the overall Gateway Office Park project so that the public-private partnership of the City, County, State and CSC can exert maximum financial leverage to enable redevelopment of the property in the public interest, as is borne out by the 2009 Urban Partners report. In addition, short of a full redevelopment of Block 1463 as part of the Gateway Office Park, it is likely that the building will continue to languish as either vacant or leased for marginal purposes such as record storage or marginal retail or office uses that will not support the rental revenue requirements necessary to fully renovate the Sears Building to a level that will complement and not

constitute an economic "drag" on the overall Gateway Redevelopment Plan.

#### Affordable Housing Requirements (A-500)

#### Inventory of Affordable Housing

N.J.S.A. 40A:12A-7 requires 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. In response to this requirement, there are not any 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 will be removed as a result of the acquisition of Block 1463, Lot 1.

#### Plan for the Provision of Affordable Replacement Housing

N.J.S.A. 40A:12A-7 requires 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 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of a redevelopment plan. In response to this requirement, the acquisition of Block 1463, Lot 1 does not result in the removal of any affordable housing unit that is subject to affordability controls.

#### Master Plan Consistency

The Future Camden Master Plan of 2002 recommends that the study area be consolidated and reinforced in accordance with its traditional predominant land uses of commercial and industrial north of Haddon Avenue and west of Walnut Street and residential south of Haddon Avenue to Atlantic Avenue, with mixed-use corridors along Haddon Avenue and Mt Ephraim Avenue (see Land Use Plan Map at right). The summary goals for Gateway from the Master Plan are as follows:

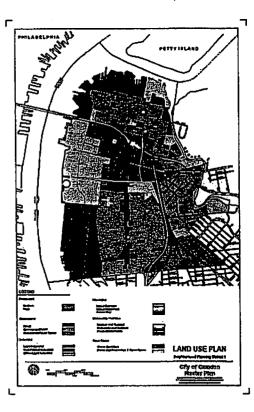
- Create office-light industrial district around Campbell Soup facilities and between Wright Avenue and Flanders Avenue.
- Continue with housing rehabilitation and infill medium density residential development from Haddon Avenue to I-676.
- Target areas adjacent to the Haddon Avenue and Mt. Ephraim Avenue retail and commercial corridor for early action concentrated housing improvements.
- Reorganize commercial/retail uses into compact retail centers along the Kaighns Avenue corridor east of I-676 to Mt. Ephralm Avenue.
- Provide green corridor landscape improvements along the I-676, PATCO and freight rail line corridors.

- Continue greenway network along the Cooper River and upgrade the park and open space area in the vicinity of Pine Street and Wildwood Avenue.
- Concentrate retail and commercial/retail land uses along Haddon Avenue from Mt. Vernon Street to Atlantic Avenue and along Mt. Ephraim Avenue from Walnut Street to Mechanic Street.
- Renovate Challenge Square School into a new Technology High School.
- Upgrade the Sycamore and Louis Streets park, recreation and open space along with community facilities throughout the neighborhood.

The Gateway Redevelopment Area designation and companion Redevelopment Plan was initiated by the City in 2005 to implement these recommendations from the 2002 Future Camden Master Plan and to reverse the negative trends that were described earlier within the neighborhood.

The City's Planning Board adopted a Reexamination Report in 2008 that reaffirmed the goals and objectives of the 2002 Master Plan and re-stated the strategies of creating urban industrial parks and to attract new firms to the City and maintain existing businesses. The decision by CSC to not only remain in Camden, but to become fully engaged with the City to expand its presence as the designated redeveloper of a new office park at the Gateway to Camden on Admiral Wilson Boulevard is a critically important element of

implementing the vision of the 2002 Master Plan as restated in the 2008 Reexamination Report.



#### Consistency with Other Plans

Section III of the 2002 Master Plan addresses the consistency of the Master Plan with those of adjoining municipalities, Camden County, the DVRPC and the State Development and Redevelopment Plan. The Land Use Plan of the 2002 Master Plan was compared with those of municipalities that share common municipal boundaries with one or more of Camden's 21 neighborhoods. As the Gateway Neighborhood is separated from any adjoining municipalities by the Parkside Neighborhood, there were no land use issues to address.

Regarding plans of Camden County/DVRPC, the 2002 Master Plan referenced the open space and regional and regional recreational plans that were factored into the strong emphasis in the Master Plan on greenways. The Gateway Redevelopment Plan includes initiatives to incorporate greenways throughout the Gateway Redevelopment Area, including the Gateway Office Park redevelopment project.

Finally, the 2002 Master plan outlined numerous Statewide goals that were advanced by the Master Plan, and by extension, the redevelopment plans that are designed to effectuate the Master Plan, including: "Revitalize the State's urban centers and areas by investing wisely and sufficiently in improvements to their human resources and infrastructure systems to attract private investment."

The proposed Amendment to the Gateway Redevelopment Plan to add Block 1463, Lot 1 to the list and map identifying properties necessary for acquisition will not change the extent to which the Redevelopment Plan effectuates the 2002 Master Plan, and by extension remains consistent with the plans of adjoining municipalities, Camden County/DVRPC and the State Development and Redevelopment Plan.

#### Relationship to Local Zoning

The proposed Amendment to the Gateway Redevelopment Plan to add Block 1463, Lot 1 to the list and map identifying properties necessary for acquisition will not modify or affect the relationship of the Gateway Redevelopment Plan to the Camden Land Use Ordinance.

#### Conclusion

Based on the conditions required to advance an effective plan for the redevelopment of the Gateway Office Park in a way that will ensure a safe and efficient roadway network and the appropriate placement and orientation of buildings and public spaces, we conclude that the proposed Amendment to the Gateway Redevelopment Plan to identify Block 1463, Lot 1 as being necessary for acquisition, is supported by public interest of the citizens of Camden and the State of New Jersey and grounded in solid public planning principles.

The current owner of the Sears Building has failed to advance any substantive plans to rehabilitate the building over the past 18 months and the documented

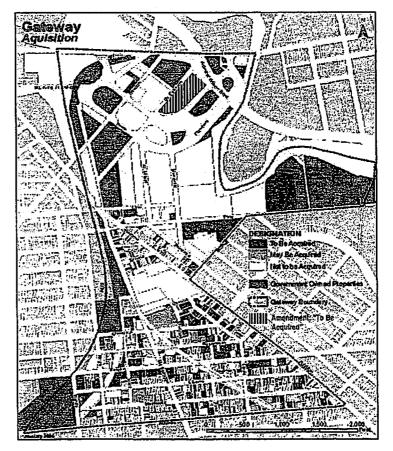
physical challenges of the building due to age make it a financial liability for integration into a high quality office park district, as borne out by the 2007 and 2009 Urban Partners Reports. While of some historic significance, an empty former department store shouldn't block clear progress in Camden. This was supported by the State Attorney General's Office in its determination that the SHPO ruling to preserve the building should yield to the greater public interest to be served by the acquisition and demolition of the building for the new office park.

CSC has moved forward to acquire all the land surrounding the Sears Building and is working on attracting businesses that will bring jobs and tax revenue into Camden.

The use of the City's condemnation powers to enable CSC, acting as the Master Redeveloper, to acquire Block 1463, Lot 1 to facilitate the inclusion of the block in the construction of a state of the art and sustainable office park as a true gateway to Camden will not require the displacement of any household or business, as the building has remained vacant.

The Gateway Office Park is clearly in the public interest, and it is time to amend the Gateway Redevelopment Plan so that the City of Camden and the Camden Redevelopment Agency can be an effective public sector partner to help CSC acquire the Sears Building. The Gateway Office Park should truly be a landmark to the thousands of motorists who pass by each day on Admiral Wilson Boulevard. The consolidation of Block 1463 into the overall Office Park plan will enable that to happen.

Appendix A - PROPOSED AMENDMENT TO GATEWAY ACQUISITION MAP





# GATEVAY

REDEVELOPMENT PLAN



# **GATEWAY**



Redevelopment Plan

Honorable Gwendolyn A. Faison, Mayor

Prepared for: City of Camden Planning Board

Rodney Sadler, Chairman

**Camden Department of Development and Planning** 

Arijit De, Director

**Camden Division of Planning** 

Edward C. Williams, AICP, Director

Prepared By: Bureau of Redevelopment Planning

Charles E. Lyons, Jr., Chief of Planning Josh Warner, Planning & GIS Specialist Ryan Conklin, Planning & GIS Intern

DECEMBER, 2005

# **TABLE OF CONTENTS**

LINTRODUCTION		IV. STATUTORY REQUIREMENTS	
I. INTRODUCTION	4	Compliance With Development Regulations	33
Executive Summary	5	Designation of Redeveloper Entity and Redeveloper	33
Purpose	6	General Provisions of the Plan	34
The Need for Redevelopment	6	Public Improvements	36
Redevelopment Strategy	7 9	Types of Proposed Redevelopment Actions Time Limits	
Redevelopment Goals and Objectives			
		Procedures for Amending This Plan	39
II. THE PLAN		Supercedence, Repeal, and Severability	
Plan Concepts	10		
Project Plan, Targeted Activities, and Costs	11	LIST OF FIGURES	
Potential Funding Sources	13	Redevelopment Strategy Map	O
Implementation	13	Conceptual Plan/Proposed Developments	1.
Property Acquisitions	14		17
Relocation	17	Acquisition Plan Proposed Land Use/Zoning Map	19
III. REGULATORY CONTROLS			
Proposed Property Use Controls	19		
Proposed Site Design Controls	25		
Provisions To Meet State and Local Requirements	30		

# INTRODUCTION

Gateway, home to the Campbell Soup Corporation, the Armory (now occupied by Camden's Department of Public Works), several churches and commercial corridors, typifies the gradual transformation that many Camden neighborhoods are undergoing Positioned between the vibrant residential and institutional neighborhoods of Camden's downtown and the quiet housing enclaves of South Camden, Gateway – with its complement of factories, warehouses, stores offices and houses built initially for area workers – has long stood as a transitional neighborhood and industrial hub. Given its declining demand for manufacturing, excellent access to local highways and public transit routes, and Camden's pervasive need for new housing, education and social service facilities, as well as new retail business locations, Gateway has many attributes that make it a candidate for redevelopment.

This *Gateway Redevelopment Plan*, not only addresses the problems and conditions identified in the Need for Redevelopment Study, that accompanies this report, it also –more importantly – responds to this climate of new opportunities. The main goal of this plan is to recreate a strong community of new housing, businesses, recreation and institutions, adjacent to a transformed downtown and nearby neighborhoods. Secondarily, this plan's major achievement, when fully implemented, will be to develop and reinvigorate Gateway as a fully diversified and engaging entry neighborhood into the new Camden.



#### **EXECUTIVE SUMMARY**

This *Gateway Redevelopment Plan* proposes to strongly revitalize area businesses, institutions and housing, and to create new development opportunities in these areas during the next ten to twenty-five years. Beginning in 2006, most efforts will be used to develop project plans, acquire properties, designate developers, secure funding, and engage design consultants and construction managers. From that point, the bulk of redevelopment activity will take place (2007 – 2017), with completion of all projects expected in the second phase of development (2018-2031). During that time, the following developments are scheduled to occur:

- RESIDENTIAL DEVELOPMENT: 200 new Single Family houses, affordable
   & market rate; 50 new duplexes; 150 rehabilitated Single Family Houses; and
   40 new Assisted Living apartments.
- ECONOMIC DEVELOPMENT: creation of a 500,000 square foot industrial park/office complex; 40 new and rehabilitated retail stores; and renovation of 20 storefronts.
- INSTITUTIONAL DEVELOPMENT: New Public Elementary School; new Charter Elementary School; new multi-service Day/Senior Care Center; new multi-purpose Community Center; and a new Social Services Complex.

- ENVIRONMENTAL REMEDIATION: clean up and redevelop approximately
   30 brownfields
- INFRASTRUCTURE DEVELOPMENT: upgrade water, sewer lines;
   rehabilitate or renovate area streets, sidewalks, and lighting.
- OPEN SPACE DEVELOPMENT: 2 new parks; 10 Right-Of-Ways to be landscaped; and 1,000 street trees to be planted.

To implement these changes, the City of Camden, through Camden Redevelopment Agency, will attract, invest and deploy the resources necessary to design and develop all construction; provide all necessary infrastructure and public amenities; rehabilitate vacant properties; and leverage financial and technical assistance to owners of occupied properties, so that such properties might be repaired and renovated to good building, housing and business use standards. Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition and relocation of some occupied properties are anticipated. The implementation of the **Gateway Redevelopment Plan** will take 25 years (2006-2031), and cost an estimated \$192.4 Million.

#### **PURPOSE**

The *Gateway Redevelopment Plan* follows a determination that Gateway is an "area in need of redevelopment' according to the standards established in the "Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the proliferation of vacant buildings and land, many of which are (or suspected to be) contaminated, its declining housing stock and commercial corridors, and the relative isolation of this neighborhood from south and central Camden, Gateway is ripe for redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Study and Plan (Resolution MC-03: 360) in June 2003.

This *Gateway Redevelopment Plan* documents decisions made by the City of Camden to address redevelopment needs and potentials of this neighborhood. It is the purpose of this Plan to facilitate the redevelopment of Gateway by providing a framework for the design and implementation of development projects throughout the neighborhood. This report is organized into four sections:

- The Need, which describes the project area's need for redevelopment;
- The Plan, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- Regulatory Controls, which offers guidelines for managing future land uses and property design;
- Plan Administration, which identifies the entities, powers and responsibilities involved in this plan's execution.

#### **NEED FOR REDEVELOPMENT**

The findings of the *Gateway Determination of Need Study* established that the Study Area <u>is</u> in need of redevelopment, due primarily to the concentrations of vacant and under-utilized land; as well as deteriorated and abandoned property. Additionally, the area has failed to attract or develop new commercial and industrial businesses, market rate housing, much needed social service facilities, and recreation venues, despite its proximity and access to a regional transportation network, the Cooper River park system, and several thriving public schools and local churches. Gateway's development obstacles can be summarized as follows:

- Presence of several vacant properties and contaminated sites
- Deterioration of existing housing stock
- Unmet demand for new housing and related amenities
- Under-utilization of properties

These conditions not only hinder recent aspirations for Camden's Gateway, but also constrain or discourage further development interior to south and central Camden as well. In addition to Gateway being part of Camden's New Jersey Urban Enterprise Zone, one of several criteria (G) establishing the area as in need of redevelopment, other criteria in New Jersey's redevelopment statute (B and E) have also been met by these property uses and conditions. It was therefore recommended that the Camden City Planning Board and City Council, after public notice and hearings, declare the Gateway Study Area to be in need of redevelopment.

#### REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Gateway, intervention strategies for this project area will be effective only if they prioritize among the various levels of revitalization efforts. Within the range of physical renewal proposals, the objective is to establish a solid base and momentum for development of the project area. The Gateway Redevelopment Plan proposes to rehabilitate vacant properties and build new housing units, consolidate the sprawl of industrial properties, upgrade the area's physical infrastructure, create new commercial and recreation areas, strengthen the existing complement of area institutions, and (re)connect Gateway to the adjacent neighborhoods of Cooper Plaza, Bergen Square, Parkside and Whitman Park. This plan will revitalize Gateway by combining new construction of both housing and commercial properties, and the remediation and redevelopment of brownfields, with the rehabilitation of the existing housing, retail commercial and industrial establishments in the community. The redevelopment strategy therefore identifies and locates improvements among three classes of action:

- Conservation: limited renovation to maintain or restore property uses or conditions
- Upgrade: moderate to substantial rehabilitation of property uses or conditions
- **Development:** construction to introduce, expand upon or replicate property uses

Given the multiple redevelopment needs of Gateway, strategic selection among three choices of action will crucially help the City to anchor its efforts on blocks where minimal investments will yield maximum results, and then build upon those efforts. The first priority will be for conservation of area housing, institutions and open space for recreation. Secondly, efforts will upgrade the functional residential, institutional, commercial, and industrial land uses in Gateway. Development activities will introduce new dwellings, stores, offices, industries, social service facilities and recreation amenities, to maximize the new utility of Camden's Gateway. Although a key aim of this redevelopment effort is to create momentum for development, through prioritizing projects, and effective scheduling or phasing of development, major new construction may proceed, even before other stages of redevelopment investment, i.e. conservation and rehabilitation, are completed. Based upon existing land uses, property conditions and development needs, the three priority classes of revitalization action, Conserve, Upgrade and Develop, will be distributed among the Study Area's tax blocks as shown on the accompanying map.



# REDEVELOPMENT GOALS AND OBJECTIVES

The purpose of the Gateway Redevelopment Plan is to facilitate the following Redevelopment Goals and Objectives

# Strengthen and Expand Gateway's Residential Community

- Produce new housing for rent & sale, both affordable and market rate
- Rehabilitate vacant Gateway housing
- Renovate occupied Gateway housing
- Provide Special Needs (seniors, disabled, etc.) housing

# **Promote Opportunities for Economic Development**

- Create new office park at Newton Circle
- Attract new business to Central Gateway
- Revitalize existing, businesses, shopping and employment opportunities

# **Facilitate Institutional Development**

- Promote elementary school development
- (Re)Develop new facilities for non-profits

# **Encourage Open Space Development**

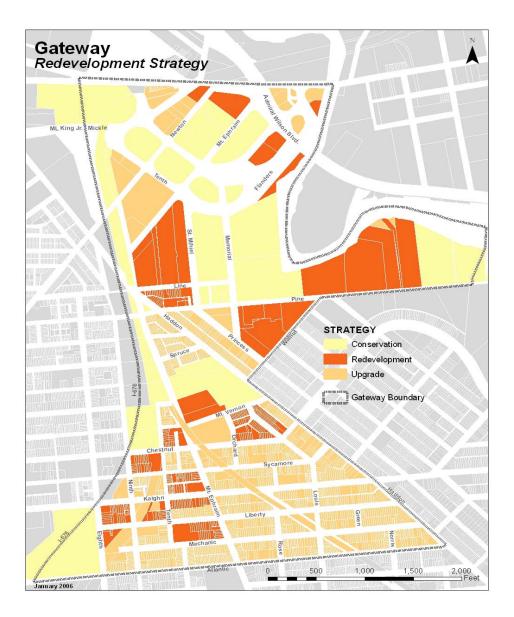
• Create attractive and pedestrian friendly green areas for public use

#### **Environmental Remediation**

• Clean up and redevelop area's contaminated sites/brownfields

# **Improve Area Infrastructure**

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting
- Improve traffic circulation, as well as access and egress routes
- Foster compatible and balanced development through new land use controls (zoning), and other actions
- Rezoning of areas to correct for outdated land uses
- Development compatible with existing residential, economic, and institutional uses to remain.



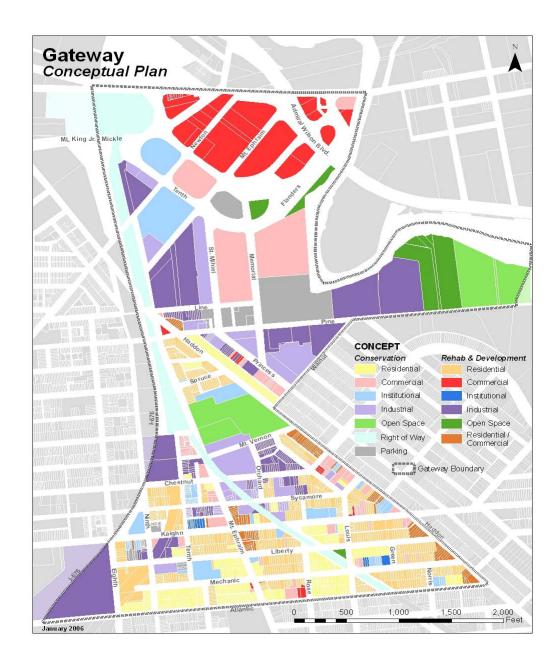
# II. THE PLAN

#### **PLAN CONCEPTS**

The *Gateway Redevelopment Plan* focuses efforts on refurbishments and new development that will re-create Gateway into a vibrant, mixed use neighborhood in Camden's future. Major redevelopment concepts and themes include:

• Residential Development: new single family houses, duplexes and senior apartments. These homes will be built mostly on large portions of existing residential blocks; although some may be infill construction at mid-block or corner locations. Vacant houses will be prepared for single-family home ownership through replacement of damaged, deteriorated and missing building elements, including structure, weatherization (roof, windows, doors, etc.), utilities, interior finishes, etc. Deteriorated occupied dwellings, not needed for duplexes or other development, will be repaired and restored to high qualities of function and attractiveness, through the provision of needs assessment, advice, loans, grants, and contractor referrals. Owners will be assisted, in a non-punitive fashion; to bring their properties up to established standards of housing safety and amenity.

- Industrial and Office Complexes: existing industrial areas in Gateway
  will be reorganized to better accommodate existing factories, warehouses
  and offices, their expansion, and the introduction of new businesses of
  similar types.
- **Commercial Revitalization**: construction of new, rehabilitation of vacant, and renovation of retail stores throughout the redevelopment area.
- Institutional Development: construction of new community facilities (churches, schools, community centers, etc.) and social service facilities, the former throughout the neighborhood, the latter as a Planned Unit Development, complex or complex.
- Open Space Enhancement: development of neighborhood parks, as well as landscaping of existing highway and railroad right-of-ways, and tree planting along residential streets.
- Infrastructure Improvements: upgrade and installation of new water mains, sewers, and roadways to improve vehicle traffic circulation. Present street lighting will be upgraded; sidewalks will be replaced; missing or damaged street and bus stop signs, traffic stop signs and lights, mail boxes, litter baskets, hydrants and fire alarm pull stations will be replaced.



# PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Gateway will create new housing, business, recreation, social and community services opportunities in this redevelopment area. Proposed projects include:

#### **RESIDENTIAL DEVELOPMENT:**

- New Single Family Homes: Affordable & Market Rate (200 houses)
- New Duplex townhouses (50 bldgs/ 100 units)
- Rehab Single Family Homes: Affordable (150 houses)
- New Assisted Living Apartments (40 units)

#### **ECONOMIC DEVELOPMENT**

- New Industrial Parks/Office Campuses (500,000sf)
- Retail commercial stores infill and rehabilitated (40 stores)
- Renovation/expansion of existing storefronts (20 stores)

# **INSTITUTIONAL DEVELOPMENT:**

- New Elementary School
- Multi-service (Daycare-Senior Care) Center -- 10,000sf
- Community Center/Multi-purpose Facility 10,000-15,000sf
- Social Services Complex 5 acres
- Charter Elementary School (K-8) 1 acre

#### **OPEN SPACE DEVELOPMENT:**

- 2 New Parks
- New landscaped Right-Of-Ways (10 sites)
- New street trees (1,000)

#### **ENVIRONMENTAL REMEDIATION**

• Clean up and redevelop area's brownfields (approximately 30 sites)

#### INFRASTRUCTURE DEVELOPMENT

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting

#### **ESTIMATED COST**

Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, along with a strategic approach to implementation. New construction on vacant land, as well as the demolition and relocation of some occupied properties, are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

**TOTAL ESTIMATED COST:** \$ 192,400,000

**Residential Development:** \$49,000,000

**Institutional Development:** \$46,000,000

**Economic Development:** \$39,200,000

**Open Space Development:** \$ 7,200,000

**Environmental Clean Up:** \$ 1,000,000

**Infrastructure Development:** \$50,000,000

#### POTENTIAL FUNDING SOURCES

Both private and public funding sources are available for the implementation of redevelopment projects in the Gateway. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue.

- Camden Economic Recovery Board – the ERB oversees funds to support improvements such as streetscape improvements, façade restoration, street signage, property acquisition and redevelopment projects
- City of Camden Facilities Program
- New Jersey Department of Community Affairs variety of programs including, but not limited to Balanced Housing
- New Jersey Economic Development Authority variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields remediation; School Construction Corp.
- New Jersey Housing and Mortgage Finance Agency variety of programs including, but not limited to Low Income Housing Tax Credits and Market Oriented Neighborhood Investment
- New Jersey Redevelopment Authority variety of programs to support property acquisition and site remediation
- US Dept. of Housing and Urban Development CDBG Program; US HOME
   Fund

#### **IMPLEMENTATION**

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, how redevelopment should occur. Successful execution of the *Gateway Redevelopment Plan* and its target activities will depend upon effective public-private collaboration among developers selected to carry out redevelopment projects. Most of Year 0 (2006) will be used to develop project plans, secure funding, acquire and assemble properties for development projects, and engage design consultants and construction managers. From this baseline, there will be a 10 year period during which most of the extensive new construction and substantial rehabilitation will take place. This first phase should commence 2007, with most project work being completed by 2017. This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25 timeframe for the completion of this *Gateway Redevelopment Plan* (2006 – 2031) is intended to adequately provide for any delays and contingencies affecting the plan's implementation.

#### **PROPERTY ACQUISITIONS**

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The acquisition strategy for this Redevelopment Plan is based on a project approach. The following classifications apply to properties in the Gateway Redevelopment Area and are thus identified in this acquisition plan:

- To Be Acquired: Includes property to be acquired in order to implement the
  purposes of this Redevelopment Plan (new construction, rehabilitation and other
  development). The City of Camden and its agencies reserve the right not to
  demolish particular parcels if it is determined to be economically feasible to
  rehabilitate them.
- May Be Acquired: Includes property that may be needed to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner in accordance with local codes and property rehabilitation standards must rehabilitate it.
- Not To Be Acquired: Includes property not to be acquired, but subject to all
  property rehabilitation standards and local municipal codes.

Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.

#### TO BE ACQUIRED (392):

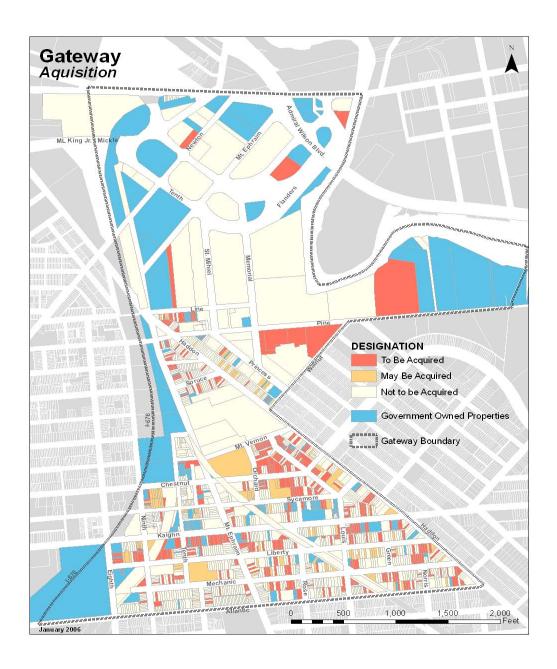
BLOCK	LOT
362	1, 5, 6, 10, 13, 15, 16, 19, 23, 25
363	47, 48, 49, 54, 55, 56, 63, 65, 74
365	52, 69, 110, 111, 124
366	2, 5, 8, 73, 75
378	7, 18, 22, 28, 29, 36, 42, 44, 45
387	19, 26
393	8, 14, 21, 23
395	25, 26, 32, 35
398	58
399	65
405	1
406	45, 47, 48, 63, 64, 71, 73, 75, 93
407	1, 12, 13, 83, 94, 95
408	77, 82
409	18, 19, 27, 29, 31, 39
410	1, 2, 3, 4, 5, 6, 9, 10, 15, 16, 17, 18, 19, 20, 22, 39, 44, 46, 47, 90
411	49, 50, 72, 76
412	1, 2, 23, 32, 36, 38, 39, 65
413	6, 12, 13

414	2, 18	1322	40, 43, 44, 53, 56, 57, 58, 59, 61, 72, 73, 74, 75, 76, 77, 85
1261	2	1323	17, 19, 24, 25, 27, 42, 69, 70
1303	91, 95, 96, 97, 98, 100, 104, 105, 106, 107, 108, 109, 110, 111, 112,	1324	5, 21, 29, 32, 38, 39
	113, 114	1329	55, 56, 57, 58, 61, 63, 64
1304	59, 63, 64, 65, 66, 67, 68, 71, 72, 75, 76, 77, 78, 79, 80, 81, 83, 85,	1330	4, 9, 25, 26, 27, 29, 31, 32, 33, 42, 44, 45, 46, 49, 50
	86, 87, 88, 89	1334	1, 2, 11, 14, 19, 26, 28, 30, 31, 33
1305	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 23, 25, 26, 27,	1449	3
	29, 30, 31, 38, 42, 45, 47, 49, 112, 113	1458	13
1306	60, 61, 64, 72, 73, 74	1464	5
1308	5, 6, 8	1467	7, 8
1309	12, 13, 14, 15, 17, 19, 22, 23, 24, 26, 27, 29, 30, 36, 37, 38, 39, 42,	1471	4, 7, 10, 12, 14, 18, 19, 20, 23, 24, 25, 26, 31, 32
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1310	23, 24, 29, 48		
1311	14, 15, 30, 35		
1312	35, 46, 47, 48		
1313	85, 86, 87, 93, 100, 107		
1314	11, 13, 14, 17, 18, 24, 25, 26, 29, 34, 40, 41, 42, 43		
1315	3, 16, 17, 21, 22, 23, 28, 33, 34, 35, 42, 43, 95, 97, 98, 99, 101		
1316	20, 26, 32, 34, 35, 36		
1317	45, 47, 49, 59, 60, 65, 74, 75, 76, 79, 84, 85		
1318	48, 53		
1320	3, 10, 14, 24, 25, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42,		
	53, 60, 67, 69, 70		
1321	21, 22, 23		

MAY BE ACQUIRED (130)		
BLOCK	LOT	
365	14, 32, 33, 36, 37, 40, 41, 42, 43, 45, 60, 61, 65, 72, 77, 78, 79, 81,	
106, 108,	109	
378	30	
393	1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18, 19, 20, 22, 25, 26	
399	46, 47, 48, 58, 60, 61, 62, 108, 113	
406	41, 42, 43, 44, , 62 66, 67, 69	
407	11, 92	
409	14, 15, 93	
411	79	
414	19, 47	
1302	1	
1303	101	
1304	90	
1306	71, 77, 78	
1308	16, 17, 18, 19, 20, 21	
1309	6, 34, 35	
1310	41	
1311	4, 6	
1312	49	
1313	88, 89, 96, 106, 109	
1314	28, 51, 53	
1315	26	

1316	7, 9, 10, 19
1317	51, 57, 62, 77, 88, 101
1318	43, 57, 58, 61, 63
1320	47, 58
1321	2, 3, 6, 9, 12, 13, 14, 16
1322	45, 60, 82, 83, 89
1323	75
1330	38, 40, 47, 51
1334	38
1471	2, 5, 6, 22

NOT TO BE ACQUIRED (1032): All other properties not identified above



#### RELOCATION

As required by the New Jersey Department of Community Affairs, this *Gateway Redevelopment Plan* identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions.

There are no occupied properties that will require relocation, due to the acquisition needs of this redevelopment plan. However, there 47 occupied properties that may require relocation: 31 houses, 8 industrial buildings, 5 commercial buildings and 3 storefronts, that may likely need to be rebuilt or be absorbed into new construction or block-wide development. Add to this number 5 commercial and 6 industrial lots, 12 parking lots, 34 side-yards, and 26 vacant or unimproved lots owned by area churches and institutions. Although the location of a proposed new public school in Gateway is not known at this time (and as a result, no properties have been identified for school-related acquisition), the NJ School Construction Corporation (SCC) will manage the acquisition of occupied and vacant properties, to build at least one new elementary school in Gateway. Relocation of these households, businesses, and other property will also be managed by the SCC, and is outside the scope of this redevelopment plan.

Comparable replacement housing will be provided from the existing Camden area (10 miles minimum, within the 50 miles statutory limits) housing market for the temporary and permanent relocation of those Gateway residents who are displaced

as a result of this redevelopment plan. This will include the approximately 200 new Single Family houses, 50 new duplexes; 150 rehabilitated Single Family Houses; and 40 new Assisted Living apartments to be built in the Gateway Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in the neighborhood, ample opportunity to remain in or return to Gateway. Similarly, this relocation strategy will identify comparable locations for the industrial and commercial businesses displaced by the acquisition and development needs of this redevelopment plan. In the case of displaced businesses, efforts will be made to include them in future spaces created by this plan. i.e. a 500,000 square foot industrial park/office complex, as well as 40 new and rehabilitated retail stores.

After the adoption of this *Gateway Redevelopment Plan*, but before the acquisition of any occupied properties in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) will be developed and approved by the State of New Jersey. The WRAP will be tailored to the various projects called for by this redevelopment plan, and will address the particular needs and circumstances of individual households and businesses in the Gateway redevelopment area. Relocation, like acquisition of occupied property in Gateway, will be managed by the Redevelopment Entity, and is anticipated to be coordinated with the phased approach to this plan's implementation: 2007 – 2017 - 2031. The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any business property located within the redevelopment area, including the identification of potential relocation sites and provision of statutorily mandated relocation assistance. The designated developers, through the

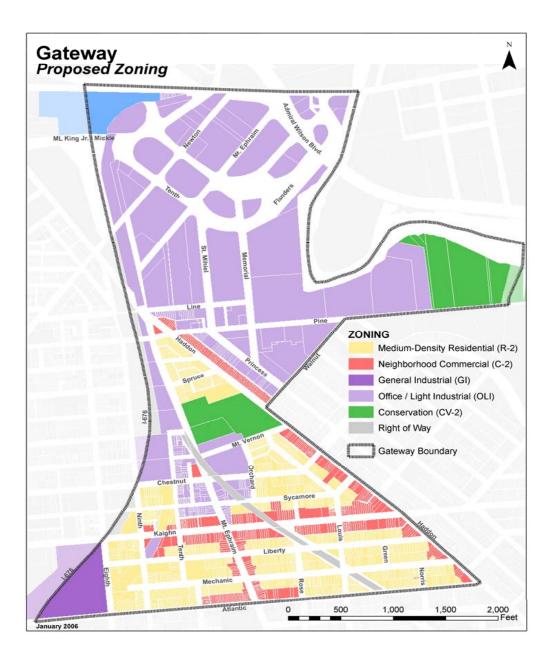
agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds, and have been preliminarily identified in this redevelopment plan.



# **III. REGULATORY CONTROLS**

# PROPOSED PROPERTY USE CONTROLS

Land use controls, in the form of five zoning classifications and districts: Office Light Industrial, General Industrial, R-2 Medium Density Residential, C-2 Neighborhood Commercial, and CV-2 Open Space Conservation are proposed, in order to facilitate the types of redevelopment activities necessary to revitalize Gateway. These controls will promote effective and complementary mixed-use land uses, while strategically focusing development throughout the Gateway redevelopment project area.



#### OLI – OFFICE LIGHT INDUSTRIAL ZONE

The purpose of the Office Light Industrial Zone is to provide for a variety and balance of land uses that complement and include office park, municipal functions, warehousing, and commercial recreation and entertainment uses.

#### <u>PERMITTED USES</u>: The following principal uses shall be permitted in this district:

- Offices, office building and office complex.
- Wholesaling and storage of goods, provided that activities are conducted entirely within an enclosed structure and that cargo is not harmful to humans.
- Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- Parks, playgrounds, community center buildings, and libraries.
- Light industrial operations such as electronics, machine parts and small component assembly.
- Pilot plant.
- Professional and private offices; office buildings and office complexes.
- Scientific or research development laboratories.
- Restaurants, including dine-in, take-out and drive-through.
- Railroad passenger stations and railroad facilities and uses.
- Lumber and building supply sales and storage.
- Hotel, Motel or Extended Family Stay facility.
- Special social services complexes.
- Buildings, structures, and uses owned and operated by the City of Camden.

<u>PROHIBITED USES</u>. Any uses not listed above shall be prohibited in the OLI District, and specifically the following:

- Residential uses, except living quarters for caretakers, or as described above.
- Signs in any form, except as permitted in this Ordinance.
- Junkyards.
- · Automobile body repair and painting.
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Explosives of any kind.
- Any use of materials potentially causing a fire or explosion hazard, including ammonia, chlorine, sulfuric acid or arsenal manufacturing or storage.

#### <u>ACCESSORY USES</u>. The following accessory uses shall be permitted in this zone:

- Off street parking lots and multi-level parking structures, provided that the use will not increase traffic congestion in streets abutting the property.
- Fences and walls
- Signs, subject to requirements of this Ordinance.
- Railroad accessory uses.

#### **G-I GENERAL INDUSTRIAL ZONE**

This district is intended for light manufacturing and related uses.

#### PERMITTED USES: This district is intended for

- Manufacturing operations, such as electronics, machine parts and small component assembly, or preparing, processing or fabricating.
- Wholesaling of goods, including warehousing or storage of goods, and cargo in transit, provided that all activities and inventories are conducted entirely within an enclosed structure, and that cargo is not harmful to humans.
- Scientific or research development laboratories.
- Office buildings and complexes.
- Pilot plant.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Junkyards; and automobile graveyards
- Professional offices.
- Restaurants, including sit-down, carryout, and drive-through.
- Railroad passenger stations, and railroad facilities and uses.
- Commercial recreation facility.
- Lumber and building supply sales and storage.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.

#### **ACCESSORY USES.**

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures, and private garages:
- Fences and walls
- Signs
- Railroad accessory uses

#### **PROHIBITED USES:**

- Residential uses, except as living quarters for caretaker or watchman
- Explosives of any kind.
- Any use using materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing, or storage of explosives or sulfuric hydrochloric acid manufacturing.
- Automobile body repair
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.

<u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in this zoning district:

- Public utility installations subject to the following special requirements:
- Wireless Telecommunication facilities.
- · Parabolic dish antennae.
- Family day care home.
- Child Care centers.

#### R-2 MEDIUM DENSITY RESIDENTIAL ZONE

The purpose of the Medium Density (30 units per acre) Residential District is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood.

#### <u>PERMITTED USES</u>: The following principal uses shall be permitted in this district:

- Single Family housing, detached or semi-detached, and their accessory buildings.
- Duplex dwellings.
- Townhouse (attached/row) Dwellings.
- Multi-family and Garden Apartment dwellings.
- Buildings, structures, and other uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Public, private, or parochial educational institutions.

#### ACCESSORY USES: The following accessory uses shall be permitted in this zone:

- Private parking garages, and carports.
- Swimming pools.
- · Fences and walls.
- Signs.

<u>PROHIBITED USES</u>: Any use not listed above shall be prohibited in this zone, and specifically the following:

- Lodging houses, boarding homes and rooming houses.
- Wireless Telecommunication facility.

## <u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in this zone:

- Childcare centers.
- Family day care home.
- Community residence for the developmentally disabled, and community shelters for victims of domestic violence.
- Bed and Breakfast establishments.
- Satellite earth station antennas.
- Wireless telecommunication facility.

#### C-2 NEIGHBORHOOD COMMERCIAL ZONE

The purpose of this zone is to create and support the interface and balance between neighborhood scale retail businesses and housing.

#### PERMITTED USES The following principal uses shall be permitted in this district:

- Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, etc.
- Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, Laundromats, travel agencies, etc.
- Business services.
- Convenience stores.
- Banks, financial and insurance offices.
- Clubs, social or fraternal.
- Offices, office buildings and office complexes.
- Retail food establishments.
- Restaurants, including sit-down, carryout and drive through.
- Retail sales, outdoor.
- Shopping centers.
- Public, private, or parochial schools, including private day schools.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.

- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Single family and Duplex dwellings, detached, semi-detached or townhouse types, as well as residential uses above non-residential first floor.

#### ACCESSORY USES.

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures.
- Fences and walls
- Signs
- In-ground and aboveground swimming pools.
- Accessory buildings and structures.

<u>PROHIBITED USES</u>. Any uses not listed above shall be prohibited in this district, and specifically the following:

- Signs in any form, except as permitted.
- Lodging houses, boarding houses rooming houses, group homes, multi-family dwellings or any combination thereof.
- Lumber and building supply sales and storage.
- Junkyards.
- Auto body shop.
- · Automobile sales lot or building.
- Automobile service station, gasoline station, or motor vehicle service station.
- Car wash.
- · Hotel or motel, or extended family stay facility.

- · Commercial recreation facility.
- Farm market.
- Garden center.
- Home center.
- Wholesale, storage, and warehouse facilities.
- Wireless telecommunication facility.

<u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in the Commercial Retail District:

- A. Public utility installations subject to the following special requirements:
- B. Parabolic dish antennae.
- C. Family day care home.
- D. Child Care centers.
- E. Home occupations and home professional offices.
- F. Bed and Breakfasts.

#### CV-2 CONSERVATION OVERLAY ZONE

The purpose of this district is to provide for various types of public and semi-public recreational development, conservation and other open space uses and activities.

#### PERMITTED USES: This district is intended for

- All uses permitted in a CV-1 Zone
- Public parks and playgrounds, community center buildings and libraries.
- Playfields for outdoor sports such as baseball, football, soccer, basketball, tennis, and handball.
- Winter sports such as sledding and ice-skating.
- Commercial recreation facilities such as miniature golf, boat rentals, bike rentals, and food concessions.
- Cemetery, mausoleum, crematorium and related religious buildings.
- Amphitheaters/nature/environmental/cultural center or facilities.
- Marinas.

#### **ACCESSORY USES.**

- Off-street parking lots.
- Uses accessory to marinas, such as fuel and ships stores.
- Public rest facilities.

#### **PROHIBITED USES:**

- Motor vehicles of any type, including motorbikes, motorcycles, except on paved roadways, parking areas, boat launch drives, and other designated areas.
- Consumption or sale of alcoholic beverages.

#### PROPOSED SITE DESIGN CONTROLS

The following requirements are proposed as standards for site design, and should be referenced to similar requirements contained in the City of Camden zoning codes.

#### A. AREA AND BULK REGULATIONS

- 1. Lot area: a minimum of one thousand (1,000), fifteen hundred (1,500), and three thousand (3,000) square feet shall be provided for <u>residential</u> uses hereafter erected: Townhouse, Semi-detached, Single-family and Duplex, respectively. A minimum of one thousand (1,000) or forty thousand (40,000) square feet shall be provided for <u>non-residential</u> uses hereafter erected: Neighborhood Commercial or General Industrial, respectively.
- Lot width: each lot upon which permitted <u>residential</u> uses shall be erected shall have a width of not less than twenty (20) feet. Each lot upon which permitted <u>non-residential</u> uses shall be erected shall have a width of not less than twenty (20) or two hundred (200) feet: Neighborhood Commercial or General Industrial, respectively.
- 3. Building coverage: the maximum building coverage shall not be greater than sixty percent (60%) or eighty percent (80%) of the gross lot area, for residential and non-residential uses, respectively.
- 4. Front yard: the setback shall be not less than ten (10) feet for residential uses.

- 5. Side Yards: for residential uses, such yards shall have a minimum width of ten (10) feet between the building and property boundary line; for non-residential uses, this width shall be twenty (20) feet.
- 6. Rear yard: there shall be a rear yard of not less than twenty (20) feet deep for residential uses. Rear yards for non-residential uses shall be at a minimum of at least thirty (30) feet.
- 7. Building Heights, maximum: residential structures shall not have a greater height than three (3) stories or thirty-five (35) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure. Maximum building height for non-residential structures shall be no greater that four (4) stories or forty-five (45) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.

#### B. <u>ARCHITECTURAL GUIDELINES</u>

Important to this redevelopment plan is the creation of a cohesive built environment where existing and proposed development are integrated. The City shall exercise its aesthetic controls through site plan review, in accordance with the procedure established by ordinance. The following architectural guidelines are recommended for all new construction and major renovations within the redevelopment area.

- 1. New buildings within the project area will become integral parts of overall site design, and developed with consideration for appropriate height, mass, siting, location, materials, orientations, signs, lighting and use.
- 2. Every reasonable effort shall be made to provide a compatible use for structures that require minimum alteration to the building.
- 3. The predominant material of all street walls on primary and secondary streets shall be brick.
- 4. Large areas of glass curtain walls or strip windows of more than 15 feet in length are discouraged, as are tinted and highly reflective glass. Window openings shall have sills and heads of masonry or stone, which may be of pre-cast concrete, limestone, granite, brick soldier courses, or slabs exposed only for the length of the window.
- 5. Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level or from adjacent developments.
- 6. Awnings, which add visual richness to commercial corridors while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework, with vinyl laminated polyester base scrim awning fabric to blend with storefront paint colors.

- 7. Canopies, unlike awnings, are non-retractable. They shall be constructed of metal framing, standing seam metal roof, and molded millwork trim. Canopies shall incorporate signage, down lighting and security grille housing.
- 8. All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of 8'- 0" and a maximum of 12'- 0" above the sidewalk at the storefront.
- 9. Lighting levels along paved portions of public walks shall be no less than1-foot candle for commercial areas and .5-foot candles for residential areas.
- 10. Fixtures serving to light streets shall be at a height of no greater than 20'- 0" above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12'- 0" to 14'- 0" above the adjacent surface of the walkway.
- 11. Luminares shall have high-pressure sodium lamps.
- 12. Trash receptacles shall be employed along all corridors in the project area. One receptacle shall be provided for every 200 feet of street frontage.
- 13. Parking facilities will be designed as an integral part of site development with regard to safety, topography, landscaping, sight lines, and access.

#### D. <u>SIGNAGE</u>

- 1. All signs are subject to the approval of the Design Review Committee and the Camden Planning Board.
- 2. Billboards and off premise signs are expressly prohibited within this redevelopment area.
- 3. No signs that use flashing, blinking, twinkling, rotating, animation, moving, or present the illusion of movement, are permitted.
- 4. The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature, or upon the occasion of the opening of a new business use, shall be permitted provided such display shall not exceed 14 days and shall not occur more than 4 times per calendar year.
- 5. No sign shall be painted directly upon a building surface, other than window glass.
- 6. No sign shall be placed in such a position that it is likely to cause danger to or otherwise interfere with the free flow of pedestrian traffic on the sidewalk.
- 7. A sign shall not project above the roof of a structure to which it is affixed, or project more than two feet from the facade of a building.

- 8. A sign for any non-residential use shall be limited in size to a total area or ratio of one square foot of sign area for every two lineal feet of building street frontage, with an upper limit of 40 square feet for any such non-residential use.
- 9. No sign shall be more than 5 feet in height.
- 10. Signs shall indicate only the principal name of the establishment, proprietor, or owner, and may include a brief description of the principal goods or service or use thereof, and a logo or trademark by which the business or owner is identified.
- 11. Where total proposed signage exceeds 40 square feet in area, a signage plan shall be submitted to the Design Review Committee and the City of Camden Planning Board. Signage erected without proper approval of the Planning Board shall be removed.
- 12. Floodlighting to illuminate signs shall be shielded so that the light source shall not be visible from any point off the lot upon which the sign is erected.
- 13. Existing non-conforming signs shall be removed from this project area within a period of 12 months after this redevelopment plan's approval.
- 14. All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the project area.

#### E. LANDSCAPE TREATMENTS AND GUIDELINES

- 1. To reduce air and sound pollution; regulate solar radiation and wind control; influence the type and speed of pedestrian and automobile traffic flow; screen out glare and reflection; and produce an aesthetically pleasing environment, all projects within the redevelopment area shall be planted with street trees at the property owner's sole obligation and expense.
- 2. Street trees shall be located at a minimum distance of 40 feet on center, allowing plus or minus for driveways, walks or other obstructions.
- 3. Street trees are required to be greater than 30 feet in height when fully grown.
- 4. When street trees are to be planted in paved areas, the soil in the tree pit shall be protected from compaction through the use of tree grates or cobbles.
- 5. Trees adjacent to public walkways or streets shall be pruned from the trunk to a minimum height of 7' 0".
- 6. All plants, trees, and shrubs shall be installed in accordance with a landscape plan and schedule provided by the developer, subject to the approval of the Planning Board.

- 7. All plant material must be able to withstand an urban environment. All screen planting must be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen.
- 8. The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
- 9. All landscaped areas shall be kept clean; all litter and refuse of any type shall be removed daily.
- 10. All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.
- 11. A minimum of five percent (5%) of any surface parking facility shall be landscaped area.

### F. OFF STREET PARKING MINIMUM REQUIREMENTS

- 1. Retail: 1 parking space for every 500 s.f. of gross sales floor area.
- 2. Office: 1 parking space for every 1,000 s.f. of professional space.
- 3. Restaurants: 1 parking space for each 8 seats, plus one space for each three employees.
- 4. Theater: 1 parking space for each 8 seats.
- Institutions: 1 parking space for every 1,000 square feet of institutional use; or 1
  parking space for each 10 seats of public assembly, including auditoriums,
  convention halls, churches or similar uses, whichever yields the maximum
  number of parking spaces.
- 6. Housing: 1 parking space for every new residential unit.
- 7. All off-street parking for residences shall be provided on the same lot as the dwelling.
- 8. Handicap Parking: Not less than 10% of parking spaces provided on a site shall be reserved for vehicles displaying handicap parking plates, placards, or other permits issued by the Department of Motor Vehicles.

- 9. All public and/or commercial off-street parking areas shall be buffered from the sidewalk by an approved architectural separation (e.g., a masonry wall or fence), and/or a landscaped planting bed.
- 10. Open parking areas, entrances, and exits shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular and pedestrian movement. Lighting shall be arranged to limit spill light and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
- 11. Parking areas, including all access ways and driveways, shall be smoothly paved with materials that do not produce dust or debris; are durable and all weather; uniform in application and appearance; and do not permit growth of vegetation. The choice of surfacing material is left to the property owner's discretion and Planning Board's approval, provided the above standards are met. Choices can include but are not limited to: bituminous asphalt, concrete, crushed stone, etc.
- 12. Parking areas shall be graded to ensure proper drainage.

### G. TRAFFIC CIRCULATION

- 1. Parking and service access shall be separated from, i.e. not into, main traffic streets. These access areas shall be designed to avoid the backing in and out of vehicles onto street right of ways.
- 2. Sidewalk widths shall measure between 10 and 15 feet, and be durably paved and smoothly surfaced to provide for the free movement of pedestrians.
- 3. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with local zoning and the Americans with Disabilities Act.

### H. DESIGN REVIEW

All developers undertaking new developments and major renovations in the Redevelopment Area shall submit necessary site plans, building plans, sections, building elevations and perspectives to comprehensively convey architectural and landscape proposals. Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, with the addition of the Camden Redevelopment Agency for review preliminary to submission of relevant plans and related development documents to the City of Camden Planning Board. Such plans will be reviewed by the Camden Redevelopment Agency and approved by the City of Camden Planning Board, and shall receive all other necessary approvals and permits before construction shall commence.



### PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

### A. CONFORMANCE

The *Gateway Redevelopment Plan* is substantially consistent with the *City of Camden Master Plan* and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; improving existing housing stock, and promoting new housing construction on appropriate sites; preserving and improving the maintenance of existing institutions and commerce, and stimulating new institutional and commercial development; maximizing the provision of community services to city residents; and improving indoor and outdoor recreation areas and facilities.

### **B. STATUTORY REQUIREMENTS**

As described below, the Gateway *Redevelopment Plan* fully complies with state statutes.

 Relationship To Definite Local Objectives: This Redevelopment Plan is comprehensive and sufficiently complete to indicate redevelopment, improvements, conservation or rehabilitation, zoning and planning changes, building requirements, and the Plan's relationship to local objectives in respect to appropriate land use, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.

- City of Camden Comprehensive Plan: Proposals of this Plan conform to intents of and is consistent with the *FutureCAMDEN* Master Plan 2002-2022.
- 3. Relationship To Other Plans: The proposed Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area is exactly what this Redevelopment Plan hopes to achieve. As this Redevelopment Plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.
- 4. Relationship To Municipal Land Use Law: This Redevelopment Plan complies with the Municipal Land Use Law, and creates no conflict with its development regulations.
- 5. <u>Proposed Land Uses and Building Requirements</u>: This Redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
- 6. <u>Identification of Property to Be Acquired</u>: This Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.

- 7. Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced families, businesses, and individuals affected by the implementation of this Plan. The City of Camden, or its designated agent, will provide displaced families, businesses and individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.
- 8. <u>Civil Rights and Affirmative Action</u>: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.

### IV. STATUTORY REQUIREMENTS

### **COMPLIANCE WITH DEVELOPMENT REGULATIONS**

- Development and subdivision within the Redevelopment Area shall be governed
  by the requirements of the City of Camden governing Land Use Procedures,
  Subdivisions and Development, and Zoning, as well as the State of New Jersey
  governing development and redevelopment.
- 2. The redevelopment entity shall promulgate detailed design and improvement standards for development that shall be adopted as an amendment to this Plan by the City Council through ordinance. These regulations may vary from existing ones, based upon the unique nature of the parcels and Redevelopment Plan, while being consistent with the objectives of local, state, and federal regulations.
- 3. The designated Redevelopment Entity or 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, County of Camden and State of New Jersey, except where variances and waivers are properly approved.
- 4. The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

### DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER

- 1. The governing body of the City of Camden has designated the **Camden Redevelopment Agency** to implement redevelopment plans and projects in the area designated by this Plan as the Redevelopment Area (N.J.S.A. 40: 12A-4).
- 2. When necessary for implementation of this plan, the Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (NJ 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, as per 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, as per negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A. 40:55D-53).

### **GENERAL PROVISIONS OF THE PLAN**

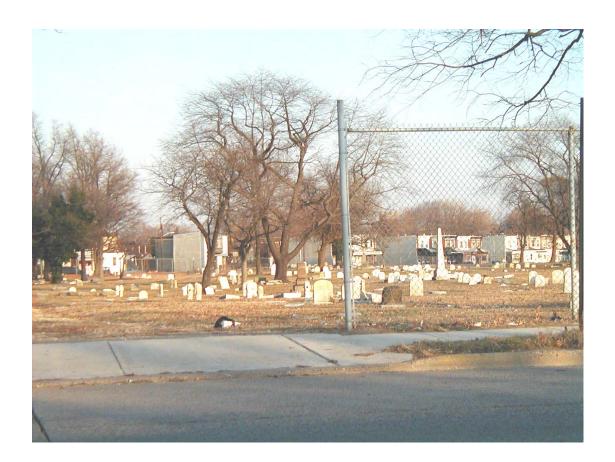
Land use provisions and building requirements for the **Gateway Redevelopment Area** are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given 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, proposals will be evaluated as to how well they achieve the objectives of this Plan.

1. The Camden Redevelopment Agency and the City of Camden 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 design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.

- 2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S.A. 40:D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.
- 3. Interim uses may be established, subject to determination by the Camden Planning Board that such use will not have an adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time period during which the interim use will be permitted. No interim use approval shall be granted for more than two years; extensions may be granted at the Board's discretion for a maximum of 2 additional one-year periods.
- 4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, 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.

- 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 the public health, safety or general welfare.
- 7. No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City authority.
- 8. Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.
- 9. The developer of a specified project within the redevelopment area shall submit, if needed, a storm water management plans as part of the design submission for review by the Camden Planning Board and appropriate City authority. Storm water management in the redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.

- 10. Any designated (re) developer providing new construction of any type of use, or building rehabilitation in excess of \$100,000 per project, will set aside an amount equal to 2% of project construction costs for the provision of public art or streetscape amenity on the block(s) where such project construction shall occur, as specified by negotiated Redevelopment Agreement(s). Proposed artwork or amenities will be reviewed and approved by the Camden Redevelopment Agency and Camden Planning Board.
- 11. 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 project area is restricted by the 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. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
- 12. 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.



### **PUBLIC IMPROVEMENTS**

Area require upgrading in order to meet present and future needs. The City of Camden Division of Capital Projects shall continue its long-range improvement planning program to upgrade the sanitary sewer and water systems in the Redevelopment Area, for service to existing and new residential customers, and to enhance the attractiveness of the area. Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company.

### TYPES OF PROPOSED REDEVELOPMENT ACTIONS

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan proceed with clearance, re-planning, development and redevelopment of the area designated in that plan. To carry out and effect the purposes and terms of this *Gateway Redevelopment Plan*, the municipality or Camden Redevelopment Agency may:

- 1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
- 2. Acquire privately held parcels and property that are vacant, or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support proposed development.
- 3. Form a public-private partnership for development of this Redevelopment Area.
- 4. Provide public improvements necessary to support redevelopment.
- 5. Select (a) redeveloper(s) to implement all or part of projects for redevelopment, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.

- 6. Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
- 7. Acquire by condemnation any land or buildings necessary for the redevelopment project, pursuant to provisions of the "Eminent Domain Act of 1971".
- 8. 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.
- 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, to carry out redevelopment projects.
- 10. Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
- 11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, 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.

- 12. Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that 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 for capital grants to redevelopers.
- 13. 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 furnishing of property or services in connection with this redevelopment plan.
- 14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
- 15. Arrange or contract with a public agency for relocation of residents, industry or commerce displaced from or within a Redevelopment Area, pursuant to the "Relocation Assistance Law of 1967" and "Relocation Assistance Act." PL 1971.
- 16. Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as

well as compulsory repair, rehabilitation, demolition or removal of buildings and improvements.

- 17. Publish and disseminate information concerning any redevelopment area, plan, or project.
- 18. Improve vehicular circulation in the redevelopment area through roadway (re) design, improved signal timing, signage, and paving.
- 19. Improve the infrastructure and streetscape on adjacent streets, as development or renovations take place.
- 20. Demolish acquired housing that cannot be cost effectively renovated, or are located so as to impede new development.
- 21. Rehabilitate vacant housing that can be done cost effectively for residential use.
- 22. Develop residential prototypes for new block construction and infill housing.
- 23. Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
- 24. Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

### TIME LIMITS

### A. REASONABLE TIME FOR DEVELOPMENT

The redeveloper of a project within the **Gateway Redevelopment Area** shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in Redevelopment Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)

### B. EXPIRATION OF REDEVELOPMENT PLAN

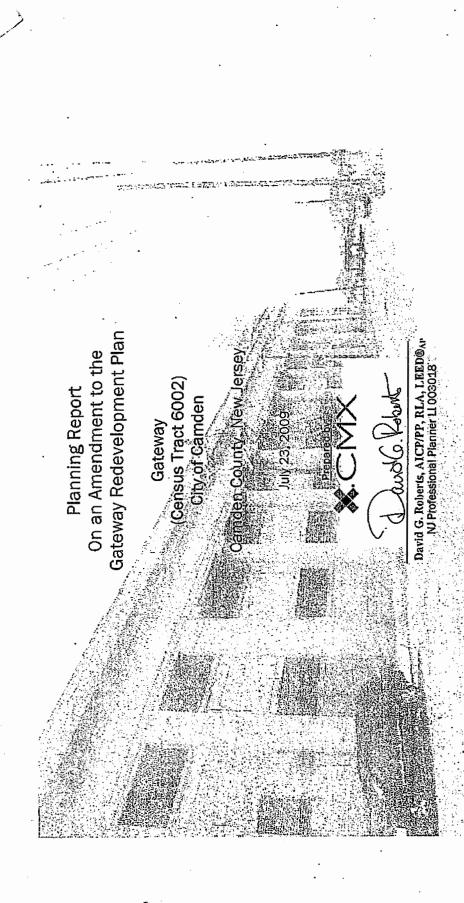
The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption of this **Gateway Redevelopment Plan**, by the governing body of the City of Camden.

### PROCEDURES FOR AMENDING THIS PLAN

This **Gateway Redevelopment Plan** may be amended 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.), provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with this Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such Plan or its proposed amendment(s). Whether an amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A: 12A-7).

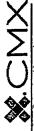
### SUPERSEDENCE, REPEAL, AND SEVERABILITY

- 1. All ordinances or parts of ordinances inconsistent with this **Gateway Redevelopment Plan** are repealed to the extent of such inconsistency only.
- 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 set forth in the zoning law, provisions of this plan – unless otherwise specified – shall prevail.
- 3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by 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.



### Table of Contents

INTRODUCTION
PRUPOSED AMENDMENT:3
DESCRIPTION OF STUDY AREA3
DESCRIPTION OF REDEVELOPMENT PLAN
Description of Block 1463. Lat 1
AFFORDABLE HOUSING REQUIREMENTS (A-500)10
Inventory of Affordable Housing
MASTER PLAN CONSISTENCY
CONSISTENCY WITH OTHER PLANS 14
RELATIONSHIP TO LOCAL ZONING
CONCLUSION
APPENDIX A - AMENDMENT TO ACQUISITION MAP15



City of Camden, Camden County, New Jersey Revised to 7/23/2009

### Introduction

This planning report has been prepared for the Campbell Soup Company (CSC), acting as the designated Master Redeveloper (Redeveloper), and the Camden Redevelopment Agency (CRA) in support of a proposed Amendment to the Gateway Redevelopment Plan and is intended as a professional planning document for use by the Camden Planning Board (CPB) and Camden Clty Council (CCC).

The Gateway Redevelopment Plan was prepared by the Division of Planning for the City of Camden in December of 2005. It provides an outline, as required by the Local Redevelopment and Housing Law ("Statute") for the "planning, development, redevelopment, or rehabilitation of the project area" (see sidebar from Statute).

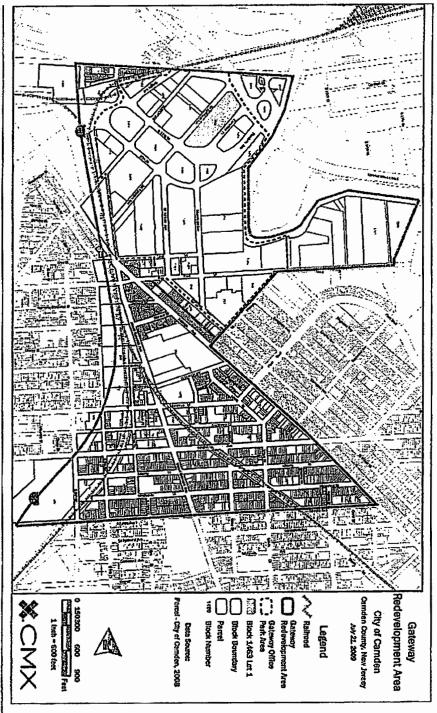
Upon the adoption of the Gateway Redevelopment Plan, CSC was appointed Master Redeveloper of the Gateway Office Park Area under the Gateway Redevelopment Plan by City Council Resolution No. 02-06-07A. The Camden Redevelopment Agreement (PDA) with CSC, the New Jersey Economic Development Authority and the County of Camden on February 6, 2007 to develop the Gateway Office Park Areas

# the project in accordance with the PDA.

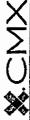
CSC has proceeded with property acquisition and the planning and design of

# 40A:12A-7. Adoption of redevelopment plan (excerpted from the Local Redevelopment & Housing Law)

- "7, a. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in un area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L. 1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate. The plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
  - (1) 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.
    - (2) Proposed land uses and building requirements in the project area.
- (3) 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 divelling units affordable to displaced residents will be available to them in the existing local housing/market.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to (n) the master plans of contiguous municipalities. (b) the master plan of the county in which the municipality is locuted, 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 al.).
- 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. غـ
- supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment Land Use Law, P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to The redevelopment plan shall describe its relationship to pertinent municipal development regulations us defined in the "Municipal regulations of the municipality or constitute an overlay aming district within the redevelopment area. When the redevelopment plan which the redevelopment plan applies.
- effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the muster plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal muster plan or designed to redevelopment plan."



Planning Report – Amendment to Redevelopment Plan Gateway – Census Tract 6002



## City of Camden, Camden County, New Jersey Revised to 7/22/2009

## Proposed Amendment

The proposed Amendment to the Gateway Redevelopment Plan identifies BLOCK 1463, LOT 1 as necessary for acquisition. This Amendment will enable the successful integration of the former Sears site at its key location along the key frontage of the proposed dateway Office Park Area at Admiral Wilson Boulevard. into the larger Gateway Office Park project (see map on preceding page).

## Description of Study Area

The study area, known as "Gateway", is Census Tract 6002 in the City of Cainden and is located near the center of Cainden south of Admiral Wilson Boulevard. This area is bounded by Federal Street on the north: Allantic Avenue on the south; Interstate 676 on the west; and the Cooper River, Walnut Street, and Haddon Avenue on the east. Gateway consists of 1,516 individual paracek, of which 504 (34%) of the paracek were not improved with a huilding. Besides the nutuierrous blocks that are publicly owned (358, 360, 373, 375, 377, 354, 386, 392, 306, 405, 1432, 1446, 1455, the rather study area is also chanded and 455, the rather study area is also chanded each by privately owned and City-owned vacant oppositional and the study area is also each end to

The Gludy Area measures approximately 220 gross acres, excluding streets (calculated using GIS mapping)

rowhouses along Haddon, Kaighn and institutions, including several with some commercial properties Works, and the former Sears and or 0.34 square miles in size. The major church properties and Old sizes to the north of Pine Street, predominantly commercial and corporate headquarters, City of Roebuck Store. To the south of Camden Department of Public predominantly residential with and Mt. Ephraim Avenues and study area is characterized by industrial properties of varied concentrations of rowhousing Pine Street, the study area is including Campbell Soup mixed use buildings and Camden Cemetery.

The study area south of Pine Street is split by two rail lines, the PATCO High Speed Line to the cast and a freight rail line to the west. The two rail lines converge and Route 676, the westerly edge of the Census Treet 6002 at South 10° Street and Mit Ephanim Arenne.



## City of Camden, New Jersey

# Description of Redevelopment Plan

### **ACKGROUND**

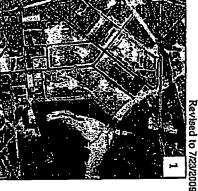
The Gateway Redevelopment Plan is a response to the need to reverse decades of economic decline brought about by the shift of employment and services from Camden and other urban centers to their outer ring suburbs fueled by new roads and the emergence of the automobile age.

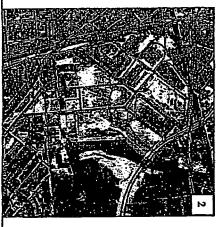
Gateway emerged as a traditional mixed use neighborhood in the first decades of the 20th Century with a housing stock of mostly rowhouses and "twins" (two attached rowhouses) along the side streets, moderate to heavy industrial uses near the two freight rail lines and both sides of Pine Street, including spurs for freight rail access, and ground level retail buildings with apartments above along Haddon Avenue, Mt. Ephraim Avenue and Kaighn Avenue.

In contrast to the thriving neighborhood south of Pine Street and along Haddon and Mt Ephraim Avenues, the area north of Line Street was largely undeveloped until the middle of the 20th Century (see image 1 at right), and emerged along with the increasing affordability of the automobile as a series of auto-related retail uses, including auto dealerships, repair garages (Block 1458), the Robert Hall clothing store (Block 1458, tt 13) and, of course, the Sears and Roebuck department store on Block 1463 with its auto service center on Block 1464. However, the need to retrofit the original street grid with the construction of Admiral Wilson Boulevard as the primary traffic conduit to the Benjamin Franklin Bridge

(constructed in 1926) created a convoluted system of one way ramps and loop streets that divided up the once larger blocks by 1950 (see changes to road system superimposed on 1930 aerial in image 2 at right. NJDOT has constructed improvements to the system within the past year in furtherance of the Gateway Redevelopment Plan), the increased traffic to and from Philadelphia on the widened Admiral Wilson Boulevard and the competition from sprawling suburbs along Routes 70, 73, and 38 in Cherry Hill, Evesham and elsewhere, the area became largely bypassed and the retail buildings were largely modified for use by commercial businesses that could operate on smaller sites, albeit undersized for large truck loading and off-loading.

which has only the United Way building left, and a major employment center again. Blocks 1459, half of the 20th Century, the area which was last to With the overall decline of Camden over the second of an area undergoing redevelopment PDA between CSC and the City, are representative Building was demolished in 2008 pursuant to the the dilapidated former Sears Tire and Battery 1.464 which is now totally devold of buildings since nucleus of a major effort to reconstitute the area as against the tide of suburban sprawl and is now the distress of the rest of the area, has stood alone excellent condition throughout the economic World Headquarters, which has been maintained in the area. The presence of the Campbell Soup closure of Sears as the only real retail anchor for develop became the first to disintegrate, with the





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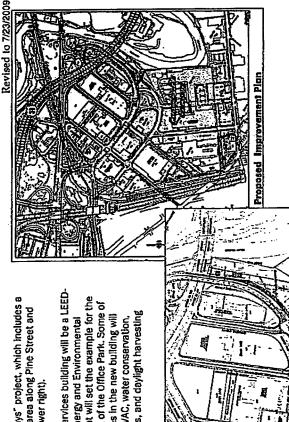
Planning Report – Amendment to Redevelopment Plan Gateway – Census Tract 6002

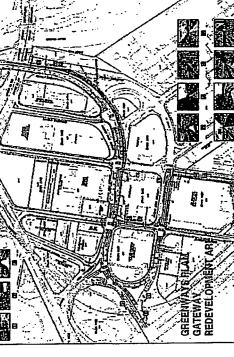
acquisition of additional properties to create the Gateway Office Park are included in this 90 million dollar Services Bullding as the "anchor" of the Gateway Office the Economic Development Authority and CSC led to a construction of the 80,000 square foot building, which With the adoption of the Gateway Redevelopment Plan by the City Council in 2005, the City's partnership with will include a new café, fitness center, company store groundbreaking in October of 2008 which Larked the conference rooms and a fearning and development and credit union, as well as additional office space, beginning of construction on CSC's new Employee improvements to the corporate campus and the Park. The \$90 million expansion involves the center. Renovations to the existing buildings financial commitment by CSC. The 80,000 square foot building will be the first phase of the redevelopment of surrounding vacant properties into sit on approximately 100 acres, with Campbell's campus municipal services for the rest of Camden. The Park will park would cover parcels previously containing vacant new employers and sorely needed ratables to support covering approximately 40 acres. The proposed office an office park with additional Class A office space for approximately 200,000 square feet of office space. and neglected buildings and empty lots with

The state, city and county plan have already invested in new road improvements (see NJDOT map at right) and upgrades to the water and sewer service in the area.

The project will include the creation of multi-use public access trails and pathways and is a component of the

Camden County "Greenways" project, which includes a route through the project area along Pine Street and Une Street (see map at lower right). The new CSC Employee Services building will be a LEED-Design) "green" facility that will set the example for the redevelopment of the rest of the Office Park. Some of recycled building materials, and daylight harvesting techniques. the environmental features in the new building will include energy efficient HVAC, water conservation, certified (Leadership in Energy and Environmental







# PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Gateway viil create new housing, business, recreation, social and community services opportunities in this redevelopment area. Proposed projects include:

## RESIDENTIAL DEVELOPMENT:

- New Single Femily Homes: Affordable & Market Rate (200 houses)
  - New Duplex townhouses (50 bldgs/ 100 units)
- Rehab Single Family Homes: Affordable (150 houses)
- New Assisted Living Apartments (40 units)

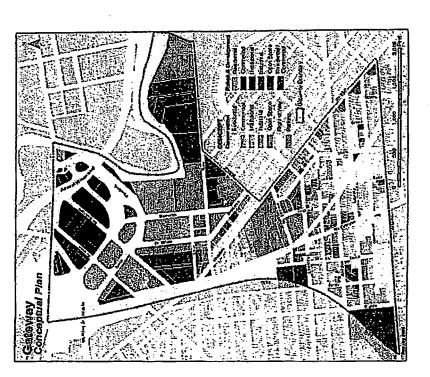
## ECONOMIC DEVELOPMENT

- New Industrial Parks/Office Campuscs (500,000sf)
- Retail commercial stores infili and rehabilitated (40 stores)
- Renovation/expansion of existing storefronts (20 stores)

## INSTITUTIONAL DEVELOPMENT:

- New Elementary School
- Multi-service (Daycare-Senior Cere) Center 10,000sf
- Community Center/Multi-purpose Facility 10,000-15,000sf
- Social Services Complex 5 acres
- Charter Elementary School (K-8) 1 acre

Excerpt from Gateway Redevelopment Plan, 2005



## y, Camden County, New Jersey

Camden City, Camden County, New Jersey Revised to 7/23/2009

## Description of Block 1463, Lot 1

The Sears Building and its former automobile service center have occupied Blocks 1463 and 1464 since the late 1920s (see Sanborns at right), According to the Tax Assessor's field cards, the original Sears building was constructed in 1927, which is supported by the historical Sanborn Maps at right. Also shown by the Sanborns was the expansion of the auto service center on Block 1464, which occurred in 1957, according to the field cards.

off-ramp (see image on page 9) and the building situated The Sanborn Maps provide a good illustration of how the blocks between 1950 and 1977 after the Sears Building without being part of a larger redevelopment project that Boulevard (called Bridge Boulevard in 1926) split up the hazardous. The building continues to block sightlines for future development potential of the Sears site is limited circulation system to be addressed in coordination with the road improvements already implemented by NJDOT Avenue ramp and Mt. Ephraim Avenue. As a result, the and its auto service center were constructed. With the Sears Building situated so close to the entrance to the Memorial Avenue to vehicles entering from the Wright so close to the street (image 1, page 8), the vehicular introduction of the access ramps to Admiral Wilson would enable additional changes to the vehicular vehicles entering Admiral Wilson Boulevard from circulation around the building is confusing and

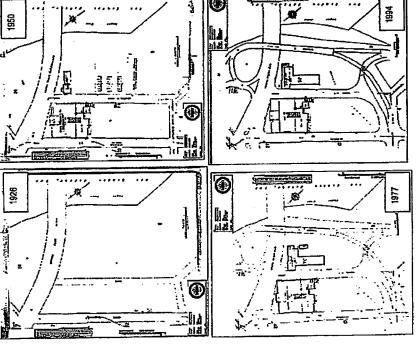
The Sears building has been acquired and the new owner has indicated an intention to convert it to a variety

of different alternative uses over the past 18 months, ranging from offices and retail or light industrial uses for multiple tenants, to warehousing, or, most recently, a "data center". However, its obsolete arrangement with the main building at one end of an elongated block and the surface parking at the other end, rather than distributed around the building to minimize the walking distance to the entrance, will make it difficult to market the building for anything other than marginal quality tenants.

In addition, the NJDEP recently issued a Notice of Deficiency to the owner of the Sears site due to the six underground storage tanks (USTs) located on the site. These USTs were identified in a Preliminary Assessment/Site investigation commissioned by CSC after the acquisition of the property by the ourrent owner.

The City of Camden, State of New Jersey

The City of Camden, State of New Jersey and County of Camden, in partnership with CSC has already begun a comprehensive program of redevelopment that can deal with the cost of environmental remediation, infrastructure improvements and a high infrastructure improvements and a high evel of public and private investment to make the area between Campbell Soup and Admiral Wilson Boulevard function as





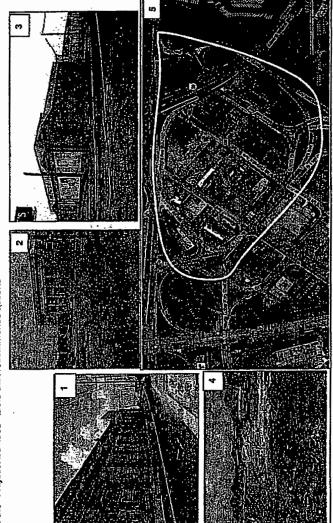
Revised to 7/23/20( Camden City, Car

> Redevelopment Plan. However, without a comprehensive 1457, 1458, 1459, 1463, 1464, 1465, 1466 and 1467 a cohesive office park rather than its current fragmented the dilapidated Sears Tire and Battery building (image 3 · Gateway Office Park that will have to be planned around started with the acquisition and demolition (image 4) of condition. This comprehensive redevelopment process to fully address the inadequate and hazardous traffic Flanders Avenue Ramp, the Sears Building is likely to former commercial faundry on Block 1459 by CSC as improvements already made to the previous one-way plan that would enable the reconfiguration of Blocks remain isolated and unable to be integrated into the loop roads (see Image 5 at right), the Wright Avenue Ramp to Admiral Wilson Boulevard and the elevated 1993) on Block 1464 and the similarly dilapidated patterns around the Sears site and complete the part of the implementation of the Gateway

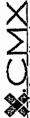
effective redevelopment of the larger area. The relatively In addition, while the primary public interest in retaining whose decision was issued on July 19, 2007, overruled that the building should not be demolished.1 The ruling the State Historic Preservation Office's determination Department of Environmental Protection, Amy Cradic, the Sears building in the Redevelopment Plan would significance, the Assistant Commissioner of the NJ was based on the prevailing public interest in the normally be either its architectural or historical

Sears Building in comparison with other Camden historic Section VI, which identifies both historically significant buildings, such as the Walt Whitman House, and Historic shown on the Historical Map in Section VI nor mentioned in the "Project Activities" table that recommends actions Districts. It is notable that the Sears Building is neither low value placed on the historical significance of the resources is supported by the 2002 Master Plan, in

in each of the 21 Camden neighborhoods. Additionally preserve the Sears Building or show it on the Historic the 2008 Reexamination Report, in its review of the 2002 Master Plan, does not mention the need to districts Map on page 22 of the Report.



This decision has been challenged and is pending in Superior Court.



den City, Camden County, New Jersey

## Acquisition Constraints

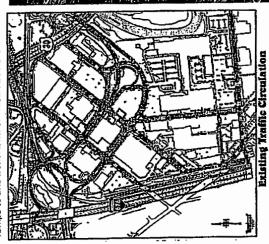
This area of Gateway north of Pine Street has been described previously as having once been a retail services area accessed by Admiral Wilson Boulevard to visitors from out of the neighborhood and from Mt. Ephraim Avenue by residents of Gateway, it has a distinctly different land use pattern than the rest of Gateway, having been heavily influenced by changes in the road circulation system through the introduction of ramps to and from Admiral Wilson Boulevard.

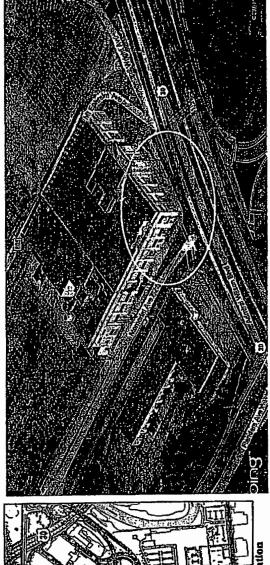
The long term effect of the out-moded design of the on and off ramps to Admiral Wilson Boulevard was to create undersized lots for light industrial use when superimposed over the existing street system. In addition, as the Sears Building was constructed in 1927, a year after the Benjamin Franklin Bridge, but well before Admiral Wilson Boulevard, the growing road network created a dangerous condition where the Wright Arenue Ramp comes within a few feet of the comer of the building and the merges at Mt. Ephraim Avenue and Memorial Avenue provide inadequate acceleration distances (see image below).

Under these conditions, it is in the public interest to be able to plan and design the Gateway Office Park in a way that will enable the appropriate placement and orientation of buildings within a safe and efficient roadway network.

### Financial Feasibility

A report prepared by Urban Partners, dated May 16, 2007 evaluated the "Sears Building Site" under five







### potential scenarios:

- Rehabilitation of the 1.25,000 square foot existing Sears Building as office space at a quality as near to Class A as possible;
- Demolition of the Sears Building to create a cleared site for development of a three-story, 175,000 square foot Class A office building;
- Rehabilitation of the 125,000 square foot existing Sears Bullding as office space and additional construction of a two-story, 50,000 square foot Class A office building;
- Rehabilitation of 70,000 square feet of the existing Sears Building as office space and additional construction of a three-story 105,000 square foot Class A office building;
- 5. Demolition of most of the Sears Building to create a cleared site for development of a three-story 1.75,000 square foot Class A building, but retention of the full length of the façade of the original building along Admiral Wilson Boulevard.

The Urban Partners report concluded that Option 1, the rehabilitation of the Sears Building for Class A office space, would require a developer to overcome a financing gap of \$12.4 million or \$99.20 per gross square foot of the 125,000 square foot building. The magnitude of the gap was considered extreme, even given the possible use of historic tax credits and federal

New Market Tax Credits. A similar conclusion was reached with regard to Options 3, 4 and 5. Given the severe handicapping of the financial industry during the period between the 2007 Urban Partners report and the present, their analysis has been updated in a 2009 report which generates the same results, even when the potential benefits of the new Transit Hub Tax Credit Program in the Economic Stimulus legislation are factored into the various scenarios.

Conversely, the financing of Option 2, which involved the demolition of the Sears Building and construction of a new three-story Class A office building, generated a gap of \$6.96 million, or \$39.77 per square foot of the 1.75,000 square foot proposed building. This gap was considered feasible with routinely available supplemental funding at the time of the report in 2007.

The drastle changes in the financial industry that have occurred since 2007 would make it even more imperative that Block 1463 be included in the overall Gateway Office Park project so that the public-private partnership of the City, County, State and CSC can exert maximum financial leverage to enable redevelopment of the property in the public interest, as is borne out by the 2009 Urban Partners report. In addition, short of a full redevelopment of Block 1463 as part of the Gateway Office Park, it is likely that the building will continue to languish as either vacant or leased for marginal purposes such as record storage or marginal retail or office uses that will not support the rental revenue requirements necessary to fully renovate the Sears Building to a level that will complement and not

constitute an economic "drag" on the overall Gateway Redevelopment Plan.

# Affordable Housing Requirements (A-500)

## Inventory of Affordable Housing

N.J.S.A. 40A:12A-7 requires 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. In response to this requirement, there are not any 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 will be removed as a result of the acquisition of Block 1463, Lot 1.

## <u>Plan for the Provision of Affordable Replacement</u> Housing

N.J.S.A. 40A:12A-7 requires 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 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of a redevelopment plan. In response to this requirement, the acquisition of Block 1463, Lot 1 does not result in the removal of any affordable housing unit that is subject to affordability controls.



implementing the vision of the 2002 Master Plan as re-

stated in the 2008 Reexamination Report.

## Master Plan Consistency

along Haddon Avenue and Mt Ephraim Avenue (see Land accordance with its traditional predominant land uses of commercial and industrial north of Haddon Avenue and Use Plan Map at right). The summary goals for Gateway The Future Camden Master Plan of 2002 recommends west of Walnut Street and residential south of Haddon that the study area be consolidated and reinforced in Avenue to Atlantic Avenue, with mixed-use corridors from the Master Plan are as follows:

- Create office-light industrial district around Campbell Soup facilities and between Wright Avenue and Flanders Avenue. o
- Target areas adjacent to the Haddon Avenue and medium density residential development from Continue with housing rehabilitation and infill Haddon Avenue to I-676. ٥ 0
- for early action concentraled housing improvements. Reorganize commercial/retail uses into compact retail centers along the Kaighns Avenue corridor east of I-676 to Mt. Ephralm Avenue. ٥

Mt. Ephraim Avenue retail and commercial corridor

along the I-676, PATCO and freight rail line corridors. Provide green corridor landscape improyements 0

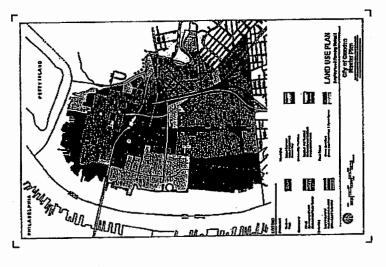
- Continue greenway network along the Cooper River and upgrade the park and open space area in the vicinity of Pine Street and Wildwood Avenue. C
- Atlantic Avenue and along Mt. Ephraim Avenue from Concentrate retail and commercial/retail land uses along Haddon Avenue from Mt. Vernon Street to Walnut Street to Mechanic Street. 0
- Renovate Challenge Square School into a new Technology High School.

٥

recreation and open space along with community Upgrade the Sycamore and Louis Streets park, facilities throughout the neighborhood. ٥

companion Redevelopment Plan was initiated by the City in 2005 to implement these recommendations from the 2002 Future Camden Master Plan and to reverse the negative trends that were described earlier within the The Gateway Redevelopment Area designation and neighborhood

Report in 2008 that reaffirmed the goals and objectives presence as the designated redeveloper of a new office creating urban industrial parks and to attract new firms of the 2002 Master Plan and re-stated the strategies of decision by CSC to not only remain in Camden, but to The City's Planning Board adopted a Reexamination park at the Gateway to Camden on Admiral Wilson to the City and maintain existing businesses. The become fully engaged with the City to expand its Boulevard is a critically important element of





# Consistency with Other Plans

State Development and Redevelopment Plan. The Land Parkside Neighborhood, there were no land use issues consistency of the Master Plan with those of adjoining Use Plan of the 2002 Master Plan was compared with those of municipalities that share common municipal municipalities, Camden County, the DVRPC and the separated from any adjoining municipalities by the Section III of the 2002 Master Plan addresses the neighborhoods. As the Gateway Neighborhood is boundaries with one or more of Camden's 21

the Gateway Redevelopment Plan includes initiatives to Redevelopment Area, including the Gateway Office Park and regional recreational plans that were factored into the strong emphasis in the Master Plan on greenways. Regarding plans of Camden County/DVRPC, the 2002 Master Plan referenced the open space and regional incorporate greenways throughout the Gateway redevelopment project.

by extension, the reclevelopment plans that are designed Finally, the 2002 Master plan outlined numerous Stateto effectuate the Master Plan , including: "Revitalize the State's urban centers and areas by investing wisely and wide goals that were advanced by the Master Plan, and sufficiently in improvements to their human resources and infrastructure systems to attract private Investment."

Redevelopment Plan to add Block 1463, Lot 1 to the list extension remains consistent with the plans of adjoining and map identifying properties necessary for acquisition will not change the extent to which the Redevelopment municipalities, Camden County/DVRPC and the State Plan effectuates the 2002 Master Plan, and by The proposed Amendment to the Gateway Development and Redevelopment Plan.

## Relationship to Local Zoning

Redevelopment Plan to add Block 1463, Lot 1 to the list and map identifying properties necessary for acquisition will not modify or affect the relationship of the Gateway Redevelopment Plan to the Camden Land Use The proposed Amendment to the Gateway Ordinance,

### Conclusion

Office Park in a way that will ensure a safe and efficient orientation of buildings and public spaces, we conclude interest of the citizens of Camden and the State of New lersey and grounded in solid public planning principles. being necessary for acquisition, is supported by public Redevelopment Plan to identify Block 1463, Lot 1 as roadway network and the appropriate placement and effective plan for the redevelopment of the Gateway Based on the conditions required to advance an that the proposed Amendment to the Gateway

puliding over the past 1.8 months and the documented The current owner of the Sears Building has failed to advance any substantive plans to rehabilitate the

Partners Reports. While of some historic significance, an park district, as borne out by the 2007 and 2009 Urban physical challenges of the building due to age make it a financial llability for integration into a high quality office SHPO ruling to preserve the building should yield to the greater public interest to be served by the acquisition Attorney General's Office in its determination that the progress in Camden. This was supported by the State and demolition of the building for the new office park. empty former department store shouldn't block clear

attracting businesses that will bring Jobs and tax revenue surrounding the Sears Building and is working on CSC has moved forward to acquire all the land nto Camden.

CSC, acting as the Master Redeveloper, to acquire Block 1463, Lot 1 to facilitate the inclusion of the block in the construction of a state of the art and sustainable office park as a true gateway to Camden will not require the The use of the City's condemnation powers to enable displacement of any household or business, as the building has remained vacant.

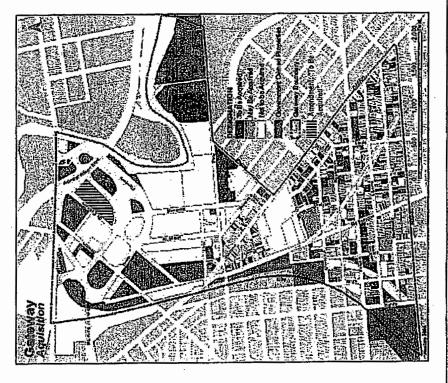
thousands of motorists who pass by each day on Admira Redevelopment Agency can be an effective public sector The Gateway Office Park is clearly in the public interest. Wilson Boulevard. The consolidation of Block 1463 into Gateway Office Park should truly be a landmark to the he overall Office Park plan will enable that to happen. and it is time to amend the Gateway Redevelopment partner to help CSC acquire the Sears Building. The Plan so that the City of Camden and the Camden



Camden Cily, Can

Appendix A – PROPOSED AMENDMENT TO GATEWAY ACQUISITION MAP

Planning Report - Amendment to Gateway Redevelopment Plan Gateway - Census Tract 6002



# GATEWAY

# REDEVELOPMENT PLAN



**DIVISION OF PLANNING** 



### GATEWAY



Redevelopment Plan

Honorable Gwendolyn A. Faison, Mayor

Prepared for: City of Camden Planning Board

Rodney Sadler, Chairman

Camden Department of Development and Planning

Arijit De, Director

Camden Division of Planning

Edward C. Williams, AICP, Director

Prepared By: Bureau of Redevelopment Planning

Charles E. Lyons, Jr., Chief of Planning Josh Warner, Planning & GIS Specialist

Ryan Conklin, Planning & GIS Intern

# **DECEMBER, 2005**

# TABLE OF CONTENTS

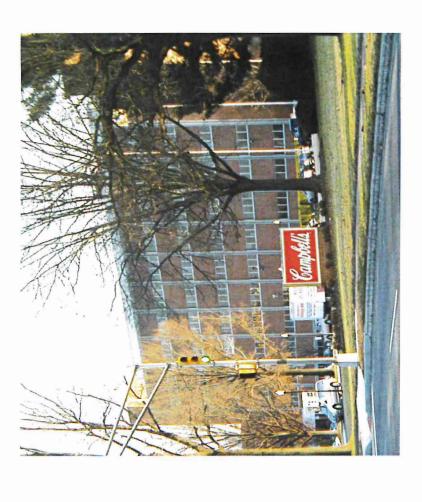
	IV. STATUTORY REQUIREMENTS
I. INTRODUCTION	4 Compliance With Development Developes
Executive Summary	S S S S S S S S S S S S S S S S S S S
Coccasi	Designation of Redeveloper Entity and Redeveloper
	General Provisions of the Plan
The Need for Redevelopment	6 Public Improvements
Redevelopment Strategy	
continued to a star of the continue to the	lypes of Proposed Redevelopment Actions
Redevelopment Goals and Objectives	Time Limits
	Procedures for Amending This Plan
II. THE PLAN	
i	Supercedence, Repeal, and Severability
Plan Concepts	10
Project Plan, Targeted Activities, and Costs	11 IST OF FIGURES
Potential Funding Sources	13
	Redevelopment Strategy Map
Implementation	13 Concentual Plan/Proposed Developments
Property Acquisitions	14 Acquiettos Disc
Relocation	17 Addistroit Flair
	Proposed Land Use/Zoning Map
III. REGULATORY CONTROLS	
Proposed Property Use Controls	19
Proposed Site Design Controls	25
Provisions To Meet State and Local Requirements	30

9 17 17 91

## INTRODUCTION

Gateway, home to the Campbell Soup Corporation, the Armory (now occupied by Camden's Department of Public Works), several churches and commercial corridors, typifies the gradual transformation that many Camden neighborhoods are undergoing Positioned between the vibrant residential and institutional neighborhoods of Camden's downtown and the quiet housing enclaves of South Camden, Gateway – with its complement of factories, warehouses, stores offices and houses built initially for area workers – has long stood as a transitional neighborhood and industrial hub. Given its declining demand for manufacturing, excellent access to local highways and public transit routes, and Camden's pervasive need for new housing, education and social service facilities, as well as new retail business locations, Gateway has many attributes that make it a candidate for redevelopment.

This *Gateway Redevelopment Plan*, not only addresses the problems and conditions identified in the Need for Redevelopment Study, that accompanies this report, it also —more importantly — responds to this climate of new opportunities. The main goal of this plan is to recreate a strong community of new housing, businesses, recreation and institutions, adjacent to a transformed downtown and nearby neighborhoods. Secondarily, this plan's major achievement, when fully implemented, will be to develop and reinvigorate Gateway as a fully diversified and engaging entry neighborhood into the new Camden.



## **EXECUTIVE SUMMARY**

This *Gateway Redevelopment Plan* proposes to strongly revitalize area businesses, institutions and housing, and to create new development opportunities in these areas during the next ten to twenty-five years. Beginning in 2006, most efforts will be used to develop project plans, acquire properties, designate developers, secure funding, and engage design consultants and construction managers. From that point, the bulk of redevelopment activity will take place (2007 – 2017), with completion of all projects expected in the second phase of development (2018-2031). During that time, the following developments are scheduled to occur:

- RESIDENTIAL DEVELOPMENT: 200 new Single Family houses, affordable & market rate; 50 new duplexes; 150 rehabilitated Single Family Houses; and 40 new Assisted Living apartments.
- ECONOMIC DEVELOPMENT: creation of a 500,000 square foot industrial park/office complex; 40 new and rehabilitated retail stores; and renovation of 20 storefronts.
- INSTITUTIONAL DEVELOPMENT: New Public Elementary School; new Charter Elementary School; new multi-service Day/Senior Care Center; new multi-purpose Community Center; and a new Social Services Complex.

- ENVIRONMENTAL REMEDIATION: clean up and redevelop approximately 30 brownfields
- INFRASTRUCTURE DEVELOPMENT: upgrade water, sewer lines; rehabilitate or renovate area streets, sidewalks, and lighting.
- OPEN SPACE DEVELOPMENT: 2 new parks; 10 Right-Of-Ways to be landscaped; and 1,000 street trees to be planted.

To implement these changes, the City of Camden, through Camden Redevelopment Agency, will attract, invest and deploy the resources necessary to design and develop all construction; provide all necessary infrastructure and public amenities; rehabilitate vacant properties, and leverage financial and technical assistance to owners of occupied properties, so that such properties might be repaired and renovated to good building, housing and business use standards. Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition and relocation of some occupied properties are anticipated. The implementation of the **Gateway Redevelopment Plan** will take 25 years (2006-2031), and cost an estimated \$192.4 Million.

### **PURPOSE**

The *Gateway Redevelopment Plan* follows a determination that Gateway is an "area in need of redevelopment" according to the standards established in the "Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the proliferation of vacant buildings and land, many of which are (or suspected to be) contaminated, its declining housing stock and commercial corridors, and the relative isolation of this neighborhood from south and central Camden, Gateway is ripe for redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Study and Plan (Resolution MC-03: 360) in June 2003.

This *Gateway Redevelopment Plan* documents decisions made by the City of Camden to address redevelopment needs and potentials of this neighborhood. It is the purpose of this Plan to facilitate the redevelopment of Gateway by providing a framework for the design and implementation of development projects throughout the neighborhood. This report is organized into four sections:

- The Need, which describes the project area's need for redevelopment;
- The Plan, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- Regulatory Controls, which offers guidelines for managing future land uses and property design;
- Plan Administration, which identifies the entities, powers and responsibilities involved in this plan's execution.

# **NEED FOR REDEVELOPMENT**

The findings of the *Gateway Determination of Need Study* established that the Study Area is in need of redevelopment, due primarily to the concentrations of vacant and under-utilized land; as well as deteriorated and abandoned property. Additionally, the area has failed to attract or develop new commercial and industrial businesses, market rate housing, much needed social service facilities, and recreation venues, despite its proximity and access to a regional transportation network, the Cooper River park system, and several thriving public schools and local churches. Gateway's development obstacles can be summarized as follows:

- Presence of several vacant properties and contaminated sites
- Deterioration of existing housing stock
- Unmet demand for new housing and related amenities
- Under-utilization of properties

These conditions not only hinder recent aspirations for Camden's Gateway, but also constrain or discourage further development interior to south and central Camden as well. In addition to Gateway being part of Camden's New Jersey Urban Enterprise Zone, one of several criteria (G) establishing the area as in need of redevelopment, other criteria in New Jersey's redevelopment statute (B and E) have also been met by these property uses and conditions. It was therefore recommended that the Camden City Planning Board and City Council, after public notice and hearings, declare the Gateway Study Area to be in need of redevelopment.

# REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Gateway, intervention strategies for this project area will be effective only if they prioritize among the various levels of evitalization efforts. Within the range of physical renewal proposals, the objective is to establish a solid base and momentum for development of the project area. The Gateway Redevelopment Plan proposes to rehabilitate vacant properties and build new housing units, consolidate the sprawl of industrial properties, upgrade the area's physical infrastructure, create new commercial and recreation areas, strengthen the existing complement of area institutions, and (re)connect Gateway to the adjacent neighborhoods of Cooper Plaza, Bergen Square, Parkside and Whitman Park. This plan will revitalize Gateway by combining new construction of both housing and commercial properties, and the remediation and redevelopment of brownfields, with the rehabilitation of the existing housing, retail commercial and industrial establishments in the community. The redevelopment strategy therefore identifies and locates improvements among three classes of action:

- Conservation: limited renovation to maintain or restore property uses or conditions
- Upgrade: moderate to substantial rehabilitation of property uses or conditions
- Development: construction to introduce, expand upon or replicate property uses

land uses, property conditions and development needs, the three priority classes of institutional, commercial, and industrial land uses in Gateway. Development activities will introduce new dwellings, stores, offices, industries, social service facilities and recreation amenities, to maximize the new utility of Camden's Gateway. Although a major new construction may proceed, even before other stages of redevelopment investment, i.e. conservation and rehabilitation, are completed. Based upon existing revitalization action, Conserve, Upgrade and Develop, will be distributed among the three choices of action will crucially help the City to anchor its efforts on blocks where minimal investments will yield maximum results, and then build upon those efforts. The first priority will be for conservation of area housing, institutions and open key aim of this redevelopment effort is to create momentum for development, through prioritizing projects, and effective scheduling or phasing of development, Given the multiple redevelopment needs of Gateway, strategic selection among Secondly, efforts will upgrade the functional residential, Study Area's tax blocks as shown on the accompanying map for recreation. space



# REDEVELOPMENT GOALS AND OBJECTIVES

The purpose of the Gateway Redevelopment Plan is to facilitate the following Redevelopment Goals and Objectives

# Strengthen and Expand Gateway's Residential Community

- Produce new housing for rent & sale, both affordable and market rate
- Rehabilitate vacant Gateway housing
- Renovate occupied Gateway housing
- Provide Special Needs (seniors, disabled, etc.) housing

# Promote Opportunities for Economic Development

- Create new office park at Newton Circle
- Attract new business to Central Gateway
- Revitalize existing, businesses, shopping and employment opportunities

# Facilitate Institutional Development

- Promote elementary school development
- (Re)Develop new facilities for non-profits

# **Encourage Open Space Development**

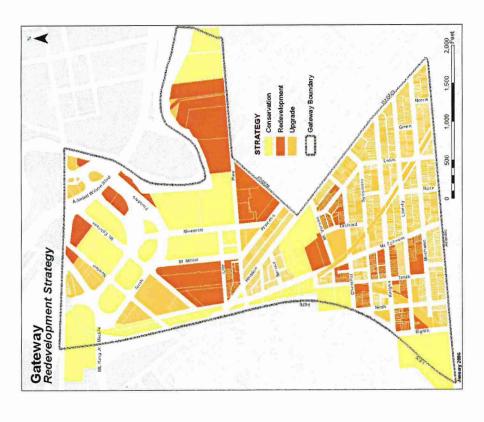
Create attractive and pedestrian friendly green areas for public use

## **Environmental Remediation**

Clean up and redevelop area's contaminated sites/brownfields

## Improve Area Infrastructure

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting
- Improve traffic circulation, as well as access and egress routes
- Foster compatible and balanced development through new land use controls (zoning), and other actions
- Rezoning of areas to correct for outdated land uses
- Development compatible with existing residential, economic, and institutional uses to remain.



6

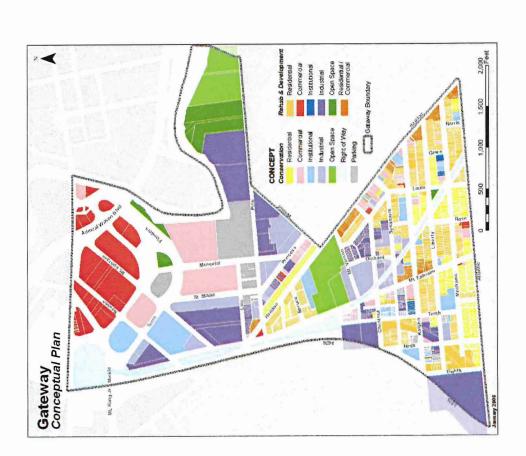
## II. THE PLAN

## PLAN CONCEPTS

The *Gafeway Redevelopment Plan* focuses efforts on refurbishments and new development that will re-create Gateway into a vibrant, mixed use neighborhood in Camden's future. Major redevelopment concepts and themes include:

Residential Development: new single family houses, duplexes and senior apartments. These homes will be built mostly on large portions of existing residential blocks; although some may be infill construction at mid-block or corner locations. Vacant houses will be prepared for single-family home ownership through replacement of damaged, deteriorated and missing building elements, including structure, weatherization (roof, windows, doors, etc.), utilities, interior finishes, etc. Deteriorated occupied dwellings, not needed for duplexes or other development, will be repaired and restored to high qualities of function and attractiveness, through the provision of needs assessment, advice, loans, grants, and contractor referrals. Owners will be assisted, in a non-punitive fashion; to bring their properties up to established standards of housing safety and amenity.

- Industrial and Office Complexes: existing industrial areas in Gateway
  will be reorganized to better accommodate existing factories, warehouses
  and offices, their expansion, and the introduction of new businesses of
  similar types.
- Commercial Revitalization: construction of new, rehabilitation of vacant, and renovation of retail stores throughout the redevelopment area.
- Institutional Development: construction of new community facilities (churches, schools, community centers, etc.) and social service facilities, the former throughout the neighborhood, the latter as a Planned Unit Development, complex or complex.
- Open Space Enhancement: development of neighborhood parks, as well as landscaping of existing highway and railroad right-of-ways, and tree planting along residential streets.
- Infrastructure Improvements: upgrade and installation of new water mains, sewers, and roadways to improve vehicle traffic circulation. Present street lighting will be upgraded; sidewalks will be replaced; missing or damaged street and bus stop signs, traffic stop signs and lights, mail boxes, litter baskets, hydrants and fire alarm pull stations will be replaced.



# PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Gateway will create new housing, business, recreation, social and community services opportunities in this redevelopment area. Proposed projects include:

### RESIDENTIAL DEVELOPMENT:

- New Single Family Homes: Affordable & Market Rate (200 houses)
- New Duplex townhouses (50 bldgs/ 100 units)
- Rehab Single Family Homes: Affordable (150 houses)
- New Assisted Living Apartments (40 units)

### **ECONOMIC DEVELOPMENT**

- New Industrial Parks/Office Campuses (500,000sf)
- Retail commercial stores infill and rehabilitated (40 stores)
- Renovation/expansion of existing storefronts (20 stores)

### INSTITUTIONAL DEVELOPMENT:

- New Elementary School
- Multi-service (Daycare-Senior Care) Center -- 10,000sf
- Community Center/Multi-purpose Facility 10,000-15,000sf
- Social Services Complex 5 acres
- Charter Elementary School (K-8) 1 acre

### OPEN SPACE DEVELOPMENT:

- 2 New Parks
- New landscaped Right-Of-Ways (10 sites)
- New street trees (1,000)

### **ENVIRONMENTAL REMEDIATION**

Clean up and redevelop area's brownfields (approximately 30 sites)

### INFRASTRUCTURE DEVELOPMENT

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting

#### ESTIMATED COST

Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, along with a strategic approach to implementation. New construction on vacant land, as well as the demolition and relocation of some occupied properties, are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

TOTAL ESTIMATED COST: \$ 192,40

Residential Development: \$49,000,000

Institutional Development: \$46,000,000

Economic Development: \$ 39,200,000
Open Space Development: \$ 7,200,000

Environmental Clean Up: \$ 1,000,000

Infrastructure Development: \$50,000,000

### POTENTIAL FUNDING SOURCES

Both private and public funding sources are available for the implementation of redevelopment projects in the Gateway. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue.

- Camden Economic Recovery Board — the ERB oversees funds to support improvements such as streetscape improvements, façade restoration, street signage, property acquisition and redevelopment projects
- City of Camden Facilities Program
- New Jersey Department of Community Affairs variety of programs including, but not limited to Balanced Housing
- New Jersey Economic Development Authority variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields remediation; School Construction Corp.
- New Jersey Housing and Mortgage Finance Agency variety of programs including, but not limited to Low Income Housing Tax Credits and Market Oriented Neighborhood Investment
- New Jersey Redevelopment Authority variety of programs to support property acquisition and site remediation
- US Dept. of Housing and Urban Development CDBG Program; US HOME Find

#### IMPLEMENTATION

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, how redevelopment should occur. Successful execution of the **Gateway Redevelopment Plan** and its target activities will depend upon effective public-private collaboration among developers selected to carry out redevelopment projects. Most of Year 0 (2006) will be used to develop project plans, secure funding, acquire and assemble properties for development projects, and engage design consultants and construction managers. From this baseline, there will be a 10 year period during which most of the extensive new construction and substantial rehabilitation will take place. This first phase should commence 2007, with most project work being completed by 2017. This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25 timeframe for the completion of this **Gateway Redevelopment Plan** (2006 – 2031) is intended to adequately provide for any delays and contingencies affecting the plan's implementation.

### PROPERTY ACQUISITIONS

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The acquisition strategy for this Redevelopment Plan is based on a project approach. The following classifications apply to properties in the Gateway Redevelopment Area and are thus identified in this acquisition plan:

- To Be Acquired: Includes property to be acquired in order to implement the purposes of this Redevelopment Plan (new construction, rehabilitation and other development). The City of Camden and its agencies reserve the right not to demolish particular parcels if it is determined to be economically feasible to rehabilitate them.
- May Be Acquired: Includes property that may be needed to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner in accordance with local codes and property rehabilitation standards must rehabilitate it.
- Not To Be Acquired: Includes property not to be acquired, but subject to all property rehabilitation standards and local municipal codes.

Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.

#### TO BE ACQUIRED (392):

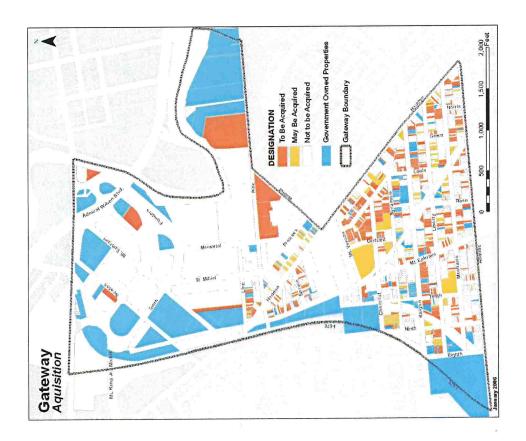
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410 1, 2,	1, 2, 3, 4, 5, 6, 9, 10, 15, 16, 17, 18, 19, 20, 22, 39, 44, 46, 47, 90
	19, 27, 29, 31, 39
	82
	2, 13, 03, 94, 93
	47, 48, 63, 64, 71, 73, 75, 93
~	
	26, 32, 35
	4, 21, 23
19, 2	56
	3, 22, 28, 29, 36, 42, 44, 45
	8, 73, 75
	39, 110, 111, 124
47, 4	18, 49, 54, 55, 56, 63, 65, 74
	6, 10, 13, 15, 16, 19, 23, 25

414	2, 18	1322	40, 43, 44, 53, 56, 57, 58, 59, 61, 72, 73, 74, 75, 76, 77, 85
1261	2	1323	17, 19, 24, 25, 27, 42, 69, 70
1303	91, 95, 96, 97, 98, 100, 104, 105, 106, 107, 108, 109, 110, 111, 112,	1324	5, 21, 29, 32, 38, 39
	113, 114	1329	55, 56, 57, 58, 61, 63, 64
1304	59, 63, 64, 65, 66, 67, 68, 71, 72, 75, 76, 77, 78, 79, 80, 81, 83, 85,	1330	4, 9, 25, 26, 27, 29, 31, 32, 33, 42, 44, 45, 46, 49, 50
	86, 87, 88, 89	1334	1, 2, 11, 14, 19, 26, 28, 30, 31, 33
1305	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 23, 25, 26, 27,	1449	8
	29, 30, 31, 38, 42, 45, 47, 49, 112, 113	1458	13
1306	60, 61, 64, 72, 73, 74	1464	2
1308	5, 6, 8	1467	7,8
1309	12, 13, 14, 15, 17, 19, 22, 23, 24, 26, 27, 29, 30, 36, 37, 38, 39, 42,	1471	4, 7, 10, 12, 14, 18, 19, 20, 23, 24, 25, 26, 31, 32
	46, 49, 51, 52, 53, 56, 115		
1310	23, 24, 29, 48		
1311	14, 15, 30, 35		
1312	35, 46, 47, 48		
1313	85, 86, 87, 93, 100, 107		
1314	11, 13, 14, 17, 18, 24, 25, 26, 29, 34, 40, 41, 42, 43		
1315	3, 16, 17, 21, 22, 23, 28, 33, 34, 35, 42, 43, 95, 97, 98, 99, 101		
1316	20, 26, 32, 34, 35, 36		
1317	45, 47, 49, 59, 60, 65, 74, 75, 76, 79, 84, 85		
1318	48, 53		
1320	3, 10, 14, 24, 25, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42,		
	53, 60, 67, 69, 70		
1321	21, 22, 23		

MAY BE AC	MAY BE ACQUIRED (130)	1316	7, 9, 10, 19
BLOCK	ГОТ	1317	51, 57, 62, 77, 88, 101
365	14, 32, 33, 36, 37, 40, 41, 42, 43, 45, 60, 61, 65, 72, 77, 78, 79, 81,	1318	43, 57, 58, 61, 63
106, 108,	109	1320	47, 58
378	30	1321	2, 3, 6, 9, 12, 13, 14, 16
393	1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18, 19, 20, 22, 25, 26	1322	45, 60, 82, 83, 89
399	46, 47, 48, 58, 60, 61, 62, 108, 113	1323	75
406	41, 42, 43, 44, , 62 66, 67, 69	1330	38, 40, 47, 51
407	11, 92	1334	38
409	14, 15, 93	1471	2, 5, 6, 22
411	79		
414	19, 47		
1302	_		
1303	101	NOT TO	NOT TO BE ACQUIRED (1032): All other properties not identified above
1304	06	•	
1306	71, 77, 78		
1308	16, 17, 18, 19, 20, 21		
1309	6, 34, 35		
1310	41		
1311	4,6		
1312	49		
1313	88, 89, 96, 106, 109		
1314	28, 51, 53		
1315	26		



#### RELOCATION

As required by the New Jersey Department of Community Affairs, this **Gateway Redevelopment Plan** identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions.

There are no occupied properties that will require relocation, due to the acquisition needs of this redevelopment plan. However, there 47 occupied properties that may require relocation: 31 houses, 8 industrial buildings, 5 commercial buildings and 3 storefronts, that may likely need to be rebuilt or be absorbed into new construction or block-wide development. Add to this number 5 commercial and 6 industrial lots, 12 parking lots, 34 side-yards, and 26 vacant or unimproved lots owned by area churches and institutions. Although the location of a proposed new public school in Gateway is not known at this time (and as a result, no properties have been identified for school-related acquisition), the NJ School Construction Corporation (SCC) will manage the acquisition of occupied and vacant properties, to build at least one new elementary school in Gateway. Relocation of these households, businesses, and other property will also be managed by the SCC, and is outside the scope of this redevelopment plan.

Comparable replacement housing will be provided from the existing Camden area (10 miles minimum, within the 50 miles statutory limits) housing market for the temporary and permanent relocation of those Gateway residents who are displaced

as a result of this redevelopment plan. This will include the approximately 200 new Single Family houses; 50 new duplexes; 150 rehabilitated Single Family Houses; and 40 new Assisted Living apartments to be built in the Gateway Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in the neighborhood, ample opportunity to remain in or return to Gateway. Similarly, this relocation strategy will identify comparable locations for the industrial and commercial businesses displaced by the acquisition and development needs of this redevelopment plan. In the case of displaced businesses, efforts will be made to include them in future spaces created by this plan. i.e. a 500,000 square foot industrial park/office complex, as well as 40 new and rehabilitated retail stores.

of any occupied properties in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) will be development area, a WRAP (Workable Relocation Assistance Plan) will be developed and approved by the State of New Jersey. The WRAP will be tailored to the various projects called for by this redevelopment plan, and will address the particular needs and circumstances of individual households and businesses in the Gateway redevelopment area. Relocation, like acquisition of occupied property in Gateway, will be managed by the Redevelopment Entity, and is anticipated to be coordinated with the phased approach to this plan's implementation: 2007 – 2017 - 2031. The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any business property located within the redevelopment area, including the identification of potential relocation sites and provision of statutorily mandated relocation assistance. The designated developers, through the

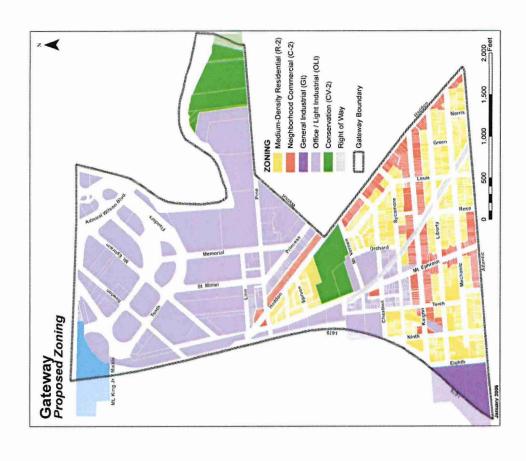
agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds, and have been preliminarily identified in this redevelopment plan.



## III. REGULATORY CONTROLS

## PROPOSED PROPERTY USE CONTROLS

Land use controls, in the form of five zoning classifications and districts: Office Light Industrial, General Industrial, R-2 Medium Density Residential, C-2 Neighborhood Commercial, and CV-2 Open Space Conservation are proposed, in order to facilitate the types of redevelopment activities necessary to revitalize Gateway. These controls will promote effective and complementary mixed-use land uses, while strategically focusing development throughout the Gateway redevelopment project area.



## OLI - OFFICE LIGHT INDUSTRIAL ZONE

The purpose of the Office Light Industrial Zone is to provide for a variety and balance of land uses that complement and include office park, municipal functions, warehousing, and commercial recreation and entertainment uses.

PERMITTED USES: The following principal uses shall be permitted in this district:

- Offices, office building and office complex.
- Wholesaling and storage of goods, provided that activities are conducted entirely within an enclosed structure and that cargo is not harmful to humans.
- Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- Parks, playgrounds, community center buildings, and libraries.
- Light industrial operations such as electronics, machine parts and small component assembly.
- Pilot plant.
- Professional and private offices; office buildings and office complexes.
- Scientific or research development laboratories.
- Restaurants, including dine-in, take-out and drive-through.
- Railroad passenger stations and railroad facilities and uses.
- Lumber and building supply sales and storage.
- Hotel, Motel or Extended Family Stay facility.
- Special social services complexes.
- Buildings, structures, and uses owned and operated by the City of Camden.

PROHIBITED USES. Any uses not listed above shall be prohibited in the OLI District, and specifically the following:

- Residential uses, except living quarters for caretakers, or as described above.
- Signs in any form, except as permitted in this Ordinance.
- Junkyards.
- Automobile body repair and painting.
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Explosives of any kind.
- Any use of materials potentially causing a fire or explosion hazard, including ammonia, chlorine, sulfuric acid or arsenal manufacturing or storage.

ACCESSORY USES. The following accessory uses shall be permitted in this zone:

- Off street parking lots and multi-level parking structures, provided that the use will not increase traffic congestion in streets abutting the property.
- Fences and walls
- Signs, subject to requirements of this Ordinance.
- Railroad accessory uses.

### G-I GENERAL INDUSTRIAL ZONE

This district is intended for light manufacturing and related uses.

## PERMITTED USES: This district is intended for

- Manufacturing operations, such as electronics, machine parts and small component assembly, or preparing, processing or fabricating.
- Wholesaling of goods, including warehousing or storage of goods, and cargo in transit, provided that all activities and inventories are conducted entirely within an enclosed structure, and that cargo is not harmful to humans.
- Scientífic or research development laboratories.
- Office buildings and complexes.
- Pilot plant.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Junkyards; and automobile graveyards
- Professional offices.
- Restaurants, including sit-down, carryout, and drive-through.
- Railroad passenger stations, and railroad facilities and uses.
- Commercial recreation facility.
- Lumber and building supply sales and storage.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and

#### ACCESSORY USES

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures, and private garages:
- Fences and walls
- Signs
- Railroad accessory uses

#### PROHIBITED USES:

- Residential uses, except as living quarters for caretaker or watchman
- Explosives of any kind.
- Any use using materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing, or storage of explosives or sulfuric hydrochloric acid manufacturing.
- Automobile body repair
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.

# <u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in this zoning district:

- Public utility installations subject to the following special requirements:
   Wireless Telecommunication facilities.
  - VIII GIGGS | GIGGOTHING II GGGGT I GG
- Parabolic dish antennae.
- Family day care home.
- Child Care centers.

## R-2 MEDIUM DENSITY RESIDENTIAL ZONE

The purpose of the Medium Density (30 units per acre) Residential District is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood.

PERMITTED USES: The following principal uses shall be permitted in this district:

- Single Family housing, detached or semi-detached, and their accessory buildings.
- Duplex dwellings.
- Townhouse (attached/row) Dwellings.
- Multi-family and Garden Apartment dwellings.
- Buildings, structures, and other uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and
- Public, private, or parochial educational institutions.

libraries.

ACCESSORY USES: The following accessory uses shall be permitted in this zone:

- Private parking garages, and carports.
- Swimming pools.
- Fences and walls.
- Signs.

<u>PROHIBITED USES</u>: Any use not listed above shall be prohibited in this zone, and specifically the following:

- Lodging houses, boarding homes and rooming houses.
- Wireless Telecommunication facility.

CONDITIONAL USES. The following conditional uses shall be permitted in this zone:

- Childcare centers.
- Family day care home.
- Community residence for the developmentally disabled, and community shelters for victims of domestic violence.
- Bed and Breakfast establishments.
- Satellite earth station antennas.
- Wireless telecommunication facility.

## C-2 NEIGHBORHOOD COMMERCIAL ZONE

The purpose of this zone is to create and support the interface and balance between neighborhood scale retail businesses and housing.

PERMITTED USES The following principal uses shall be permitted in this district:

- Retail stores, including but not limited to the sale of antiques, art, dry goods, variety
  and general merchandise, clothing, fabrics, floor covering, furniture and home
  furnishings, food, books, hardware, hobby and art supplies, garden supplies, etc.
- Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, Laundromats, travel agencies, etc.
- Business services.
- Convenience stores.
- Banks, financial and insurance offices.
- Clubs, social or fraternal.
- Offices, office buildings and office complexes.
- Retail food establishments.
- Restaurants, including sit-down, carryout and drive through.
- Retail sales, outdoor.
- Shopping centers.
- Public, private, or parochial schools, including private day schools.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.

- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Single family and Duplex dwellings, detached, semi-detached or townhouse types, as well as residential uses above non-residential first floor.

#### ACCESSORY USES.

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures.
- Fences and walls
- Signs
- In-ground and aboveground swimming pools.
- Accessory buildings and structures.

<u>PROHIBITED USES</u>. Any uses not listed above shall be prohibited in this district, and specifically the following:

- Signs in any form, except as permitted.
- Lodging houses, boarding houses rooming houses, group homes, multi-family dwellings or any combination thereof.
- Lumber and building supply sales and storage.
- Junkyards.
- Auto body shop.
- Automobile sales lot or building.
- Automobile service station, gasoline station, or motor vehicle service station.
- Car wash.
- Hotel or motel, or extended family stay facility.

- Commercial recreation facility.
- Farm market.
- Garden center,
- Home center,
- Wholesale, storage, and warehouse facilities.
- Wireless telecommunication facility.

# <u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in the Commercial Retail District:

- A. Public utility installations subject to the following special requirements:
- B. Parabolic dish antennae,
- C. Family day care home.
- D. Child Care centers.
- E. Home occupations and home professional offices.
- . Bed and Breakfasts.

### CV-2 CONSERVATION OVERLAY ZONE

The purpose of this district is to provide for various types of public and semi-public recreational development, conservation and other open space uses and activities.

## PERMITTED USES: This district is intended for

- All uses permitted in a CV-1 Zone
- Public parks and playgrounds, community center buildings and libraries.
- Playfields for outdoor sports such as baseball, football, soccer, basketball, tennis, and handball.
- Winter sports such as sledding and ice-skating.
- Commercial recreation facilities such as miniature golf, boat rentals, bike rentals, and food concessions.
- Cemetery, mausoleum, crematorium and related religious buildings.
- Amphitheaters/nature/environmental/cultural center or facilities.
- Marinas.

#### ACCESSORY USES.

- Off-street parking lots.
- Uses accessory to marinas, such as fuel and ships stores.
- Public rest facilities.

#### PROHIBITED USES:

- Motor vehicles of any type, including motorbikes, motorcycles, except on paved roadways, parking areas, boat launch drives, and other designated areas.
- Consumption or sale of alcoholic beverages.

## PROPOSED SITE DESIGN CONTROLS

The following requirements are proposed as standards for site design, and should be referenced to similar requirements contained in the City of Camden zoning codes.

### A. AREA AND BULK REGULATIONS

- Lot area: a minimum of one thousand (1,000), fifteen hundred (1,500), and three
  thousand (3,000) square feet shall be provided for <u>residential</u> uses hereafter
  erected: Townhouse, Semi-detached, Single-family and Duplex, respectively. A
  minimum of one thousand (1,000) or forty thousand (40,000) square feet shall be
  provided for <u>non-residential</u> uses hereafter erected: Neighborhood Commercial
  or General Industrial, respectively.
- Lot width: each lot upon which permitted <u>residential</u> uses shall be erected shall have a width of not less than twenty (20) feet. Each lot upon which permitted <u>non-residential</u> uses shall be erected shall have a width of not less than twenty (20) or two hundred (200) feet: Neighborhood Commercial or General Industrial, respectively.
- Building coverage: the maximum building coverage shall not be greater than sixty
  percent (60%) or eighty percent (80%) of the gross lot area, for residential and
  non-residential uses, respectively.
- 4. Front yard: the setback shall be not less than ten (10) feet for residential uses.

- Side Yards: for residential uses, such yards shall have a minimum width of ten (10) feet between the building and property boundary line; for non-residential uses, this width shall be twenty (20) feet.
- Rear yard: there shall be a rear yard of not less than twenty (20) feet deep for residential uses. Rear yards for non-residential uses shall be at a minimum of at least thirty (30) feet.
- 7. Building Heights, maximum: residential structures shall not have a greater height than three (3) stories or thirty-five (35) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure. Maximum building height for non-residential structures shall be no greater that four (4) stories or forty-five (45) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.

### B. ARCHITECTURAL GUIDELINES

Important to this redevelopment plan is the creation of a cohesive built environment where existing and proposed development are integrated. The City shall exercise its aesthetic controls through site plan review, in accordance with the procedure established by ordinance. The following architectural guidelines are recommended for all new construction and major renovations within the redevelopment area.

- New buildings within the project area will become integral parts of overall site design, and developed with consideration for appropriate height, mass, siting, location, materials, orientations, signs, lighting and use.
- Every reasonable effort shall be made to provide a compatible use for structures that require minimum alteration to the building.
- The predominant material of all street walls on primary and secondary streets shall be brick.
- 4. Large areas of glass curtain walls or strip windows of more than 15 feet in length are discouraged, as are tinted and highly reflective glass. Window openings shall have sills and heads of masonry or stone, which may be of pre-cast concrete, limestone, granite, brick soldier courses, or slabs exposed only for the length of the window.
- Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level or from adjacent developments.
- 6. Awnings, which add visual richness to commercial corridors while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or refractable metal framework, with vinyl laminated polyester base scrim awning fabric to blend with storefront paint colors.

- Canopies, unlike awnings, are non-retractable. They shall be constructed of metal framing, standing seam metal roof, and molded millwork trim. Canopies shall incorporate signage, down lighting and security grille housing.
- 8. All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of 8'- 0" and a maximum of 12'- 0" above the sidewalk at the storefront.
- Lighting levels along paved portions of public walks shall be no less than1-foot candle for commercial areas and .5-foot candles for residential areas.
- 10. Fixtures serving to light streets shall be at a height of no greater than 20'- 0" above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12'- 0" to 14'- 0" above the adjacent surface of the walkway.
- 11. Luminares shall have high-pressure sodium lamps.
- Trash receptacles shall be employed along all corridors in the project area. One receptacle shall be provided for every 200 feet of street frontage.
- 13. Parking facilities will be designed as an integral part of site development with regard to safety, topography, landscaping, sight lines, and access.

#### D. SIGNAGE

- All signs are subject to the approval of the Design Review Committee and the Camden Planning Board.
- Billboards and off premise signs are expressly prohibited within this redevelopment area.
- No signs that use flashing, blinking, twinkling, rotating, animation, moving, or present the illusion of movement, are permitted.
- 4. The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature, or upon the occasion of the opening of a new business use, shall be permitted provided such display shall not exceed 14 days and shall not occur more than 4 times per calendar year.
- No sign shall be painted directly upon a building surface, other than window glass.
- No sign shall be placed in such a position that it is likely to cause danger to or otherwise interfere with the free flow of pedestrian traffic on the sidewalk.
- A sign shall not project above the roof of a structure to which it is affixed, or project more than two feet from the facade of a building.

- 8. A sign for any non-residential use shall be limited in size to a total area or ratio of one square foot of sign area for every two lineal feet of building street frontage, with an upper limit of 40 square feet for any such non-residential use.
- No sign shall be more than 5 feet in height.
- 10. Signs shall indicate only the principal name of the establishment, proprietor, or owner, and may include a brief description of the principal goods or service or use thereof, and a logo or trademark by which the business or owner is identified.
- 11. Where total proposed signage exceeds 40 square feet in area, a signage plan shall be submitted to the Design Review Committee and the City of Camden Planning Board. Signage erected without proper approval of the Planning Board shall be removed.
- 12. Floodlighting to illuminate signs shall be shielded so that the light source shall not be visible from any point off the lot upon which the sign is erected.
- 13. Existing non-conforming signs shall be removed from this project area within a period of 12 months after this redevelopment plan's approval.
- 14. All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the project area.

## E. LANDSCAPE TREATMENTS AND GUIDELINES

- 1. To reduce air and sound pollution; regulate solar radiation and wind control; influence the type and speed of pedestrian and automobile traffic flow; screen out glare and reflection; and produce an aesthetically pleasing environment, all projects within the redevelopment area shall be planted with street trees at the property owner's sole obligation and expense.
- Street trees shall be located at a minimum distance of 40 feet on center, allowing plus or minus for driveways, walks or other obstructions.
- 3. Street trees are required to be greater than 30 feet in height when fully grown.
- 4. When street trees are to be planted in paved areas, the soil in the tree pit shall be protected from compaction through the use of tree grates or cobbles.
- 5. Trees adjacent to public walkways or streets shall be pruned from the trunk to a minimum height of 7' 0".
- All plants, trees, and shrubs shall be installed in accordance with a landscape plan and schedule provided by the developer, subject to the approval of the Planning Board.

- 7. All plant material must be able to withstand an urban environment. All screen planting must be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen.
- 8. The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
- All landscaped areas shall be kept clean; all litter and refuse of any type shall be removed daily.
- All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.
- A minimum of five percent (5%) of any surface parking facility shall be landscaped area.

## F. OFF STREET PARKING MINIMUM REQUIREMENTS

- 1. Retail: 1 parking space for every 500 s.f. of gross sales floor area.
- 2. Office: 1 parking space for every 1,000 s.f. of professional space.
- Restaurants: 1 parking space for each 8 seats, plus one space for each three employees.
- 4. Theater: 1 parking space for each 8 seats.
- Institutions: 1 parking space for every 1,000 square feet of institutional use; or 1
  parking space for each 10 seats of public assembly, including auditoriums,
  convention halls, churches or similar uses, whichever yields the maximum
  number of parking spaces.
- 6. Housing: 1 parking space for every new residential unit.
- All off-street parking for residences shall be provided on the same lot as the dwelling.
- Handicap Parking: Not less than 10% of parking spaces provided on a site shall be reserved for vehicles displaying handicap parking plates, placards, or other permits issued by the Department of Motor Vehicles.

- All public and/or commercial off-street parking areas shall be buffered from the sidewalk by an approved architectural separation (e.g., a masonry wall or fence), and/or a landscaped planting bed.
- 10. Open parking areas, entrances, and exits shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular and pedestrian movement. Lighting shall be arranged to limit spill light and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
- 11. Parking areas, including all access ways and driveways, shall be smoothly paved with materials that do not produce dust or debris, are durable and all weather, uniform in application and appearance; and do not permit growth of vegetation. The choice of surfacing material is left to the property owner's discretion and Planning Board's approval, provided the above standards are met. Choices can include but are not limited to: bituminous asphalt, concrete, crushed stone, etc.
- 12. Parking areas shall be graded to ensure proper drainage.

### G. TRAFFIC CIRCULATION

- Parking and service access shall be separated from, i.e. not into, main traffic streets. These access areas shall be designed to avoid the backing in and out of vehicles onto street right of ways.
- Sidewalk widths shall measure between 10 and 15 feet, and be durably paved and smoothly surfaced to provide for the free movement of pedestrians.
- 3. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with local zoning and the Americans with Disabilities Act.

#### H. DESIGN REVIEW

All developers undertaking new developments and major renovations in the Redevelopment Area shall submit necessary site plans, building plans, sections, building elevations and perspectives to comprehensively convey architectural and landscape proposals. Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, with the addition of the Camden Redevelopment Agency for review preliminary to submission of relevant plans and related development documents to the City of Camden Planning Board. Such plans will be reviewed by the Camden Redevelopment Agency and approved by the City of Camden Planning Board, and shall receive all other necessary approvals and permits before construction shall commence.



# PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

#### A. CONFORMANCE

The *Gateway Redevelopment Plan* is substantially consistent with the *City of Camden Master Plan* and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; improving existing housing stock, and promoting new housing construction on appropriate sites; preserving and improving the maintenance of existing institutions and commerce, and stimulating new institutional and commercial development; maximizing the provision of community services to city residents; and improving indoor and outdoor recreation areas and facilities.

### B. STATUTORY REQUIREMENTS

As described below, the Gateway **Redevelopment Plan** fully complies with state statutes.

1. Relationship To Definite Local Objectives: This Redevelopment Plan is comprehensive and sufficiently complete to indicate redevelopment, improvements, conservation or rehabilitation, zoning and planning changes, building requirements, and the Plan's relationship to local objectives in respect to appropriate land use, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.

- City of Camden Comprehensive Plan: Proposals of this Plan conform to intents of and is consistent with the FutureCAMDEN Master Plan 2002-2022.
- 3. Relationship To Other Plans: The proposed Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area is exactly what this Redevelopment Plan hopes to achieve. As this Redevelopment Plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.
- 4. Relationship To Municipal Land Use Law: This Redevelopment Plan complies with the Municipal Land Use Law, and creates no conflict with its development regulations.
- Proposed Land Uses and Building Requirements: This Redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
- 6. <u>Identification of Property to Be Acquired</u>: This Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.

- 7. Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced families, businesses, and individuals affected by the implementation of this Plan. The City of Camden, or its designated agent, will provide displaced families, businesses and individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.
- 8. Civil Rights and Affirmative Action: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.

## IV. STATUTORY REQUIREMENTS

# COMPLIANCE WITH DEVELOPMENT REGULATIONS

- Development and subdivision within the Redevelopment Area shall be governed
  by the requirements of the City of Camden governing Land Use Procedures,
  Subdivisions and Development, and Zoning, as well as the State of New Jersey
  governing development and redevelopment.
- 2. The redevelopment entity shall promulgate detailed design and improvement standards for development that shall be adopted as an amendment to this Plan by the City Council through ordinance. These regulations may vary from existing ones, based upon the unique nature of the parcels and Redevelopment Plan, while being consistent with the objectives of local, state, and federal regulations.
- 3. The designated Redevelopment Entity or 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, County of Camden and State of New Jersey, except where variances and waivers are properly approved.
- The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

# DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER

- The governing body of the City of Camden has designated the Camden Redevelopment Agency to implement redevelopment plans and projects in the area designated by this Plan as the Redevelopment Area (N.J.S.A. 40: 12A-4).
- When necessary for implementation of this plan, the Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (NJ 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, as per 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, as per negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A. 40:55D-53).

## **GENERAL PROVISIONS OF THE PLAN**

Land use provisions and building requirements for the **Gateway Redevelopment Area** are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given 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, proposals will be evaluated as to how well they achieve the objectives of this Plan.

1. The Camden Redevelopment Agency and the City of Camden 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 design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.

- 2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S.A. 40:D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.
- 3. Interim uses may be established, subject to determination by the Camden Planning Board that such use will not have an adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time period during which the interim use will be permitted. No interim use approval shall be granted for more than two years; extensions may be granted at the Board's discretion for a maximum of 2 additional one-year periods.
- 4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, as if the developer were proposing a subdivision or portion thereof.
- The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79.

- 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 the public health, safety or general welfare.
- No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City authority.
- 8. Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.
- 9. The developer of a specified project within the redevelopment area shall submit, if needed, a storm water management plans as part of the design submission for review by the Camden Planning Board and appropriate City authority. Storm water management in the redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.

- 10. Any designated (re) developer providing new construction of any type of use, or building rehabilitation in excess of \$100,000 per project, will set aside an amount equal to 2% of project construction costs for the provision of public art or streetscape amenity on the block(s) where such project construction shall occur, as specified by negotiated Redevelopment Agreement(s). Proposed artwork or amenities will be reviewed and approved by the Camden Redevelopment Agency and Camden Planning Board.
- 11. 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 project area is restricted by the 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. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
- 12. 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.



### PUBLIC IMPROVEMENTS

Existing water, sewer, and roadway facilities serving the Gateway Redevelopment Area require upgrading in order to meet present and future needs. The City of Camden Division of Capital Projects shall continue its long-range improvement planning program to upgrade the sanitary sewer and water systems in the Redevelopment Area, for service to existing and new residential customers, and to enhance the attractiveness of the area. Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company.

# TYPES OF PROPOSED REDEVELOPMENT ACTIONS

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan proceed with clearance, re-planning, development and redevelopment of the area designated in that plan. To carry out and effect the purposes and terms of this *Gateway Redevelopment Plan*, the municipality or Camden Redevelopment Agency may:

- Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
- Acquire privately held parcels and property that are vacant, or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support proposed development.
- 3. Form a public-private partnership for development of this Redevelopment Area.
- 4. Provide public improvements necessary to support redevelopment.
- Select (a) redeveloper(s) to implement all or part of projects for redevelopment, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.

- 6. Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
- Acquire by condemnation any land or buildings necessary for the redevelopment project, pursuant to provisions of the "Eminent Domain Act of 1971".
- 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.
- 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, to carry out redevelopment projects.
- Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
- 11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, 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.

- 12. Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that 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 for capital grants to redevelopers.
- 13. 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 furnishing of property or services in connection with this redevelopment plan.
- 14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
- 15. Arrange or contract with a public agency for relocation of residents, industry or commerce displaced from or within a Redevelopment Area, pursuant to the "Relocation Assistance Law of 1967" and "Relocation Assistance Act," PL 1971.
- 16. Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as

well as compulsory repair, rehabilitation, demolition or removal of buildings and improvements.

- Publish and disseminate information concerning any redevelopment area, plan, or project.
- Improve vehicular circulation in the redevelopment area through roadway (re) design, improved signal timing, signage, and paving.
- Improve the infrastructure and streetscape on adjacent streets, as development or renovations take place.
- 20. Demolish acquired housing that cannot be cost effectively renovated, or are located so as to impede new development.
- 21. Rehabilitate vacant housing that can be done cost effectively for residential use.
- 22. Develop residential prototypes for new block construction and infill housing.
- 23. Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
- 24. Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

#### TIME LIMITS

## A. REASONABLE TIME FOR DEVELOPMENT

The redeveloper of a project within the **Gateway Redevelopment Area** shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in Redevelopment Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)

## B. EXPIRATION OF REDEVELOPMENT PLAN

The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption of this **Gateway Redevelopment Plan**, by the governing body of the City of Camden.

## PROCEDURES FOR AMENDING THIS PLAN

This **Gateway Redevelopment Plan** may be amended 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.), provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with this Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such Plan or its proposed amendment(s). Whether an amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A: 12A-7).

## SUPERSEDENCE, REPEAL, AND SEVERABILITY

- All ordinances or parts of ordinances inconsistent with this Gateway Redevelopment Plan are repealed to the extent of such inconsistency only.
- 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 set forth in the zoning law, provisions of this plan – unless otherwise specified – shall prevail.
- 3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by 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.



# GATEWAY

# A STUDY TO DETERMINE THE NEED FOR REDEVELOPMENT



**DIVISION OF PLANNING** 

#### GATEWAY



A Study To Determine The Need For Redevelopment

Honorable Gwendolyn A. Faison, Mayor

Prepared for: City of Camden Planning Board Rodney Sadler, Chairman Camden Department of Development and Planning

Arijit De, Director

Camden Division of Planning

Edward C. Williams, AICP, Director

## Prepared By: Bureau of Redevelopment Planning

Charles E. Lyons, Jr., Chief of Planning Josh Warner, Planning & GIS Specialist Ryan Conklin, Planning & GIS Intern Central Gateway LLC - Land Use research assistance

## DECEMBER, 2005

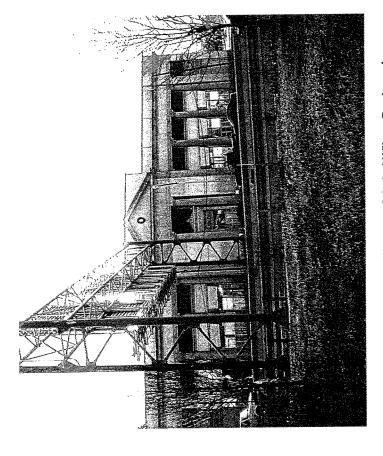
TABLE OF CONTENTS	APPENDIX A: CITY COUNCIL RESOLUTION	26
INTRODUCTION	APPENDIX B: PROPERTY PROFILE	29
STUDY AUTHORIZATION 4		
SCOPE OF STUDY 5		
REPORT SECTIONS 5		
STUDY AREA CHARACTERISTICS	MAPS	
STUDY AREA LOCATION 6	Study Area Location	9
TAX BLOCK AND LOTS	Tax Blocks and Lots	10
ZONING 11	Zonina	11
LAND USE 15		'n
PROPERTY VACANCY		0
ENVIRONMENTAL SITES	Vacancy	16
PROPERTY CONDITIONS	Environmental Sites	18
BUILDING HEIGHTS 21	Building Conditions	20
PROPERTY OWNERSHIP	Building Heights	21
STATUTORY CRITERIA	Property Ownership	22
	Determination of Redevelopment Need	26
DETERMINATION		
FINDINGS 25		
CONCLUSION 26		

### INTRODUCTION

### STUDY AUTHORIZATION

On June 26, 2003, the Municipal Council of the City of Camden passed Resolution MC-03: 360, authorizing the City of Camden Planning Board to conduct an investigation to determine whether or not the Gateway Study Area is in need of redevelopment, and subsequent redevelopment plan. This report will provide data necessary for the Planning Board to render a determination as to whether the area does or does not require redevelopment pursuant to conditions of the study area and criteria identified in the New Jersey Local Redevelopment and Housing Law (40A: 12A-1, et seq.).

The Camden Division of Planning has prepared this Study To Determine The Need For Redevelopment for the Gateway area. Geographic Information Specialist staff of the Camden Redevelopment Agency assisted the Division of Planning in preparing this study, by conducting a field investigation of land uses and property conditions within the Gateway Study Area, and preparing associated databases and maps. Property ownership information, tax maps, and zoning information were obtained from City of Camden.



Former Sears store, now offices, on Admiral Wilson Boulevard

#### SCOPE OF STUDY

This Determination of Need Study is designed to explore the need as well as opportunities to revitalize Gateway through redevelopment projects, and involves several steps:

- Conduct an inventory of the Gateway Study Area's property and physical characteristics
- Show to what extent such characteristics and conditions meet criteria to determine the need for redevelopment, as outlined in State statute
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the study area

### REPORT SECTIONS

This report contains three sections. The first describes the Gateway study area and examines its existing zoning, land uses, vacancy, environmental sites, building heights, property conditions, and ownership. The second section describes criteria used in making a determination of need for redevelopment. The third provides findings, by applying the criteria to the observed and analyzed characteristics and conditions; and offers recommendations to the Camden Planning Board, relative to determining the redevelopment needs of the area.

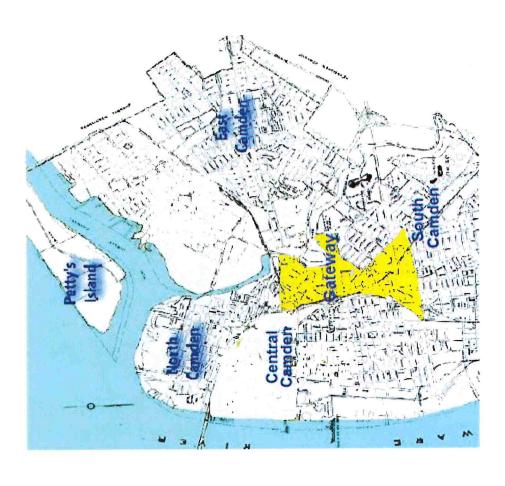
The New Jersey Redevelopment statute does not require that all property in the study area be in need of redevelopment; but rather that a majority or generality of properties meet the criteria for determination. As a result, the area may include individual parcels that do not reflect any of the eligibility criteria listed in the statute.

## STUDY AREA CHARACTERISTICS

#### **AREA LOCATION**

The Gateway Study Area, U.S. census tract #6002, is located in central Camden along the Cooper River separating central and south Camden from the east section of the city. This area is bounded by the Federal Street on the north; Atlantic Avenue on the south; Interstate 676 on the west; and the Cooper River, Walnut Street, and Haddon Avenue on the east.

The Gateway Study Area study area, which measures approximately 135 acres or 0.2 square miles in size, is characterized by concentrations of housing, industries and institutions, including Campbell Soup corporate headquarters, Haddon Avenue, Kaighn Avenue and Mt. Ephraim Avenue commercial corridors, Camden Housing Authority Headquarters, City of Camden Department of Public Works, Old Camden cemetery and several churches.



TAX BL	TAX BLOCK AND LOTS	367	1,6
The Gate	The Gateway Study Area's 83 tax blocks contain 1,554 properties (tax lots). A	373	124
reoccurrin	reoccurring problem with all recent Camden redevelopment studies is that the most	375	_
current of	current official tax maps (1995) often do not reflect lot consolidations and/or	377	29
subdivision		378	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31, 32,
attempts t	attempts to reconcile such differences as best we can, relying upon the Assessor's		33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49
list as the	list as the basis for identifying the study area's tax blocks and lots. Nonetheless. Tax	384	1, 66
Block and	Block and Lot numbers for those properties studied in this report include:	385	1, 13
		387	18, 19, 20, 21, 22, 23, 24, 25, 26, 30, 31, 32, 33, 34, 35, 36, 37, 42
BLOCK	<u>101</u>	393	1, 2, 3, 4, 5, 6, 7, 8, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,
358	64		26, 130
360	51	394	_
362	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13' 14, 15, 16, 17, 18, 19, 20, 21, 22,	395	25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 43
	23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34	396	83.01, 85
363	35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52,	398	58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 113, 117, 118,
	53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70,		119, 120, 125, 134
	71, 72, 73, 74, 75, 76, 77, 78	388	46, 47, 48, 54, 58, 59, 60, 61, 62, 65, 73, 108, 109, 113
364	2, 3	400	79, 85, 92, 93, 102
365	4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,	405	1,2,9
	26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44,	406	41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 53, 55, 62, 63, 64, 66, 67, 69, 70,
	45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63,		71, 72, 73, 75, 93
	64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 77, 78, 79, 80, 81, 89, 97, 99, 101,	407	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 83, 92, 94, 95
	102, 103, 105, 106, 107, 108, 109, 110, 111, 120, 121, 122, 123, 124,	408	76, 77, 78, 79, 82
	127		
366	2, 5, 8, 73, 75		

409	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,	1305	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
	34, 35, 36, 37, 38, 39, 40, 93, 96		23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41,
410	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,		42, 43, 44, 45, 46, 47, 48, 49, 112, 113
	24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42,	1306	54, 60, 61, 62, 64, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80,
	43, 44, 45, 46, 47, 48, 90		81, 82, 83, 84
411	49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67,	1307	2, 10, 11, 12, 13, 14, 15, 54
	68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 79, 83	1308	5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 53
412	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,	1309	1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28,
	23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41,		29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49,
	42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60,		50, 51, 52, 53, 54, 55, 56, 57, 58, 115, 116
	61, 62, 63, 64, 65	1310	4, 22, 23, 24, 25, 26, 27, 28, 29, 31, 34, 37, 38, 39, 40, 41, 42, 43, 44,
413	6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 41, 42, 43, 44,		45, 46, 48
	45, 46, 47, 48, 49	1311	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 26,
414	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 24,		27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 69
	25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43,	1312	35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55,
	44, 45, 46, 47, 48, 49, 50, 51		58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68
1261	1, 2, 4, 8, 10	1313	85, 86, 87, 88, 89, 91, 92, 93, 96, 97, 99, 100, 101, 104, 106, 107, 108,
1263	1, 2, 3		109, 110, 114
1302	1, 50	1314	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
1303	91, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107,		24, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45,
	108, 109, 110, 111, 112, 113, 114		46, 47, 49, 51, 52, 53
1304	59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77,	1315	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
	78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90		23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 95, 97, 98, 99, 100, 101

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	27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 62		23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 40, 41, 42, 43, 44,
1317	45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63,		45, 46, 47, 48, 49, 50, 51, 52, 54
	64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82,	1334	1, 2, 3, 4, 5, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,
	83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 101, 102		26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 42, 95, 96
1318	39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58,	1442	
	59, 60, 61, 63	1449	1, 2, 3, 5
1320	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 18, 24, 25, 26, 27, 28, 29, 30,	1450	8, 12, 18
	31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49,	1451	7
	50, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70,	1452	5, 24
	71, 72, 73	1453	9
1321	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,	1455	4
	25, 26, 27, 29, 31, 32, 33, 34	1456	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 22
1322	38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56,	1457	17
	57, 58, 59, 60, 61, 63, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77,	1458	3, 8, 9, 11, 12, 13
	78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92	1459	9, 14, 15, 16, 17
1323	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,	1460	15
	23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 40, 42, 69, 70, 75	1461	11
1324	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,	1462	16
	23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41,	1463	_
	42	1464	4,5
1329	55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72	1465	ડ
		1466	9
		1467	1, 7, 8

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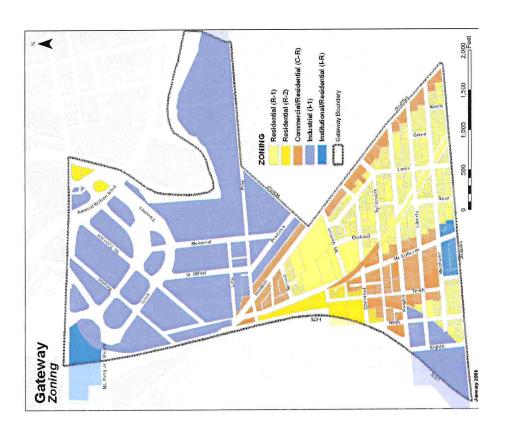
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#### ZONING

The zoning of an area indicates the permitted use of property. Additionally, zoning controls building height, lot coverage, parking requirements, etc. In some instances, zoning can even control site design and building appearance. At present, Camden's Zoning Code is being revised from its last update in 1979. There are five zoning districts that exist in the Gateway Study Area: I-2 Heavy Industrial in the upper half of the study area, R-1 (Low Density) and R-2 (Medium Density) Single-Family and Garden Apartment Housing, in the lower half of the study area, C-R Commercial-Residential along the Haddon, Mt. Ephraim and Kaighn Avenue(s) commercial corridors, and two pockets of Institution-Residential, adjacent to Cooper Medical Center in the north and Virtua Medical Center in the south. Approximately half of the properties in the Commercial-Residential zone are businesses, while the other half includes homes and churches.



### I-1 LIGHT INDUSTRIAL DISTRICT

This district is intended for light manufacturing and/or wholesale and storage activities, and/or heavy commercial uses.

# PERMITTED USES: This district is intended for

- Wholesale storage, warehouse facilities
- Light industrial and manufacturing uses
- Lumber and building supply sales

#### PROHIBITED USES:

- Residential uses, except as living quarters for caretaker or watchman
- Storage of illumination gas or poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- Stockyards and slaughterhouses other than for poultry
- Foundries, forge shops and boiler works.
- Junkyards; and automobile graveyards; and the storage of secondhand building materials for resale, except in established lumber or building material yards.
- Storage of crude oil, its volatile products, or other flammable liquids in aboveground tanks, except as an incidental use to any permitted industrial uses.
- Adult entertainment uses
- Any radioactive and fissionable materials.
- Explosive uses of any kind.
- Generation of power, unless with use of smokeless fuels and effective smoke and fly-ash elimination equipment.

# C-R COMMERCIAL-RESIDENTIAL DISTRICT

The purpose of the C-R Commercial-Residential District is to create a balance and harmony between neighborhood scale retail businesses and area houses and apartments. Within this district, lots or buildings shall be used or erected for any of the uses permitted in the C-2 district.

PERMITTED USES The following principal uses shall be permitted in this district:

- All uses permitted in Commercial C-1 and C-2 districts
- Automobile service establishments, as accessory uses to operating gas stations.
- Any use in a moderate-density residential zone (R-2 district)
- Theatres
- Parking lots, commercial
- Restaurants without limit on seating capacity
- General retail and service establishments of all types

<u>PROHIBITED USES</u>: Any uses not listed above shall be prohibited in this district, and specifically the following:

- Wholesale, storage, and warehouse facilities.
- Lumber and building supply sales and storage.
- Junkyards.
- Amusement centers of any type.
- Adult entertainment uses

## I-R INSTITUTION-RESIDENCE DISTRICT

The Institutional-Residence Mixed Use District allows for residences and institutional uses to coexist even in adjacent parcels.

# PERMITTED USES: Uses allowed in this district are

Uses allowed in this district are

- Any use permitted in an R-2 District
- Hospitals, sanitariums, and universities
- Planned unit developments
- · Offices, businesses, governmental uses
- Collective off-street parking facilities

## PROHIBITED USES: Use prohibitions include:

- Junkyards
- Wholesale storage, warehouse facilities
- Adult entertainment uses

#### ACCESSORY USES:

Accessory uses are permitted according to the specified area, bulk, and yard requirements.

### R-1 RESIDENTIAL DISTRICT

The purpose of the R-1 Residential District shall be for single-family dwellings and garden apartments at a maximum density of approximately twenty-nine (29) units per

# PERMITTED USES The following principal uses shall be permitted in this district:

- Single-family dwellings of any type, and customary accessory buildings
- Municipal buildings or uses
- Noncommercial parks, playgrounds or recreation areas
- Churches or houses of worship
- Public, private or parochial educational institutions
- Planned unit residential development
- Planned unit development
- Home occupations and home professional offices

# PROHIBITED USES. Any uses not listed above shall be prohibited, specifically the

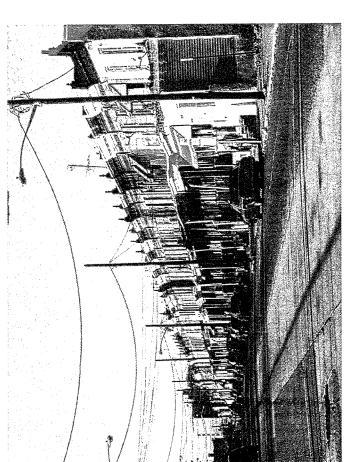
#### following:

- Signs in any form.
- Billboards.
- Lodging house, boarding houses, rooming houses, or any combination thereof.
- Any and all other non-residential uses

ACCESSORY USES: The following uses as accessory to residential uses are limited

to the following:

- Parking structures
- Swimming pools
- Other customary accessory uses



Typical Rowhouses

### R-2 RESIDENTIAL DISTRICT

The purpose of the R-2 Residential District shall be for single-family and multi-family dwellings at a maximum density of approximately one hundred nine (109) units per acre.

PERMITTED USES The following principal uses shall be permitted in this district:

- Single-family dwellings of any type, detached and/or attached
- Multiple-family dwellings of any type
- Municipal buildings or uses
- · Noncommercial parks, playgrounds or recreation areas
- Churches or houses of worship
- Public, private or parochial educational institutions
- Planned unit residential development
  - Planned unit development
- Home occupations and home professional offices

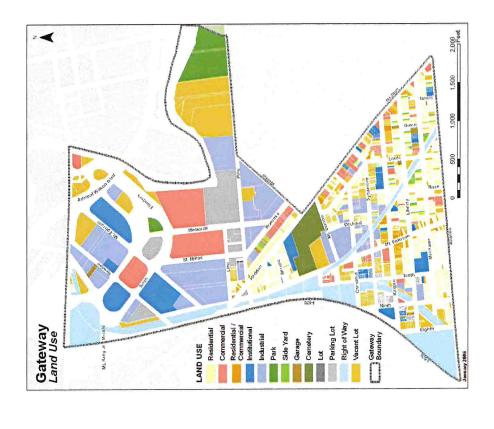
PROHIBITED USES. Any uses not listed above shall be prohibited, specifically the

following:

- Signs in any form.
  - Billboards.
- Lodging house, boarding houses, rooming houses, or any combination thereof.
- Any and all other non-residential uses.

#### LAND USE

There are 1152 buildings in Gateway, which accounts for 74% of all 1,554 parcels in the study area. A little more than half (57%) of all properties and three-quarters (77%) of all structures in the Gateway Study Area are residential (885). There are 80 mixed retail commercial-residential (storefront with apartment above) buildings, located primarily along the Haddon, Kaighn and Mt. Ephraim Avenue(s) commercial corridors. In addition, there are 69 purely commercial buildings, as well as 74 industries, 34 institutions, and 10 garages. 402 various parcels of open space account for the balance of 26% of all properties in Gateway. Among this number of parcels are 307 vacant lots, 34 lots used for parking, 17 lots used for highway Right-Of-Way, 42 side yards, and 2 cemeteries.

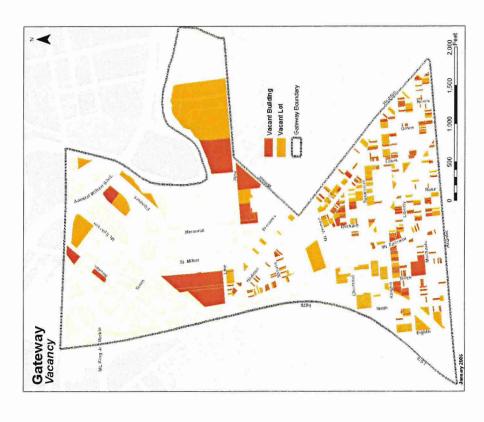


### PROPERTY VACANCY

A little more than one-third (35%) of all property in the Gateway Study Area are vacant, with 242 vacant buildings (21% of all buildings) and 307 vacant lots (77% of all 402 open space parcels). Although there is no specific pattern, most vacants can be found on east-west bound streets, and are generally found south of Pine Street. The table below provides the number of land uses by type and the number of vacancies in each type.

Table 1: Land Use and Vacancy

Land Use	Total	Occupied Vacant	Vacant
Residential	885	712	173
Commercial	69	53	16
Res./Commercial	80	48	32
Institutional	34	33	-
Industrial	74	24	20
Garage	10	10	0
Sub-Total	1152	910	242
Cemetery	2	2	0
Side Yard	42	42	0
Parking Lot	34	34	0
ROW	17	17	0
Vacant Lot	307	0	307
Total Parcels:	1554	1005	549



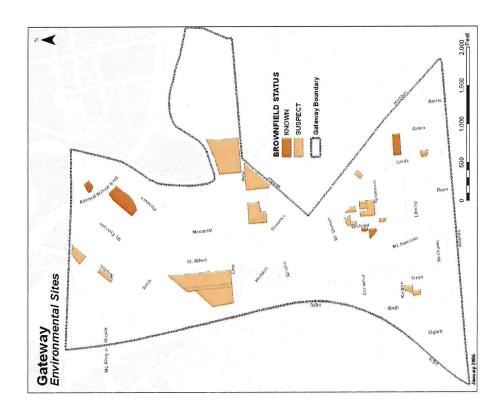
### **ENVIRONMENTAL SITES**

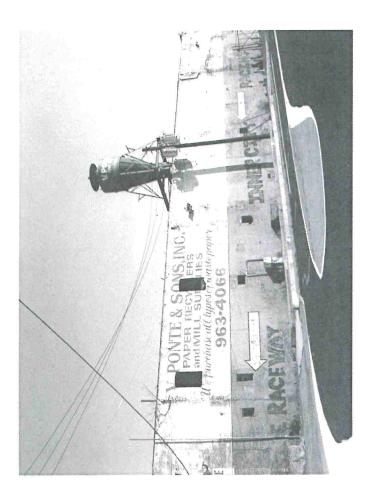
According to New Jersey state law (NJSA 58:10B-23d) a brownfield is "any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant." In these cases, such sites will require environmental remediation before redevelopment can occur. A report by the NJ Department of Environmental Protection titled *Known Contaminated Sites in NJ* annually reports on contaminated sites throughout the state, including Camden. While there are apparently 14 known contaminated sites identified in Gateway from recent reports by NJDEP, there are also 23 additional parcels that could have contaminants on them. These <u>suspect</u> properties will become the focus of environmental assessments and investigations, to determine whether or not they should be to be considered as contaminated sites. The accompanying list and map show where sites known and suspected to be contaminated are likely located.

Table 2: Brownfields

STATUS	SUSPECT							
LOT	2	8	73	75	2	13	59	67
BLOCK	366	366	366	366	407	407	1304	1304

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STATUS	SUSPECT	KNOWN	KNOWN	KNOWN	KNOWN	SUSPECT	SUSPECT	SUSPECT	SUSPECT	SUSPECT	SUSPECT	KNOWN	SUSPECT															
ГОТ	92	6	16	17	18	9	36	37	1	2	93	18	24	25	26	27	28	29	30	31	21	22	23	2	3	9	8	13
BLOCK	1304	1308	1308	1308	1308	1309	1309	1309	1311	1311	1313	1320	1320	1320	1320	1320	1320	1320	1320	1320	1321	1321	1321	1449	1449	1449	1458	1458
-																												





STATUS

BLOCK LOT

1464

KNOWN KNOWN KNOWN SUSPECT

2

1465

1474

### PROPERTY CONDITIONS

A survey of building conditions enhances our understanding of property investment levels, and should be reviewed using the following definitions:

- Good: Well maintained structures, or those in need of minor cosmetic improvements
- Fair: Structures in need of moderate non-structural rehab improvements
- **Poor**: Structures in need of major rehabilitation, or in need of demolition

The assessment of property conditions, conducted by The Reinvestment Fund during the spring of 2005 acknowledged the following limitations:

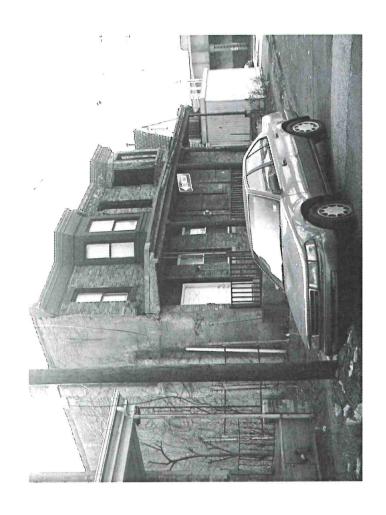
- I. <u>Superficial</u>: Observations were of building <u>exteriors</u> only; it was not possible to observe the condition of buildings' interiors and rears.
- 2. <u>Subjective</u>: Even among design professionals (architects, planners and engineers), there is expected to be some variation of opinion regarding the assessments of property conditions. This subjectivity applies all the more when such observations are focused upon property reinvestment potentials.
- Mutable: Whether they improve or decline, property conditions change over time. The purpose of this assessment is to capture appearances at this point in time, a 'snapshot' of conditions, as it were.

Of the 1,554 properties in the Gateway Study Area, 1,152 or approximately 74% have structures upon them. Of these, only 14 or 0.01% are considered to be in **Good** condition; of buildings in this type of condition, half or 7 are residential. Properties observed to be in **Fair** condition (901) account for 78% of all building uses; of this type of property condition, 78% of these are residential. Those properties judged to be in substandard or deteriorated condition (242) and thus have been classified as **Poor**, account for 21% of all buildings in Gateway; of these, most (73.5%) are residential.

The following table shows property conditions by major land use type.

Table 3: Building Conditions

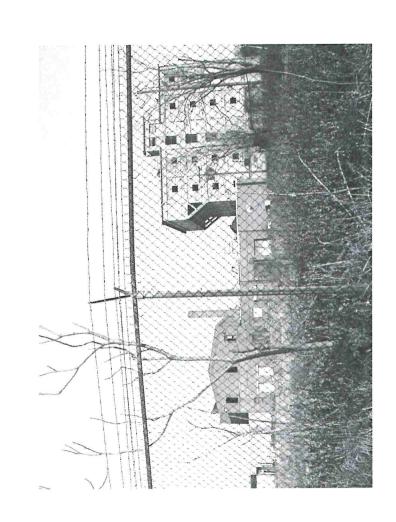
	•			
Land Use	Good	Fair	Poor Total	Total
Residential	7	700	178	885
Commercial	က	44	22	69
Res./Commercial	0	63	20	80
Institutional	2	29	3	34
Industrial	2	53	19	74
Garage	0	10	0	10
Total	14	901	242	1152





### **BUILDING HEIGHTS**

With the exception of the several 1-storey warehouses, office and commercial buildings, and two 6-storey office buildings, the majority of buildings of all types in Gateway are predominately 2 and 3-stories in building height.





### PROPERTY OWNERSHIP

A majority of all the Gateway study area's properties (1,299 parcels or 83%) are privately owned. Local, state, and federal government, including the City of Camden, owns 169 properties or 11%. Institutional and non-profit organization ownership, including churches, housing and social service agencies, account for 86 properties or 5.5% of the total of 1,554 parcels.

Closer examination of property ownership information reveals that approximately 1,097parcels in the Study Area (70.5% of all properties), including City agencies, have Camden-based owners. For property owners residing outside of Camden, 323 parcels (20.7% of the total) are owned by those who live nearby in other parts of New Jersey, and the balance of 134 parcels (8.6% of the total properties) are owned by people residing outside of New Jersey, as nearby as Philadelphia Pennsylvania and as far away as Florida, California and Texas.



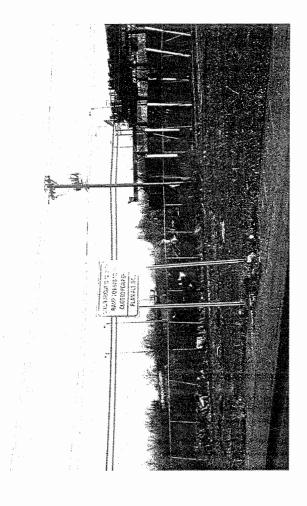
### STATUTORY CRITERIA

The purpose of the New Jersey Local Redevelopment and Housing Law (LRHL) is to promote the physical development and improvement of "... conditions of deterioration in housing, commercial, and industrial installations, public services and facilities and other physical components and supports of community life, ...which ...without this public effort are not likely to be corrected or ameliorated by private effort." LRHL empowers local governments in their efforts to reverse these conditions and promote the advancement of community interests through programs of redevelopment, rehabilitation, and incentives to expand and improve commercial, industrial, residential, and civic facilities. In order to declare an area in need of redevelopment, the governing body of the municipality must conclude, after investigation and public hearing, that within the delineated area at least one of the following conditions set out in this statute must exist (NJSA: 40A: 12A):

- (A) The generality of buildings are 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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

- (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 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 developed 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 property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- (F) Areas, in excess of 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.

- the municipal governing body and planning board have also taken the actions shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P L.1992, c.79 (C.40A: 1 2A-5 and 40A: 12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the utilize any other redevelopment powers within the urban enterprise zone unless and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A: 12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of 27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone rehabilitation and the municipal governing body has adopted a redevelopment (G) Area in any municipality in which an enterprise zone has been designated pursuant to the 'New Jersey Urban Enterprise Zones Act,' RL.1983, c.303 (C.52: provisions of PL.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not plan ordinance including the area of the enterprise zone.
- (H) The designation of the delineated area is consistent with smart growth planning principles adopted, pursuant to law or regulation.



### **DETERMINATION**

#### **FINDINGS**

In addition to being part of the NJ - Camden Urban Enterprise Zone (criterion G), two other criteria identified area land uses and property conditions in the Gateway Study Area, which makes it in need of redevelopment. The following criteria from the Local Redevelopment and Housing Law, applicable to Gateway's circumstances were

(B) THE DISCONTINUANCE AND ABANDONMENT OF COMMERCIAL, MANUFACTURING, OR INDUSTRIAL BUILDINGS; OR BEING ALLOWED TO FALL INTO A STATE OF DISREPAIR AS TO BE UNTENANTABLE.

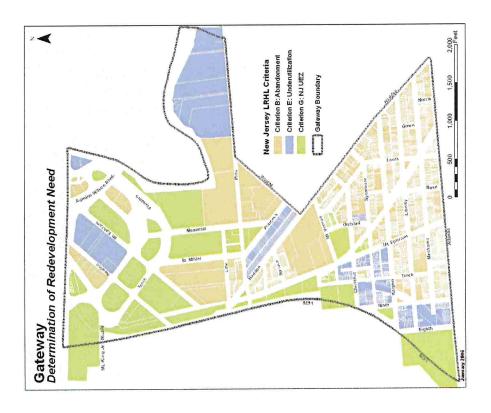
(E) A LACK OF PROPER UTILIZATION OF AREAS, RESULTING IN A STAGNANT OR NOT FULLY PRODUCTIVE LAND USE.

(G) AREA IN ANY MUNICIPALITY IN WHICH AN ENTERPRISE ZONE HAS BEEN DESIGNATED PURSUANT TO THE NEW JERSEY URBAN ENTERPRISE ZONES ACT.

The findings of this investigation clearly indicate that the Gateway Study Area qualifies as an area in need of redevelopment. Criteria B, E, and G of NJSA 40A: 12A have been met

Specific stability and development problems identified in the Study Area and establishing grounds for this determination, include:

- Under-utilization of several properties
- Presence of several vacant properties and brownfields sites
- · Inclusion in a NJ Urban Enterprise Zone



#### CONCLUSION

This study recommends that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that the Gateway Study Area is in need of redevelopment according to law; and subsequent to the approval of a redevelopment plan to address these needs, be declared a Redevelopment Project Area.

Once declared a redevelopment area, a redevelopment plan can be prepared and implemented to ensure proper utilization, revitalization, and development of property within Gateway. It is expected that existing institutions, businesses, and housing within the Study Area will experience renewal and improvement as a result of Gateway's designation, followed by implementation of the Gateway Redevelopment Plan.

It is further anticipated that redevelopment activity will re-establish and enhance a reinvigorated and fully functional neighborhood. Many properties in the Gateway study area have a stabilizing influence and can significantly contribute to the area's redevelopment. This leveraging potential is in concert with New Jersey's redevelopment statute, which states that '... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental... but the inclusion of which is found necessary... for effective redevelopment of the area of which they are a part.'

### **APPENDICES**

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APPENDIX A: CITY COUNCIL RESOLUTION

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MARRAS S. et Civ Couns of the Civ of Sander consider to be in the best interest of the Civ to have is Planning Board consist such ar investgation and study for the purpose of developing a redevelopment plan for the Calemay Michigation (u.o.), and

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APPENDIX B: PROPERTY PROFILE

# APPENDIX B: PROPERTY PROFILE LIST

Investigation of property characteristics was included in the study of the Broadway Area. This research identified tax block and lot numbers, street and address, zoning, present use, property condition, owner and mailing address for owners' tax bills (as recorded by the City Tax Assessor). This data is listed in the following format:

BLOCK

Tax Block number

Tax Lot number  Specific location, expressed as a number, along with Street or Avenue name

NEC North East Corner; NWC North West Corner

SEC South East Corner, SWC South West Corner **ADDRESS** 

Zoning District ZONING COMmercial, INDustrial, INSTitutional, LOT (vacant land), ParKinG lot, RESidential, R/C = Res/Com, ROW = Right-Of-Way, SideYARD USE

Occupied or Vacant 0/0

Owner's name, surname first OWNER Where tax bills are mailed. Camden addresses are given simply as street address or Post Office Box number. Locations outside of Camden are given only as town and state. MAILING

# GATEWAY PROPERTY PROFILE

MAILING	TRENTON NJ	TRENTON NJ	601 NO 3RD ST	952 PINE	SICKLERVILLE NJ	HATBORO PA	NEWTONVILLE NJ	508 NEWTON AVE	532 STATE ST	964 PINE ST	800 HUDSON SQ	TURNERSVILLE NJ	804 MT EPHRAIM AVE	806 MT EPHRAIM AVE	808 MT EPHRAM AVE	810 MT EPHRAIM AVE	POMPANO BEACH FLA	810 HADDON AVE	UNION CITY NJ	COLLINGSWOOD NJ	VOORHEES NJ	809 HADDON AVE	811 HADDON AVE	813 HADDON AVE	LAKEWOOD NJ	PENNSAUKEN NJ	819 HADDON AVE	PO BOX 2563
COND	×	X STATE OF NEW JERSEY DOT	RES VB POOR AYOUB SALTI	FAIR TIMMONS DEWITT ET UX	FAIR FRAZIER TIMMY & PEOPLES BEVERLY	FAIR SECY OF HUD	VB POOR HAYES MCCOY & SHIRLEY	POOR BATTLE J	FAIR STATE ST HOUSING CORP	FAIR TAPIA RAMIRO	X SECY OF HUD	FAIR FIGUEROA ESPERANZA & LAGARES REYNAL	FAIR GIBBS PETER JR	X UPTOWN CO INC	FAIR  MENDEZ-VERA IRAIDA MARGARITA	X CONEY SANDRA	X DAVIS LAMONT	FAIR BENSON KEITH E - PRES OF AIC, LLC	FAIR APONTE PRIMITIVO ET UX	PV  POOR SPRATT STEVEN	FAIR BANKS JOHN T SR	FAIR	FAIR YAX FELIPE & LYDIA	VO POOR WILLIAMS FRANK B JR	FAIR SPITZ CURTIS	POOR ARRINGTON DET UX	FAIR WILLIAMS OZZIE & LILLIE R	FAIR 821 HADDON AVENUE TRUST
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LOT STREET	64 ES S 9TH TO PINE	51 SE 9TH & PINE STS	1 950 PINE ST	2 952 PINE ST	3 954 PINE ST	4 956 PINE ST	5 958 PINE ST	6 960 PINE ST	7 962 PINE ST	8 964 PINE ST	10 800 MT EPHRAIM AVE	11 802 MT EPHRAIM AVE	12 804 MT EPHRAIM AVE	13 806 MT EPHRAIM AVE	14 808 MT EPHRAIM AVE	15 810 MT EPHRAIM AVE	16 812 MT EPHRAIM AVE	17 801 HADDON AVE	18 803 HADDON AVE	19 805 HADDON AVE	20 807 HADDON AVE	21 809 HADDON AVE	22 811 HADDON AVE	23 813 HADDON AVE	24 815 HADDON AVE	25 817 HADDON AVE	26 819 HADDON AVE	27 821 HADDON AVE
BLOCK	358	360	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362	362

BLOCK	LOT STREET	ZONE	USE OVICOND	SO N	ND OWNER	MAILING	
362	28 823 HADDON AVE	C-R	RES O	FAIR	R SCHNEIDER KATHERINE D	WESTMONT NJ	
362	29 825 HADDON AVE	C-R	RES O		R FRISBY JESSIE L	PHILADELPHIA PA	
362	30 1001 RAMONA GONZALEZ ST	O-R	RES O	FAIR	R FAIRMOUNT PROPERTIES NJ LLC	PHILADELPHIA PA	
362		C-R	RES O	FAIR	R DWYER MICHAEL	WEST LONG BRANCH NJ	
362		C-R	RES O	FAIR	R SANDY ETHA CINDY	MAPLE SHADE NJ	
362	33 1007 RAMONA GONZALEZ ST	C-R	RES O	FAIR	R JACKSON LATASHA D	1007 RAMONA GONZALES ST	ST
362	Z ST	Q-R	RES O	FAIR	IR FRAZIER TIMMY	MERCHANTVILLE NJ	
363		۲-R	RES O	FAIR	IR FIGUEROA ESPERANZA	TURNERSVILLE NJ	
363		O-R	RES O		IR BOYDJPETUX	1008 RAMONA GONZALEZ	ST
363		O-R	RES O	FAIR	IR BOYD DOREEN TR	1010 RAMONA GONZALEZ ST	ST
363		유	RES O	FAIR	IR LYNCH DOLCITE C	1012 RAMONA GONZALEZ	ST
363		C-R	RES O		IR   COLEMAN LESHIA	DEPTFORD TOWNSHIP NJ	
363	40 1016 RAMONA GONZALEZ ST	C-R	RES O	FAIR	IR HARPER ANTOINETTE & HARPER ALLEN CR	LEN CR 1016 RAMONA GONZALEZ	ST
363		O-R	RES (	O FAIR	IR JUAREZ LYNNIE	PENNSAUKEN NJ	
363	42 1020 RAMONA GONZALEZ ST	유		O FAIR	IR WILSON R.L	1020 RAMONA GONZALEZ	ST
363	43 1022 RAMONA GONZALEZ ST	유	RES (	O FAIR	IR PRIMAS J M ET UX	1022 RAMONA GONZALEZ ST	ST
363	44 1024 RAMONA GONZALEZ ST	C-R	RES (	O FAIR	IR ARCHIE HOWARD J	1024 RAMONA GONZALEZ ST	ST
363	45 1026 RAMONA GONZALEZ ST	O-R	RES (	O FAIR	IR BAYARD ADA	1026 RAMONA GONZALEZ ST	ST
363		Q-R	RES (	O FA	FAIR ARCHIE PATRICIA L	1028 RAMONA GONZALEZ	ST
363	47 850 MT EPHRAIM AVE	۰ 8	RES VO		POOR BEATTY JP ET UX	850 MT EPHRAIM AVE	
363	48 852 MT EPHRAIM AVE	C-R	RES  \	VO PC	POOR CINICK AVIVA	CHERRY HILL NJ	
363	49 854 MT EPHRAIM AVE	요 유-R	RES \	od pc	POOR CARVER W ET UX	854 MT EPHRAIM AVE	
363	50 856 MT EPHRAIM AVE	유	RES (	O FA	FAIR ROSA JOSE	810 MORGAN BLVD	
363	51 858 MT EPHRAIM AVE	C-R	RES (	O FA	FAIR BAKER WILLIAM E	1917 PARK BLVD	
363	52 860 MT EPHRAIM AVE	C-R	RES (	O FA	FAIR FISHER GUY & LEWIS KIM	860 MT EPHRAIM AVE	
363	53 862 MT EPHRAIM AVE	C-R	RES	X N	CITY OF CAMDEN	CITY HALL	
363	54 864 MT EPHRAIM AVE	유-0	RES \	VB PC	POOR WILSON GEORGE B	864 MT EPHRIAM AVE	
363	55 866 MT EPHRAIM AVE	O-R	RES	VB PC	POOR ALLEN MARGARET F	866 MT EPHRAIM AVE	
363	56 868 MT EPHRAIM AVE	C-R	RES	VB PC	POOR COWARD H	PHILADELPHIA PA	
363	57 870 MT EPHRAIM AVE	0-R	RES (	O FA	FAIR BEN-YOSEF CHAIM	BROOKLYN NY	
363	58 872 MT EPHRAIM AVE	С-R	RES (	O FA	FAIR BAKER WILLIAM	1917 PARK BLVD	***************************************
Old Denotes to the control	THE PROPERTY OF THE PROPERTY O	W. Warrenson	The second secon				

BLOCK L	LOT	STREET	ZONE	USE O	USE ON COND	OWNER	MAILING
363	29	59 874 MT EPHRAIM AVE	유	INST O	FAIR	CLARENCE HILL POST INC	874 MT EPHRAIM AVE
363	09	60   1005 SPRUCE ST	S R	RES O	FAIR	BROWN DARLENE	1005 SPRUCE ST
363	61	61 1007 SPRUCE ST	유	RES O	FAIR	QUINONES JESUS M & JUANA M	1007 SPRUCE ST
363	62	62 1009 SPRUCE ST	유-R	RES O	FAIR	HENRY M	1009 SPRUCE ST
363	63	63 1011 SPRUCE ST	유	RES VB		POOR ARLINE L T ET UX	1011 SPRUCE ST
363	64	64 1013 SPRUCE ST	O-R	RES O	FAIR	CARTER L ET UX	1013 SPRUCE ST
363	65	65 1015 SPRUCE ST	유	RES VC	,	POOR MATRIX METALS INC	NEW YORK NY
363	99	66 1017 SPRUCE ST	유 -	RES O	FAIR	BERKMAN MICHAEL	PHILADELPHIA PA
363	29	67 1019 SPRUCE ST	유-R -	RES O	FAIR	EQUITY PARTNERS NEW JERSEY FUND I	130 NO DUDLY ST
363	68	68 1021 SPRUCE ST	유 무	RES O	FAIR	BUNDY ELEANOR S	MONTVILLE NJ
363	69	1023 SPRUCE ST		RES O		DIXON GLORIA F	CHERRY HILL NJ
363	70	70 1025 SPRUCE ST	0-R =	RES O	FAIR	MARTE GISELLE	1025 SPRUCE ST T
363	71	71 1027 SPRUCE ST	유-N	RES O	FAIR	CUSTIS W ET UX	BRIDGEVILLE DE
363	72	72 851 HADDON AVE	유 모	INST O	FAIR	HUBBARD BEATRICE C	РНІГАДЕГРНІА РА
363	73	73 853 HADDON AVE	۲- R	RES O		POOR RIZVI SAIYID	MT LAUREL NJ
363	74	74 855 HADDON AVE		RES VB		POOR MICARI ROBERT J & RACHEL A	MILLSTONE NJ
363	75	75 857 HADDON AVE	C-R	RES O	FAIR	ALEXANDER LOUISE	857 HADDON AVE
363	9/	859 HADDON AVE		RES O			PENNSAUKEN NJ
363	77	77 861 HADDON AVE	C-R	RES O	FAIR	STATE ST HOUSING CORP	532 STATE ST
363	78	78 863 HADDON AVE	C-R	RES O	FAIR	WHITTIER SUMNER G	863 HADDON AVE
364	7	2 821 MEMORIAL AVE	1-1	O QNI	FAIR	CAMPBELL SOUP CO	CAMPBELL PLACE
364	3	3 801 MEMORIAL AVE	7	ND ON	FAIR	CAMPBELL SOUP CO	CAMPBELL PLACE
365	ပ	6 919 PRINCESS AVE	<u>-</u>	COM O		POOR BOARD OF EDUCATION	201 NO FRONT ST
365	7	7 800-802 HADDON AVE	C-R	R/C O	FAIR	BASIRU ALHAJI M	1466 BRADLEY AVE
365	ထ	8 804 HADDON AVE			FAIR	HUDSON KEVIN G	PHILADELPHIA PA
365	ග	9 806 HADDON AVE	C-R	RES O	FAIR	LACEY WALTER A	LAWNSIDE NJ
365	10	10 808 HADDON AVE	Q-R	RES O	FAIR	MONTANEL ANGEL L JR	808 HADDON AVE
365	11	11 810 HADDON AVE	о-R	RES O		POOR DAVIS E H ET UX	LAFAYETTE PA
365	12	12 812 HADDON AVE	C-R	RES O		POOR THOMAS MARION D	1161 PRINCESS AVE
365	13	13 814 HADDON AVE	C-R	RES O	FAIR	JOHNSON JOHN C ET AL	814 HADDON AVE
365	14	14 816 HADDON AVE	C-R	RES O	man	POOR HARRISON BARBARA	816 HADDON AVE

																											_				***************************************
MAILING	15 NO 35TH ST	15 NO 35TH ST	15 NO 35TH ST	15 NO 35TH ST	15 NO 35TH ST	15 NO 35TH ST	830 HADDON AVE	ATCO NJ	834 HADDON AVE	SOMERDALE NJ	CHERRY HILL NJ	PHILADELPHIA PA	LAFAYETTE PA	LAWNSIDE NJ	SOMERDALE NJ	1232 CHASE ST	PO BOX 1226	2418 ARNOLD ST	854 HADDON AVE	303 2ND ST WALK	858 HADDON AVE	SICKLERVILLE NJ	BURLINGTON NJ	PO BOX 27	866 HADDON AVE	758 NO 27TH ST	870 HADDON AVE	CHERRY HILL NJ	1169 ATLANTIC AVE	MARLTON NJ	1862 PARK BLVD
OWNER	FARHAT MOHAMMAD D	FARHAT MOHAMMAD D	<b>FARHAT MOHAMMAD D</b>	<b>FARHAT MOHAMMAD D</b>	FARHAT MOHAMMAD D	FARHAT MOHAMMAD D	LINDSEY G ET UX	HOLMES DARLENE E	PEREZ DOMINGO	SUBHAN ALI Y	AMERICAN INTERNATIONAL CONTRACTORS	MAM & ASSOCIATES	SKINNER THELMA W	AL-UQDAH LORETTA	SUBHAN ALI	SMITH MARIE	ABED ABED S	POOR POTTINGER MICHELLE A	POOR AMERICAN INTERNATIONAL CONTRACTORS	GAZAWAY THOMAS	ADAMS ANGELA	POOR MILLER SUKARI	POOR CAMDEN SME INC	SMITH S A ET UX TTL	ROBINSON RICHARD JR	POOR DELGADO JUAN	POOR KHAN MOHAMED & EDWARDS WALTER J	POOR  MASSARWEH SAMI	POOR BLACKSON BERNICE	TRUSTY ANTHONY W	POOR DAVIS ANGELO WILL SR
ZONE USE OW COND	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	POOR	POOF	FAIR	FAIR	POOF	POOF	FAIR	FAIR	POOF	POOF	POOF	POOF	FAIR	POOF
S E	0	0	0	0	0	-	0	0	0	0	0	0	0 8	0	0	0	9 0	9 S	0	0 8	0 8	0 8		0	<u>၀</u>	0 8	0	o s	o s	s O	0 S
Sn	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES	RES
ZONE	상	C-R	S-R	유	유 유	유	C-R	S-R	C-R	유	S-R	S-R	Q-R	C-R	유	유	유	о- <sub>-</sub> R	유	S-R	유	S-R	О-R	O-R	유	C-R	유-	C-R	유	C-R	유
REET	15818 HADDON AVE	16 820 HADDON AVE	17 822 HADDON AVE	18 824 HADDON AVE	19 826 HADDON AVE	20 828 HADDON AVE		22 832 HADDON AVE		24 836 HADDON AVE	25 838 HADDON AVE	26 840 HADDON AVE	27 842 HADDON AVE	28 844 HADDON AVE	29 846 HADDON AVE			32 852 HADDON AVE	33 854 HADDON AVE	34 856 HADDON AVE	35 858 HADDON AVE	36 860 HADDON AVE	37 862 HADDON AVE	38 864 HADDON AVE	39 866 HADDON AVE	40 868 HADDON AVE	41 870 HADDON AVE	42 872 HADDON AVE	43 874 HADDON AVE	44 876 HADDON AVE	45 878 HADDON AVE
			365	<u></u>	365	365	365	365	10	365	2	365	2	2	365	365	365	365	365	365	365	365	365	365	365	2	365	365	2	365	365

MAILING	3718 WESTFIELD AVE	882 HADDON AV	HAMPTON VA	CHERRY HILL NJ	CHERRY HILL NJ	890 HADDON AVE	892 HADDON AVE	894 HADDON AVE	COLLINGSWOOD NJ	ERIAL NJ	WILLINGBORO NJ	910 HADDON AV	912 HADDON AVE	914 HADDON AVE	916 HADDON AVE	2904 ROYDEN ST	PO BOX 1226	PO BOX 1226	1227 NO 21ST ST	LAWNSIDE NJ	928 HADDON AVE	15 NO 35TH ST	CITY HALL	15 NO 35TH ST	CITY HALL	CITY HALL	TOMS RIVER NJ	CITY HALL	CHERRY HILL NJ	CHERRY HILL NJ	
OWNER	CORDERO CHRISTOPHER ET UX	HUGHES G JR ET UX	HUGHES CARMEN V	HENTZ ANNETTE ET AL	HENTZ ANNETTE	GREENAGE GERTRUDE	PEREZ DOMINGO & ISABEL	GREENAGE GERTRUDE ET VIR	DEAN ISAAC	KOONCE SANDRA FAYE	ODOM ORGANIZATION (THE)	YOUNG W	BACKUS CURTIS & DOROTHY	JACKSON DORIS	POOR CARSTARPHEN HERBERT V JR	POOR THOMAS MALIK	ABED ABED S	ABED ABED S	RIVERA JACQUELINE	POOR GLOVER ROGER	RAMOS FILOMENA	FARHAT MOHAMMAD D	CITY OF CAMDEN	FARHAT MOHAMMAD D	CITY OF CAMDEN	CITY OF CAMDEN	POOR ALFORD BENCHMARK & CO	CITY OF CAMDEN	AUDOO DANIEL	AUDOO DANIEL	
USE OV COND	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	×	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	POOR	POOR	FAIR	FAIR	FAIR	POOR	FAIR	FAIR	×		×	×	POOF	×	POOR	×	*****
USE O	RES O	RES 0	RES O	RES O	RES O	RES O	LOT VL	RES O	RES O	RES O	RES O	-	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	LOT WL	LOT  VL	LOT WL	LOT VL	RES O	SYD O	COMO	COMO	
ZONE	C-R	유	C-R	C-R	C-R	S-R	유	C-R		C-R	C-R		C-R	C-R	C-R		C-R	S-R	S-R	유	유-0	유		유 무	O-R	자- 지-R	C-R	1-1	-	7	
LOT STREET	46 880 HADDON AVE	47 882 HADDON AVE	48 884 HADDON AVE	49 886 HADDON AVE	50 888 HADDON AVE	51 890 HADDON AVE	52 892 HADDON AVE	53 894 HADDON AVE	54 896 HADDON AVE	55 898 HADDON AVE	56 908 HADDON AVE		58 912 HADDON AVE	59 914 HADDON AVE	60 916 HADDON AVE	61 918 HADDON AVE	62 920 HADDON AVE	63 922 HADDON AVE	64 924 HADDON AVE	65 926 HADDON AVE	66 928 HADDON AVE			69 934 HADDON AVE	70 936 HADDON AVE	71 938 HADDON AVE	72 940 HADDON AVE	74 WS PRINCESS 506 N WALNUT	77 911 PRINCESS AVE	78 WS PRINCESS 140 N WALNUT	
BLOCK	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	*****

BLOCK	LOT	STREET	ZONE	use o	ZONE USE OV COND	OWNER	MAILING
365	80	80 WS PRINCESS 169 N WALNUT		COMIO	×	CITY OF CAMDEN	CITY HALL
365	81	81 WS PRINCESS 184 N WALNUT	-1	COMIO	:	KHAN ZAFAR	BELLMAWR NJ
365	89	89 WS PRINCESS 317 N WALNUT	-1	COMO	FAIR	BROTHERHOOD OF FIREFIGHTERS	WS PRINCESS 317 N WALNUT
365	97	97 861 PRINCESS AVE		O MOO	FAIR	DEPUTY CRONN INC	HAMMONTON N
365	66	99 859 PRINCESS AVE	7-	COM O	FAIR	DEPUTY CRONN INC	HAMMONTON NJ
365	101	101 WS PRINCESS 521 N WALNUT		LOT VL	×	CITY OF CAMDEN	CITY HALL
365	102	102 WS PRINCESS 542 N WALNUT	7	LOT  VL	×	CITY OF CAMDEN	CITY HALL
365	103	N WALNUT		SYD O	FAIR	CITY OF CAMDEN	СІТУ НАLL
365	105	105 843 PRINCESS AVE		COMO		GHETTO RIDERS	843 PRINCESS AVE
365	106	106 WS PRINCESS 616 N WALNUT	1-1	SYD O	×	BLACK DENNIS ET ALS	843 PRINCESS AVE
365	107	107 WS PRINCESS 637 N WALNUT		SYD O	×	CITY OF CAMDEN	CITY HALL
365	108	WS PRINCESS 653 N WALNUT	1-1	SYD O	×	JOBES E E ET UX	CAPE MAY NJ
365	109	109 WS PRINCESS 669 N WALNUT	1-1	SYD O	×	SMITH MARIE	1232 CHASE ST
365	110	110 WS PRINCESS 684 N WALNUT	<u></u>	LOT WL	×	BOYD HOWARD & MARTHA M	CINNAMINSON NJ
365	111	111 WS PRINCESS 700 N WALNUT	1-1	LOT  VL	<u>×</u>	SKINNER THELMA W	LAFAYETTE HILL CA
365	120	120 WS PRINCESS 884 N WALNUT		O QNI	FAIR	ALR CORP	813 PRINCESS AVE
365	121	121 WS PRINCESS 899 N WALNUT	1-1	O QNI	FAIR	ALR CORP	813 PRINCESS AVE
365	122	122 SS PINE 1 W PRINCESS AVE	1-1	O QN		ALR CORP	813 PRINCESS AVE
365	Ì	123 SS PINE 24 W PRINCESS AVE	<u>-</u>	LOT WL	×	CITY OF CAMDEN	CITY HALL
365		124 SS PINE 46 W PRINCESS AVE	1-1	LOT VL	×	BEASLEY L ET UX	MAGNOLIA NJ
365		127 SS PINE 69 W PRINCESS AVE	1-1	LOT  VL	× 	CITY OF CAMDEN	CITY HALL
366	2	2   1321 WALNUT ST	1-1	)V  QNI	VC POOR	POOR  2101 INC	MARLTON NJ
366	5	5 SS PINE 269 E MEMORIAL	1-1	LOT VL	×	PON TEBBROS INC	NEW YORK NY
366	8	8 RR SS PINE 50 E MEMORIAL	1-1	) A QNI	VO POOR	POOR PON TEBROS INC	NEW YORK NY
366	73	73 SS PINE 50 E MEMORIAL	1-1	) ONI	O POOR	VO POOR PON TEBROS INC	NEW YORK NY
366	75	75 824 MEMORIAL AVE	1-1	ND V	VO POOR	POOR PON TEBROS INC	NEW YORK NY
367	1	1 NE PRINCESS & WALNUT ST	1-1	O QNI	FAIR	WAREHOUSING ASSOCIATES	HAVERFORD PA
367	9	6 NS WALNUT 113 E PRIINCESS	1-1	O QNI	FAIR	WAREHOUSING ASSOCIATES	HAVERFORD PA
373	124	124 SE 9TH & RAMONA GONZALEZ	R-2	ROWO		STATE OF NEW JERSEY DOT	TRENTON NJ
375		SE 9TH & SPRUCE	R-2	ROWO		STATE OF NEW JERSEY DOT	TRENTON NJ

			<u>リ</u> ロのこ	ZONE USE OVICOND	VD OWNER	MAILING
7.3	29 SE 9TH & СНЕRRY	R-2	ROWO		STATE OF NEW JERSEY DOT	TRENTON NJ
378	1 918 MT EPHRAIM AVE	R-1	RES O	FAIR	RICHIE MICHAEL J	FRANKLINVILLE NJ
378	2 916 MT EPHRAIM AVE	R-1	RES O	FAIR	R WINSTON MINERVA	916 MT EPHRAIM AVE
378	3 914 MT EPHRAIM AVE	R-1	RES O	FAIR	R BAKER WILLIAM E	1917 PARK BLVD
378	4 912 MT EPHRAIM AVE	R-1	RES O	FAIR	२ BAKER W E	1917 PARK BLVD
	5 910 MT EPHRAIM AVE	R-1	RES O	FAIR	RAKER WILLIAM	1917 PARK BLVD
378	6 908 MT EPHRAIM AVE	R-1	RES O	FAIR	R MOODY THOMAS & CAROLYN	2428 WAINRIGHT ST
378	7 906 MT EPHRAIM AVE	R-1	RES V	VB PO	POOR JOHNSON, MARGARET	906 MT EPHRAIM AVE
378	8 904 MT EPHRAIM AVE	R-1	LOT WL	×	CITY OF CAMDEN	CITY HALL
378	9 002 MT EPHRAIM AVE	R-1	RES O	FAIR	R CLARK ARTHUR G & LITTLES MILDRED	902 MT EPHRAIM AVE
378 1	10 900 MT EPHRAIM AVE	유-1	RES O		GOOD BAKER W E ET UX	1917 PARK BLVD
	11 898 MT EPHRAIM AVE	R-1	RES O		GOOD BAKER, W	1917 PARK BLVD
378 1	17 WS CARBON 80 SO SPRUCE ST	R-1	LOT WL		CITY OF CAMDEN	CITY HALL
378 1	18   1002 SPRUCE ST	R-1	RES V	VB PO	POOR WEBB W ET UX	1002 SPRUCE ST
	19 1004 SPRUCE ST	R-1	RES O	FAIR	R GREEN DOROTHY	1004 SPRUCE ST
378 2	20 1006 SPRUCE ST	R-1	RES O	FAIR	R COLEMAN J D ET UX	1006 SPRUCE ST
378 2	21 1008 SPRUCE ST	R-1	RES O	FAIR	R HAUGHTON GLORIA E	PENNSAUKEN NJ
378 2	22 1010 SPRUCE ST	R-1	RES  V	ИВ РО	POOR SAMUELS A ET UX	1010 SPRUCE ST
378 2	:8 1012 SPRUCE ST	R-1	LOT	× \ \	WILLIAMS, R ET UX	РНІГАDELРНІА РА
378 2	29 1014 SPRUCE ST	R-1	RES VB	B FAIR	R DWYER JOHN SR	BORDENTOWN NJ
378 3	30 1016 SPRUCE ST	R-1	RES O		POOR CUNNINGHAM ETHEL S	FAIRMOUNT NC
378 3	31 1018 SPRUCE ST	R-1	RES O		২  DEPALMA MARIA	1018 SPRUCE ST
	32 1020 SPRUCE ST	R-1	RES O	FAIR		1020 SPRUCE ST
378 3	33 1022 SPRUCE ST	R-1	RES O			1022 SPRUCE ST
378 3	34 1024 SPRUCE ST	R-1	RES O	FAIR	R ZINNER RONALD & GERUNDO ROBERT	MEDFORD NJ
	35 1026 SPRUCE ST	R-1	RES O		R WILLIAMS DORIS	1026 SPRUCE ST
378 3	36 1028 SPRUCE ST	R-1	RES VB	-	POOR MACK ELMORE ET UX	WILLINGBORO NJ
378 3	37 1030 SPRUCE ST	R-1	RES O	FAIR	R SAHABA MANAGEMENT LLC	130 NO DUDLEY ST
378 3	38 1032 SPRUCE ST	R-1	RES O	FAIR	ス SAHABA MANAGEMENT LLC	130 NO DUDLEY ST
378 3	39 913 HADDON AVE	R-1	RES O	FAIR	R GIDDENS CHARLES ET UX	1540 KAIGHN AVE
378 4	40 911 HADDON AVE	R-1	RES O	FAIR	R TURNER DOROTHY	911 HADDON AVE

BLOCK	LOT   STREET	ZONE	USE	ZONE USE OV COND	D OWNER	MAILING
378	41 909 HADDON AVE	R-1	RES (C	O FAIR	JOHNSON JOSEPH	909 HADDON AVE
378	42 907 HADDON AVE	R-1	RES VB		POOR ROGERS JACQUELINE E	907 HADDON AVE
378	43 905 HADDON AVE	R-1	RES (	O FAIR	.  WILLIAMS CHARLES	905 HADDON AVE
378	44 903 HADDON AVE	R-1	RES VB		POOR PEREZ HENRY	903 HADDON AVE
378	45 901 HADDON AVE	R-1	RES	O POC	RES  VO  POOR JENKINS MYRTLE	901 HADDON AVE
378	46 ES MT EPHRM 100 N MT VRNN	R-1	CEMO	×	HADDONFIELD SOCIETY OF FRIENDS	ES MT EPHRAIM 99N MT VERN
378	47 915 HADDON AVE		O TSNI	) FAIR	SALVATION ARMY INC., THE	NEWARK NJ
378	48 NW HADDON AV & MT VERNON		CEM O	×	CAMDEN CEMETERY	NW HADDON & MT VERNON
378	49   1115 MT VERNON ST	R-1	O ONI	) FAIR	EMDUR METAL PRODUCTS INC	PO BOX 1087
384	1 SE 9TH & WALNUT ST	R-2	ROWO		STATE OF NEW JERSEY	TRENTON NJ
384	66 NE CHESTNUT & 9TH	R-2	ROWO		STATE OF NEW JERSEY	TRENTON NJ
385	1 1000 WALNUT ST	R-2	COM O	) FAIR	UNIVERSITY OF MEDICINE & DENTISTRY	WESTMONT NJ
385	13 1008 S 10TH ST	R-2	רסב וכ	<u>×</u>	OUTDOOR SYSTEMS INC	FAIRFIELD NJ
387	18 1012 SO 10TH ST	R-2	LOT	× \ \	CITY OF CAMDEN	CITY HALL
387	19 1014 SO 10TH ST	R-2	LOT	VL X	KENTON E 3RD	DEVON PA
387	20 1016 SO 10TH ST	R-2		۸۲×	CITY OF CAMDEN	OITY HALL
387	21 1018 S 10 TH ST	R-2		VL X	CITY OF CAMDEN	CITY HALL
387	22 1020 S 10TH ST	R-2	LOT	NL X	CITY OF CAMDEN	CITY HALL
387	23 ES 10TH 100 N CHESTNUT ST	R-2		NF X	CITY OF CAMDEN	CITY HALL
387	24 1024 S 10TH ST	R-2		VL X	CITY OF CAMDEN	CITY HALL
387	25 1026 S 10TH ST	R-2	LOT	۸L ×	CITY OF CAMDEN	CITY HALL
387	26 1027 MT EPHRAIM	C-R	LOT	VL X	SCHMIDT MARY A	HADDON TWP NJ
387	30 NW RAYMOND WALKER & CHSTN	C-R	LOT	VL X	CITY OF CAMDEN	CITY HALL
387	31 1001 CHESTNUT ST	R-2	RES (	O FAIR	DRAINE J ET UX	1001 CHESTNUT ST
387	32 1001 1/4 CHESTNUT ST		RES (	O FAIR	UPSHAW FRANK	SICKLERVILLE NJ
387	33 1001 1/2 CHESTNUT ST	R-2	RES (	O FAIR	RAYLOR KEVIN L	PO BOX 89
387		R-2		O FAIR	R WRIGHT JUDITH ANITA	1001 3/4 CHESTNUT ST
387	35 1003 CHESTNUT ST	R-2	RES (	O FAIR	RIGHT JUDITH ANITA	1001 3/4 CHESTNUT ST
387	4	C-R	O MOO	) FAIR	RATIAS FRANKLIN & JUAN H	1035 MR EPHRAIM AVE
393	1 918-920 CHESTNUT ST	R-2	LOT	X NF	KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE

BLOCK	LOT	STREET	ZONE	USE ON COND	S/V/C	QNO:	OWNER	MAILING
393	29	916 1/2 CHESTNUT ST	R-2		X N	ㅈ	KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	3 8	3 916 CHESTNUT ST	R-2	LOT	X N		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	48	914 CHESTNUT ST	R-2	_O_	X Z		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	59	912 CHESTNUT ST	R-2	LOT	X X	포	KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	39	6 910 CHESTNUT ST	R-2	LOT	X \ \		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	3 2	908 CHESTNUT ST	R-2	_OT	X TA		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	88	8 906 CHESTNUT ST	R-2	LOT	X /F	7	JARVIS LEWIS JR ET AL	TAMPA FLA
393	118	11 SE CHESTNUT & 9TH ST	R-2	LOT	×		STATE OF NEW JERSEY DOT	TRENTON NJ
393	14 8	14 923 SYCAMORE ST	C-R	LOT	× Z		WJ & SRR CO	NEWARK NJ
393		15 921 SYCAMORE ST	C-R		X N		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393		16 919 SYCAMORE ST		LOT	X N		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393		17 917 SYCAMORE ST			X VL		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393		18 913 SYCAMORE ST	O-R	LOT	Χ	-	KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393		19 911 SYCAMORE ST	О-R		X X	<u>*</u>	KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393		20 907 SYCAMORE ST	유		X VL		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	21 1	21 1112 SO 9TH ST	R-2	LOT	X X		SELBY A	1112 S 9TH ST
393	22 1	22 1114 SO 9TH ST	R-2		X VL		KAIGN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	23	23 1116 SO 9TH ST		LOT	X V		TUBMAN MARY L	1116 SO 9TH ST
393	24 1	24 1118 SO 9TH ST	R-2	LOT VL	× ۲		CITY OF CAMDEN	СІТУ НАLL
393		25 1120 SO 9TH ST	R-2	LOT	X VL		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
393		26 1122 SO 9TH ST	R-2	LOT	VL X	<u> </u>	KAIGHN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
393	Ì	130 NW SYCAMORE & 10TH STS	C-R	ROWO	<u>х</u>		KAIGHN AVENUE BABTIST CHURCH	831 KAIGHN AVE
394		1 1000 CHESTNUT ST	C-R	INST O		FAIR F	ROCK OF AGES HOLINESS CHURCH INC	1000 CHESTNUT ST
395		25 1014 CHESTNUT ST	C-R	LOT	X N	<u>ا</u> د	MOSES HILLMAN & MARGARET	WILLIAMSTOWN NJ
395		26 SS CHESTNUT 26E RAMD WLKR		LOT	ΧZ	<u>-</u>	MONEY M L ETUX	CHERRY HILL NJ
395		27 1018 CHESTNUT ST	C-R	RES (	0	FAIR F	R CAVALLO & SONS INC	310 KAIGHN AVE
395		28 1020 CHESTNUT ST	O-R	RES (	0	FAIR	ESCOBAR MARIA ESTELA GARZA	1020 CHESTNUT ST
395		29 1022 CHESTNUT ST	ი 유	RES	0		ESCOBAR MARIA ESTELA GARZA	1020 CHESTNUT ST
395		30 1024 CHESTNUT ST	0-R	RES	O F		MYERS DUANE	PENNSAUKEN NJ
395		32 1104 RAYMOND WALKER JR BLVD C-R	C-R	LOT	χ Λ	] }	LONE TROY J	2114 MASTER ST
395	cicione	33 1106 RAYMOND WALKER BL	C-R	LOT	X X	) }	CITY OF CAMDEN	CITY HALL

BLOCK	LOT	STREET	ZONE	USE	USE ON COND	OWNER	MAILING
395	34	34 1108 RAYMOND WALKER BL	О-R	LOT V	X NF	CITY OF CAMDEN	CITY HALL
395	35	35 1025 SYCAMORE ST	Q-R	LOT  VL  X	×	BLACK SYBIL	PENNSAUKEN NJ
395	36	36 1107 MT EPHRAIM AVE	S-R	RES O	FAIR	JOHNSON RENEE	1147 CLOVER ST
395	37	37 1109 MT EPHRAIM AVE	Q-R	syp lo	×	CITY OF CAMDEN	CITY HALL
395	43	43 1119-1125 MT EPHRAIM AVE	C-R	COM O	FAIR	BLACK SYBIL LEE ET VIR	PENNSAUKEN NJ
396	83		S-R	INST O		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
396	85	85 NE KAIGHN & 8TH STS	O-R	ROW O	×	STATE OF NJ	TRENTON NJ
398	58	58 918 SYCAMORE ST	O-R	LOT VL		CONSOLIDATED RAIL CORP	NEWARK NJ
398	59	59 916 SYCAMORE ST	O-R	PKG 0	×	KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398	9	60 914 SYCAMORE ST	S-R	PKG O	×	KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
388	61	912 SYCAMORE ST		PKG O		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398	62	62 908 SYCAMORE ST	Q-R	PKG 0		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398	63	63 910 SYCAMORE ST	유	PKG 0		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398	64	64 911 BAXTER ST	Q-R	PKG O		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398		65 913 BAXTER ST		PKG 0		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398		66 1124 SO 9TH ST	유	PKG 0		KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398		67 1126 SO 9TH ST	٦-R	PKG 0	×	KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398		1128 SO 9TH ST	유	PKG 0		KAIGHN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
398	69	69 1130 SO 9TH ST	상	PKG 0		KAIGHN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
398	70	70 1132 SO 9TH ST	유 유	PKG O	×	KAIGHN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
398	71	71 1134 SO 9TH ST	C-R	PKG O	×	KAIGHN AVE BAPTIST CHURCH	831 KAIGHN AVE
398		72 1136 SO 9TH ST	C-R	РКG Ю	×	KAIGHN AVENUE BAPTIST CHURCH	831 KAIGHN AVE
398	Ì	113 SW 10TH & SYCAMORE STS	C-R	ROW O	×	CITY OF CAMDEN	CITY HALL
398		117 951 KAIGHN AVE	유-R	RES O	) FAIR	IGLESIA PENTECOSTAL CRISTO ES EL CA	820 NO 8TH ST
398		118 949 KAIGHN AVE	C-R		VL X	CITY OF CAMDEN	CITY HALL
398		119 947 KAIGHN AVE	O-R	LOT	VL X	CITY OF CAMDEN	CITY HALL
398		120 943-945 KAIGHN AVE	유-8	LOT V	۸۲ ×	CITY OF CAMDEN	CITY HALL
398		125 SS SYCAMORE 9 W 10TH ST	۲- ۲-	ROW O	×	WJ & SRR CO	NEWARK NJ
398	_	34 939 KAIGHN AVE	C-R	LOT  VL	را ×	CITY OF CAMDEN	CITY HALL
399		46 1124 SO 10TH ST	유	O QN		POOR ROCK OF AGES DAYCARE CENTER INC	1000 CHESTNUT ST
399	8	47 1126 SO 10TH ST	0-R	O QNI	hin	POOR ROCK OF AGES DAYCARE CENTER INC	1000 CHESTNUT ST

BLOCK LOT	LoT	STREET	ZONE	USE O	USE OVICOND	OWNER	MAILING
399		48 1128 SO 10TH ST	0-R	<u>о</u> Ш		POOR ROCK OF AGES DAYCARE CENTER INC	1000 CHESTNUT ST
399		54 1006 SYCAMORE ST	O-R	LOT VL	X	CITY OF CAMDEN	CITY HALL
399		58 1010 SYCAMORE ST	유민	-OT  VL	<u>×</u>	ROCK OF AGES DAYCARE CENTER INC	1000 CHESTNUT ST
399		59 1012 SYCAMORE ST	유민	LOT VL	×	CITY OF CAMDEN	CITY HALL
399		60 1014 SYCAMORE ST	C-R	OT VL	×	ROCK OF AGES DAYCARE CENTER INC	1000 CHESTNUT ST
399		61 1016 SYCAMORE ST	O-R	LOT  VL	×	ROCK OF AGES DAYCARE CENTER INC	1000 CHESTNUT ST
399		62 1018 SYCAMORE ST		_OT  VL		ROCK OF AGES DAYCARE CENTER INC	1000 CHESTNUT ST
399		65 1024 SYCAMORE ST	유민	-OT VL	×	BERNARD MILLER FABRICATORS	1135 EPHRAIM AVE
399		73 1135 MT EPHRAIM AVE	유민	O QNI	FAIR	MILLER BERNARD	1135 MT EPHRAIM AVE
399		108 NS BAXTER 128 E 10TH ST	O-R -	LOT VL	×	ROCK OF AGES DAYCARE CENTER INC	10000 CHESTNUT ST
399		113 NS BAXTER 128 E 10TH ST		LOT WL	ر ×	ROCK OF AGES DAYCARE CENTER INC	10000 CHESTNUT ST
400		79 1003 KAIGHN AVE	C-R	LOT VL	X L	CITY OF CAMDEN	CITY HALL
400		85 1015 KAIGHN AVE	0-R	LOT VL	ر ا	CITY OF CAMDEN	CITY HALL
400		92 1029 KAIGHN AVE		R/C 0	FAIR	HAMILTON JR ROBERT H	1720 COPE ST
400		93 1031 KAIGHN AVE	S-R	R/C O	FAIR	PEOPLES CLARENCE & PATRICIA	1031 KAIGHN AVE
400		102 NW KAIGHN & MT EPHRAIM		COM O	FAIR	VISAPA HOLDINGS LLC	VOORHEES NJ
405	Ì	I 726 KAIGHN AVE	O-R	LOT V	×	UNITED DEVELOPMENT LLC	CHERRY HILL NJ
405		2 SW KAIGHN AVE & 8TH ST		ROWO		STATE OF NEW JERSEY DOT	TRENTON NJ
405		9 SS KAIGHN 397 E OF R	유-	ROWO	×	STATE OF NJ DOT	TRENTON NJ
406		41 836 KAIGHN AVE		PKG 0	×	ROBERTS JOSEPH	836 KAIGHN AVE
406		42 834 KAIGHN AVE	-1	PKG O	×	WAPLES GRETCHEN B	822-824 KAIGHN
406		43 832 KAIGHN AVE		PKG O	×	WAPLES GRETCHEN	822-24 KAIGHN
406		44  830 KAIGHN AVE	-1	PKG O		WAPLES GRETCHEN B	824 KAIGHN AVE
406		45 1211 SO 9TH ST	1-1	COM VB		POOR WAPLES GRETCHEN ET AL	822-24 KAIGHN AVE
406		46 1213 SO 9TH ST	-1	LOT  VL		CITY OF CAMDEN	CITY HALL
406		47   1215 SO 9TH ST	1-1	RES V	VB POOR	POOR BEAN DONALD	SICKLERVILLE NJ
406		48 NW LIBERTY & 9TH STS	1-	LOT V	VL X	HOOD, CLEOPHUS JR ETUX	827 LIBERTY ST
406		49 828 KAIGHN AVE	1-1	INST O	FAIR	WAPLES G	820 KAIGHN AVE
406		50 822-824 KAIGHN AVE	1-1	INST O	FAIR	WAPLES G	824 KAIGHN AVE
406		53 818 KAIGHN AVE	1-1	INST O	) FAIR	LSC SOUTH JERSEY CORP	DETROIT MICH
406		55 812-814 KAIGHN AVE	1-1	INST O	FAIR	LSC SOUTH JERSEY CORP	DETROIT MICH

BLOCK I	LOT	STREET	ZONE USE ON COND	USE	No	cond	OWNER	MAILING
406	62	62 SE KAIGHN AVE & 8TH ST	1-1	LOT  VL  X	۷L ز		STATE OF NEW JERSEY	TRENTON NJ
406	63	63 827 LIBERTY ST		RES	NB F	POOR	POOR WILSON JOSEPH H & TINA C	827 LIBERTY ST
406	64	64 825 LIBERTY ST	1-1	LOT	\ \ \	<u>&gt;</u> ×	WAPLES A A	824 KAIGHN AVE
406	99	66 NS LIBERTY 160 E 8TH ST			0	×	LSC SOUTH JERSEY CORP	DETROIT MICH
406	67	67 815-817 LIBERTY ST	1-1	PKG 0		×	SC SOUTH JERSEY CORP	DETROIT MICH
406	69	69 NS LIBERTY 100 E 8TH		PKG	0	×	LSC SOUTH JERSEY CORP	DETROIT MICH
406	70	70 1210 S 8TH ST	-1	LOT	\Z		STATE OF NEW JERSEY	TRENTON NJ
406	71	71 1214 SO 8TH ST	1-1	LOT	7	_	LSC SOUTH JERSEY CORP	DETROIT MICH
406	72		1-1				CITY OF CAMDEN	CITY HALL
406	73	73 1218 SO 8TH ST	7	LOT	\ \ \	×	DITTIMUS THEDA R ET ALS	ATLANTIC CITY NJ
406	75	75 1222 S 8TH ST	1-1	LOT	<u>\</u>		TWYNE R	CHERRY HILL NJ
406	93	93 1212 SO 8TH ST	7	LOT WL	<u>۲</u>		DANIELS W A JR ETUX	1212 SO 8TH ST
407	_	1 938 KAIGHN AVE	0-R	COM VB FAIR	VB		WARD WINSTON	942 KAIGHN AVE
407	N	2 SS KAIGHN 60 W OF 10TH ST	О-R	2	0	POOR (C	POOR CITY OF CAMDEN	CITY HALL
407	ďΩ	5 1213 SO 10TH ST	Ω-R	COMOO		FAIR [	DENNIS J ZISA & ASSOCIATES INC	PO BOX 1064
407	ဖ	6 1215 SO 10TH ST	C-R	RES	0	FAIR II	INGRAM RICHARD	1215 SO 10TH ST
407	7	7 1217 SO 10TH ST	O-R	RES	VB	POOR (	POOR CITY OF CAMDEN	CITY HALL
407	В	8 1219 SO 10TH ST			0	FAIR	STOVALL AZELDA	HADDONFIELD NJ
407	ဟ	9 1221 SO 10TH ST	C-R	RES	0	FAIR L	DENNIS J ZISA & ASSOCIATES INC	PO BOX 1064
407	10	10 1223 SO 10TH ST	٦-R	RES	0	FAIR	DENNIS J ZISA & ASSOCS INC	PO BOX 1064
407	7	11 929 LIBERTY ST	C-R	RES	0	POOR	POOR WIBLE LISA	929 LIBERTY ST
407	12	12  927 LIBERTY ST	C-R	RES	ΛB	FAIR C	CLAYTON JOANNE	927 LIBERTY ST
407	13	13 NS LIBERTY 135 W 10TH	R-1	ON ANI		POOR  ∖	POOR WARD WINSTON	951 KAIGHN AVE
407	88	83  925 LIBERTY ST	C-R	RES VB		FAIR	KWASNIK WILLIAM	925 LIBERTY ST
407	36	92 900 KAIGHN AVE	1-1	O MOO		POOR	POOR HOLLAND DONALD	B49 SYLVAN ST
407	9	94 SS KAIGHN 128 W 10TH ST	R-1	LOT ML	7	×	CONSOLIDATED RAIL CORP	NEWARK NJ
407	99	95 NS LIBERTY 195W 10TH ST			7	<i>&gt;</i>	WJ & SR	NEWARK NJ
408	76	76 812 LIBERTY ST	1-1	LOT	۸۲	×	CITY OF CAMDEN	CITY HALL
408	7.1	77 810 LIBERTY ST	1-1			×	LSC SOUTH JERSEY CORP	DETROIT MICH
408	3/	78   1302 SO 8TH ST	1-1	LOT			CITY OF CAMDEN	CITY HALL
408	32	79 1300 S 8TH ST	1-1	LOT	۸۲	×	CITY OF CAMDEN	CITY HALL

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408	82	82 NW MECHANIC & 9TH ST	R-1	LOT	X V		JDD INC	BARRINGTON NJ
409	14	14 1301 SO 10TH ST	C-R	PKG (	<u>х</u> 0		DDJ INC	BARRINGTON NJ
409	15	15 1303 SO 10TH ST	유	PKG (	^ 0	<u>-</u>	DDJ INC	BARRINGTON NJ
409	16	6 1307 SO 10TH ST	0-R	RES (	0	FAIR [	DDJ INC	BARRINGTON NJ
409	17	17 1309 SO 10TH ST	0-R	INST	0	FAIR	ST ROSA BAPTIST CHURCH INC	712 SO 3RD ST
409	18	18 1315 SO 10TH ST	유	R/C	N C	FAIR	BROWN REV PAUL C ET UX	SICKLERVILLE NJ
409	19	19 1317 SO 10TH ST	C-R	RES	VB	200R,	POOR ALSTON HARRY T ET UX	BROOKLYN NY
409	20	20 941 MECHANIC ST	유 유	RES	0	FAIR	ST JOSEPHS CARPENTER SOCIETY	20 CHURCH ST
409	21	21 939 MECHANIC ST	0-R	RES			MARRERO JOSE, NANCY & VICTOR	939 MECHANIC ST
409	22	22 937 MECHANIC ST	0-R	RES	0	FAIR	KOZLOWSKI R ET UX	934 MECHANIC ST
601	23	23 935 MECHANIC ST	유 유	RES	0	FAIR	SMITH CHARLOTTE C ET VIR ET ALS	935 MECHANIC ST
409	24	24 933 MECHANIC ST	사	RES	0	FAIR	FRAZIER ARTHUR B & RIVETTE C	933 MECHANIC ST
409	25	25 931 MECHANIC ST	S-R	RES	0	FAIR	BACKLE ROBERT J & KIRSCHBERG GUNNAR	WASHINGTON TOWNSHIP NJ
409	26	26 SE 9TH & LIBERTY STS	R <del>-</del> 1		0	FAIR	DDJ INC	BARRINGTON NJ
409	27	27 929 MECHANIC ST	<u>유</u>	RES	VB F	POOR	POOR YARBOROUGH RAYMOND	ORANGE NJ
409	28	28 927 MECHANIC ST	R-1		0	FAIR	MARTIN RICHARD	1504 BRADLEY AVE
409	29	29 923 MECHANIC ST	R-1	RES	NB	POOR	POOR EASTERLING GEORGE	923 MECHANIC ST
409	30	30 917 MECHANIC ST	R-1	RES	0	FAIR	TORRES ALMA NORA	917 MECHANIC ST
409	31	31 915 MECHANIC ST	R-1	RES	NB F	FAIR	AVERINOS KIMON & SANTA A	BROOKLYN NY
409	32	32 913 MECHANIC ST	R-1	RES	0	FAIR	CARUSO DANIEL	SEWELL NJ
409	34	34 1314 SO 9TH ST	<u>R</u> -1	RES	0	FAIR	DDJ INC	BARRINGTON NJ
409	35	35 1316 SO 9TH ST	R-1	RES	0	FAIR	OSTRUSKI LEONA ET VIR	1316 S 9TH ST
409	36	36 1318 SO 9TH ST	R-1		0	FAIR	ALLEN RICHARD E	1318 SO 9TH ST
409	37	37 1320 SO 9TH ST	R-1	RES	0	FAIR	HORBATIUK JOHN	NORTH BABYLON NY
409	38	38 1322 SO 9TH ST	유	RES	0	FAIR	FERNANDEZ ANA M	453 NO 32ND ST
409	39	39 1324 SO 9TH ST	R-1	RES	VB N	FAIR	TAYLOR WAYNE T SR & ANDERSON YVONNE	WILLINGBORO NJ
409	40	40 1326 SO 9TH ST	R-1	RES O		FAIR	HILL DAWN	1342 LANSDOWN AVE
409	93	93 1305 SO 10TH ST	유	PKG	0	×	DDJ INC	BARRINGTON NJ
409	96	96 919 MECHANIC ST	R-1	RES	0	FAIR	COSME BLASINO	919 MECHANIC ST
410	_	1 1068 KAIGHN AVE	유	R/C	₽	PV FAIR	RELIANT ENTERPRISES	MT LAUREL NJ
410	2	2 1066 KAIGHN AVE	ر ا	R/C	VC FAIR		DHIRA,I INC	VOORHEES N.I

BLOCK	LOT	STREET	ZONE	USE	USE OVICOND	ND OWNER		MAILING
410	က	3 1064 KAIGHN AVE	0-R	R/C	VC FAIR	R DHIRAJ INC		VOORHEES NJ
410		4 1062 KAIGHN AVE	C-R	R/C	VC FAIR	R BAGWELL EUGENE		1062 KAIGHN AVE
410		5 1060 KAIGHN AVE	S-R		VC FAIR	R TUTT MANCY		1060 KAIGHN AVE
410		6 1056-1058 KAIGHN AVE	S-R		× \r	WALKER-POWELL NANCY		1423 WILDWOOD AVE
410		9 1026-1028 KAIGHN AVE	유	Z/C	VC FAIR	R BAGWELL EUGENE		1062 KAIGHN AVE
410	·	10 1024 KAIGHN AVE	유	R/C	VB FAIR	R   CUDJOE PETER & CUDJOE KABENLA	KABENLA	BRONX NY
410	11	11 1022 KAIGHN AVE	C-R	RES (	O FAIR	R PHILLIPS CHARLES & LINDA		1022 KAIGHN AVE
410		12 1020 KAIGHN AVE	Q-R		X V	CITY OF CAMDEN	-	CITY HALL
410	_	3 1018 KAIGHN AVE	0-R	LOT	×	CITY OF CAMDEN		CITY HALL
410		14 1016 KAIGHN AVE	C-R	LOT	<u>×</u> //	CITY OF CAMDEN		CITY HALL
4:10	15	15 1014 KAIGHN AVE	Q-R		VB FAIR	R FOSCHINI PHILIP		1014 KAIGHN AVE
410	Ì	16 1012 KAIGHN AVE	C-R	R/C	O PO	VO POOR WRIGHT WILLIAM A		PHILADELPHIA PA
410	Ì	17 1010 KAIGHN AVE	Q-R		VB PO	POOR YOUNG MELANIE R		2826 YORKSHIP RD
410		18 1008 KAIGHN AVE	C-R	R/C	VB FAIR	R   CAREY HOWARD W & EMILY		312 SO 27TH ST
410		19 1006 KAIGHN AVE	Q-R	R/C	VB PO	POOR CREWS, GILBERT P. ET UX		1006 KAIGHN AVE
410		20 1004 KAIGHN AVE	O-R		X X	FAISON, W S		1004 KAIGHN AVE
410		21 1002 KAIGHN AVE	C-R	LOT	X NF	CITY OF CAMDEN		СІТҮ НАLL
410		22 1000 KAIGHN AVE			X NF	ZISA DENNIS J & ASSOCS INC	CC	PO BOX 1064
410		23 1209 MT EPHRAIM AVE	O-R	R/C (	O FAIR	R HOLLAND WILLIE		1209 MT EPHRAIM AVE
410		24 1211 MT EPHRAIM AVE	Q-R	R/C (	O FAIR	R BENITEZ DOMINGO		1211 MT EPHRAIM AVE
410		25 1213 MT EPHRAIM AVE	C-R	RES (	O FAIR	R APARICIO LEONEL A & PEREZ JENNIFER	EZ JENNIFER	204 NO 36 ST
410		26 1215 MT EPHRAIM AVE	C-R	RES (	O FAIR			WHITE PLAINS NY
410		27 1217 MT EPHRAIM AVE	C-R	R/C (	O FAIR	R KG CHECK CASHING INC		1217 MT EPHRAIM AVE
410		28 1219 MT EPHRAIM AVE	C-R	R/C	O FAIR	R SPENCER KIRKLAND & DAWN	۷N	1163 THURMAN ST
410		29 1045 LIBERTY ST	O-R	RES (	O FAIR	R PAUL JASON		ABINGTON NJ
410		30 1043 LIBERTY ST	C-R	RES (	O FAIR	R FERRY PLAZA SME INC		BURLINGTON NJ
410		31 1041 LIBERTY ST	유	RES (	O FAIR	R GRIFFIN PATRICIA A		CHERRY HILL NJ
410		32 1039 LIBERTY ST	O-R	RES (	O FAIR	R  FISHER GEORGEANNA & CLINTON	LINTON	1039 LIBERTY ST
410		33 1035 LIBERTY ST	C-R	RES (	O FAIR			1035 LIBERTY ST
410		34   1033 LIBERTY ST	유 유	RES (	O FAIR	R CARTWRIGHT ULYSSES		1033 LIBERTY ST
410	TO THE PERSON NAMED IN	35 1031 LIBERTY ST	C-R	RES (	O FAIR	R HAYES JAMES C		1031 LIBERTY ST

BLOCK	LOT	STREET	ZONE	USE OV	<u>کا (د</u>	conp	OWNER	MAILING
410	36	36 1029 LIBERTY ST	o-R	RES O	) FAIR		MALDONADO IRIS	1029 LIBERTY ST
410	37	37 1027 LIBERTY ST	O-R	RES C	O FAIR			1027 LIBERTY ST
410	38	38 1025 LIBERTY ST	S-R	RES (C	O FA	FAIR REMY	REMY MARY LOUISE	1025 LIBERTY ST
410	39	39 1023 LIBERTY ST	유 유	RES  \	VB PC	POOR MASS DENNIS		1023 LIBERTY ST
410	40	40 1021 LIBERTY ST	유	RES  \	VB PC	OR CITY C	POOR CITY OF CAMDEN	CITY HALL
410	41	41 1019 LIBERTY ST	유	RES (	O FA	FAIR GREEN	GREEN ALTHEA	1019 LIBERTY ST
410	42	42 1017 LIBERTY ST	C-R	RES (	O FAIR		POWELL MICHAEL ANTHONY & SEWELL CAN	1017 LIBERTY ST
410	43	43 1214 SO 10TH ST	S-R	RES (	O FA	FAIR DENNI	DENNIS J ZISA & ASSOC INC	PO BOX 1064
410	44	44 1216 SO 10TH ST	O-R	RES \	VB PC	POOR HAYWOOD B		1216 SO 10TH ST
410	45	45 1218 SO 10TH ST	C-R	RES (	O FA	FAIR THOM	RCO HOLDINGS	527 COOPER ST
410	46	46 1220 SO 10TH ST			ла вл	POOR SPRATT STEVE		COLLINGSWOOD NJ
410	47	47 1222 SO 10TH ST		RES F	PV FA	FAIR SPRAT		COLLINGSWOOD NJ
410	48	1224 SO 10TH ST	O-R	RES (	O FA	띴	NORTON DELORES "TR"	1224 S 10TH ST
410	06	90 1212 SO 10TH ST	C-R	LOT	Χ Λ		SUBURBAN EQUITIES LTD	PO BOX 1064
411	49	1060 LIBERTY ST	유	R/C \	VB PC	OR SPEN	POOR SPENCER KIRKLAND L & DAWN R	1163 THURMAN ST
411	20	50 1058 LIBERTY ST	O-R	RES /	VB FA	FAIR URBA	URBAN INVESTORS I / SAHABA MGMT	1058 LIBERTY ST
411	51	1056 LIBERTY ST	Q-R	RES (	O FA	FAIR RICH	RICH MARY E	1056 LIBERTY ST
411	52	52 1054 LIBERTY ST			O FA		HARRIS LUCILLE	1054 LIBERTY ST
411	53	53 1052 LIBERTY ST	유	RES (	O FA	FAIR STEPH	STEPHEN PAMELA	1052 LIBERTY ST
411	54	54 1050 LIBERTY ST	유	RES (	0 ₹	FAIR MALD	MALDONADO RICARDO	1029 LIBERTY ST
411	55	55 1048 LIBERTY ST	유	RES (	O FA	FAIR MALD	MALDONADO RICARDO	1029 LIBERTY ST
411	56	56 1040 LIBERTY ST	C-R	RES (	O FA	FAIR GLASO	GLASCO R A	1040 LIBERTY ST
411	22	57 1038 LIBERTY ST	ი-R	RES (	O FA	FAIR NORT	NORTON LILLIAN	1038 LIBERTY ST
411	58	58 1036 LIBERTY ST	C-R	RES (	O FA	FAIR MEDLI	MEDLEY FREDERICK M ET UX	1036 LIBERTY ST
411	59	59 1034 LIBERTY ST			0 FA	FAIR BEYS	BEYS LOUIS JONES	1034 LIBERTY ST
411	09	60 1032 LIBERTY ST	C-R	RES (	√4 O	FAIR MAZAI	MAZAHREH BASEM	PENNSAUKEN NJ
411	61	61 1030 LIBERTY ST	요 유	RES (	0 F	FAIR WALL	WALLACE WILLIAM R	1030 LIBERTY ST
411	62	62 1028 LIBERTY ST	유	RES (	0 F	FAIR JASKO	JASKOLSKI THERESA A & SOULE MARGARE	1028 LIBERTY ST
411	63	63 1026 LIBERTY ST	0-R	RES (	0 F/	FAIR TOWN	TOWNES MARY, TOWNES ROCHELLE	1356 JACKSON ST
411	64	64 1311 MT EPHRAIM AVE	유	RES (	0 F/	FAIR DAVIS	DAVIS B T ET UX	1311 MT EPHRAIM AVE
411	65	65 1313 MT EPHRAIM AVE	Q-R	RES (	0 F/	FAIR MART	MARTIN LYRONE	WAYREVILLE NJ

BLOCK LOT	OT.	STREET	ZONE	USE OV COND	S N	OWNER OWNER	R	MAILING
411	66/1	66 1315 MT EPHRAIM AVE	C-R	RES O	FAIR	IR GOMEZ WILLIAM A & ANNA	AL	1315 MT EPHRAIM AV
411	67 1	67 1317 MT EPHRAIM AVE	C-R	RES O	FAIR			1317 MT EPRHAIM AVE
411	68 1;	68 1319 MT EPHRAIM AVE	C-R	RES O		FAIR BAGBY SCOTT		1009 LOIS AVE
411	69 13	69 1321 MT EPHRAIM AVE		RES O		FAIR BAGBY SCOTT		1009 LOIS AVE
411	70/1	70 1059 MECHANIC ST	유	RES O		FAIR HORBATIUK JOHN F		NORTH BABYLON NY
411	71/1	71 1057 MECHANIC ST	C-R	RES O		FAIR BUSH LEROY ET UX		1057 MECHANIC ST
411	72 11	72 1051 MECHANIC ST	O-R	RES V	VB PC	POOR AL-IBRAHIM FAROUK		BROOKLYN NY
411	73/1	73 1049 MECHANIC ST	Q-R	RES O		FAIR SANTOS KAYLA V		1049 MECHANIC ST
411	74 1	74 1047 MECHANIC ST	O-R	RES O		FAIR   COLEMAN MARION D		1047 MECHANIC ST
411	75/1	75 1045 MECHANIC ST	O-R	RES O		FAIR FOSTER ALLAN & ALLEN VALETA	VALETA	1022 MECHANIC ST
411	76 1	76 1043 MECHANIC ST	유	RES VB		FAIR JACKSON CASSANDRA		2910 WASHINGTON ST
411	77 1	77 1041 MECHANIC ST	O. R	RES (	O FA	FAIR PACHECO JANET		1041 MECHANIC ST
411	N 62	79 NE MECHANIC & 10TH ST	0-R	INST PV		FAIR ST JOSEPHS CATHOLIC CHURCH	HURCH	NE MECHANIC & 10TH ST
411	83 M	83 WS MT EPHRM 67 S LIBERTY	유	RES (C	O FA			1311 MT EPHRAIM AVE
412	+	1 1050 MECHANIC ST	<u>-</u> -R	R/C VB		POOR TEMPLE OF LOVE CHRISTIAN CENTER	TIAN CENTER	DELRAN NJ
412	21	2 1048 MECHANIC ST	ᆉ	RES VB		POOR MULUH FRANCISCA		WOODLYNE NJ
412	3.1	3 1409-11 MT EPHRAIM AVE	<u>1</u> -R	COMIO		FAIR CAUSEY HENRY L & JACKSON RONALD	SON RONALD	1409-1411 MT EPHRAIM AVE
412	4	4 1415 MT EPHRAIM AVE	유-	RES O		FAIR BURKE SYLVESTER		1492 MT EPHRAIM AVE
412	51	5 1417 MT EPHRAIM AVE		R/C O		FAIR TANGLIM		РНІСАДЕГРНІА РА
412	6	6 1419 MT EPHRAIM AVE	쥬	R/C	o ₹	FAIR CHANEY TAMMY D		COLLINGSWOOD NJ
412	71	7 1421 MT EPHRAIM AVE	모	RES (	O FA	FAIR ROSE JAMES M		MT HOLLY NJ
412	8	8 1423 MT EPHRAIM AVE	-R	RES O		FAIR LIBERTY REAL HOLDINGS LLC	3 LLC	PO BOX 1083
412	91	9 1425 MT EPHRAIM AVE	유-	R/C (	O FA	FAIR RAMOS JOSE		2716 BUREN AVE
412	101	10 1042 MECHANIC ST	H-R	RES (	O FA	FAIR REED TANDIS		1057 KENWOOD AVE
412	1,	1 1040 MECHANIC ST	<u>-</u> -	RES (	O FA	FAIR TROCHE JOSE S SR		2823 WESTFIELD AVE
412	121	2 1038 MECHANIC ST	1 <del>.</del> R	RES (	O FA	FAIR RODRIGUEZ RAMON & ENESIDA	VESIDA	1038 MECHANIC ST
412	131	13 1036 MECHANIC ST	դ-	RES (	0 F4	FAIR FERRY PLAZA SME INC		BURLINGTON NJ
412	14 1	14 1034 MECHANIC ST	유-	RES (	/4 O	FAIR POKRYWKA FRANK		1034 MECHANIC ST
412	15 1	5 1032 MECHANIC ST	I-R	RES (	O F#	FAIR COLON WILFREDO ET UX		1032 MECHANIC ST
412	161	16 1030 MECHANIC ST	H-R	RES (	0 F/	FAIR ARTIS SHELIA		1030 MECHANIC ST
412	17 1	17 1028 MECHANIC ST	I-R	RES (	0 F/	FAIR HIDALGO ARACELY	SISSIIISSISSISSIIISSISSISSISSIIISVAASKAASKAASKAASKAASKAASKAASKAASKAASKAA	1028 MECHANIC ST

BLOCK	LOT	STREET	ZONE	USE OVICOND	3N/G	QNO:	OWNER	MAILING
412	18	18 1026 MECHANIC ST		RES (	O	FAIR	R H G ENTERPRISES	EDGEWATER PARK NJ
412	19	19 1024 MECHANIC ST		RES (	O	FAIR	FIGUEROA MARTA I	1024 MECHANIC ST
412	20	20 1022 MECHANIC ST	규	RES (	0	FAIR	EVANS DOREEN	1022 MECHANIC ST
412	21	21 1020 MECHANIC ST		RES (	O	FAIR	HORBATIUK JOHN	NORTH BABYLON NY
412	22	22 1018 MECHANIC ST	유	RES (	0	FAIR	SNITOWSKI LAURA	1018 MECHANIC ST
412	23	23 1016 MECHANIC ST		RES /	VB P	POOR	GREEN, THEODORE ET UX	1016 MECHANIC
412	24	24 1014 MECHANIC ST	유-	RES (	0	FAIR	DAVIS DEBORAH	1014 MECHANIC ST
412	25	25 1012 MECHANIC ST		RES (	0	FAIR	BAILEY TAMMY D	1012 MECHANIC ST
412	26	26 1010 MECHANIC ST		RES (	0	FAIR	DAWKINS MICHAEL A	1010 MECHANIC ST
412	27	27 1008 MECHANIC ST	유	RES (	0	FAIR	COLEMAN CYNTHIA S	1008 MECHANIC ST
412	28	28 1400 SO 10TH ST			0		DRAPCZUK JOSEPH ET UX	1400 SO 10TH ST
412	29	29 1402 SO 10TH ST		RES (	0	FAIR	CABAN JORGE	1402 SO 10TH ST
412	30	30 1404 SO 10TH ST		RES (	0	FAIR	PENNICK DENNIS & DESIREE	1404 SO 10TH ST
412	31	31 1406 SO 10TH ST		RES (	0	FAIR	AMERICAN HOUSING TRUST III	CENTEREACH NY
412	32	32 1408 SO 10TH ST	H-	RES VB		FAIR	LEE SHIRLEY M	105 ABLETT VILLAGE
412	33	33 1410 SO 10TH ST	<u>-</u> R	RES	0	FAIR	WALKER FELTON L	CHERRY HILL NJ
412	34	34 1412 SO 10TH ST	杔	RES	0	FAIR	OSMOLA GLORIA	1412 SO 10TH ST
412	35	1414 SO 10TH ST		RES	0	FAIR	SAMUELS RICHARD	WILMINGTON DE
412	36	36 1416 SO 10TH ST	<u>-</u> R	RES VB		FAIR	LAND REINA	1416 SO 10TH ST
412	37	37 1418 SO 10TH ST	자.	RES	0	FAIR	OLESIEWICZ GENOWEFA	1418 SO 10TH ST
412	38	38 1420 SO 10TH ST	I-R	RES	VB F	FAIR	ZAYAS ISMAEL JR	1420 SO 10TH ST
412	39	1422 SO 10TH ST		RES	VB F	FAIR	MATRIX METALS INC	NEW YORK NY
412	40	40 1424 SO 10TH ST		RES	0	FAIR	MCFADDEN WAYNE E	SICKLERVILLE NJ
412	41	41 1426 SO 10TH ST	I-R	RES	0	FAIR	RIVERA JORGE & AIDA M	1426 SO 10TH ST
412	42	42 1055 ATLANTIC AVE	유	RES	) 이	FAIR	PORTSMITH INC	MOORESTOWN NJ
412	43	43 1053 ATLANTIC AVE	ᆉ	RES	0	FAIR	BERG ANDREW & BERG ARTHUR J	RIVER EDGE NJ
412	44	44 1051 ATLANTIC AVE	유	RES	0	FAIR	TOWNSEND CYNTHIA	1919 BROADWAY APT C
412	45	45 1049 ATLANTIC AVE	ᆉ	RES	0	FAIR	MOTON ALFRED	1049 ATLANTIC AVE
412	46	46 1047 ATLANTIC AVE	유-	RES	0	FAIR	DELENGOWSKI LEON ET UX	1047 ATLANTIC AVE
412	47	47 1045 ATLANTIC AVE	l-R	RES	0	FAIR	SINDO JOSE O	432 CLINTON ST
412	48	1043 ATLANTIC AVE	<u>-</u> -R	RES	0	FAIR	MOORE CARL	312 SPRUCE ST

вгоск  1	Гот	STREET	ZONE	USE OV	O/V COND	ND OWNER	MAILING
412	49	49 1041 ATLANTIC AVE	l-R	RES (	O FAIR	R ROSA GILBERTO ET UX	1041 ATLANTIC AVE
412	20	50 1039 ATLANTIC AVE	무	RES (	O FAIR	R SKOTNICKI JEET UX	1039 ATLANTIC AVE
412	51	51 1037 ATLANTIC AVE	l-R	RES (	O FAIR	R JAWORSKI F JOSEPHINE ET VIR	1037 ATLANTIC AVE
412	52	52 1035 ATLANTIC AVE	무-	RES (	O FAIR	R ABEDINI-SOHI HOSSEIN	WEST TRENTON NJ
412	53	53 1033 ATLANTIC AVE	I-R	RES (	O FAIR	R  RICH ALLEN	528 RANDOLPH ST
412	54	54 1031 ATLANTIC AVE	I-R	RES (	O FAIR	R WILLIAMS BARBARA & WILLIAMS CRYSTAL	1104 BARING ST
412	55	55 1029 ATLANTIC AVE	-R	RES (	O FAIR	R CARTER ELLIOTT J	1029 ATLANTIC AVE
412	56	56 1027 ATLANTIC AVE	J-R	RES (	O FAIR	R SKEFFREY CLEOPATRA E	1027 ATLANTIC AVE
412	22	57 1025 ATLANTIC AVE	I-R	RES (	O FAIR		3065 SO ATLANTA RD
412	58	58 1023 ATLANTIC AVE	유-	RES (	O FAIR	R   CAMHI BEVERLY & DANNICH WALTRAUD A	LIVINGSTON NJ
412	29	59 1021 ATLANTIC AVE	I-R	RES (	O FAIR	R SANTIAGO JAMES & PIMENTEL DAYNA	1021 ATLANTIC AVE
412	09	60 1019 ATLANTIC AVE	H-R	RES (	O FAIR	R GREEN CARL A	1019 ATLANTIC AVE
412	61	61 1017 ATLANTIC AVE	H-R	RES (	O FAIR	R SMITH JEAN TR	1017 ATLANTIC AVE
412	62	62 1015 ATLANTIC AVE	H-R	RES (	O FAIR		CHERRY HILL NJ
412	63	63 1013 ATLANTIC AVE	굮	RES (	O FAIR	R DOUGLAZ DIONNE M	1027 ATLANTIC AVE
412	64	64 1011 ATLANTIC AVE	유	RES (	O FAIR	R WEGNER HENRY S	1011 ATLANTIC AVE
412	65	65 1413 MT EPHRAIM AVE	유-	RES VB	/B FAIR	R MALDONADO LEONOR	1413 MT EPHRAIM AVE
413	9	6 1401 SO 9TH ST	R-1	RES	VB PO	POOR LOPEZ CARMEN	1401 SO 9TH ST
413	7	1403 SO 9TH ST	R-1	RES (	O FAIR	R REMY MARY LOUISE	351 N NEW HAMPSHIRE-APT 515
413	8	8   1405 SO 9TH ST	R-1	RES (	O FAIR	R WILLIAMS CHRIS & CYNTHIA	809 RAMONA GONZALEZ ST
413	0	9 1407 SO 9TH ST	R-1	RES (	O FAIR	R COPPA JOSEPHINE ET ALS	LAUREL SPRINGS NJ
413	1	10   1409 SO 9TH ST	R-1	RES (	O FAIR	R CANNON, GRACE	1409 SO 9TH ST
413	11	11   1411 SO 9TH ST	R-1	RES (	O FAIR	R  CONYERS NATHANIEL	TAMPA FLA
413	12	2 1413 SO 9TH ST	R-1	RES	VB PO	POOR MASSEY HOWARD & HOWARD GLENN	PAULSBORO NJ
413	13	13   1415 SO 9TH ST	R-1	RES /	VB PO	POOR SUBURBAN EQUITIES LTD	PO BOX 1064
413	14	1417 SO 9TH ST	R-1	RES (	O FAIR	R HAMPTON E ETUX	1417 S 9TH ST
413	15	5 1419 SO 9TH ST	R-1	RES (	O FAIR	R WHITE JEROME	1419 SO 9TH ST
413	16	6 1421 SO 9TH ST	R-1	RES (	O FAIR	R SMITH DORETHEA	1421 S 9TH ST
413	17	17   1423 SO 9TH ST	R-1	RES (	O FAIR	R   IBEZI ANDREW	1423 SO 9TH ST
413	18	18 1425 SO 9TH ST	R-1	RES (	O FAIR	R  WILLIAMS G M ETUX	1425 SO 9TH ST
413	19	19/1427 SO 9TH ST	R-1	R/C	O FAIR	R EMERALD LOUNGE INC	SICKLERVILLE NJ

	,			<sub>7</sub>			,				7	4	7					<del>-</del>	··········		3				,	3		3			
MAILING	MT LAUREL NJ	CITY HALL	1213 SO 10TH ST	803 ATLANTIC AVE	805 ATLANTIC AVE	807 ATLANTIC AVE	811 ATLANTIC AVE	813 ATLANTIC AVE	HOLLISTER CA	817 ATLANTIC AVE	819 ATLANTIC AVE	428 BENSON ST	906 MECHANIC ST	908 MECHANIC ST	910 MECHANIC ST	912 MECHANIC ST	DELRAN NJ	ERIALINJ	918 MECHANIC ST	2424 WAINRIGHT ST	922 MECHANIC ST	1449 BRADLEY AVE	27 SO 35TH ST	CHERRY HILL NJ	930 MECHANIC ST	930 MECHANIC ST	YONKERS NY	936 MECHANIC ST	PENNSAUKEN NJ	899 ATLANTIC AVE	901 ATLANTIC AVE
OWNER	ADEDEJI OWALABI K	CITY OF CAMDEN	DAVIS EUGENE	REDDICK PRISCELLA	WILLIAMS SHEILA	DELGADO VIOLETA	BROWN JERRY D	KORNEGAY JOHN	MOYERS W D	SPENCER RALPH ET UX	SPENCER RALPH A JR	DELA ROSA LUZ M	POOR BLAKNEY LEROY ET AL	NESBIT CAROL P	HOLMAN DEBORAH	COHEN ROY A	ODOM RONALD L & RUTH A	STEWART DELOIS	RODRIGUEZ PEDRO L	SEGARRA MARIA	GUZMAN NARCISO	BATTLE YHANNE & RHODA	PACHECO NOEL & ROSA	LIU YIHUA & CHEN ZHEN YU	MORALES ALEXANDER	MORALES ALEXANDER	COLLINS KEIR D	POLLARD TYRONE	NESBITT CAROL	WILBON TIA	GOOD WARD ARZINA I
USE ON COND	FAIR	×	FAIR	FAIR	_	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR		FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	×	×	-								
USE O	RES O	LOT VL	RES O	RES O	RES VB	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	RES O	LOT WL	PKG O	RES O								
ZONE	R-1	R-1	R-1		R-1		R-1			R-1				R-1		R-1			R-1										R-1	R-1	R-1
LOT	20 809 ATLANTIC AVE	23 SS MECHANIC 72 W SO 9TH	41 801 ATLANTIC AVE	42 803 ATLANTIC AVE	43 805 ATLANTIC AVE	44 807 ATLANTIC AVE	45 811 ATLANTIC AVE	46 813 ATLANTIC AVE	47 815 ATLANTIC AVE	48 817 ATLANTIC AVE	49 819 ATLANTIC AVE	1 904 MECHANIC ST	2 906 MECHANIC ST	3 908 MECHANIC ST	4 910 MECHANIC ST	5 912 MECHANIC ST	6 914 MECHANIC ST	7 916 MECHANIC ST	8 918 MECHANIC ST	9 920 MECHANIC ST	10 922 MECHANIC ST	11 924 MECHANIC ST	12 926 MECHANIC ST	13 928 MECHANIC ST	14 930 MECHANIC ST	15 932 MECHANIC ST	16 934 MECHANIC ST	17 936 MECHANIC ST	18 ES 9TH 109 SO MECHANIC ST	19 899 ATLANTIC AVE	20 901 ATLANTIC AVE
BLOCK	413	413	413	413	413	413	413	413	413	413	413	414	414	414	414	414	414	414	414	414	414	414	414	414	414	414	414	414	414	414	414

BLOCK	LOT	ZONE	USE ON COND	NICC	OND		MAILING
414	22 905 ATLANTIC AVE	R-1	RES O		GOOD ARIAS SATURNINO		1243 KAIGHN AVE
414	24 909 ATLANTIC AVE	R-1	RES O		FAIR   MARTINEZ LUIS & MINERVA		909 ATLANTIC AVE
414	25 911 ATLANTIC AVE	R-1	RES O		FAIR  DONDALSKIJETUX		911 ATLANTIC AVE
414	26 913 ATLANTIC AVE	R-1	RES O		FAIR   COLVIN WILLIE & ADDIE M		913 ATLANTIC AVE
414	27 915 ATLANTIC AVE	R-1	RES O		FAIR COWARD MARY E		915 ATLANTIC AVE
414	28 917 ATLANTIC AVE	R-1	RES O		FAIR WHITE DEBORAH L		917 ATLANTIC AVE
414	29 919 ATLANTIC AVE	R-1	RES O		FAIR TOMAS MAYRA E		919 ATLANTIC AVE
414	30 921 ATLANTIC AVE	R-1	RES O		FAIR  MAGARIN DAMARIS		921 ATLANTIC AVE
414	31 923 ATLANTIC AVE	R-1	RES O		FAIR RIVERA LLEWELLYN & DAISY		923 ATLANTIC AVE
414	32 925 ATLANTIC AVE	R-1	RES O		FAIR CASS MARIANA R		925 ATLANTIC AVE
414	33 927 ATLANTIC AVE	R-1		VB PC	POOR CITY OF CAMDEN		CITY HALL
414	34 929 ATLANTIC AVE	R-1	RES O		FAIR SHEPPARD EDWIN & LISA		929 ATLANTIC AVE
414	35 931 ATLANTIC AVE	R-1	RES O				1249 LAKE SHORE DR
414	36 933 ATLANTIC AVE	R-1	RES O		FAIR JAVIER GERSON & GOMEZ ROSAURA	SAURA	1117 KAIGHN AVE
414	37 939 ATLANTIC AVE	R-1	RES O		FAIR COOPER CHARLES E ET AL		939 ATLANTIC AVE
414	38 941 ATLANTIC AVE	R-1	RES O		FAIR RODRIGUEZ ANGEL L & RAMONA	NA	941 ATLANTIC AVE
414	39 SW 10TH & MECHANIC STS	R-1	RES (	0 F/	FAIR   PITTS TYRONE		ITHACA NY
414	40 1401 SO 10TH ST	R-1		0 F/	FAIR DANTZLERJESSIE		2414 ARNOLD ST
414	41 1403 SO 10TH ST	R-1	RES O		FAIR MATTEO ROBERT		CINNAMINSON NJ
414	42 1405 SO 10TH ST	R-1	RES (	0 F/	FAIR CHARLES ALBERT C		WILLINGBORO NJ
414	43 1407 SO 10TH ST	유-	RES (	0 F/	FAIR MCKNIGHT MALINDA		1407 SO 10TH ST
414	44 1409 SO 10TH ST	R-1	RES (		FAIR CARTER THEODORE U		1400-02 MT EPHRAIM AVE
414	45 1411 SO 10TH ST	R-1	RES (	0 F/	FAIR CHARLTON KIM J		1411 SO 10TH ST
414	46 1413 SO 10TH ST	R-1	RES (	0 F/	FAIR ROBINSON ELLA E		PENNSAUKEN NJ
414	47 WS S 10TH 116 S MECHANIC	R-1	SYD (	× 0	BUCZKO H J ETUX		1417 S 10TH ST
414	48 1417 SO 10TH ST	R-1	RES (	〇 万	FAIR LEMANOWICZ ELLA B		1419 SO 10TH ST
414	49 1419 SO 10TH ST	R-1	RES (	О Т	FAIR LEMANOWICZ, EDWARD L ET UX	NX	1419 S 10TH
414	50 1421 SO 10TH ST	R-1	RES (	O 可	FAIR FIGUEROA JUAN III		1421 SO 10TH ST
414	51 1423 SO 10TH ST	R-1	RES (	0 5	FAIR DIAZ VIRIGINA		1423 SO 10TH ST
1261	1 NS PINE 1716 E MEMORIAL	<u>-</u>	LOT VL	X V			CITY HALL
1261	2 NS PINE 1142 E MEMORIAL	1-1	LOT	X X	SOLUTIA INC	иннестепения передений при	ST LOUIS MO

BLOCK L	LOT	ZONE	USE OVICOND	owc	OND	OWNER	MAILING
1261	4 NS PINE 1542 E MEMORIAL	1-1	LOT	X \ \		CITY OF CAMDEN	CITY HALL
1261	8 NS PINE 1696 E MEMORIAL	7	LOT	×		PUBLIC SERVICE ELECTRIC & GAS	NEWARK NJ
1261	10 RR NS PINE 1696E MEMORIAL	-1	LOT	X X		PUBLIC SERVICE ELECTRIC & GAS	NEWARK NJ
1263	1 HEAD OF PINE ST	1-1	LOT	<u>×</u> 0		CAMDEN COUNTY PARK COMMISSION	HEAD OF PINE ST
1263	2 NS PINE 1916 E MEMORIAL	Ξ	LOT	х 0		CAMDEN COUNTY PARK COMMISSION	NS PINE 1916 E OF MEMORIA
1263	3 HEAD PINE ADJ PARKSIDE LA	1-1	LOT	<u>х</u> 0		CAMDEN COUNTY PARK COMMISSION	HEAD PINE ADJ PARKSIDE LA
1302	1 NW CHESTNUT & ORCHARD STS	R-1	QN	О	POOR	CHESTNUT REALTY ASSN	PO BOX 1335
1302	50 NE CHESTNUT & MT EPHRAIM	Q-R	ROWO	0		CITY OF CAMDEN	CITY HALL
1303	91 1048-1050 ORCHARD ST	₽ <del>.</del> 1	RES	VO	OOR	POOR WEINSTOCK M ET UX	1048-1050 ORCHARD ST
1303	93 1046 ORCHARD ST	R-1		0	FAIR	PENA ANA	PLAINFIELD NJ
1303	94 1044 ORCHARD ST	R-1	RES O		FAIR	BONES YOLANDA	COLUMBIA PA
1303	95 1159 ROSS ST	R-1	LOT	X \r		KNOWLES RALPH	PHILADELPHIA PA
1303	96 1161 ROSS ST	R-1		X V		BEY SANDRA M	WAYNESBORO GA
1303	97 1163 ROSS ST	R-1	LOT	NL  X		BEY SANDRA M	WAYNESBORO GA
1303	98 1165 ROSS ST	R-1	LOT WL	X X		BEY SANDRA M	WAYNESBORO GA
1303	99 1037 LOUIS ST	R-1	RES	0	FAIR	BEY SANDRA M	WAYNESBORO GA
1303	100 1035 LOUIS ST	유-1	RES	9	OOR	POOR ALLEN M RONALD	SICKLERVILLE NJ
1303	101 1150 MT VERNON ST	R-1	RES	0	OOR	POOR SEVERANCE ENTERPRISES INC	1150 MT VERNON ST
1303	102 1152 MT VERNON ST	R-1	RES	0	FAIR	MONTGOVERY SHARON & WALKER ELMER	1152 MT VERNON ST
1303	103 1154 MT VERNON ST	R-1	RES	0	FAIR	BRODOWICZ IRENE & BRALINSKI IZABELA	1154 MT VERNON ST
1303	104 1156 MT VERNON ST	R-1	RES	VB F	FAIR	BRODOWICZ IRENE	1156 MT VERNON ST
1303	105 1158 MT VERNON ST	R-1		X X	~	MCKINNEY ALFRED	1158 MT VERNON ST
1303	106 1160 MT VERNON ST	R-1	LOT	X N	<b>\</b>	HILL LESSIE B	IRVINGTON NJ
1303	107 1162 MT VERNON ST	R-1	LOT	X X	~	PERKINS MARY	1162 MT VERNON ST
1303	108 1164 MT VERNON ST	무-1	LOT	X V	~	UUBLET INES	1164 MT VERNON ST
1303	109 1166 MT VERNON ST	유-	LOT	X V	~	ORGEL NATHAN & SRUGO ISAAC	BROOKLYN NY
1303	110 1168 MT VERNON ST	R-1	LOT	( T/V	~	BLAKE X J	1168 MT VERNON ST
1303	111 1170 MT VERNON ST	R-1	LOI	\ \ \	~	HERNDON FRED	LEVITTOWN PA
1303	112 1172 MT VERNON ST	R-1	RES	NO F	POOR	VO POOR BROWN ERICA	109 E STATE ST
1303	113 1174 MT VERNON ST	R-1	LOT	ML V	~	JORDAN C B	1174 MT VERNON ST
1303	114 1176 MT VERNON ST	R-1	RES	RES VO FAIR	-AIR	JANE BILES	1176 MT VERNON

BLOCK 1	LOT	ZONE	USE OVICOND	NCO	ND OWNER	MAILING
1304	59 NE CHUSTNUT & ORCHARD STS	R-1	<u>N</u>	VB PO(	POOR WEINSTOCK M ET UX	VOORHEES NJ
1304	60 1157 CHESTNUT ST	R-1	RES O	FAIR	R RUIZ SANDRA I & ARROYO JUSTO A JR	1157 CHESTNUT ST
1304	61 1159 CHESTNUT ST	R-1	RES O	FAIR	R INGE THOMAS K SR	1159 CHESTNUT ST
1304	62 1161 CHESTNUT ST		RES O	FAIR	R   LOPEZ ALFREDO & SOFIA	1161 CHESTNUT ST
1304	63 1163 CHESTNUT ST	R-1	RES VB		POOR LINDSEY STEPHEN	3088 CARMAN ST
1304	64 1165 CHESTNUT ST	R-1	RES V	VB PO	POOR JAMES S ET UX	1165 CHESTNUT ST
1304	65 1167 CHESTNUT ST	R-1	RES V	VB PO	POOR BYRNE JOHN & ANNE	UPPER DARBY PA
1304	66 1169 CHESTNUT ST	다-1	LOT V	X VL X	EDET ANTOINETTE	2011 FERRY STATION APT A6
1304	67 1171 CHESTNUT ST	R-1	ND V	VB PO	POOR BALENTINE WILLIAM H & GIANETTI LUKE	1171 CHESTNUT ST
1304	68 1181 CHESTNUT ST	R-1	RES V	VB PO	POOR SMITH ROTY	BROOKLYN NY
1304	69 1183 CHESTNUT ST	R-1	RES O		IR HILL KAREN	1183 CHESTNUT ST
1304	70 1185 CHESTNUT ST	R-1	RES O	FAIR	IR RODRIGUEZ RAYMOND L & JANICE M	1185 CHESTNUT ST
1304	71 1187 CHESTNUT ST	R-1	RES V	VB PO	POOR BREWER SAMLEE	WENONAH NJ
1304	72 1189 CHESTNUT ST	R-1	LOT	X 7N	MOORE J ET UX	1189 CHESTNUT ST
1304	73 1191 CHESTNUT ST	R-1	RES O	FAIR	IR   MCLEAN CORIE	1117 EMPIRE AVE
1304	74 1193 CHESTNUT ST	R-1	RES C	O FAIR	IR SWAN JEANINE Y	W DEPTFORD NJ
1304	75 1195 CHESTNUT ST	R-1	LOT	Χ \ \	GIANNETTA LUKE	MERCHANTVILLE NJ
1304	76 SE ORCHARD & ROSS STS	R-1	ND V	VB PO	POOR WEINSTOCK M ET UX	VOORHEES NJ
1304	77 1166 ROSS ST	R-1	LOT	× ×	HAND ESTHER	1037 LOUIS ST
1304	78 1168 ROSS ST	R-1	LOT	×	HAND ESTHER	1037 LOUIS ST
1304	79 1061 LOUIS ST	R-1	RES V	VB PO	POOR SEYBOLD ROBERT LOUIS JR	1061 LOUIS ST
1304	80 1059 LOUIS ST	R-1	RES N	VB PO	POOR CHANGING TIMES INVESTMENTS	BARNEGAT NJ
1304	81 1057 LOUIS ST	R-1	RES VB		POOR PRETTYMAN ROBERT H JR & DEBES PHIL	1057 LOUIS ST
1304	82 1055 LOUIS ST	R-1	RES (		FAIR JONES R ET UX	PENNSAUKEN NJ
1304	83 1053 LOUIS ST	R-1	RES \	VB PO	POOR HAMILTON THEORDORE	UNION CITY NJ
1304	84 1051 LOUIS ST	R-1	RES (	O FAI	FAIR  MARTINEZ ANTONIO & SONIA	1051 LOUIS ST
1304	85 1049 LOUIS ST	R-1	RES VC	/C FAIR	IR 1049 LOUIS LLC	LAKEWOOD NJ
1304	86 1047 LOUIS ST	주	RES /	VB PO	POOR FARMER ANDREA	211 NO 29TH ST
1304	87 1045 LOUIS ST	R-1	RES /	VB FAI	FAIR JACKSON JANE A	1242 WHITMAN AVE
1304	88 1043 LOUIS ST	R-1	RES	VB PO	POOR LISOJO JESUS, MILDRED & MIGDALIA	1041 LOUIS ST
1304	89 1041 LOUIS ST	R-1	RES	VB PO	POOR LISOJO JESUS ET AL	1041 LOUIS ST

BLOCK L	LOT STREET	ZONE USE OVICOND	USE	OWIC	ONO:	OWNER	MAILING
1304	90 1039 LOUIS ST	R-1	R/C	0	OOR	POOR WILKINS JIMMIE L JR	1158 THURMAN ST
1305	1 SE MT VERNON & LOUIS STS	R-1	LOT	Π.		SMITH ALVIN L	1217 CHESTNUT ST
1305	2 1182 MT VERNON		LOT VL X	×		SMITH ALVIN L	1217 CHESTNUT ST
1305	3 1184 MT VERNON ST	R-1	LOT	X V		WATERS IDA	VOORHEES NJ
1305	4 1186 MT VERNON ST			<u>×</u>   <u>/</u>		WATERS IDA	VOORHEES NJ
1305	5 1034 LOUIS ST	R-1	LOT	×		WATERS IDA	VOORHEES NJ
1305	6 1036 LOUIS ST	R-1		Χ		SMITH ALVIN L & CHRISTINE	1217 CHESTNUT ST
1305	7 1038 LOUIS ST	R-1	LOT	X V		SMITH ALVIN L & CHRISTINE	1217 CHESTNUT ST
1305	8 1040 LOUIS ST	R-1	LOT	×		JACKSON M D	1040 LOUIS ST
1305	9 1042 LOUIS ST	R-1	LOT	X V		PITTS JUNE	1042 LOUIS ST
1305	10 1044 LOUIS ST	R-1	LOT	× 7		BRITT BRIAN	1044 LOUIS ST
1305	11 1046 LOUIS ST	R-1		4 :		PITTS JUNE	1046 LOUIS ST
1305	12 1048 LOUIS ST	R-1	LOT	X X		CITY OF CAMDEN	CITY HALL
1305	13 1050 LOUIS ST	R-1		X V		GILBERT EMMA	1050 LOUIS ST
1305	14 1052 LOUIS ST	R-1	RES	0	FAIR	NEW BETHEL HOLY CHURCH	1064 LOUIS ST
1305	15 1054 LOUIS ST	R-1	LOT	X N		THOMAS SALLY	PO BOX 2674
1305	16 1056 LOUIS ST	R-1	LOT	×     		KENTON V	1056 LOUIS ST
1305	17 1058 LOUIS ST	R-1	RES	AB þ	POOR	POOR HAWKINS JOANNE	PENNSAUKEN NJ
1305	18 1060 LOUIS ST	R-1	LOT	X 7		PEARSON QUEENIE B	1060 LOUIS ST
1305	19 1062 LOUIS ST	주	LOT VL	×		SHIELDS NINA C	1113 BARING ST
1305	20 1064 LOUIS ST	유	RES	0	FAIR	NEW BETHEL HOLY CHURCH	1064 LOUIS ST
1305	21 1066 LOUIS ST	R-1		0		NEW BETHEL CHURCH	1066 LOUIS ST
1305	22 1068 LOUIS ST	유-1	RES	0	FAIR	NEW BETHEL G H T CHURCH INC	1064-1066 LOUIS ST
1305	23 1070 LOUIS ST	R-1	RES VB	:	FAIR	HOLIDAY THEODORE & JONES TILDEN JR	LINDEN NJ
1305	24 1072 LOUIS ST	R-1	RES	ᅵ	FAIR	COOPER GEORGE	1072 LOUIS ST
1305	25 1074 LOUIS ST	R-1	LOT	X N	~	WARREN WAYNE LEE	PATTERSON NJ
1305	26 1076 LOUIS ST	R-1	LOT	X Z		COOPER WILLIE	1076 LOUIS ST
1305	27 1078 LOUIS ST	자-1	LOT	<u>^</u> 	×	BRACY GAIL A	1078 LOUIS ST
1305	28 1080 LOUIS ST	R-1	RES	0	AIR	WILLIAMS ERNEST & SYLVIA	1080 LOUIS ST
1305	29 1082 LOUIS ST	R-1	LOT WL	\ \ \	~	J & L ENTERPRISES INC	1455 KAIGHN AVE
1305	30 1039 DIAMOND ST	R-1	LOT	\ \ \	×	SMITH ALVIN L & CHRISTINE	1217 CHESTNUT ST

BLOCK	LOT	ZONE	USE OVICOND	VICON	D OWNER	MAILING
1305	31 1041 DIAMOND ST	R-1	LOT  VL	×	SMITH ALVIN L & CHRISTINE	1217 CHESTNUT ST
1305	32 1043 DIAMOND ST	R-1	RES O	FAIR	NOGUERAS ANTERO	1043 DIAMOND ST
1305	33 1045 DIAMOND ST	R-1	RES O	FAIR	JIMENEZ LUZ N & MARTINEZ SANTOS JR	1045 DIAMOND ST
1305	34 1047 DIAMOND ST	R-1	RES O	FAIR	RIVERA CARMEN D	1047 DIAMOND ST ·
1305	35 1049 DIAMOND ST	R-1	RES O	FAIR	AYALA MIGUEL	1049 DIAMOND ST
1305	36 1051 DIAMOND ST	R-1	RES O	_		SICKLERVILLE NJ
1305	37 1053 DIAMOND ST	R-1	LOT WL	×	CITY OF CAMDEN	CITY HALL
1305	38 1055 DIAMOND ST	R-1	LOT WL	-	DELFIN JUAN T/A HISPANOS CONSTR	1055 DIAMOND ST
1305	39 1057 DIAMOND ST	R-1	LOT NL	×	CITY OF CAMDEN	CITY HALL
1305	40 1059 DIAMOND ST	R-1	LOT WL	×	CITY OF CAMDEN	CITY HALL
1305	41 1061 DIAMOND ST	R-1	LOT VL	×	CITY OF CAMDEN	CITY HALL
1305	42 1063 DIAMOND ST	R-1	RES VB	_	POOR EDWARDS JAMES H	2914 HIGH ST
1305	43 1065 DIAMOND ST	R-1	RES O		EDWARDS JAMES H	2914 HIGH ST
1305	44 1067 DIAMOND ST	R-1	RES O	FAIR	ROZIER JET UX	1067 DIAMOND ST
1305	45 1069 DIAMOND ST	R-1	LOT  VL		DOUGLAS DENISE	1069 DIAMOND ST
1305	46 1071 DIAMOND ST	R-1	RES O	FAIR	WILLIAMS RUPERT A	441 ATLANTIC AVE
1305	47 1073 DIAMOND ST	R-1	RES VB		POOR HOLMES VIVIAN	1355 SAYRS AVE
1305	48 1075 DIAMOND ST	R-1	RES VB		POOR CITY OF CAMDEN	CITY HALL
1305	49 1211 CHESTNUT ST	R-1	LOT WL	-	ENGLISH MARY	PHILADELPHIA PA
1305	112 1201 CHESTNUT ST	R-1	COM	в Рос	COM VB POOR KIM NAM SU ET UX	CHERRY HILL NJ
1305	113 1084 LOUIS ST	R-1	LOT  VL	X L	PRUSSACK DAN O & PENNELLO SILVIO	1084 LOUIS ST
1306	54 1041 HADDON AVE	유 유	R/C O	FAIR	NC D&C, INC	1039 HADDON AVE
1306	60 1043 HADDON AVE	유	LOT VL	×	LOPEZ HEROHILDA	WOODLYNE NJ
1306	61 1045 HADDON AVE	ი-R	R/C V	VC FAIR	R SMITH-GAINES DORIS P	1260 EMPIRE AVE
1306	62 1047-1049 HADDON AVE	유 유	R/C O	FAIR	REY RASHARD MALIK	1047-49 HADDON AVE
1306	64 1051-1053 HADDON AVE	7-R	V		R PENNANT HEATHER	1051-1053 HADDON AVE
1306	66 1055-1057 HADDON AVE	유	COMIO	FAIR	R DAWKINS MICHAEL	3082 CARMAN ST
1306	68 1059 HADDON AVE	유	COMIO	FAIR	REUCE MICHAEL	1055 HADDON AVE
1306	69 1061 HADDON AVE	O-R	RES O	FAIR	R SMITYH ALVIN L	1061 HADDON AVE
1306	70 1063 HADDON AVE	O-R	RES O	FAIR	R HARVELL CAROL	1063 HADDON AVE
1306	71 1065 HADDON AVE	C-R	RES O		POOR SECY OF HUD	NW WASHINGTON DC

BLOCK	LOT STREET	ZONE USE OV COND	use (c	၁၁ လ	ONO	OWNER	MAILING
1306	72 1067 HADDON AVE	C-R	R/C	C PO	OR STEVEN	VC POOR STEVENSON ROOSEVELT	1061 LANGHAM AVE
1306	73 1069 HADDON AVE	C-R	LOT WL	×	NOEL L	NOEL LOUIS & BRENDA	2530 BANK ST
1306	74 1071 HADDON AVE	C-R	LOT	VL X	WHALE	WHALEY DAVID & CHERYL	BLACKWOOD NJ
1306	75 1073 HADDON AVE	C-R	RES (C	O FAIR	IR PITTSEJ	P :	1073 HADDON AVE
1306	76 1075 HADDON AVE	C-R	RES (	O FAIR		DAVIS WENDELL	1075 HADDON AVE
1306	77 1077 HADDON AVE	C-R	SYD (C	× 0	DAVIS V	DAVIS WENDELL	1075 HADDON AVE
1306	78 1215 CHESTNUT ST		RES O		OR SMITH /	POOR SMITH ALVIN L & CHRISTINE	1217 CHESTNUT ST
1306	79 1217 CHESTNUT ST	C-R	RES (C	O FA	FAIR SMITH ALVIN L	ALVIN L	1217 CHESTNUT ST
1306	80 1219 CHESTNUT ST	C-R	RES O		FAIR PEOPLE	PEOPLES J ETAL	1219 CHESTNUT ST
1306	81 1079 HADDON AVE	C-R	RES O	FAIR		STURDIVANT KELSEY	1710 SO 6TH ST
1306	82 1081 HADDON AVE	C-R	RES (	O FA	FAIR MARTIN	MARTINEZ RAMOS LUZ M	3412 FARRAGUT AVE
1306	83 1083 HADDON AVE	C-R	RES (	O FA	FAIR LAMBER	LAMBERT ELVIS	1083 HADDON AVE
1306	84 1085 HADDON AVE	C-R	R/C (	O FAIR	IR  DAVID BROWN	BROWN	DELAIR NJ
1307	2 SE MT EPHRAIM & CHESTNUT					DRAGON H ET UX	1112 CHESTNUT ST
1307	10 ES MT EHPRAIM 107 S CHESTNUT	C-R		O FA	FAIR CARVE	CARVER CLARENCE L	1112 MT EPHRAIM AVE
1307	11 WS CAMDEN & ARR 106 S CHESTNUT	о <sub>К</sub> -	QNI	O FAIR		COPES BOOKER T	2837 LINCOLN AVE
1307	12 1120 MT EPHRAIM AVE	O-R	ON QN	O FAIR		COPES BOOKER T	2837 LINCOLN AVE
1307	13 1105 SYCAMORE ST			O FA		COPES BOOKER T	2837 LINCOLN AVE
1307	14 1107 SYCAMORE ST	S-R		O FA	FAIR COPES	COPES BOOKER T	2837 LINCOLN AVE
1307	15 1109 SYCAMORE ST	Q-R	ON ON	O FA	FAIR COPES	COPES BOOKER T	2837 LINCOLN AVE
1307	54 1118 MT EPHRAIM AVE	C-R	ON QNI	O FA	FAIR COPES	COPES BOOKER T	2837 LINCOLN AVE
1308	5 1114 CHESTNUT ST	R-1	RES	VB PC	POOR DRAGUM H ETAL	IM H ETAL	1112 CHESTNUT ST
1308	6 1116 CHESTNUT ST	R-1	RES	VB PC	OR PENN J	POOR PENN JERSEY RUBBER & WASTE CO	1112 CHESTNUT ST
1308	7 1118 CHESTNUT ST	R-1	RES (	o FA	FAIR SHAKE	SHAKES LORETTA	1186 CHESTNUT ST
1308	8 1120 CHESTNUT ST		RES /	VB FA		PENN JERSEY METAL & WASTE CO	1112 CHESTNUT ST
1308	9 1126 CHESTNUT ST	R-1	QNI	O FA	FAIR PENNJ	PENN JERSEY RUBBER & WASTE CO	1112 CHESTNUT ST
1308	16 1117 SYCAMORE ST	R-1		× 0	DRAGO	DRAGON A ET AL	1112 CHESTNUT ST
1308	17 1119 SYCAMORE ST	R-1	) QNI	× 0	PENN J	PENN JERSEY RUBBER WASTE	1112 CHESTNUT ST
1308	18 NS SYCAMORE 27E C&A	R-1	ON	× o	PENN J	PENN JERSEY CO	1112 CHESTNUT ST
1308	19 1125 SYCAMORE ST	R-1	ON!	х 0	PENN J	PENN JERSEY CO	1112 CHESTNUT ST

ND   O   O   O   O   O   O   O   O   O	STREET ZONE USE OVICOND	V CON	OWNER	MAILING
21 1121 ORCHARD ST       R-1       IND       0         53 1112 CHESTNUT ST       R-1       IND       0         1 1129 SYCAMORE ST       R-1       RES       0         2 1131 SYCAMORE ST       R-1       RES       0         4 1135 SYCAMORE ST       R-1       RES       0         5 1137 SYCAMORE ST       R-1       IND       0         6 1149 SYCAMORE ST       R-1       LOT       VL         12 1169 SYCAMORE ST       R-1       LOT       VL         13 1171 SYCAMORE ST       R-1       LOT       VL         14 1173 SYCAMORE ST       R-1       LOT       VL         15 1175 SYCAMORE ST       R-1       LOT       VL         16 1175 SYCAMORE ST       R-1       LOT       VL         17 1181 SYCAMORE ST       R-1       LOT       VL         20 1193 SYCAMORE ST       R-1       LOT       VL         21 1175 SYCAMORE ST       R-1       LOT       VL         22 1197 SYCAMORE ST       R-1       LOT       VL         22 1197 SYCAMORE ST       R-1       LOT       VL         23 1112 ORCHARD ST       R-1       LOT       VL         24 1110 ORCHARD ST       R-1	ARD R-1 IND	×	PENN JERSEY CO	1112 CHESTNUT ST
53 1112 CHESTNUT ST       R-1       IND       0         1 1129 SYCAMORE ST       R-1       RES       0         2 1131 SYCAMORE ST       R-1       RES       0         4 1135 SYCAMORE ST       R-1       RES       0         4 1135 SYCAMORE ST       R-1       IND       0         6 1149 SYCAMORE ST       R-1       LOT       VL         13 1171 SYCAMORE ST       R-1       LOT       VL         14 1173 SYCAMORE ST       R-1       LOT       VL         15 1175 SYCAMORE ST       R-1       LOT       VL         16 1175 SYCAMORE ST       R-1       LOT       VL         17 1181 SYCAMORE ST       R-1       LOT       VL         17 1181 SYCAMORE ST       R-1       LOT       VL         20 1193 SYCAMORE ST       R-1       LOT       VL         21 1195 SYCAMORE ST       R-1       LOT       VL         22 1197 SYCAMORE ST       R-1       LOT       VL         22 1195 SYCAMORE ST       R-1       LOT       VL         23 1112 ORCHARD ST       R-1       LOT       VL         24 1110 ORCHARD ST       R-1       LOT       VL         25 1100 ORCHARD ST       R-1	R-1 IND	×	PENN JERSEY CO	1112 CHESTNUT ST
1   1129 SYCAMORE ST       R-1       RES       0         2   1131 SYCAMORE ST       R-1       RES       0         4   1135 SYCAMORE ST       R-1       RES       0         5   1137 SYCAMORE ST       R-1       IND       0         6   1149 SYCAMORE ST       R-1       LOT       VL         12   1169 SYCAMORE ST       R-1       LOT       VL         13   171 SYCAMORE ST       R-1       LOT       VL         14   173 SYCAMORE ST       R-1       LOT       VL         15   175 SYCAMORE ST       R-1       LOT       VL         16   175 SYCAMORE ST       R-1       LOT       VL         20   193 SYCAMORE ST       R-1       LOT       VL         20   193 SYCAMORE ST       R-1       LOT       VL         21   1196 SYCAMORE ST       R-1       LOT       VL         22   1197 SYCAMORE ST       R-1       LOT       VL         23   1100 ORCHARD ST       R-1       LOT       VL         24   110 ORCHARD ST       R-1       LOT       VL         25   1106 ORCHARD ST       R-1       LOT       VL         26   1106 ORCHARD ST       R-1       LOT       VL         28   1102 ORCHARD S	. R-1 IND	FAIR	DRAGUM H ETUX ETAL	1112 CHESTNUT ST
2   1131 SYCAMORE ST       R-1       RES       0         3   1133 SYCAMORE ST       R-1       RES       0         4   1135 SYCAMORE ST       R-1       RES       0         6   1149 SYCAMORE ST       R-1       IND       0         12   1169 SYCAMORE ST       R-1       LOT       VL         13   171 SYCAMORE ST       R-1       LOT       VL         14   1173 SYCAMORE ST       R-1       LOT       VL         15   1175 SYCAMORE ST       R-1       LOT       VL         20   1491 SYCAMORE ST       R-1       LOT       VL         20   1491 SYCAMORE ST       R-1       LOT       VL         20   1491 SYCAMORE ST       R-1       LOT       VL         20   1492 SYCAMORE ST       R-1       LOT       VL         21   1405 SYCAMORE ST       R-1       LOT       VL         22   1407 SYCAMORE ST       R-1       LOT       VL         23   112 ORCHARD ST       R-1       LOT       VL         24   110 ORCHARD ST       R-1       LOT       VL         25   1106 ORCHARD ST       R-1       LOT       VL         26   1106 ORCHARD ST       R-1       LOT       VL         28   1102 ORCH	R-1 RES	FAIR	SANDY LEONA DIANNE	1129 SYCAMORE ST
3   1133 SYCAMORE ST       R-1       RES       O         4   1135 SYCAMORE ST       R-1       RES       O         6   1149 SYCAMORE ST       R-1       IND       O         12   1169 SYCAMORE ST       R-1       LOT       VL         13   171 SYCAMORE ST       R-1       LOT       VL         14   173 SYCAMORE ST       R-1       LOT       VL         15   175 SYCAMORE ST       R-1       LOT       VL         20   193 SYCAMORE ST       R-1       LOT       VL         20   193 SYCAMORE ST       R-1       LOT       VL         22   1195 SYCAMORE ST       R-1       LOT       VL         23   112 ORCHARD ST       R-1       LOT       VL         24   110 ORCHARD ST       R-1       LOT       VL         25   1106 ORCHARD ST       R-1       LOT       VL         26   1106 ORCHARD ST       R-1       LOT       VL         27   1104 ORCHARD ST       R-1       LOT       VL         28   1102 ORCHARD ST       R-1       LOT       VL         29   1106 ORCHARD ST       R-1       LOT       VL         29   1106 ORCHARD ST       R-1       LOT       VL         20   1186 CHESTNUT S	- R-1 RES	FAIR	JOSEPH STEPHEN A & LEONA D	1129 SYCAMORE ST
4   135 SYCAMORE ST       R-1       RES       O         6   1149 SYCAMORE ST       R-1       IND       O         12   1169 SYCAMORE ST       R-1       LOT       VL         13   171 SYCAMORE ST       R-1       LOT       VL         14   173 SYCAMORE ST       R-1       LOT       VL         15   175 SYCAMORE ST       R-1       LOT       VL         16   175 SYCAMORE ST       R-1       LOT       VL         20   193 SYCAMORE ST       R-1       LOT       VL         20   193 SYCAMORE ST       R-1       LOT       VL         22   1195 SYCAMORE ST       R-1       LOT       VL         23   112 ORCHARD ST       R-1       LOT       VL         24   110 ORCHARD ST       R-1       LOT       VL         25   1108 ORCHARD ST       R-1       LOT       VL         26   1106 ORCHARD ST       R-1       LOT       VL         27   1104 ORCHARD ST       R-1       LOT       VL         28   1102 ORCHARD ST       R-1       LOT       VL         29   1106 ORCHARD ST       R-1       LOT       VL         29   1106 ORCHARD ST       R-1       LOT       VL         29   1106 ORCHARD ST	R-1 RES	FAIR	JOSEPH STEPHEN A & LEONA D	1129 SYCAMORE ST
6 1137 SYCAMORE ST         R-1         RES         0           6 1149 SYCAMORE ST         R-1         IND         0           12 1169 SYCAMORE ST         R-1         LOT         VL           13 1171 SYCAMORE ST         R-1         LOT         VL           14 1173 SYCAMORE ST         R-1         LOT         VL           15 1175 SYCAMORE ST         R-1         LOT         VL           17 1181 SYCAMORE ST         R-1         LOT         VL           20 1193 SYCAMORE ST         R-1         LOT         VL           22 1195 SYCAMORE ST         R-1         LOT         VL           22 1106 ORCHARD ST         R-1         LOT         VL           24 1110 ORCHARD ST         R-1         LOT         VL           26 1106 ORCHARD ST         R-1         LOT         VL           27 1104 ORCHARD ST         R-1         LOT         VL           28 1102 ORCHARD ST         R-1         LOT         VL           29 1100 ORCHARD ST	F R-1 RES	FAIR	JOSEPH STEPHEN A & LEONA D	1129 SYCAMORE ST
6   1149 SYCAMORE ST         R-1         IND         O           12   1169 SYCAMORE ST         R-1         LOT         VL           13   171 SYCAMORE ST         R-1         LOT         VL           14   173 SYCAMORE ST         R-1         LOT         VL           15   175 SYCAMORE ST         R-1         LOT         VL           17   1181 SYCAMORE ST         R-1         LOT         VL           20   1193 SYCAMORE ST         R-1         LOT         VL           22   1195 SYCAMORE ST         R-1         LOT         VL           24   110 ORCHARD ST         R-1         LOT         VL           24   110 ORCHARD ST         R-1         LOT         VL           26   1106 ORCHARD ST         R-1         LOT         VL           27   1104 ORCHARD ST         R-1         LOT         VL           28   1105 ORCHARD ST         R-1         LOT         VL           29   1100 ORCHARD ST         R-1         LOT         VL	r R-1 RES	FAIR	RAMOS JOSE & MIRNA	1137 SYCAMORE ST
12   1169 SYCAMORE ST         R-1         LOT         VL           13   1771 SYCAMORE ST         R-1         LOT         VL           14   173 SYCAMORE ST         R-1         LOT         VL           15   175 SYCAMORE ST         R-1         LOT         VL           17   141 SYCAMORE ST         R-1         LOT         VL           20   1493 SYCAMORE ST         R-1         LOT         VL           22   1495 SYCAMORE ST         R-1         LOT         VL           22   1495 SYCAMORE ST         R-1         LOT         VL           22   1405 SYCAMORE ST         R-1         LOT         VL           22   1407 SYCAMORE ST         R-1         LOT         VL           24   110 ORCHARD ST         R-1         LOT         VL           24   110 ORCHARD ST         R-1         LOT         VL           26   1406 ORCHARD ST         R-1         LOT         VL           27   1404 ORCHARD ST         R-1         LOT         VL           28   1402 ORCHARD ST         R-1         LOT         VL           29   1400 ORCHARD ST         R-1         LOT         VL           29   1406 ORCHARD ST         R-1         LOT         VL	F R-1 IND		STAR JUNK DEALER INC	1190 CHESTNUT
13         1171 SYCAMORE ST         R-1         LOT         VL           14         1173 SYCAMORE ST         R-1         LOT         VL           15         1175 SYCAMORE ST         R-1         LOT         VL           17         1181 SYCAMORE ST         R-1         LOT         VL           20         1193 SYCAMORE ST         R-1         LOT         VL           21         1195 SYCAMORE ST         R-1         LOT         VL           22         1195 SYCAMORE ST         R-1         LOT         VL           23         112 ORCHARD ST         R-1         LOT         VL           24         110 ORCHARD ST         R-1         LOT         VL           26         1106 ORCHARD ST         R-1         LOT         VL           26         1106 ORCHARD ST         R-1         LOT         VL           27         1104 ORCHARD ST         R-1         LOT         VL           28         1100 ORCHARD ST         R-1         LOT         VL           29         1100 ORCHARD ST         R-1         LOT         VL           29         1100 ORCHARD ST         R-1         LOT         VL           30	- R-1 LOT		MICKENS FLOSSIE	1181 SYCAMORE ST
14       1173 SYCAMORE ST       R-1       LOT       VL         15       1175 SYCAMORE ST       R-1       LOT       VL         19       INS SYCAMORE ST       R-1       LOT       VL         20       1193 SYCAMORE ST       R-1       RC       VL         21       1195 SYCAMORE ST       R-1       RC       VL         22       1195 SYCAMORE ST       R-1       LOT       VL         23       112 ORCHARD ST       R-1       LOT       VL         24       110 ORCHARD ST       R-1       LOT       VL         26       1106 ORCHARD ST       R-1       LOT       VL         26       1106 ORCHARD ST       R-1       LOT       VL         27       1104 ORCHARD ST       R-1       LOT       VL         28       1100 ORCHARD ST       R-1       LOT       VL         29       1100 ORCHARD ST       R-1       LOT       VL         29       1100 ORCHARD ST       R-1       LOT       VL         30       1186 CHESTNUT ST       R-1       IND       O         36       1198 CHESTNUT ST       R-1       IND       O         36       1202 CHESTNU	. R-1 LOT		MICKENS FLOSSIE	1181 SYCAMORE ST
15   175 SYCAMORE ST         R-1         LOT         VL           17   1181 SYCAMORE ST         R-1         LOT         VL           20   193 SYCAMORE ST         R-1         LOT         VL           20   193 SYCAMORE ST         R-1         RES         O           21   195 SYCAMORE ST         R-1         RES         O           22   1197 SYCAMORE ST         R-1         LOT         VL           23   112 ORCHARD ST         R-1         LOT         VL           24   110 ORCHARD ST         R-1         RES         O           26   1106 ORCHARD ST         R-1         LOT         VL           27   1104 ORCHARD ST         R-1         LOT         VL           28   1102 ORCHARD ST         R-1         LOT         VL           28   1102 ORCHARD ST         R-1         LOT         VL           29   1100 ORCHARD ST         R-1         LOT         VL           30   1186 CHESTNUT ST         R-1         LOT         VL           31   1188 CHESTNUT ST         R-1         IND         O           36   1202 CHESTNUT ST         R-1         IND         O	. R-1 LOT	1	MICKENS FLOSSIE	1181 SYCAMORE ST
17   1181 SYCAMORE ST         R-1         LOT         VL           19   NS SYCAMORE 460 E OR         R-1         LOT         VL           20   1193 SYCAMORE ST         R-1         RES         O           21   1195 SYCAMORE ST         R-1         RCS         O           22   1197 SYCAMORE ST         R-1         LOT         VL           23   112 ORCHARD ST         R-1         LOT         VL           24   110 ORCHARD ST         R-1         RCS         O           26   1106 ORCHARD ST         R-1         LOT         VL           27   1104 ORCHARD ST         R-1         LOT         VL           28   1102 ORCHARD ST         R-1         LOT         VL           28   1102 ORCHARD ST         R-1         LOT         VL           29   1100 ORCHARD ST         R-1         LOT         VL           29   1106 ORCHARD ST         R-1         LOT         VL           30   1186 CHESTNUT ST         R-1         LOT         VL           31   1188 CHESTNUT ST         R-1         IND         O           35   1202 CHESTNUT ST         R-1         IND         O           36   1202 CHESTNUT ST         R-1         IND         O	F R-1 LOT		MICKENS FLOSSIE	1181 SYCAMORE ST
19 INS SYCAMORE 460 E OR         R-1         LOT         VL           20 1193 SYCAMORE ST         R-1         RES         O           21 1195 SYCAMORE ST         R-1         RES         O           22 1197 SYCAMORE ST         R-1         LOT         VL           23 1112 ORCHARD ST         R-1         LOT         VL           24 1110 ORCHARD ST         R-1         RC         VL           26 1106 ORCHARD ST         R-1         LOT         VL           27 1104 ORCHARD ST         R-1         LOT         VL           28 1102 ORCHARD ST         R-1         LOT         VL           29 1100 ORCHARD ST         R-1         LOT         VL           29 1100 ORCHARD ST         R-1         LOT         VL           29 1106 ORCHARD ST         R-1         LOT         VL           30 1186 CHESTNUT ST         R-1         LOT         VL           31 1188 CHESTNUT ST         R-1         IND         O           36 1190 CHESTNUT ST         R-1         IND         O	R-1 LOT		MICKENS DAVID LAMONT ET ALS	1181 SYCAMORE ST
20       1193 SYCAMORE ST       R-1       RES       0         21       1195 SYCAMORE ST       R-1       RES       0         22       1197 SYCAMORE ST       R-1       LOT       VL         23       1112 ORCHARD ST       R-1       LOT       VL         24       1100 ORCHARD ST       R-1       LOT       VL         26       1106 ORCHARD ST       R-1       LOT       VL         27       1104 ORCHARD ST       R-1       LOT       VL         28       1102 ORCHARD ST       R-1       LOT       VL         29       1100 ORCHARD ST       R-1       LOT       VL         29       1100 ORCHARD ST       R-1       LOT       VL         29       1100 ORCHARD ST       R-1       LOT       VL         30       1186 CHESTNUT ST       R-1       LOT       VL         31       1188 CHESTNUT ST       R-1       IND       O         36       1202 CHESTNUT ST       R-1       IND       O         36       1202 CHESTNUT ST       R-1       IND       O	OR  R-1 LOT		BONES JOSE A	1193 SYCAMORE ST
21       1195 SYCAMORE ST       R-1       RES       0         22       1197 SYCAMORE ST       R-1       LOT       VL         23       1112 ORCHARD ST       R-1       LOT       VL         24       1100 ORCHARD ST       R-1       RES       VO         26       1106 ORCHARD ST       R-1       LOT       VL         27       1104 ORCHARD ST       R-1       LOT       VL         28       1102 ORCHARD ST       R-1       LOT       VL         29       1100 ORCHARD ST       R-1       LOT       VL         29       1106 ORCHARD ST       R-1       LOT       VL         29       1106 ORCHARD ST       R-1       LOT       VL         30       1186 CHESTNUT ST       R-1       LOT       VL         34       1196 CHESTNUT ST       R-1       IND       O         36       1202 CHESTNUT ST       R-1       IND       O	R-1 RES		BONES JOSE A	1193 SYCAMORE ST
22       1197 SYCAMORE ST       R-1       LOT       VL         23       1112 ORCHARD ST       R-1       LOT       VL         24       1100 ORCHARD ST       R-1       RES       VO         26       1108 ORCHARD ST       R-1       LOT       VL         27       1104 ORCHARD ST       R-1       LOT       VL         28       1102 ORCHARD ST       R-1       LOT       VL         29       1100 ORCHARD ST       R-1       LOT       VL         29       1108 CHESTNUT ST       R-1       LOT       VL         30       1186 CHESTNUT ST       R-1       IND       O         34       1196 CHESTNUT ST       R-1       IND       O         36       1202 CHESTNUT ST       R-1       IND       VB	. R-1 RES	FAIR	DEL SOL LUIS	1195 SYCAMORE ST
23 1112 ORCHARD ST       R-1       LOT       VL         24 1110 ORCHARD ST       R-1       RES       VO         25 1108 ORCHARD ST       R-1       LOT       VL         26 1106 ORCHARD ST       R-1       LOT       VL         27 1104 ORCHARD ST       R-1       LOT       VL         28 1102 ORCHARD ST       R-1       LOT       VL         29 1100 ORCHARD ST       R-1       LOT       VL         30 1186 CHESTNUT ST       R-1       LOT       VL         34 1196 CHESTNUT ST       R-1       IND       O         35 1198 CHESTNUT ST       R-1       IND       O         36 1202 CHESTNUT ST       R-1       IND       VB	-  R-1  LOT		CANDELARIO ELENA	UNION CITY NJ
24   110 ORCHARD ST       R-1       RES       VO         26   1108 ORCHARD ST       R-1       LOT       VL         26   1106 ORCHARD ST       R-1       LOT       VL         27   1104 ORCHARD ST       R-1       LOT       VL         28   1102 ORCHARD ST       R-1       LOT       VL         29   1100 ORCHARD ST       R-1       LOT       VL         30   1186 CHESTNUT ST       R-1       LOT       VL         34   1196 CHESTNUT ST       R-1       IND       O         35   1198 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	R-1 LOT	'L X	WARD JIMMIE & RUTH M	1112 ORCHARD ST
26   1108 ORCHARD ST       R-1       RES       O         26   1106 ORCHARD ST       R-1       LOT       VL         27   1104 ORCHARD ST       R-1       LOT       VL         28   1102 ORCHARD ST       R-1       LOT       VL         29   1100 ORCHARD ST       R-1       LOT       VL         30   1186 CHESTNUT ST       R-1       LOT       VL         34   1196 CHESTNUT ST       R-1       IND       O         35   1198 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	. R-1	O POOF	RES VO POOR ALEXANDER JIMMY C	1110 ORCHARD ST
26   1106 ORCHARD ST       R-1       LOT       VL         27   1104 ORCHARD ST       R-1       LOT       VL         28   1102 ORCHARD ST       R-1       LOT       VL         29   1100 ORCHARD ST       R-1       LOT       VL         30   1186 CHESTNUT ST       R-1       LOT       VL         34   1196 CHESTNUT ST       R-1       IND       O         35   1198 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	. R-1 RES	FAIR	SANDY PETER U	635 NO 32ND ST
27   1104 ORCHARD ST       R-1       LOT       VL         28   1102 ORCHARD ST       R-1       LOT       VL         29   1100 ORCHARD ST       R-1       LOT       VL         30   1186 CHESTNUT ST       R-1       LOT       VL         34   1186 CHESTNUT ST       R-1       IND       O         35   1198 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	F R-1 LOT	ر ×	WARD JIMMIE ET UX	1106 ORCHARD ST
28   1102 ORCHARD ST       R-1       LOT       VL         29   1100 ORCHARD ST       R-1       LOT       VL         30   1186 CHESTNUT ST       R-1       LOT       VL         34   1186 CHESTNUT ST       R-1       IND       O         35   1198 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	F   R-1   LOT		WARD JAMES ET UX	1104 ORCHARD STREET
29   1100 ORCHARD ST       R-1       LOT       VL         30   1186 CHESTNUT ST       R-1       LOT       VL         31   1188 CHESTNUT ST       R-1       RES       O         34   1196 CHESTNUT ST       R-1       IND       O         35   1198 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	. R-1 LOT	٦ ×	CITY OF CAMDEN	CITY HALL
30   1186 CHESTNUT ST       R-1       LOT       VL         31   1188 CHESTNUT ST       R-1       RES       O         34   1196 CHESTNUT ST       R-1       IND       O         35   1198 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	R-1 LOT	ر ×	WARD JIMMIE & RUTH M	1100 ORCHARD ST
31/1188 CHESTNUT ST       R-1       RES       O         34/1196 CHESTNUT ST       R-1       IND       O         35/1198 CHESTNUT ST       R-1       IND       O         36/1202 CHESTNUT ST       R-1       IND       VB	.   R-1 LOT	ر X	SHAKES LORETTA M	1186 CHESTNUT ST
34   196 CHESTNUT ST       R-1       IND       O         35   1398 CHESTNUT ST       R-1       IND       O         36   1202 CHESTNUT ST       R-1       IND       VB	R-1 RES	FAIR	STAR JUNK DEALER INC	1190 CHESTNUT
35 1198 CHESTNUT ST R-1 IND O 36 1202 CHESTNUT ST R-1 IND VB	. R-1 IND	FAIR	STAR JUNK DEALER INC	1190 CHESTNUT
36/1202 CHESTNUT ST R-1 IND VB	.   R-1   IND	) FAIR	STAR JUNK DEALER INC	1190 CHESTNUT
	.  R-1  IND		POOR CHURCH AT PENTECOST (THE)	PO BOX 1527
1309 37/1206 CHESTNUT ST   R-1   IND   VB   POC	R-1 IND	/B POOF	POOR CHURCH AT PENTECOST (THE)	SICKLERVILLE NJ

BLOCK	LOT	STREET	ZONE	USE OVICOND	OWIC	COND	OWNER	MAILING
1309	38	38 1210 CHESTNUT ST	R-1	LOT	XF X		PRETTYMAN ROBERT H JR & DEBES PHILI	1210 CHESTNUT ST
1309	39	39 1212 CHESTNUT ST	R-1	LOT WL			FOSTER E L ET UX ET AL	1212 CHESTNUT ST
1309	40	40 1214 CHESTNUT ST	1-심	RES	0	FAIR (	TOWNS J	1214 CHESTNUT ST
1309	41	41 1216 CHESTNUT ST	R-1	RES	0	FAIR	PRYOR MILDRED	804 SO 6TH ST
1309	42	42 1220 CHESTNUT ST	R-1	LOT	^   <u> </u>	¥	PHILLIPS LINDA & CHARLES	1022 KAIGHN AVE
1309	43	43 1222 CHESTNUT ST	R-1	RES		FAIR	MARTE JUAN R (MR & MRS) ET AL	1222 CHESTNUT ST
1309	44	44 1224 CHESTNUT ST	R-1	RES	0	FAIR	JETTER A	1224 CHESTNUT ST
1309	45	45 1226 CHESTNUT ST	7	RES	0		MARTE MAXIMINA & MARTE JUAN R	1226 CHESTNUT ST
1309	46	46 1228 CHESTNUT ST	R-1	LOT VL	1	×	DEFINITIVE PROPERTIES	OAKLYN NJ
1309	47	47 1135 LOUIS ST	R-1	RES	0	FAIR	WALLACE DUANE J & VALARIE A	PENNSAUKEN NJ
1309	48	48 1133 LOUIS ST	R-1	RES	0	FAIR	SCOTT IRVING	1133 LOUIS ST
1309	49	49 1131 LOUIS ST	R-1	RES VB		700R	POOR STERN MARC & FISHER MAYER	LAKEWOOD NJ
1309	20	50 1121 LOUIS ST		RES	0	FAIR	FAIR DOUGLASS MATTHEW	EAST LANSDOWNE PA
1309	51	51 1119 LOUIS ST	R-1	RES	ΛB	POOR	POOR HEATH LORRAINE	PENNSAUKEN NJ
1309	52	52 1117 LOUIS ST		RES	ΛB	POOR	POOR ROBINSON ROBERT	1117 LOUIS ST
1309	53	53 1115 LOUIS ST	R-1	RES VC		POOR	POOR STERN MARC & FISHER MAYER	LAKEWOOD NJ
1309	54	54 1113 LOUIS ST	R-1	RES	0	FAIR	FORENTZ PARTNERS	NEWTOWN PA
1309	55	55 1111 LOUIS ST	R-1	RES	0	FAIR	TRETOLA DEBORAH	1111 LOUIS ST
1309	56	56 1109 LOUIS ST	R-1	RES	ΛB	POOR	POOR JENKINS WALTER U	PENNSAUKEN NJ
1309	57	57   1107 LOUIS ST	R-1	RES	0	FAIR	AMC INVESTMENTS LLC	OCEAN NJ
1309	58	58 1230 CHESTNUT ST	R-1	RES	0	FAIR	AMC INVESTMENTS LLC	OCEAN NJ
1309	115	115 NS SYCAMORE 480 E OR	자-1	LOT	\ \ \	×	BONES JOSE A	1193 SYCAMORE ST
1309	116	116 1187 SYCAMORE ST	자-1	RES	0	FAIR	MICKENS CALLIE A	1187 SYCAMORE ST
1310	4	4 1125-1127 KAIGHN AVE	R-1	R/C	0	FAIR	BROWN JAMES R	LAUREL SPRINGS NJ
1310	22	22 1122 MT EPHRAIM AVE	유	COM O		FAIR	PENN FINANCE CORP	1122 MT EPHRAIM AVE
1310	23	23 1124 MT EPHRAIM AVE	C-R	COM VC		FAIR	CARTWRIGHT ULYSES	1124 MT EPHRAIM AVE
1310	24	24 1126 MT EPHRAIM AVE	유	RES	ΥB	FAIR	MORRIS E J ET AL	1126 MT EPHRAIM AVE
1310	25	25 1128 MT EPHRAIM AVE	O-R	RES	0	FAIR	CLARK KENNETH	PHILADELPHIA PA
1310	26	26 1130 MT EPHRAIM AVE	٠ ٩-	RES	0	FAIR	CRAWFORD J	1130 MT EPHRAIM AVE
1310	27	27 1132 MT EPHRAIM AVE	유	RES	0	FAIR	CLAYBROOK PATRICIA	MEDFORD NJ
1310	SOTTOMATION	28 1101 KAIGHN AVE	O-R	R/C	0	FAIR	RODRIGUEZ FRANCISCO A	636 NO 4TH ST

BLOCK LO	LOT	STREET	ZONE		OIV	USE OV COND	OWNER	MAILING
1310	29 1	29 1103 KAIGHN AVE	C-R	LOT	Σ	×	PRYOR VIRDINA	804 SO 6TH ST
1310	31 1	31 1106 SYCAMORE ST	R-1		0	FAIR	ANTUNA MARIANO	1106 SYCAMORE ST
1310	34	34 WS CAM&ARR 755 S SYCAMORE	R-1	LOT	7	×	CITY OF CAMDEN	CITY HALL
1310	37 1	37 1105 KAIGHN AVE	<u>유</u>	R/C	0	FAIR	KIM YOUNG WOO	CHERRY HILL NJ
1310	38 1	38   1107 KAIGHN AVE	C-R				LIVINGSTON GERALDINE	PHILADELPHIA PA
1310	39 1	39 1109 KAIGHN AVE	C-R	R/C	0	FAIR	REFUGE CHURCH OF CHRIST - MISSION	PO BOX 2863
1310	401	40 1111 KAIGHN AVE	7-R		0	FAIR	RIVERA MARIO	1111 KAIGHN AVE
1310	411	41 1113 KAIGHN AVE	유	SYD	0	×	RODRIGUEZ GIL A	1111 KAIGHN AVE
1310	421	42 1115 KAIGHN AVE	R-1	INST O		FAIR	CITY OF CAMDEN	CITY HALL
1310	431	43 1117 KAIGHN AVE	R-1	RES	0	FAIR	GOMEZ EDY P	1117 KAIGHN AVE
1310	44 1	44 1119 KAIGHN AVE	R-1	RES	0	FAIR	MAZAHREH BASEN	PENNSAUKEN NJ
1310	451	45 1121 KAIGHN AVE	R-1		0		BOWSER ROBERT A	COLLINGSWOOD NJ
1310	461	46 1123 KAIGHN AVE	R-1	R/C	0	FAIR	BURRELL IM ET UX	1123 KAIGHN AVE
1310	48 F	48 REAR 1103 KAIGHN AVE	유	LOT	۸۲	×	COHEN A ET UX	1109 KAIGHN AVE
1311	+	1 1120 SYCAMORE ST	R-1	<u>R</u>	S	×	CITY OF CAMDEN	CITY HALL
1311	21	2 1122 SYCAMORE ST	R-1	<u>2</u>	Ω	×	CITY OF CAMDEN	СІТУ НАLL
1311	3	3 1124 SYCAMORE ST	R-1	RES	0	FAIR	ALEXANDER LEO	1433 SO 10TH ST
1311	4	4 1124 1/2 SYCAMORE ST	R-1	SYD	0	×	RASE F	1124 1/2 SYCAMORE ST
1311	2	5 1126 SYCAMORE ST	R-1	RES	0	FAIR	SANDY PETER IRVIN	1433 SO 10TH ST
1311	6	6 1128 SYCAMORE ST	R-1	SYD	0	×	WARD JIMMIE L ET UX	1128 SYCAMORE ST
1311	7	7 1130 SYCAMORE ST	R-1	RES	0	FAIR	DELGADO IVETTE & VILLALOBOS ALFREDO	1130 SYCAMORE ST
1311	ω	8 1132 SYCAMORE ST	R-1	<u>R</u>	0		RALF'S HEATING & PLUMBING	1107 KAIGHN AVE
1311	6	9 SS SYCAMORE ST 180 W RO	R-1	<u>N</u>	0	FAIR	RALF'S HEATING & PLUMBING	1107 KAIGHN AVE
1311	10	10 SS SYCAMORE ST 160 W RO	R-1	<u>2</u>	0	FAIR	RALF'S HEATING & PLUMBING	1107 KAIGHN AVE
1311	1	11 1140 SYCAMORE ST	R-1	2	0	FAIR	RALF'S HEATING & PLUMBING	1107 KAIGHN AVE
1311	12	12 1140 1/2 SYCAMORE ST	R-1	LOT	Λ	×	CITY OF CAMDEN	CITY HALL
1311	13	13 1142 SYCAMORE ST	R-1	LoT	ΛĽ	×	CITY OF CAMDEN	CITY HALL
1311	14	14 1144-1146 SYCAMORE ST	~1	LOT	Z	×	MAKUSZEWSKI J ET UX	SOUTH DENNIS NJ
1311	15	15 1148 SYCAMORE ST	R-1	LOT	ΛΓ	×	MAKUSZEWSKI J ET UX	SOUTH DENNIS NJ
1311	16	6 1150 SYCAMORE ST	R-1	LOT	Z	×	CITY OF CAMDEN	CITY HALL
1311	17	17 1152 SYCAMORE ST	R-1	LOT	7	×	CITY OF CAMDEN	CITY HALL

1311 18 1154 SYCAMO 1311 20 1131 ROSE ST 1311 21 1133 ROSE ST 1311 26 1133 RAIGHN 1311 28 1135 RAIGHN 1311 29 1137 RAIGHN 1311 30 1139 RAIGHN 1311 32 1143 RAIGHN 1311 32 1143 RAIGHN 1311 35 SSYCAMOR 1311 36 SS SYCAMOR	RE ST  RE ST  AVE  AVE  AVE  AVE  AVE  AVE  AVE  AV	R-1-R-R-1-R-R-1-R-R-1-R-R-1-R-R-1-R-R-1-R-R-1-R-R-1-R-R-1-R-R-R-1-R-1-R-R-1-	3 3	X	CITY OF CAMDEN	CITY HALL
	5T			,,		
				×	CITY OF CAMDEN	ICLLY MALL
			≥ - -	۸۲ ۲	CITY OF CAMDEN	CITY HALL
			LOT WL	ر ×	CITY OF CAMDEN	CITY HALL
			O QN	FAIR	RALF'S HEATING & PLUMBING	1107 KAIGHN AVE
			RES O	FAIR	RAMOS MARGARITA	1133 KAIGHN AVE
		Г	RES O	FAIR	LAMBERT MARIAN ET-AL	1135 KAIGHN AVE
			RES O	FAIR	LAMBERT ANNA	1135 KAIGHN AVE
		R-1 F	RES V	VB FAIR	GAUTIER CUSTODIO	1139 KAIGHN AVE
			RES O	FAIR	FARHAT MAMOUN M	COLUMBUS NJ
			RES O		SAUNDERS VINCENT	1143 KAIGHN AVE
			RES O	FAIR	PEREZ DOMINGO & RAMOS YOSELY A	1147 KAIGHN AVE
		R-1 F	RES O	FAIR	KHAN M ET UX	1300 PRINCESS AVE
	35 SS SYCAMORE 395 W RO		_ot  V	VL X	WJ&SRR CO	NEW YORK NY
	0		LOT	VL X	CITY OF CAMDEN	CITY HALL
	69 SS SYCAMORE ST 140 W RO	R-1	O QN	FAIR	RALF'S HEATING & PLUMBING	1107 KAIGHN AVE
1312 35 1158-1	35 1158-1160 SYCAMORE ST		LOT V	X NF	CHENG GENE JR	PHILADELPHIA PA
1312 36 1162 S	36 1162 SYCAMORE ST		LOT V	X X	CITY OF CAMDEN	CITY HALL
1312 37 1164 S	37 1164 SYCAMORE ST		LOT V	X X	CITY OF CAMDEN	CITY HALL
1312 38 1166 S	38 1166 SYCAMORE ST	R-1	RES O	) FAIR	STACKHOUSE WILLIE	GLASSBORO NJ
1312 40 1172 S	40 1172 SYCAMORE ST	R-1	LOT	۸۲×	CITY OF CAMDEN	CITY HALL
1312 41 1174 S	41 1174 SYCAMORE ST		LOT	NL X	CITY OF CAMDEN	CITY HALL
1312 42 1176 S	42 1176 SYCAMORE ST			X 7v	CITY OF CAMDEN	CITY HALL
1312 43 1178 S	43 1178 SYCAMORE ST	R-1	RES O	×	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FLOOR
1312 44 1180 S	44 1180 SYCAMORE ST		LOT V	X VL	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FLOOR
1312 45 1182 S	45 1182 SYCAMORE ST		RES V	VB POOR	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FLOOR
1312 46 1184 S	46 1184 SYCAMORE ST		LOT V		STATE ST HOUSING	532 STATE ST
1312 47 1188 S	47 1188 SYCAMORE ST	R-1	LOT	X VF	WILLIAMS CURTIS	PO BOX 3014
1312 48 1190 S	48 1190 SYCAMORE ST	R-1	-oT	۸۲ X	MONROE, LORETTA	1190 SYCAMORE ST
1312 49 1194 S	49 1194 SYCAMORE ST	_	LOT	/L  X	SWORD OF THE SPIRIT CHRISTIAN CENTE	1237 KAIGHN AVE
1312 51 1202 S	51 1202 SYCAMORE ST		LOT	X X	CITY OF CAMDEN	CITY HALL

S	SIKEEI	ZONE	USE OW COND		_	OWNER	MAILING
64	52 1204 SYCAMORE ST	R-1	LOT	× K		CITY OF CAMDEN	CITY HALL
1 :	53 1147 LOUIS ST	R-1	LOT	X V		CITY OF CAMDEN	CITY HALL
3	54 1149 LOUIS ST	R-1	LOT	× V		CITY OF CAMDEN	CITY HALL
	55 NE KAIGHN AVE & ROSE ST	R-1	INST	0	FAIR	BOARD OF EDUCATION	201 NO FRONT ST
	58 1231-1239 KAIGHN AVE	R-1	INST	0		SWORD OF THE SPIRIT CHRISTIAN CTR	1231-1239 KAIGHN AVE
	59 1151 LOUIS ST	R-1		X N		CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FLOOR
· ·	60 1153 LOUIS ST	R-1	LOT	×		CITY OF CAMDEN	CITY HALL
, ·	61 1155 LOUIS ST	R-1	3	×		CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FLOOR
, -	62 1157 LOUIS ST	R-1	LOT	X V		CITY OF CAMDEN	CITY HALL
<u> </u>	63 1159 LOUIS ST	R-1	LOT	X. Y.		CITY OF CAMDEN	CITY HALL
1	64 1241 KAIGHN AVE	R-1	LOT	×     		CITY OF CAMDEN	CITY HALL
<u>-</u>	65 1243 KAIGHN AVE	R-1	RES	VB F	OOR,	POOR A BETTER CAMDEN CORP	TRENTON NJ
1	66 1245 KAIGHN AVE	R-1	RES	VB P	OOR,	POOR A BETTER CAMDEN CORP	TRENTON NJ
·	67 1247 KAIGHN AVE	R-1	RES	VB F	OOR,	POOR A BETTER CAMDEN CORP	TRENTON NJ
-	68 1249 KAIGHN AVE	R-1		×		CITY OF CAMDEN	CITY HALL
1-	85 1232 CHESTNUT ST	R-1	LOT	X Z		MARTIN B ETUX	SALEM NJ
•	86 1234 CHESTNUT ST	R-1	LOT	X 7		ENGLISH CLEVELAND	РНІГАDELРНІА РА
<del></del>	87 1236 CHESTNUT ST	R-1	₹ :	×		ENGLISH CLEVELAND	PHILADELPHIA PA
1	88 1238 CHESTNUT ST	R-1	COM O		200R	POOR ENGLISH CLEVELAND	РНІГАДЕГРНІА РА
<del>1 :-</del>	89 1240-42 CHESTNUT ST	0-R	COMO	П	SOOR	POOR DADYAN PAULA A	1240-42 CHESTNUT ST
<del>                                     </del>	91 1114 LOUIS ST	R-1	COM	0	FAIR	DADYAN PAULA A	1114 LOUIS ST
ti	92 1116 LOUIS ST	R-1	COMO	0	3	MARKES GLENFORD & JOLLY PATRICIA	461 NO 40TH ST
m	93 1118-1124 LOUIS ST	R-1	IND VC		200R	POOR MARKES GLENFORD & JOLLY PATRICIA	461 NO 40TH ST
100	96 1125-1127 HADDON AVE	C-R	COMIO		200R	POOR ISLAMIC STUDY CENTER	1157 HADDON AVE
1	97 1101-1103 HADDON AVE	C-R	COMO		FAIR	MERCEDES JOAQUIN	1101-1103 HADDON AVE
1	99 1105-1113 HADDON AVE	C-R	COM O		FAIR	DADYAN PAULA A	1105-1113 HADDON AVE
1	100 1115 HADDON AVE	C-R	R/C	NB F	200R	POOR MARKES GLENFORD & JOLLY PATRICIA	461 NO 40TH ST
	101 1117 HADDON AVE	О-R	INST	0	FAIR	COMMUNITY CHURCH OF FAITH	2830 BERKELY ST
⇟	104   1123 HADDON AVE	O-R	R/C	0		CHUNG HYANG DUK	RIVER EDGE NJ
100	106 1251-1253 SYCAMORE ST	R-1	2	0	POOR	POOR BECKER RAVIJOT	1251-1253 SYCAMORE ST
1	107 1255 SYCAMORE ST	R-1	RES	ΛB	FAIR	LEWIS JANICE	CHERRY HILL NJ

BLOCK LOT	TO	STREET	ZONE	USE OVICOND	N CO	ND OWNER	MAILING
1313	108	108 1257 SYCAMORE ST	R-1	RES O	FAIR	R SIEGEL OPHELIA C	FOREST HILLS NY
1313	109	109 1259 SYCAMORE ST	유	SYD O	×	DOWMAN PAUL N	1259 SYCAMORE ST
1313	110	110 1131-1133 HADDON AVE		COMO	FAIR	IR ISLAMIC STUDY CENTER	1157 HADDON AVE
1313	114	114 1135-1139 HADDON AVE	S-R	COMO	FAIR	IR HAN CHAE NAM & WHANG KYOUNG SHIN	IN 1135-1139 HADDON AVE
1314	F	1252 SYCAMORE ST	R-1	RES O	FAIR	IR STEFANSKY TOBY	LAKEWOOD NJ
1314	2	2 1254 SYCAMORE ST		RES O	FAIR	IR  LIBERTY REAL HOLDINGS LLC	PO BOX 1083
1314	3	3 1256 SYCAMORE ST	R-1	RES O	FAIR	IR SPRATLEY JEROME W ET AL	1256 SYCAMORE ST
1314	4	4 1258 SYCAMORE ST		RES O	FAIR	IR  WILLIAMS ALFRED L	WILLINGBORO NJ
1314	5	5 1260 SYCAMORE ST	R-1	RES O	FAIR	IR TALIB AMIN	1260 SYCAMORE ST
1314	9	6 1262 SYCAMORE ST		RES O			1262 SYCAMORE ST
1314	7	7 1140-1144 LOUIS ST		R/C O		FAIR MCCABE THOMAS J	PENNSAUKEN NJ
1314	6	9 1148 LOUIS ST		RES O		FAIR RAMOS JOSE A	1148 LOUIS ST
1314	10	10 1150 LOUIS ST	R-1	RES O	FAIR	IR PADILLA YOLANDA	PHILADELPHIA PA
1314	1	11 1152 LOUIS ST	R-1	RES VB		POOR PITTS TYRONE	ITHACA NY
1314	12	12 1154 LOUIS ST	R-1	RES O		FAIR DEGRILLA EDWARD ALEXANDER	1154 LOUIS ST
1314	13	13 1156 LOUIS ST	R-1	RES VB		POOR BOLLITIER JAMES & EVELYN	, 1156 LOUIS ST
1314	14	14 1158 LOUIS ST	R-1	RES VB		POOR VERDELL OLLIE C	1158 LOUIS ST
1314	15	5 1160 LOUIS ST	R-1	RES O		FAIR DIAZ IRMA	1160 LOUIS ST
1314	16	6 1162 LOUIS ST		RES O		FAIR DAVIS JAMES JR	1162 LOUIS ST
1314	17	17 1164 LOUIS ST	R-1	RES N	VB PO	POOR COPELAND VIRIS CLIFFORD ET ALS	1164-1166 LOUIS ST
1314	18	18 1166 LOUIS ST	R-1	R/C V	VB PO	POOR COPELAND VIRIS CLIFFORD ET ALS	1164-1166 LOUIS ST
1314	19	19 1255 KAIGHN AVE	R-1	COM O	) FAIR		1263 KAIGHN AVE
1314	20	20 1257 KAIGHN	R-1	COMO	) FAIR	IR LITTEN NEIL	1263 KAIGHN AVE
1314	21	21 1259 KAIGHN	R-1	COMO	) FAIR	IR LITTEN NEIL	1263 KAIGHN AVE
1314	22	22 1261 KAIGHN	R-1	COM O	) FAIR	IR LITTEN NEIL	1263 KAIGHN AVE
1314	23	23 1263 KAIGHN	R-1	COMIO	) FAIR	IR LITTEN NEIL	1263 KAIGHN AVE
1314	24	24 1265 KAIGHN AVE	R-1	COM VB	/B FAIR	IR LITTEN NEIL	1263 KAIGHN AVE
1314	25	25 1267 KAIGHN AVE	R-1	RES	VC FAIR	IR SHORT-JONES LANORA & SPENCER HE	E 1267 KAIGHN AVE
1314	26	26 1269 KAIGHN AVE	R-1	LOT WL	× V	L & S ENTERPRISES INC	1275 KAIGHNS AVE
1314	27	27   1271 KAIGHN AVE	R-1	RES (	O FAIR	IR HAWKINS, JOHNNY L ET UX	1271 KAIGHN AV
1314	28	28 NS KAIGHN 222 E LOUIS ST	R-1	SYD (	× o	HAWKINS, JOHNNY L ET UX	1271 KAIGHN AV

Ω
COM VB FAIR IL & SENTERPRISES INC.
1
FAIR JACKSON RICHARD
FAIR SCHWAB CHAIM
FAIR BAILEY ROBERT JR
FAIR PAYTON GEORGE
FAIR PAYTON GEORGE
X OLLIE M WILLIAMS INSURANCE AGENCY
X OLLIE M WILLIAMS INSURANCE AGENCY
X OLLIE M WILLIAMS INSURANCE AGENCY
X OGLESBY JACQUELINE
FAIR WHITE DAVID JR ET UX
FAIR ALI ANOWAR
FAIR ALI ANOWAR
FAIR CHURCH OF GOD & SAINTS OF CHRIST
FAIR CHURCH OF GOD
X THE CHURCH OF GOD AND SAINTS OF CHR
FAIR CHURCH OF GOD TABL #2
X DURAN DIANA
VB  POOR CITY OF CAMDEN
FAIR HOLLAND PATRICIA & HOLLAND KIM
X THOMPSON JULIA
FAIR JORGE GUMERCINDO
FAIR ZHENG ZHEN MAO
FAIR BOWSER ROBERT A
FAIR BOWSER ROBERT
FAIR REO INVESTMENTS

BLOCK	LOT STREET	ZONE	USE O	use ov/cond	OWNER OWNER	MAILING
1315	12 1134 KAIGHN AVE	R-1	RES O	FAIR	DENNIS LEONARD G	1134 KAIGNE AVE
1315	13 SS KAIGHN 300 E MT E		RES O	×	CITY OF CAMDEN	CITY HALL
1315	14 1138 KAIGHN AVE	R-1	RES O	FAIR		1138 KAIGHN AVE
1315	15 1140 KAIGHN AVE	R-1	INST O	FAIR	GRANT TROY III	1140 KEIGHN AVE
1315	16 1212 MT EPHRAIM AVE	유	R/C PV	V FAIR	THOMAS MARIA	CHERRY HILL NJ
1315	17 1214 MT EPHRAIM AVE	C-R	RES VB	B FAIR	SMITH JERRY W	EAST ELMHURST NY
1315	18 1216 MT EPHRAIM AVE	유	RES O	FAIR	AZCONA AQUILINO & MARIA	1216 MT EPHRAIM AVE
1315	19 1218 MT EPHRAIM AVE	유	R/C O			1216 MT EPHRAIM AVE
1315	20 1220 MT EPHRAIM AVE	C-R	R/C O	FAIR	AZCONA AQUILINO & MARIA	1216 MT EPHRAIM AVE
1315	21 1107 LIBERTY ST	٦-R	LOT  VL	×	TORRES GUSTAVO	CHESILHURST NJ
1315	22 1109 LIBERTY ST	O-R	LOT VL	×	MCCABE THOMAS J	PENNSAUKEN NJ
1315	23 1111 LIBERTY ST	O-R	RES V	VB POO	POOR HERNDON FRED ET UX	LEVITTOWN PA
1315	24 1113 LIBERTY ST	R-1	RES O	FAIR		VOORHEES NJ
1315	26 NS LIBERTY 160 E MT	R-1	SYD O			1119 LIBERTY ST
1315	27 1119 LIBERTY ST	R-1		FAIR		1119 LIBERTY ST
1315	28 1121 LIBERTY ST	R-1	RES V	~	POOR GERUNDO ROBERT	TOMS RIVER NJ
1315	29 1123 LIBERTY ST	유-1	RES O	FAIR		1123 LIBERTY ST
1315	30 1125 LIBERTY ST	R-1	RES O	FAIR	SELBY GEORGE S	1115 LIBERTY ST
1315	31 1127 LIBERTY ST	R-1	RES O		ROBINSON TERRY ANN N	1127 LIBERTY ST
1315	32 1129 LIBERTY ST	R-1	RES O	FAIR	FUSSELL GLORIA	1129 LIBERTY ST
1315	33 1131 LIBERTY ST	R-1	RES V	VB POO	POOR LIBERTY REAL HOLDINGS LLC	PO BOX 1083
1315	34 1133-1137 LIBERTY ST	R-1	RES VB		POOR LIBERTY REAL HOLDINGS LLC	PO BOX 1083
1315	35 1139 LIBERTY ST	R-1	COM VC		FAIR LIBERTY REAL HOLDINGS LLC	PO BOX 1983
1315	36 1141 LIBERTY ST	무-1	RES O	FAIR		1141 LIBERTY ST
1315	37 1143 LIBERTY ST	다.	RES O		LIBERTY REAL HOLDINGS LLC	PO BOX 1083
1315	38 1145 LIBERTY ST	R-1	RES O	FAIR	DUTKIEWICZ ANTHONY	1145 LIBERTY ST
1315	39 1147 LIBERTY ST	무.	RES O	FAIR		1147 LIBERTY ST
1315	40 1149 LIBERTY ST	유-	RES O	FAIR	RODRIGUEZ ANGEL	1149 LIBERTY ST
1315	41 1151 LIBERTY ST	R-1			MARTINEZ SAMUEL	1151 LIBERTY ST
1315	42 1153 LIBERTY	R-1	RES VB		POOR ZIMMER RONALD D	1153 LIBERTY ST
1315	43 1155 LIBERTY ST	K-1	RES V	VB POO	POOR MASON BRYANT	812 STATE ST

BLOCK LOT	LOT	STREET	ZONE USE OW COND	USE	SINIC	GNO	OWNER	MAILING
1315	95	95 SWS BANNARD 66 S KAIGHN	R-1	LOT	Χ \		BROOKS PIERRE	SICKLERVILLE NJ
1315	97	97 1104 KAIGHN AVE	C-R	R/C	VB P	OOR	POOR MARTIN RICHARD	1518 KAIGHN AVE
1315	98	98 1106 KAIGHN AVE	유	R/C		OOR F	POOR PROCTOR PROPERTIES LLC	1104 KAIGHN AVE
1315	66	99 1110 KAIGHN AVE	C-R	R/C	/B P	OOR F	VB POOR PROCTOR PROPERTIES LLC	1110 KAIGHN AVE
1315	100	100 1206 MT EPHRAIM AVE	유	R/C	VB P	OOR	POOR CITY OF CAMDEN	CITY HALL
1315	101	101 1115 LIBERTY ST		LOT	×	<u>.,</u>	SMITH THERESA	NEWARK NJ
1316	-	1 1146 KAIGHN AVE		RES (	0	FAIR E	BOWSER ROBERT A	COLLINGSWOOD NJ
1316	2	2 1148 KAIGHN AVE		RES (	0		EVANS ELLEN ET AL	1148 KAIGHN AVE
1316	က	3 1150 KAIGHN AVE	R-1	RES (	0	FAIR (	GOMEZ EDY P	1117 KAIGHN AVE
1316	4	4 1152 KAIGHN AVE		RES	0		ROSE GLADSTON ET AL	PENNSAUKEN NJ
1316	5	5 1154 KAIGHN AVE		RES	0	FAIR	BOWSER ROBERT A	COLLINGSWOOD NJ
1316	9	6 1156 KAIGHN AVE		RES (	0	FAIR E	BOWSER ROBERT A	COLLINGSWOOD NJ
1316	7	7 SS KAIGHN 100 E ROSE		SYD	0	FAIR	BOWSER ROBERT A	COLLINGSWOOD NJ
1316	8	8 1162 KAIGHN AVE		RES	0		BOWSER ROBERT A	COLLINGSWOOD NJ
1316	6	9 1164 KAIGHN AVE		RES	× o	×	ROGERS ANTHONY L & MARION	GLASSBORO NJ
1316	10	10 SS KAIGHN 160 E OF R	자-1	SYD	0	FAIR	BOWSER ROBERT A	COLLINGSWOOD NJ
1316	11	11 1170 KAIGHN AVE		RES	0	FAIR	ROGERS ANTHONY L & MARION	GLASSBORO NJ
1316	12	12 1172 KAIGHN AVE		RES	0	FAIR	FOFANA TAHERU ABDULAI	1504 BAIRD AVE
1316	13	13 1174-1180 KAIGHN AVE	R-1	COM O			RIVERA JOSE L	PO BOX 468
1316	17	17 1182 KAIGHN AVE	R-1	INST	0	FAIR	FAITH CHAPEL	1182 KAIGHN AVE
1316	18	18 1184 KAIGHN AVE		RES	0		MCGOWAN JOHN ET AL	1184 KAIGHN AVE
1316	19	19 1186 KAIGHN AVE		SYD	х 0		HOUSTON MONTE	1186 KAIGHN AVE
1316	20	20 1188 KAIGHN AVE	다 <del>.</del> 1	R/C	VB F	OOR ,	POOR AMIN KAHLID	1188 KAIGHN AVE
1316	21	21 NES BANNARD 95 N LIBRTY	R-1	LOT	<del>∑</del>	¥	CITY OF CAMDEN	CITY HALL
1316	22	22 NES BANNARD 70 N LIBRTY	R-1	LOT	<u>∠</u>	×	CITY OF CAMDEN	CITY HALL
1316	24	24 1169 LIBERTY ST		RES	0	FAIR .	TORRES SAMUEL	COLLINGSWOOD NJ
1316	25	25 1171 LIBERTY ST	R-1	RES	0	FAIR	CUEVAS ANSELMO & SATURNINA	1171 LIBERTY ST
1316	26	26 REAR 1173-1175 1/2 L	R-1	LOT	<u> </u>	×	HERNDON FRED ET UX	LEVITTOWN PA
1316	27	27 1173 LIBERTY ST	R-1	RES	0	FAIR	RUFF PHONTELLA B ET ALS	1173 LIBERTY ST
1316	28	28 1175 LIBERTY ST	R-1	RES	0	FAIR	HERNDON FRED ET UX	LEVITTOWN PA
1316	1	29 1175 1/2 LIBERTY ST	R-1	RES	0	FAIR	ROMERO MAGDA & MIGUEL ANGEL	1175 1/2 LIBERTY ST

BLOCK	LOT STREET		ZONE	use  c	USE ON COND	D	MAILING
1316	30 1177 LIBERTY ST		R-1	RES C	O FAIR	ENGLISH BESSIE ET ALS	1177 LIBERTY ST
1316	31 1179 LIBERTY ST		R-1	RES C	O FAIR	TORRES ROSALIA	COLLINGSWOOD NJ
1316	32 1181 LIBERTY ST		R-1	RES	VB POO	POOR WOODROW WILSON DEMOCRAT CLUB	1181 LIBERTY ST
1316	33 1183 LIBERTY ST			RES (C	O FAIR		1183 LIBERTY ST
1316	34 1211 LOUIS ST		R-1	LOT WL	×	TERRY THOMAS	1211 LOUIS ST
1316	35 1213 LOUIS ST		R-1	LOT	X V	KANIECZKA JENNIE	1213 LOUIS STREET
1316	36 1215 LOUIS ST			LOT	VL X	FLAKE ANDREA TERRY LYNN	1215 LOUIS ST
1316	37 1185-1191 LIBERTY	ST		GAR O	FAIR	BANKS NATHANIEL J & CLARA L	CHERRY HILL NJ
1316	62 1168 KAIGHN AVE		R-1	RES (	O FAIR	BOWSER ROBERT A	COLLINGSWOOD NJ
1317	45 1308 MT EPHRAIM AVE		C-R	LOT	NL X	FRENCH OTIS J & TINA	IRVINGTON NJ
1317	46 1310 MT EPHRAIM AVE		C-R	R/C	O FAIR	FRENCH OTIS J & TINA	IRVINGTON NJ
1317	47 1312 MT EPHRAIM AVE		C-R	RES VB		POOR AMIN KHALID	1312 MT EPHRAIM AVE
1317	48 1314 MT EPHRAIM AVE		C-R		O FAIR	MATHEWS ANITA	HAWTHORNE NJ
1317	49 1316 MT EPHRAIM AVE			R/C \	VC FAIR	DELGADO LUIS & MARITZA	LAKEWOOD NJ
1317	50 1318 MT EPHRAIM AVE	\VE	O-R	RES (	O FAIR	PARKSIDE HOLDINGS LLC	GREENVILLE DE
1317	51 1320 MT EPHRAIM AVE		C-R	RES O		POOR BEEBE GENEVIEVE	1320 MT EPHRAIM AVE
1317	52 1322 MT EPHRAIM AVE			R/C O	FAIR	AJAMU PRINCE BADI	1322 MT EPHRAIM AVE
1317	53 SS LIBERTY 94 E MT EP	RAIM	C-R	COM O	FAIR		IRVINGTON NJ
1317	54 1114 LIBERTY ST		R-1	RES O		GOOD ROMAN JOSE A	3075 MICKLE ST
1317	55 1118 LIBERTY ST		R-1	RES O	FAIR	NELSON JOYCE	BROOKLYN NY
1317	56 1120 LIBERTY ST			RES O		HERNDON FRED ET UX	LEVITTOWN PA
1317	57 SS LIBERTY 234 E MT E	PHRM	R-1	вур о	×	SECY OF HUD	HATBORO PA
1317	58 1124 LIBERTY ST		R-1	RES (	O FAIR	HERNDON FRED	LEVITTOWN PA
1317	59 1126 LIBERTY ST		R-1	RES	VB POO	POOR ALLEN O W ET UX	1126 LIBERTY ST
1317	60 1128 LIBERTY ST		R-1	RES VB		POOR BERGER RALPH	NEW YORK NY
1317	61 1130 LIBERTY ST		R-1	RES O	FAIR	NAVARRA MILDRED	1130 LIBERTY ST
1317	≥	ROSE	R-1	syp o			1136 LIBERTY ST
1317	63 1136 LIBERTY ST		R-1	RES O	FAIR	BICKING MABEL E	1136 LIBERTY ST
1317	64 1138 LIBERTY ST		R-1	RES O	FAIR	BICKING, FRANK F ET UX	1136 LIBERTY
1317	65 1140 LIBERTY ST		R-1	RES VB		POOR DAVIS, HURLEY SR ET UX	1140 LIBERTY
1317	66 1142 LIBERTY ST	200000000000000000000000000000000000000	R-1	RES (	O FAIR	MONEY M A	1142 LIBERTY ST

) )	SINCEL	A CONTRACT	OSE JOVICOND	200 >	OWNER.	MAILING
67	1144 LIBERTY ST	R-1	RES O	FAIR	KUILAN JOSE M & PADILLA SHARMAINE L	1144 LIBERTY
89	68   1146 LIBERTY ST	R-1	RES O	FAIR	STOKES W	1146 LIBERTY ST
69	69 1148 LIBERTY ST	R-1	LOT  VL	×	CITY OF CAMDEN	CITY HALL
70	70 1150 LIBERTY ST	유-1	LOT ML	×	CITY OF CAMDEN	CITY HALL
7.1	71 1111 MECHANIC ST	O-R	RES O	FAIR	PRATER ROOSEVELT JR & NADINE	1111 MECHANIC ST
72	72 1113 MECHANIC ST	O-R	RES O	FAIR	MCEADY TIA	LINDENWOLD NJ
73	73 1115 MECHANIC ST	C-R	RES O	FAIR	DAMON ERNEST JR	1115 MECHANIC ST
74	74 1117 MECHANIC ST	0-R	RES VB	-	POOR BACKLE ROBERT J & KIRSCHBERG GUNNAR	WASHINGTON TOWNSHIP NJ
75	75 1119 MECHANIC ST	R-1	RES VB		POOR PARHAM GERALDINE	NEWBERN NC
76	76 1121 MECHANIC ST	R-1	LOT VL	×	RODRIGUEZ DANNY	1164 MECHANIC ST
77	77 NS MECH 178 E MT EPH	R-1	SYD O	×	ROSA JOSE J & MARIA A	1125 MECHANIC ST
78	78 1125 MECHANIC ST	R-1	4 :	FAIR		1125 MECHANIC ST
79	79 1127 MECHANIC ST	R-1	RES VB		POOR (MORRIS ONEEDA	1127 MECHANIC ST
80	80 1129 MECHANIC ST	R-1	RES O	FAIR	YELVERTON JOCKIE	1129 MECHANIC ST
81	1131 MECHANIC ST	R-1	RES O	FAIR	NAVARRA HILDA	1131 MECHANIC ST
82	82 1133 MECHANIC ST	R-1	RES O	FAIR	WILLIAMS ANTOINE	SICKLERVILLE NJ
83	83 1135 MECHANIC ST	R-1	RES O	FAIR	HENRIQUEZ JOSE R & NARCISA	1021 NO 23RD ST
8	84 1137 MECHANIC ST	R-1	RES VO		POOR (ANTONELL! LEONARD	WESTVILLE NJ
85	85 NS MECHANIC 80 W OF	R-1	LOT VL		DONAHUE THOMAS ET UX	NS MECHANIC 80 W ROSE ST
98	86 1143 MECHANIC ST	R-1	RES O	FAIR	ALFORD, PERLINE	1143 MECHANIC
87	1145 MECHANIC ST	R-1	RES O	FAIR	HARPER ALBERT ET UX	1145 MECHANIC ST
88	88 1313 ROSE ST	자.	RES O	P00	POOR THOMAS LOUIS H	1275 DAYTON ST
88	89 1315 ROSE ST	R <del>-</del> 1	RES O	FAIR	ROMAN JOSE A	1315 ROSE ST
8	90 1317 ROSE ST	R <del>-</del> 1	RES O	FAIR	AMERICAN HOUSING TRUST IV#	1317 ROSE ST
91	91 1319 ROSE ST	R <del>-</del> 1	RES O	FAIR	LAJOHNTY HOLDING LLC	211 NO 5TH ST
92	92 1321 ROSE ST	R-1	RES O	FAIR	MOZEE LINWOOD	1321 ROSE ST
93	93   1323 ROSE ST	R-1	RES O	FAIR	CARRINGTON SHIRLEY	1323 ROSE ST
94	94   1325 ROSE ST	R-1	RES O	FAIR	ROBERTS NANCY	1325 ROSE ST
101	101 SS LIBERTY 114 E MT EPHRM	٦- ٦-	COM O	×	FRENCH OTIS J & TINA	IRVINGTON NJ
102	102   1306 MT EPHRAIM AVE	O-R	INST O	FAIR	NEW JERUSALEM CHURCH (THE)	1306 MT EPHRAIM AVE
39	39 1152 LIBERTY ST	R-1	RES O	FAIR	TORRES SAMUEL & ROSALIA	COLLINGSWOOD NJ

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MAILING	1154 LIBERTY ST	CITY HALL	CITY HALL	1157 MECHANIC ST	CITY HALL	SO OZONE PARK NY	1312 ROSE ST	MARLTON NJ	1513 NORRIS ST	1318 ROSE ST	1320 ROSE ST	1322 ROSE ST	1157 MECHANIC ST	1161 MECHANIC ST	1163-1165 MECHANIC ST	1167 MECHANIC ST	1167 MECHANIC ST	1175 MECHANIC ST	1175 MECHANIC ST	2028 SO 7TH ST	PHILADELPHIA PA	1157 MECHANIC ST	1552 MT EPHRAIM AVE	1552 MT EPHRAIM AVE	1211 HADDON AVE	1211 HADDON AVE	1466 BRADLEY AVE	3607 HIGHLAND AVE	CITY HALL	CITY HALL	MEDFORD NJ
OWNER	BROWN WILHELMINA	CITY OF CAMDEN	CITY OF CAMDEN	LOPEZ WANDA	CITY OF CAMDEN	DICKENS TURNER & BRENDA	MORALES R ET UX	CHILDRESS NAOMI N & DALTON III	POOR DICKERSON SAMUEL	MONTANEZ ANDRES	RODRIGUEZ ALEXANDER	DANIELS ALICE MAE	LOPEZ WANDA	HARRIS WALTER ET UX	SUAREZ ANGEL L	KYLES JUNETTE	KYLES JUNETTE	STEWART BERTHA	STEWART BERTHA	PHOENIX NAOMI B	POOR BERKMAN MICHAEL	LOPEZ WANDA	DOGANIEROS PHARMACY INC	DOGANIEROS PHARMACY INC	LEE CHUNG	LEE CHUNG HYUN & SOOK HUI	MUSTAPHA ISATTA F	LINGO KYISHA	CITY OF CAMDEN	CITY OF CAMDEN	LUCAS L ET UX
COND	FAIR	×	×	×	×	FAIR	FAIR	FAIR		FAIR	FAIR	FAIR	FAIR	×	FAIR	FAIR	×	×	FAIR	FAIR	POOR	×	FAIR	FAIR	POOR	FAIR	FAIR	FAIR	×	×	FAIR
ZONE USE OVICOND	RES O	SYD O	SYD O	SYD O	SYD O	RES O	RES O	RES O	RES VB	RES O	RES O	RES O	RES O	LOT WL	RES O	RES O	SYD O	SYD O	RES O	RES O	RES O	SYD O		COMIO	R/C VB	COM O	R/C O	R/C O	LOT  VL	LOT VL	R/C O
ZONE	R-1	R-1 S	R-1 S		R-1 S	R-1	R-1							R-1				R-1			R-1	R-1	0-R		C-R	Γ	C-R	C-R	유-0		G-R
LOT STREET  Z	40 1154 LIBERTY ST	41 SS LIBERTY 40 E RLRD			44 SWS BANNARD 80 S LIBERTY R		46 1312 ROSE ST	47 1314 ROSE ST	48 1316 ROSE ST	49 1318 ROSE ST	50 1320 ROSE ST		•	53 1161 MECHANIC ST	IIC ST			58 NS MECHANIC 200 E ROSE		60 1177 MECHANIC ST	61 1179 MECHANIC ST	63 NS MECHANIC 80 E ROSE	1 1201 HADDON AVE	2 1205 HADDON AVE	3 1207 HADDON AVE	VE	5 1215 HADDON AVE	6 1217 HADDON AVE	7 1219 HADDON AVE	8 1221 HADDON AVE	9 1223 HADDON AVE
BLOCK	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1318	1320	1320	1320	1320	1320	1320	1320	1320	1320

BLOCK LOT	LOT	STREET	ZONE	ZONE USE OVICOND	N	ONC	OWNER	MAILING
1320	9	10 1256-1258 KAIGHN AVE	C-R	COM VB	×	NE E	HINDS OTHO	PISCATAWAY NJ
1320	12	1252 KAIGHN AVE		LOT WL	×	CE	CITY OF CAMDEN	CITY HALL
1320	13	13 1250 KAIGHN AVE	R-1	LOT ML	×	CIT	CITY OF CAMDEN	CITY HALL
1320	14	4 1242 KAIGHN AVE	R-1	LOT WL		조 구	KHAN MOHAMMED & EDWARDS WALTER J	1242 KAIGHN AVE
1320	15	1234-1240 KAIGHN AVE	R-1	R/C O		FAIR MEI	MEL CORP	1240 KAIGHN AVE
1320	18	18 1222-1232 KAIGHN AVE	R-1	LOT	× \r	CIT	CITY OF CAMDEN	CITY HALL
1320	24	24 1220 KAIGHN AVE	R-1	LOT	X N	ROS	ROSENBERG DAVID & LILLIAN	CHERRY HILL NJ
1320	25	25 1218 KAIGHN AVE	R-1	COM	VB PC	OOR FOF	POOR FORBES SHURLIN ET ALS	1274 MAGNOLIA AVE
1320	26	26 1216 KAIGHN AVE		RES O		FAIR CIT	CITY OF CAMDEN	CITY HALL
1320	27	27 1214 KAIGHN AVE	F-1	RES O			CITY OF CAMDEN	CIYT HALL
1320	28	28 SS KAIGHN 120 E OF L		LOT V	X \r	MEI	MEDVEDIK EDWARD ET UX	GLASSBORO NJ
1320	29	29 1210 KAIGHN AVE	R-1	LOT	X V	MEI	MEDVEDIK EDWARD & THERESA M	GLASSBORO NJ
1320	30	30 1208 KAIGHN AVE	R-1	LOT  V	X N	MEI	MEDVEDIK EDWARD ET UX	GLASSBORO NJ
1320	31	31 1206 KAIGHN AVE	R-1	LOT V	X N	SMI	SMITH ROBERT & CAROLE	1206 KAIGHN AVE
1320	32	32 1204 1/2 KAIGHN AVE	R-1	\  ⊥o⊐	X N	PAT	PATTERSON WILLIE RENE	1204 1/2 KAIGHN AVE
1320	33	33 1204 KAIGHN AVE	R-1	RES	VB PC	POOR ST/	STATE ST HOUSING CORP.	532 STATE ST
1320	34	34 1200 LOUIS ST	R-1	R/C O		FAIR FOF	FORTUNA ADUARDO E	245 MARLTON AVE
1320	35	35 1202 LOUIS ST	R-1	RES (	O F/	FAIR ABE	ABED S ABED	PO BOX 1226
1320	36	36 1204 LOUIS ST	R-1	LOT  VL	×	ABE	ABED ABED S	PO BOX 1226
1320	37	37   1206 LOUIS ST	R-1	RES	VB PC	JOR ABE	POOR ABED ZAYED S	BORDENTOWN NJ
1320	38	38 1208 LOUIS ST	R-1	LOT	X 7A		STATON N	1208 LOUIS ST
1320	39	39 1210 LOUIS ST	R-1	RES  \	ВР	oor bu	VB POOR DUTKIEWICZ R	1210 LOUIS ST
1320	40	40 1212 LOUIS ST	R-1	RES  \	VB PC	)OR  FL⊿	POOR FLAKE ANDREA TERRY LYNN	1212 LOUIS ST
1320	4	41 1257 LIBERTY ST	R-1	RES ∖	VB P(	OOR WA	POOR WALLS JESSEE J	1257 LIBERTY ST
1320	42	42   1255 LIBERTY ST	유-1	RES /	VB PC	OOR JOF	POOR JORDAN SHIRLEY I	1255 LIBERTY ST
1320	43	43   1253 LIBERTY ST	R-1	RES (	0	FAIR HAI	HARRIS W ET UX	WILLIAMSTOWN NJ
1320	44	44   1251 LIBERTY ST	R-1	RES O		FAIR HAI	HARRIS LORRAINE D	1253 LIBERTY ST
1320	45	45 1249 LIBERTY ST	R-1	RES O		FAIR SM	SMITH COURTLAND	1249 LIBERTY ST
1320	46	46 1247 LIBERTY ST	R-1	RES (	0 F/	FAIR MA	MAIESE TJ ET UX	1247 LIBERTY ST
1320	47	47 NS LIBERTY 440 E LOUIS ST	R-1	SYD (	х 0	ΚĀ	<pre><aploniak florianne<="" pre=""></aploniak></pre>	1243 LIBERTY ST
1320	48	48 1243 LIBERTY ST	R-1	RES (	0 F	FAIR KAI	KAPLONIAK FLORENCE	1243 LIBERTY

September 10 and	SIREEI	ZONE	Insel	Ž	USE OVICOND	OWNER	MAILING
_	49   1241 LIBERTY ST	R-1	RES (	0	FAIR	OGELESBY CORA	1241 LIBERTY ST
· 6	50 1237-1239 LIBERTY ST	R-1	GAR (	0		OGLESBY EDWARD & CORA R	1241 LIBERTY ST
	52 1235 LIBERTY ST	R-1	RES (	0	FAIR I	IANNUCCI DIANA A ET ALS	LAUREL SPRINGS NJ
	53   1233 LIBERTY ST	R-1	RES N	VB	POOR	POOR NAVARRO ALFREDO	1233 LIBERTY ST
	55 1229 LIBERTY ST	R-1	RES (	0	FAIR V	WARREN HOWARD & MATTIE	LAWNSIDE NJ
	56 1227 LIBERTY ST	R-1	RES (	0	FAIR 1	1227 LIBERTY PARTNERS LP	1226 LIBERTY ST
	57 1225 LIBERTY ST	R-1	RES (	0	FAIR F	RODRIQUEZ GLADYS	1225 LIBERTY ST
<del>,</del>	NS LIBERTY 220 E LIB	R-1	SYD (	0	×	FA VIESER&SON INC	HADDONFIELD NJ
	59 1221 LIBERTY ST	R-1	RES (	0	FAIR 8	STRATTON RAYMOND ET UX	1221 LIBERTY ST
1	60 1219 LIBERTY ST	R-1	RES VB	3	POOR F	POOR PEREZ RUBEN	624 ROYDEN ST
<del>_</del>	61 1217 1/2 LIBERTY ST	R-1	RES (	0	FAIR (	GOODWIN KEVIN L	1217 1/2 LIBERTY ST
101	62 1217 LIBERTY ST	R-1			-	PIECHOWSKA HEDWIG	1217 LIBERTY ST
3	63 1215 LIBERTY ST	R-1	RES (	0	FAIR F	PAULINO ANA V & PAULINO FRANCISCO A	1415 MT EPHRAIM AVE
₹	64 1213 LIBERTY ST	R-1	RES (	0	FAIR F	PEARSON DAVID E	BERLIN NJ
10	65 1211 LIBERTY ST	R-1	RES (	0	FAIR	FALLS J ET UX	1211 LIBERTY ST
100	66 1209 LIBERTY ST	R-1	RES (	0	FAIR (	COHEN SAMUEL P	PENNSAUKEN NJ
$\overline{}$	67 1207 1/2 LIBERTY ST	R-1	RES 1	ΛB	POOR	POOR NEW BETHEL GHT	1066 LOUIS ST
8	68 1207 LIBERTY ST	R-1	RES (	0	FAIR [	DALY ELLEN	1207 LIBERTY ST
0	69 1205 LIBERTY ST	R-1	RES	~	POOR	POOR BETHEA SARAH & GIBSON RANDY	840 SPRUCE ST
0	70 1203 LIBERTY ST	R-1	RES	ΛB	POOR	POOR D J BRYANT INC	1201 LIBERTY ST
T	71 1201 LIBERTY ST	R-1	R/C	0	FAIR	D J BRYANT INC	1201 LIBERTY ST
N	72 1254 KAIGHN AVE	O-R	LOT WL			CITY OF CAMDEN	CITY HALL
3	73 1225 HADDON AVE	S-R	COMO		FAIR	DONKEYS STEAK HOUSE	MEDFORD NJ
$\overline{}$	1200 LIBERTY ST	유-1	R/C	0	FAIR	HUDSON-ADAMS-CARPENTER AMERICAN LEG PO BOX 822	PO BOX 822
N	2 1202 LIBERTY ST	R-1	RES	0	POOR I	POOR DANTE ENTERPRISES LLC	DELRAN NJ
3	3 1204 LIBERTY ST	R-1	RES	0	POOR	POOR KROPILAK GLENN	1204 LIBERTY ST
4	4 1206 LIBERTY ST	R-1	RES	0	FAIR	CAMPBELL JOHN F	1206 LIBERTY ST
10	5 1208 LIBERTY ST	R-1	RES	0		LEWIS SEBASTIAN & EARNALESSE E	1208 LIBERTY ST
9	6 1210 LIBERTY ST	R-1	SYD	0	×	UNITED BETH-EL FULL GOSPEL CHURCH	1210 LIBERTY ST
7	1212 LIBERTY ST	R-1	RES	0	FAIR	DAVIS MARY MICHELLE	LIBERTY CORNER NJ
8	1214 LIBERTY ST	삼.	RES	0	FAIR	DAVIS J ET UX	1214 LIBERTY ST

BLOCK L	LOT	STREET	ZONE	USE O	USE OV COND	OWNER	MAILING
1321	6	9 1216 LIBERTY ST	R-1	syp lo	×	DAVIS J ET UX	1214 LIBERTY ST
1321	10	10 1218 LIBERTY ST	R-1	RES O	FAIR	WORMLY THADDOUES H	1218 LIBERTY ST
1321	12	12 1222 LIBERTY ST	R-1	RES O		POOR CRENSHAW JAMES ET UX	1222 LIBERTY ST
1321	13	13 1224 LIBERTY ST		RES O		POOR NUNEZ ROBERT	WILMINGTON DE
1321	14	14 1226 LIBERTY ST	R-1	RES O		POOR CAMPBELL JODY W	MARLTON NJ
1321	15	15 1228 LIBERTY ST	R-1	RES O	FAIR	ALAJI GARY ET UX	WEST BERLIN
1321	16	16 SS LIBERTY 40 W GREEN		SYD O		HAMMOND WALTER J ET UX	1236 LIBERTY ST
1321	17	17 1236 LIBERTY ST	R-1	RES O	FAIR	LOFLAND JOANN	1236 LIBERTY ST
1321	18	18 1238 LIBERTY ST		RES O	FAIR	HAMMOND WALTER J & CONSTANCE	1236 LIBERTY ST
1321	19	19 1309 GREEN ST	R-1	RES O	FAIR	COHEN SAMUEL P	PENNSAUKEN NJ
1321	20	20 1201 BANNARD AVE	R-1	R/C VB		POOR CITY OF CAMDEN	CITY HALL
1321	21	IC	R-1	COM V	O POOR	COM VO POOR HARGROVE ROBERT	1325 ADM WILSON BLVD
1321	22	RD	R-1	COM NO	O POOR	POOR HARGROVE ROBERT	1325 ADM WILSON BLVD
1321	23		R-1	COM NO		POOR HARGROVE ROBERT	1207-1209 MECHANIC ST
1321	25		R-1	GAR O		FAIR UNITED BETH-EL FULL GOSPEL CHURCH	1210 LIBERTY ST
1321	26	26 NS MECHANIC 220 W GREEN	R-1	GAR O	FAIR	UNITED BETH-EL FULL GOSPEL CHURCH	1210 LIBERTY ST
1321	27	27 NS MECHANIC 200 W GREEN		GAR O		WILLIAMS D	WILLIAMSTOWN NJ
1321	29	29 1227 MECHANIC ST	R-1	INST O		HOWIE EUGENE R	COLLINGSWOOD NJ
1321	31	31 1231 MECHANIC ST	R-1	INST O	FAIR	MASJIDUN-NUR INC	1231 MECHANIC ST
1321	32	32 NS MECHANIC 100 W GREEN	R-1	INST O	FAIR	MASJIDUN-NUR INC	1231 MECHANIC ST
1321	34	34 NW MECHANIC & GREEN STS	R-1	GAR O		DAVIS CLARENCE H	2221 BANK ST
1322	38	38 1300 GREEN ST	R-1	RES O	FAIR	GIST VICTOR	1300 GREEN ST
1322	39	39   1302 GREEN ST	R-1	RES O	FAIR	HANDLER MARTIN & JANKOVITS MANUEL	2353 SO 8TH ST
1322	40	40 1304 GREEN ST	R-1	RES VB		POOR COLE, J	MEMPHIS TENN
1322	41	41 1306 GREEN ST	R-1	RES O	FAIR	REYES JOSE T	1306 GREEN ST
1322	42	42 1308 GREEN ST	R-1	RES O	FAIR	OBRYANT KIM	1308 GREEN ST
1322	43	43 1310 GREEN ST	R-1	RES V	VB FAIR	DABKOWSKI E J ET UX	AUDUBON NJ
1322	44	44   1312 GREEN ST	R-1	RES V	VB POOR	POOR TOMPKINS PAMELA	ATCO NJ
1322	45	45 SS LIBERTY 40 E GREEN ST	R-1	syb o	×	KWOKA WJ ET UX	1256 LIBERTY ST
1322	46	46 1256 LIBERTY ST	R-1	RES O	FAIR	KWOKA WJ ET UX	1256 LIBERTY ST
1322	47	47 1258 LIBERTY ST	R-1	RES O	FAIR	GIBSON, JETUX	1258 LIBERTY ST

BLOCK	ГОТ	STREET	ZONE	USE	USE OVICOND	D	MAILING
1322	48	48 1260 LIBERTY ST	R-1	RES O	FAIR	WAPLES CAROL	1260 LIBERTY ST
1322	49	49 SS LIBERTY 120 E GREEN ST	R-1	syp lo	×	CITY OF CAMDEN	CITY HALL
1322	20	50 1264 LIBERTY ST	R-1	RES O	FAIR	PATTERSON CHERYL G	1264 LIBERTY ST
1322	51	51 1266 LIBERTY ST	R-1	LOT 10	×	TIRADO EDUARDO & JUDITH	1266 LIBERTY ST
1322	52	52 1268 LIBERTY ST	R-1	RES O	FAIR	3P MANAGEMENT PARTNERS LLP	CHERRY HILL NJ
1322	53	53 1270 LIBERTY ST		RES P	PV FAIR	PRADEL PASCALE & GRAVE ANDREW	BROOKLYN NY
1322	54	54 1272 LIBERTY ST		RES O	FAIR	DIAZ JUAN & FELICIA	1272 LIBERTY ST
1322	55	55 1274 LIBERTY ST		RES O	FAIR	LUCAS ROBERT ET UX	MEDFORD NJ
1322	56	56 1276 LIBERTY ST		RES V	VB POO	POOR LUCAS R ET UX	MEDFORD NJ
1322	57	57 1278 LIBERTY ST	C-R	RES V	VB POO	POOR LUCAS ROBERT	MEDFORD NJ
1322	58	58 SS LIBERTY 64 W HADDON AV		RES V	VB X	LUCAS ROBERT	MEDFORD NJ
1322	59	59 1282 LIBERTY ST	C-R	RES  V	в Рос	RES  VB  POOR LUCAS ROBERT	MEDFORD NJ
1322	9	60 SS LIBERTY 24 W HADDON AV	C-R	syb (c	×	QUBA SCHOOL INC	1311 HADDON AVE
1322	61	61 1286 LIBERTY ST		RES V	в Рос	POOR QUBA SCHOOL INC	1311 HADDON AVE
1322	63	63 1251 MECHANIC ST	R-1	RES O	FAIR	IRVING FRANKIE L ET AL	1251 MECHANIC ST
1322	64	64 NS MECHANIC 20 E GREEN	R-1	RES O	FAIR	IRVING FRANKIE L ET AL	1251 MECHANIC ST
1322	65	65 1255 MECHANIC ST	R-1	RES O	FAIR	ROMAN JOSE	1255 MECHANIC ST
1322	99	66 NS MECHANIC 60 E GREEN	R-1	RES O		ROMAN JOSE	1255 MECHANIC ST
1322	68	68 1259 MECHANIC ST	R-1	COM	FAIR	CHERRY HILL CLEANING INC	1259 MECHANIC ST
1322	69	69 NS MECHANIC 120 E GREEN	R-1	RES O	FAIR	MULLINGS WESTIN	1265 MECHANIC ST
1322	70	70 1265 MECHANIC ST	R-1	RES O		MULLINGS WESTIN	1265 MECHANIC ST
1322	71	71 NS MCHANIC 160 E GREEN	R-1	LOT O	×	TIRADO EDUARDO & JUDITH	1266 LIBERTY ST
1322	72	72 NS MECHANIC 180 E GREEN	R-1	LOT  V	VL X	JOHNS J ET UX	1268 LIBERTY ST
1322	73	73 1271 MECHANIC ST	R-1	COM VC	C POOR	R PEREZ JOSE & ADA	1272 MECHANIC ST
1322	74	74 NS MECHANIC 220 E GREEN	R-1	LOT NL	ر ×	JACKSON KEVIN Q	1275 MECHANIC ST
1322	75	75 1275 MECHANIC ST	R-1	LOT  V	WL X	WILLIAMS BELVIN SR	LINDENWOLD NJ
1322	76	76 NS MECHANIC 260 E GREEN	R-1	LOT V	X VF	JACKSON KEVIN Q	SEWELL NJ
1322	77	77 NS MECHANIC 280 E GREEN	R-1		VL X	JACKSON K	1275 MECHANIC ST
1322	78	78 1281 MECHANIC ST	R-1	RES O	FAIR	_	CHERRY HILL NJ
1322	79	79 1283 MECHANIC ST	R-1	RES O	FAIR	MC RAE JENNIE	1283 MECHANIC ST
1322	80	80 NS MECHANIC 336 E GREEN	R-1	РКG О	×	CITY OF CAMDEN	CITY HALL

BLOCK	LOT STREET	ZONE	JSE 0	USE ON COND	OWNER	MAILING
1322	81 1285 MECHANIC ST	C-R	RES O	FAIR	MC RAE I	1285 MECHANIC ST
1322	82 1307-09 HADDON AVE	C-R	R/C O		POOR QUBA SCHOOL & ISLAMIC CENTER	1311 HADDON AVE
1322	83 1311 HADDON AVE	C-R	R/C O		POOR QUBA SCHOOL & ISLAMIC CENTER	1311 HADDON AVE
1322	84 1315 HADDON AVE	C-R	R/C O	FAIR	JOHNSON ARNOLD & GRACE E	1315 HADDON AVE
1322	85 1317 HADDON AVE	C-R	LOT  VL	×	KHAN MOHAMED & EDWARDS WALTER J	1317 HADDON AVE
1322	86 1319 HADDON AVE	C-R	RES O	FAIR	KEOUGHAN MARTIN	COLLINGSWOOD NJ
1322	87 1321 HADDON AVE	0-R	RES O	FAIR	MCLAUGHLIN JACQUELYN S	MEDFORD NJ
1322	88 1323 HADDON AVE	유	RES O	FAIR	4 SEEDS LLC	CHERRY HILL NJ
1322	89 1325 HADDON AVE	C-R	RES O		POOR PACE LESTER & ISABEL	1273 MAGNOLIA AVE
1322	90 1327 HADDON AVE	C-R	COM O	FAIR	MUSTAPHA MUHAMED & MORRIS TREVOR	CHESILHURST NJ
1322	91 1287 MECHANIC ST		RES O	FAIR	WILDSTEIN MANUEL	1287 MECHANIC ST
1322	92 1289 MECHANIC ST	C-R	RES O	FAIR	AKWARANDU NGOZI	WOODLYNE NJ
1323	1 1102 MECHANIC ST	-R	R/C O		LA IGLESIA DE DIOS	1102 MECHANIC ST
1323	2 1400-1402 MT EPHRAIM AVE	자-	R/C O	FAIR	CARTER THEODORE U	1400-02 MT EPHRAIM AVE
1323	4 1404 MT EPHRAIM AVE		RES O	FAIR	PACHECO NOEMI	1404 MT EPHRAIM AVE
1323	5 1406 MT EPHRAIM AVE		RES O	FAIR	SAUNDERS R ET UX	1406 MT EPHRAIM AVE
1323	6 1408 MT EPHRAIM AVE		RES O	FAIR	HAYES DENNIS	MOORESTOWN NJ
1323	7 1410 MT EPHRAIM AVE		RES O	FAIR	SABATINI ANTHONY A & GLADNEY LISA A	MANTUA NJ
1323	8 1412 MT EPHRAIM AVE	I-R	RES O	FAIR	SZYCHULSKI Z ET UX	BELLMAWR NJ
1323	9 1414 MT EPHRAIM AVE	I-R	R/C O	FAIR	WALKER FELTON L	CHERRY HILL NJ
1323	10 1416 MT EPHRAIM AVE		RES O	FAIR	DELGADO EDWIN M	1416 MT EPHRAIM AVE
1323	11 1418 MT EPHRAIM AVE		RES O	FAIR	BAKER SHARON W	1418 MT EPHRAIM AVE
1323	12 1420 MT EPHRAIM AVE		RES O	FAIR	GONZALEZ DAVID	1234 EMPIRE AVE
1323	13 1422 MT EPHRAIM AVE	L-R	RES O	FAIR	NELSON JOSEPH ET UX	1422 MT EPHRAIM AVE
1323	14 1424 MT EPHRAIM AVE		RES O	FAIR	NELSON JOSEPH & LAVERN	1424 MT EPHRAIM AVE
1323	15 1114 MECHANIC ST		RES O		COOPER ARLENA H ET AL	1114 MECHANIC ST
1323	16 1116 MECHANIC ST	-R	RES O	FAIR	TORRES LUCIA ET ALS	1116 MECHANIC ST
1323	17 1120 MECHANIC ST	l-R	RES V	VB POOR	LEVERETT NEUMAN	1120 MECHANIC ST
1323	18 1124 MECHANIC ST	R-1	RES C	O FAIR	NAVARRO JUANA	1124 MECHANIC ST
1323		R-1	RES VB	B FAIR	ANDINO BASILIO	ORLANDO FL
1323	20 1130 MECHANIC ST	R-1	RES C	O FAIR	TORRES MANUEL & LOURDES	1130 MECHANIC ST

BLOCK LOT	LOT	STREET	ZONE	USE ON COND	o N/CC	ONC	OWNER	MAILING
1323	21	21 1132 MECHANIC ST	R-1	RES O		FAIR B	BROWN WILLIAM L SR	1132 MECHANIC ST
1323	22	22 1134 MECHANIC ST	R-1	RES O		FAIR G	GRAMENZI RAYMOND V	453 KAIGHN AVE
1323	23	23 1136 MECHANIC ST	R-1	RES O		FAIR A	ARTIS VERNON	PO BOX 3271
1323	24	24 1138 MECHANIC ST	R-1	RES VB		JOR H	POOR HERNDON FRED	1138 MECHANIC ST
1323	25	25 1140 MECHANIC ST	R-1	COM VB	*******	JOR H	POOR HERNDON FRED E ET UX	LEVITTOWN PA
1323	27	27 1144 MECHANIC ST	R-1	RES /	VB FA	FAIR D	DRELICH DANIEL & DEBORAH	1144 MECHANIC ST
1323	28	28 1146 MECHANIC ST	R-1	RES (	O FA	1	CLARKE MICHAEL ET AL	1146 MECHANIC ST
1323	29	29 1148 MECHANIC ST	R-1	RES (	O FA	FAIR C	COBA INC	CHERRY HILL NJ
1323	30	30 1150 MECHANIC ST	R-1		O FA	FAIR A	ALFORD JANICE L	1150 MECHANIC ST
1323	31	31 1152 MECHANIC ST	R-1	RES O		FAIR IN	MCCADY PHILLIP H ET AL	1152 MECHANIC ST
1323	32	32 1409 ROSE ST	R-1	RES O		FAIR D	DARDEN J ET UX	NW WASHINGTON DC
1323	33	33 1119 ATLANTIC AVE	유-	RES (	O FA	FAIR D	DIAZ JOSE ET AL	WOODLYNE NJ
1323	34	34 1121 ATLANTIC AVE	<u>구</u>	LOT	× V	O	CITY OF CAMDEN	CITY HALL
1323	35	35 1127 ATLANTIC AVE	자-1	RES (	O FA	FAIR G	GOERING BONNIE LYNNE & THOMAS P	BARTLETT TN
1323	36	36 1131-1141 ATLANTIC AVE	R-1	O MOO		FAIR B	BUDIKE LOTHAR E S ET UX	WALLINGFORD PA
1323	40	40 1143 ATLANTIC AVE	R <del>-</del> 1	RES (	O FA	FAIR C	CITY OF CAMDEN	CITY HALL
1323	42	42 NW ATLANTIC & ROSE ST	R-1	LOT			BUDIKE LOTHAR E S & ALEXANDRA	WALLINGFORD PA
1323	69	69 1122 MECHANIC ST	R-1	RES	VB PC	<b>JOR</b>	POOR LEVERETT RODERICK K JR	1122 MECHANIC ST
1323	70	70 NS ATLANTIC 167 E MT EPHR	R-1	LOT	X \ \	Θ	OERING BONNIE LYNNE & THOMAS P	BARTLETT TN
1323	75	75 SS MECHANIC 300 W ROSE ST	유-	SYD (	<u>×</u> 0	⊢	TORRES LUCIA ET ALS	1320 ROSE ST
1324	1	1 1400 ROSE ST	R-1			FAIR G	GOMEZ DOMINGO	1400 ROSE ST
1324	2	2 1402 ROSE ST		RES (	0		TORRES JOSE A	PENNSAUKEN NJ
1324	3	3 1404 ROSE ST	R-1	RES (	0 F	FAIR C	DAVENPORT TAMIKA	1404 ROSE ST
1324	4	4 1406 ROSE ST		RES (	O FA		YOUNG CELIA ET VIR	1406 ROSE ST
1324	5	5 1408 ROSE ST	R-1	RES VB		FAIR F	REEVEY LYDELL	1408 ROSE ST
1324	9	6 1410 ROSE ST	R-1	RES (	0 F	FAIR B	BLACKMAN WILLIE	1410 ROSE ST
1324	7	7 1412 ROSE ST	R-1	RES (	0 F	FAIR	HAGINS JAMES JR	1412 ROSE ST
1324	ω	8 1154 MECHANIC ST	다.	RES (	/H O	FAIR S	SCHRULL A	1154 MECHANIC ST
1324	6	9 1156 MECHANIC ST	자-1	RES (	0 F/	FAIR C	CORTES ANTONIO	3131 HIGHLAND AVE
1324	5	10 1158 MECHANIC ST	R-1	RES (	0 F/	FAIR O	COOPER WILLIAM H	1160 MECHANIC ST
1324	11	11 1160 MECHANIC ST	유-1	RES O	3	FAIR C	COOPER WILLIAM ET UX	1160 MECHANIC ST

Š O		
	ROCHA RACHEL CHRISTA	SAN ANTONIO TX
RES O FAIR	RODRIQUEZ JULIO ET UX	1164 MECHANIC ST
RES O FAIR	JONES WILLIAM H	VOORHEES NJ
RES O FAIR	JONES WILLIAMS H	VOORHEES NJ
RES O FAIR	RODRIQUEZ WILSON & BONILLA ELDA	1170 MECHANIC ST
RES O FAIR	WILLIAMS DORIS ET VIR	1174 MECHANIC ST
RES O FAIR	MADDOX LEONARD C	1176 MECHANIC ST
RES O FAIR	THOMAS ERRICK	1490 ORMOND AVE
RES O FAIR	RUIZ MIGUEL A	1182 MECHANIC ST
LOT WL X	MASIH JALAL	HADDONFIELD NJ
0	AZCONA RAFAELA	1151 ATLANTIC AVE
RES O FAIR	MONTES SANTA	1153 ATLANTIC AVE
RES O FAIR	MORALES JOSE A	1157 ATLANTIC AVE
RES O FAIR	MORELAND GEORGE ET UX	1157 1/2 ATLANTIC AVE
RES O FAIR	BELKO R ETUX	1159 ATLANTIC AVE
RES O FAIR	THOMAS ROBERT & CONCHITA	1161 ATLANTIC AVE
	RODRIGUEZ JEANNETTE	GLASSBORO NJ
	BOLDEN JAMES ET UX	1165 ATLANTIC AVE
RES O FAIR	MARTE INGRID O	1167 ATLANTIC AVE
RES O FAIR	SAUNDERS-GOULD CONSTANCE & ARTHUR R 1169 ATLANTIC AVE	1169 ATLANTIC AVE
LOT VL X	MARTE ANTONIO	PERTH AMBOY NJ
RES O FAIR	MARTE ANTONIO	1167 ATLANTIC AVE
RES O FAIR	IPBUKEN ALI	FALLS CHURCH VA
RES O FAIR	IPBUKEN ALI	FALLS CHURCH VA
RES O FAIR	TROCHE JOSE S SR	2823 WESTFIELD AVE
RES O FAIR	JOHNSON CLIFFORD	1183 ATLANTIC AVE
RES VB POOF	STANTON FRANCES	1568 SO 9TH ST
RES VB POOF	HART RICHARD	MEDFORD NJ
RES O FAIR	WILD LOUISE E	1183 ATLANTIC AVE
RES O FAIR	THOMPSON SOPHIE	1194 ATLANTIC AVE
	L:: 1000 1000 11	Li Ci
	000000000000000000000000000000000000000	FAIR   O   O   O   FAIR   O   O   O   FAIR   O   O   O   O   O   O   O   O   O

BLOCK LOT	T STREET	ZONE	ZONE USE OW COND	) N	OND	MAILING
	55 SE LOUIS & BANNARD AVE	R-1	LOT	ر ۲	COLE HAYWARD	ATLANTA GA
	56 1414 LOUIS ST	R-1		VL X	DAL KEITH REALTY INC	NEW CASTLE DE
***************************************	57   1416 LOUIS ST	R-1	LOT  VL	ر X	MOORER RONALD	918 MT EPHRAIM AVE
	58 1418 LOUIS ST	R-1	LOT \	X 7/	MORALES JOSE	PO BOX 1186
	59 1420 LOUIS ST	R-1	RES (	0 F,	FAIR  LIND THEODORA	1420 LOUIS ST
************	60 REAR 1418-1420 LOUIS ST	R-1	GAR O		FAIR REALTY ASSET PROPERTIES LTD	PALM BEACH FL
***************************************	61 NW ATLANTIC & BANNARD ST	R-1	COM VB	-	POOR BYRD JOHN ET UX	1221 ATLANTIC AVE
	62 1221 ATLANTIC AVE	R-1	RES (	)   	FAIR BYRD JOHN W ET UX	1221 ATLANTIC AVE
	63 1219 ATLANTIC AVE	R-1	RES VB		POOR BIEDZIAN B ET UX	1219 ATLANTIC AVE
-	64 1217 ATLANTIC AVE	R-1	RES VB	_	POOR MOODY EVELYN & CADWELL ARLENE	1414 HADDON AVE
***************************************	65/1215 ATLANTIC AVE	R-1	RES (	0 F	FAIR SCOTT TANYA Q	PO BOX 3124
***************************************	66 1213 ATLANTIC AVE	R-1				1213 ATLANTIC AVE
***************************************	67 1211 ATLANTIC AVE	R-1	RES (	0 F/	FAIR ENGLISH CYNTHIA	PENNSAUKEN NJ
	68 1209 ATLANTIC AVE	R-1	RES (	O F/	FAIR HUGHES KAREN D	495-B BOYD ST
-	69 1207 ATLANTIC AVE	R-1	RES (	0 F	FAIR AZCONA JUAN ESTANIZLAO REYES	1207 ATLANTIC AVE
***************************************	70 1205 ATLANTIC AVE	R-1	RES (	0 F,	FAIR CLASSIC PROPERTIES DEVELOPMENT LLC	1205 ATLANTIC AVE
1329	71 1203 ATLANTIC AVE	R-1	RES (	0 F	FAIR BLEVINS GARY TT & SHERRY L	1203 ATLANTIC AVE
***************************************	72 1201 ATLANTIC AVE	R-1	R/C C	0 F/	FAIR WILLIAMS EDWARD G	1201 ATLANTIC AVE
1330	1 1401-1403 NORRIS ST	R-1	RES (	O F	FAIR MEDINA GUALBERTO	1401-1403 NORRIS ST
1330	3 1405 NORRIS ST	R-1	RES (	0	FAIR MALONE CHARLES L & VIVIAN S	CHERRY HILL NJ
1330	4 1407 NORRIS ST	R-1	RES \	VB P	POOR BUCHAHAN L ET UX	1407 NORRIS ST
1330	5 1409 NORRIS ST	R-1	RES (	0 F/	FAIR URBINA AURA M	611 NO 4TH ST
1330	6 1411 NORRIS ST	R-1	RES (	O F	FAIR CURRIE DAVID JR	EDGEWATER PARK NJ
1330	7 1413 NORRIS ST		GAR 0			1283 MECHANIC ST
1330	8 1415 NORRIS ST		RES (	0 <del>7</del>	FAIR MCRAE JENNIE	1283 MECHANIC ST
	9 1417 NORRIS ST	R-1	RES	VB P	POOR SNYDER E DANIEL	1417 NORRIS ST
	10 1419 NORRIS ST	R-1		О <u>Т</u>		1419 NORRIS ST
	11 1421 NORRIS ST	R-1	RES (	〇 万	FAIR MOORE RONALD	1310 ATLANTIC AVE
1330	12 1423 NORRIS ST	R-1		О <u>Т</u>	FAIR MOORE JEFFREY	BURLINGTON NJ
1330	13 1425 NORRIS ST	R-1	RES (	О <u>Б</u>	FAIR MENDEZ MANUEL D	1425 NORRIS ST
1330	14 1427 NORRIS ST	R-1	RES O		FAIR QUINTEROS NAOMI	1427 NORRIS ST

	STREET	NE	USE	Νο	0	OWNER	MAILING
15 1272 MECHANIC ST		R-1	RES	0	FAIR	SEAKAY LLC	MEDFORD NJ
16 1270 MECHANIC ST		R-1	RES	0	FAIR	DIAZ JOSE P & PEREZ ADA	1270 MECHANIC ST
17 1268 MECHANIC ST		R-1	RES	0	FAIR	PEREZ ELVIRA	CHERRY HILL NJ
18 1266 MECHANIC ST			RES	0	FAIR	ROBERTS ELVIRA	1266 MECHANIC ST
19 1264 MECHANIC ST		R-1	RES	0	FAIR	RODRIQUEZ JAIME & VIRJEN L	1264 MECHANIC ST
20 1262 MECHANIC ST		R-1	RES	0	FAIR	HORBATIUK JOHN F	WENONAH NJ
21 1260 MECHANIC ST		R-1	RES	0	FAIR	DOUGLAS LEWIS E ET UX	MOORESTOWN NJ
22 1258 MECHANIC ST		R-1	RES	0	FAIR	MAJLIS (ISLAMIC COUNCIL) OF MASJIDU	1234 MECHANIC ST
23 1256 MECHANIC ST			RES	0	FAIR	COOPER MILDRED	1256 MECHANIC ST
25 1252 MECHANIC ST		R-1	RES	ΛB	POOR	POOR (VADEN REYNOLD V	1423 BRADLEY AVE
26 1250 MECHANIC ST		R-1	RES	ΛB	POOR	POOR GONZALEZ NEREIDA	1250 MECHANIC ST
27 1248 MECHANIC ST		R-1	LOT	7	×	MURRAY MANERVA	1246 MECHANIC ST
28 1246 MECHANIC ST		R-1	RES	0	FAIR	MURRAY MANERVO ET AL	JACKSONVILLE FLA
29 1244 MECHANIC ST		R-1	RES	ΛB	POOR	POOR HERNDON FRED ET UX	LEVITTOWN PA
30 1242 MECHANIC ST		R-1	RES	0	FAIR	TROCHE JOSE S	2823 WESTFIELD AVE
31 1240 MECHANIC ST		R-1	RES	ΛB	POOR	POOR PETERSON IRVING J ET AL	LATROBE PA
32 1238 1/2 MECHANIC ST		R-1	LOT	۸۲	×	PAGAN M	1167 MECHANIC ST
33 1238 MECHANIC ST		R-1	RES	ΛB	POOR	POOR PAGAN M	1167 MECHANIC ST
34   1236 MECHANIC ST		R-1	RES	0	FAIR	DIAZ & ESPINOZA LLC	537 RANDOLPH ST
35 1234 MECHANIC ST		R-1	RES	0	FAIR	MASJIDUN-NUR ISLAMIC LEARNING CTR	1231 MECHANIC ST
37 SS MECHANIC 420 W NO	RRIS	R-1	GAR	0	FAIR	MASJIDUN-NUR ISLAMIC LEARNING CTR	1231 MECHANIC ST
38 NES BANNARD 66 S MECHANIC	CHANIC	R-1	SYD	0	×	MASJIDUN-NUR ISLAMIC LEARNING CTR	1231 MECHANIC ST
40 SE MECHANIC & BANNA	RD STS	R-1	SYD	0	×	MASJIDUN-NUR ISLAMIC LEARNING CTR	1231 MECHANIC ST
41 1269 ATLANTIC AVE		R-1	RES	0	FAIR	MOORER RONALD L	1269 ATLANTIC AVE
42 1267 ATLANTIC AVE		R-1	RES VB		POOR	POOR URBAN INVESTORS I - SAHABE MANAGEMENT 1267 ATLANTIC ST	1267 ATLANTIC ST
43 1265 ATLANTIC AVE		R-1	RES	0	FAIR	WASHINGTON EVONNE	NEWARK NJ
44 1263 ATLANTIC AVE		R-1	RES	ΛB	POOR	POOR SADLER LESLIE	CLEMENTON NJ
45 NS ATLANTIC 140 W NOF	RRIS	R-1	LOT	NΓ	×	DOUGLAS LEWIS E ET UX	MOORESTOWN NJ
46 NS ATLANTIC 160 W NOR	ORRIS	R-1	LOT WL		×	DOUGLAS LEWIS E ET UX	MOORESTOWN NJ
47 NS ATLANTIC 180 E NORRIS	RRIS	R-1	SYD O		×	RODRIQUEZ EDDY M	1438 ORMOND AVE
48 1251 ATLANTIC AVE	***************************************	R-1	RES	o	FAIR	RODRIQUEZ EDDY M	3135 WALDORF AVE

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MAILING	1249 ATLANTIC AVE	800 HUDSON SQ	1231 MECHANIC ST	1231 MECHANIC ST	1231 MECHANIC ST	PENNSAUKEN NJ	2592 BAIRD BLVD	1442 HADDON AVE	1407 HADDON AVE	514 NEWTON AVE	LAKE WORTH FL	1167 MECHANIC ST	1273 MAGNOLIA AVE	PHILADELPHIA PA	CHERRY HILL NJ	1209 MT EPHRAIM AVE	1302 MECHANIC ST	FRANKLINVILLE NJ	WESTBURY NY	1296 MECHANIC ST	1294 MECHANIC ST	1292 MECHANIC ST	1290 MECHANIC ST	1288 MECHANIC ST	1286 MECHANIC ST	BROOKLYN NY	MAPLE SHADE NJ	1280 MECHANIC ST	1400 NORRIS ST	SICKLERVILLE NJ	1337 ATLANTIC AVE
OWNER	POOR LOWERY THELMA	POOR SECY OF HUD	MASJIDUN-NUR'S ISLAMIC LEARNING CEN	MASJIDUN-NUR'S ISLAMIC LEARNING CEN	MASJIDUN-NUR ISLAMIC LEARNING CTR	POOR CRUZ CARLOS J & THOMPSON DAWN	SNOW BUSTER III	SPENCER OSCAR R	SIMMONS ELIZABETH	BATTLE EVELYN A	FAYER EMANUEL D & RUTH (TRS)	POOR PAGAN MARIA E	PACE ISABEL	PACE EDWIN	POOR EASTERN SUN INC	HOLLAND WALTER	COLLINS HUBERT A & SHIRLEY	ARICHARDSON MARIS L	WEBER DEAN	HURST H ET UX	MARTIN BENNETT	HART ARSIE	GALIAZZI A S JR ET UX	WEST MELVINA L	WHITE G ET UX	ORGEL NATHAN & SPIRA BARUCH	KARAMANOOGIAN GEORGE	MOORMAN PAUL ET UX	POOR LUCCA O B ET UX	COLES GENEVA	POOR DODELIN ANNA ET UER
USE OV COND			FAIR	FAIR	FAIR	-	×	FAIR	FAIR	FAIR	FAIR	$\overline{}$	FAIR	FAIR		FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR	3 POOR	FAIR		FAIR	3 POOR
SE O	RES VB	RES VB	syp lo	RES O	RES O	RES VB	LOT WL	RES 0	RES O	RES O	COM O	RES VO	RES O	RES O	RES VB	RES O	RES O	RES O	RES O	RES VB	RES O	RES O	RES O	RES O	RES O	RES O	RES VB	RES O	RES VB	RES O	RES VB
ZONE																															
LOT	0 49 1249 ATLANTIC AVE R-1		0 51 NS ATLANTIC 260 W OF NORRIS R-1	52 NS ATLANTIC 280 W NORRIS	D 54 NS BANNARD 158 S MECHANIC R-1	4 1 1401 HADDON AVE C-R	2 1403 HADDON AVE	4 3 1405 HADDON AVE   C-R	4 4 1407 HADDON AVE C-R	4 5 1409 HADDON AVE C-R	4 8 1419 HADDON AVE C-R	4 11 1326 MECHANIC ST C-R	4 12 1324 MECHANIC ST C-R	4 13 1322 MECHANIC ST C-R	4 14 1306 MECHANIC ST C-R	4 15 1304 MECHANIC ST R-1	4 16 1302 MECHANIC ST R-1	17 1300 MECHANIC ST	4 18 1298 MECHANIC ST R-1	19 1296 MECHANIC ST	20 1294 MECHANIC ST	4 21 1292 MECHANIC ST   R-1	4 22 1290 MECHANIC ST   R-1	4 23 1288 MECHANIC ST R-1	24 1286 MECHANIC ST		4 26 1282 MECHANIC ST R-1	27 1280 MECHANIC ST	4 28 1400 NORRIS ST R-1	4 29 1402 NORRIS ST   R-1	4 30 1337 ATLANTIC AVE C-R
BLOCK	1330	1330	1330	1330	1330	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334	1334

1334			indiana di managana di managan				
Action Comments	31	31 1335 ATLANTIC AVE	Q-R	RES VB		POOR SANTIAGO RAMON JR	COLLINGSWOOD NJ
1334	32	32 1333 ATLANTIC AVE		RES O	FAIR	KELLY PHILIP J & TRACEY	FREEHOLD NJ
1334	33	33 1329 ATLANTIC AVE	R-1	LOT  VL	×	PACE EDWIN & PACE ELBERT	PHILADELPHIA PA
1334	36	36 1323 ATLANTIC AVE	R-1	RES VB	POOR	CITY OF CAMDEN	CITY HALL
1334	37	37 1321 ATLANTIC AVE	R-1	RES O	FAIR	BEY GAMAL R ET UX	INDIANAPOLIS IND
1334	38	38 NS ATLANTIC 160 E NORRIS	R-1	syp lo	×	BEY GAMAL R ET UX	1321 ATLANTIC AVE
1334	39	39 1315 ATLANTIC AVE	R-1	RES O	FAIR	VILLANUEVA JESUS	ORLANDO FL
1334	40	40 1307 ATLANTIC AVE	R-1	INST O	×	ASSEMBLY OF CHRISTIAN CHURCHES INC	1601 SO 6TH ST
1334	42	42 1301-1305 ATLANTIC AVE	R-1	INST O	FAIR	ASSEMBLY OF CHRISTIAN CHURCHES INC	1301-1305 ATLANTIC AVE
1334	95	95 NS ATLANTIC 80 E NORRIS	R-1	INST O	×	ASSEMBLY OF CHRISTIAN CHURCHES INC	1601 SO 6TH ST
1334	96	96 NS ATLANTIC 100 E NORRIS	R-1	INST O	×	ASSEMBLY OF CHRISTIAN CHURCHES INC	1601 SO 6TH ST
1442	_	ES CARTERET WRIGHT/NEWTON	7	ROW O		STATE OF NEW JERSEY DOT	TRENTON NJ
1449	1	600 MT EPHRAIM AVE	1-1	O QNI	FAIR	NEW JERSEY TRANSIT CORP	600 MT EPHRAIM AVE
1449	2	2 1001 LINE ST	1-1			POOR NEW JERSEY TRANSIT CORP	1001 LINE ST
1449	3	3 1035 LINE ST	1-1	ND P\	/ POOR	PV  POOR  ALPHA GROUP III INC	1035 LINE ST
1449	5	5 341 ST MIHIEL AVE	1-1	O QNI	GOOD	GOOD CAMPBELL SOUP CO	CAMPBELL PLACE
1450	8	8 NW SO 10TH & NEWTON AVE	1-1	O QNI	GOOD	GOOD NLJ HOLDING COMPANY LLC	CHERRY HILL NJ
1450	12	12 351-355 NEWTON AVE	1-1	PKG 0	×	NEW JERSEY TRANSIT CORP	NEWARK NJ
1450	18	18 215 SO 10TH ST	1-1	O QNI	×	NLJ HOLDING COMPANY LLC	CHERRY HILL NJ
1451	7	7 SS WRIGHT AVE-10 TO 11TH	1-1	INST O	GOOD	GOOD CITY OF CAMDEN	CITY HALL
1452	5	5 ES NEWTON-BORDER/10TH ST	1-1	INST O	GOOD	GOOD NEW JERSEY TRANSIT CORP	NEWARK NJ
1452	24	24 NW MT EPHRAIM & BORDER ST	1-1	O QNI	×	NEW JERSEY TRANSIT CORP	EWING NJ
1453	9	6 291 MT EPHRAIM AVE	1-1	COM O	GOOD	GOOD CAMPBELL SOUP CO	CAMPBELL PLACE
1455	4	WS WRIGHT 11TH TO DRPA	Ξ	ROWO		STATE OF NEW JERSEY DOT	TRENTON NJ
1456	_	JUNCT FEDERAL & PRR	1-1	LOT O	×	CITY OF CAMDEN	CITY HALL
1456	2	2 1150 FEDERAL ST	1-1	LOT O	×	REAGAN NATIONAL ADV OF PHILA INC	PHILADELPHIA PA
1456	3	3 1148 FEDERAL ST	1-1	LOT O	×	REAGAN NATIONAL ADV OF PHILA INC	PHILADELPHIA PA
1456	4	4 1146 FEDERAL ST	1-1	LOT O	×	REAGAN NATIONAL ADV OF PHILA INC	PHILADELPHIA PA
1456	5	5 1142-1144 FEDERAL ST	1-1	RES O	FAIR	REAGAN NATIONAL ADV OF PHILA INC	PHILADELPHIA PA
1456	9	6 1140 FEDERAL ST	1-1	RES O	FAIR	REAGAN NATIONAL ADV OF PHILA INC	PHILADELPHIA PA

BLOCK	101	ZONE	USE	USE OV COND	OWNER	MAILING
1456	7 1138 FEDERAL ST	1-1	RES (	O FAIR	REAGAN NATIONAL ADV OF PHILA INC	PHILADELPHIA PA
1456	8 1136 FEDERAL ST	1-1	RES (	O FAIR	CHANDLER C B ET UX	1136 FEDERAL ST
1456	9 1134 FEDERAL ST	1-1	RES O	) FAIR	CHANDLER C ET UX	1255 LAKESHORE DR
1456	10 1132 FEDERAL ST	1-1	RES (	O FAIR	CHANDLER C ET UX	1255 LAKESHORE DR
1456	11 1130 FEDERAL ST	1-1	RES O		CHANDLER C ET UX	1255 LAKESHORE DR
1456	22 SE FEDERAL & 11TH ST	1-1	ROW O		STATE OF NEW JERSEY DOT	TRENTON NJ
1457	17 1125-1151 WRIGHT AVE	1-1	LOT	×	STANDARD MERCHANDISING CO	1125-1151 WRIGHT AVE
1458	3 21-35 NEWTON AVE	1-1	ON ON	O FAIR	MARK TARNOFF ASSOCIATES	1160 WRIGHT AVE
1458	8 SW NEWTON & FEDERAL STS	1-1		VB FAIR	CITY OF CAMDEN	CITY HALL
1458	9 1100 WRIGHT AVE	-1	ON ON	O FAIR	WRIGHT AVENUE ASSOCIATES LLC	PHILADELPHIA PA
1458	11 WS NEWTON 270 SW FEDERAL	-1	QN	O FAIR	MARK TARNOFF ASSOCIATES	314 SO 11TH ST
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1459	16 60 NEWTON AVE	-1	2	O FAIR	SNIDER HELEN L	60 NEWTON AVE
1459	17 ES NEWTON 470 NO 11TH ST	1-1	LOT VL	ر X	DELAWARE RIVER PORT AUTHORITY	ONE PORT CENTER
1460	15 375 MEMORIAL AVE	1-1	COMO		GOOD CAMPBELL SOUP CO	CAMPBELL PLACE
1461	11 SW MEMORIAL AVE & 11TH ST	1-1	PKG (	×	CAMPBELL SOUP CO	CAMPBELL PLACE
1462	16 ES MEMORIAL 1074 N PINE		LOT O	×	STATE OF NEW JERSEY DOT	TRENTON NJ
1463	1 1300 ADMIRAL WILSON BLVD	1-1	INST O		CAMDEN GATEWAY LLC	MARLTON NJ
1464	4 1350 ADMIRAL WILSON BLVD	1-1		VB FAIR	CITY OF CAMDEN	CITY HALL
1464		1-1	LOT	VL X	BARBARA ASTON FINANCING CORP	PHILADELPHIA PA
1465	5 1311-1325 ADMIRAL WILSON BLVD  1-1		LOT	×	DELAWARE RIVER PORT AUTHORITY	ONE PORT CENTER
1466	6 INT ADM WILSON & COOPER	R-2	LOT	×	STATE OF NEW JERSEY	TRENTON NJ
1467	1 1380 FEDERAL ST		COMO	) FAIR	BLOOM STEVEN	MT LAUREL NJ
1467	7 REAR SS FED & COOPER	R-2	LOT VL	ر ر	WAKE ROBIN REALTY CO	MT LAUREL NJ
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1468	10 SS ADM WLSN & COOPER RVR	1-1	LOT	VL X	STATE OF NEW JERSEY DOT	TRENTON NJ
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# GATEVAY

REDEVELOPMENT PLAN



## **GATEWAY**



Redevelopment Plan

Honorable Gwendolyn A. Faison, Mayor

Prepared for: City of Camden Planning Board

Rodney Sadler, Chairman

**Camden Department of Development and Planning** 

Arijit De, Director

**Camden Division of Planning** 

Edward C. Williams, AICP, Director

Prepared By: Bureau of Redevelopment Planning

Charles E. Lyons, Jr., Chief of Planning Josh Warner, Planning & GIS Specialist Ryan Conklin, Planning & GIS Intern

DECEMBER, 2005

## **TABLE OF CONTENTS**

LINTRODUCTION		IV. STATUTORY REQUIREMENTS	
I. INTRODUCTION	4	Compliance With Development Regulations	33
Executive Summary	5	Designation of Redeveloper Entity and Redeveloper	33
Purpose	6	General Provisions of the Plan	34
The Need for Redevelopment	6	Public Improvements	36
Redevelopment Strategy	7	Types of Proposed Redevelopment Actions	36
Redevelopment Goals and Objectives	9	Time Limits	38
		Procedures for Amending This Plan	39
II. THE PLAN		Supercedence, Repeal, and Severability	39
Plan Concepts	10		
Project Plan, Targeted Activities, and Costs	11	LIST OF FIGURES	
Potential Funding Sources	13	Redevelopment Strategy Map	O
Implementation	13	Conceptual Plan/Proposed Developments	1.
Property Acquisitions	14		17
Relocation	17	Acquisition Plan Proposed Land Use/Zoning Map	19
III. REGULATORY CONTROLS			
Proposed Property Use Controls	19		
Proposed Site Design Controls	25		
Provisions To Meet State and Local Requirements	30		

## INTRODUCTION

Gateway, home to the Campbell Soup Corporation, the Armory (now occupied by Camden's Department of Public Works), several churches and commercial corridors, typifies the gradual transformation that many Camden neighborhoods are undergoing Positioned between the vibrant residential and institutional neighborhoods of Camden's downtown and the quiet housing enclaves of South Camden, Gateway – with its complement of factories, warehouses, stores offices and houses built initially for area workers – has long stood as a transitional neighborhood and industrial hub. Given its declining demand for manufacturing, excellent access to local highways and public transit routes, and Camden's pervasive need for new housing, education and social service facilities, as well as new retail business locations, Gateway has many attributes that make it a candidate for redevelopment.

This *Gateway Redevelopment Plan*, not only addresses the problems and conditions identified in the Need for Redevelopment Study, that accompanies this report, it also –more importantly – responds to this climate of new opportunities. The main goal of this plan is to recreate a strong community of new housing, businesses, recreation and institutions, adjacent to a transformed downtown and nearby neighborhoods. Secondarily, this plan's major achievement, when fully implemented, will be to develop and reinvigorate Gateway as a fully diversified and engaging entry neighborhood into the new Camden.



#### **EXECUTIVE SUMMARY**

This *Gateway Redevelopment Plan* proposes to strongly revitalize area businesses, institutions and housing, and to create new development opportunities in these areas during the next ten to twenty-five years. Beginning in 2006, most efforts will be used to develop project plans, acquire properties, designate developers, secure funding, and engage design consultants and construction managers. From that point, the bulk of redevelopment activity will take place (2007 – 2017), with completion of all projects expected in the second phase of development (2018-2031). During that time, the following developments are scheduled to occur:

- RESIDENTIAL DEVELOPMENT: 200 new Single Family houses, affordable
   & market rate; 50 new duplexes; 150 rehabilitated Single Family Houses; and
   40 new Assisted Living apartments.
- ECONOMIC DEVELOPMENT: creation of a 500,000 square foot industrial park/office complex; 40 new and rehabilitated retail stores; and renovation of 20 storefronts.
- INSTITUTIONAL DEVELOPMENT: New Public Elementary School; new Charter Elementary School; new multi-service Day/Senior Care Center; new multi-purpose Community Center; and a new Social Services Complex.

- ENVIRONMENTAL REMEDIATION: clean up and redevelop approximately
   30 brownfields
- INFRASTRUCTURE DEVELOPMENT: upgrade water, sewer lines;
   rehabilitate or renovate area streets, sidewalks, and lighting.
- OPEN SPACE DEVELOPMENT: 2 new parks; 10 Right-Of-Ways to be landscaped; and 1,000 street trees to be planted.

To implement these changes, the City of Camden, through Camden Redevelopment Agency, will attract, invest and deploy the resources necessary to design and develop all construction; provide all necessary infrastructure and public amenities; rehabilitate vacant properties; and leverage financial and technical assistance to owners of occupied properties, so that such properties might be repaired and renovated to good building, housing and business use standards. Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition and relocation of some occupied properties are anticipated. The implementation of the **Gateway Redevelopment Plan** will take 25 years (2006-2031), and cost an estimated \$192.4 Million.

#### **PURPOSE**

The *Gateway Redevelopment Plan* follows a determination that Gateway is an "area in need of redevelopment' according to the standards established in the "Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the proliferation of vacant buildings and land, many of which are (or suspected to be) contaminated, its declining housing stock and commercial corridors, and the relative isolation of this neighborhood from south and central Camden, Gateway is ripe for redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Study and Plan (Resolution MC-03: 360) in June 2003.

This *Gateway Redevelopment Plan* documents decisions made by the City of Camden to address redevelopment needs and potentials of this neighborhood. It is the purpose of this Plan to facilitate the redevelopment of Gateway by providing a framework for the design and implementation of development projects throughout the neighborhood. This report is organized into four sections:

- The Need, which describes the project area's need for redevelopment;
- The Plan, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- Regulatory Controls, which offers guidelines for managing future land uses and property design;
- Plan Administration, which identifies the entities, powers and responsibilities involved in this plan's execution.

#### **NEED FOR REDEVELOPMENT**

The findings of the *Gateway Determination of Need Study* established that the Study Area <u>is</u> in need of redevelopment, due primarily to the concentrations of vacant and under-utilized land; as well as deteriorated and abandoned property. Additionally, the area has failed to attract or develop new commercial and industrial businesses, market rate housing, much needed social service facilities, and recreation venues, despite its proximity and access to a regional transportation network, the Cooper River park system, and several thriving public schools and local churches. Gateway's development obstacles can be summarized as follows:

- Presence of several vacant properties and contaminated sites
- Deterioration of existing housing stock
- Unmet demand for new housing and related amenities
- Under-utilization of properties

These conditions not only hinder recent aspirations for Camden's Gateway, but also constrain or discourage further development interior to south and central Camden as well. In addition to Gateway being part of Camden's New Jersey Urban Enterprise Zone, one of several criteria (G) establishing the area as in need of redevelopment, other criteria in New Jersey's redevelopment statute (B and E) have also been met by these property uses and conditions. It was therefore recommended that the Camden City Planning Board and City Council, after public notice and hearings, declare the Gateway Study Area to be in need of redevelopment.

#### REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Gateway, intervention strategies for this project area will be effective only if they prioritize among the various levels of revitalization efforts. Within the range of physical renewal proposals, the objective is to establish a solid base and momentum for development of the project area. The Gateway Redevelopment Plan proposes to rehabilitate vacant properties and build new housing units, consolidate the sprawl of industrial properties, upgrade the area's physical infrastructure, create new commercial and recreation areas, strengthen the existing complement of area institutions, and (re)connect Gateway to the adjacent neighborhoods of Cooper Plaza, Bergen Square, Parkside and Whitman Park. This plan will revitalize Gateway by combining new construction of both housing and commercial properties, and the remediation and redevelopment of brownfields, with the rehabilitation of the existing housing, retail commercial and industrial establishments in the community. The redevelopment strategy therefore identifies and locates improvements among three classes of action:

- Conservation: limited renovation to maintain or restore property uses or conditions
- Upgrade: moderate to substantial rehabilitation of property uses or conditions
- **Development:** construction to introduce, expand upon or replicate property uses

Given the multiple redevelopment needs of Gateway, strategic selection among three choices of action will crucially help the City to anchor its efforts on blocks where minimal investments will yield maximum results, and then build upon those efforts. The first priority will be for conservation of area housing, institutions and open space for recreation. Secondly, efforts will upgrade the functional residential, institutional, commercial, and industrial land uses in Gateway. Development activities will introduce new dwellings, stores, offices, industries, social service facilities and recreation amenities, to maximize the new utility of Camden's Gateway. Although a key aim of this redevelopment effort is to create momentum for development, through prioritizing projects, and effective scheduling or phasing of development, major new construction may proceed, even before other stages of redevelopment investment, i.e. conservation and rehabilitation, are completed. Based upon existing land uses, property conditions and development needs, the three priority classes of revitalization action, Conserve, Upgrade and Develop, will be distributed among the Study Area's tax blocks as shown on the accompanying map.



## REDEVELOPMENT GOALS AND OBJECTIVES

The purpose of the Gateway Redevelopment Plan is to facilitate the following Redevelopment Goals and Objectives

## Strengthen and Expand Gateway's Residential Community

- Produce new housing for rent & sale, both affordable and market rate
- Rehabilitate vacant Gateway housing
- Renovate occupied Gateway housing
- Provide Special Needs (seniors, disabled, etc.) housing

## **Promote Opportunities for Economic Development**

- Create new office park at Newton Circle
- Attract new business to Central Gateway
- Revitalize existing, businesses, shopping and employment opportunities

## **Facilitate Institutional Development**

- Promote elementary school development
- (Re)Develop new facilities for non-profits

## **Encourage Open Space Development**

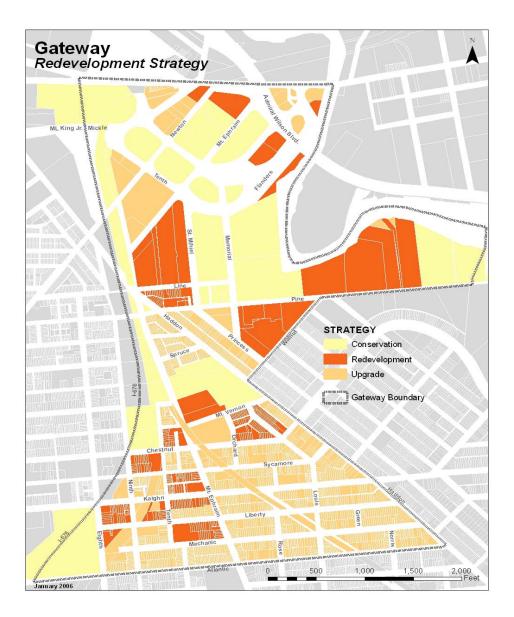
• Create attractive and pedestrian friendly green areas for public use

#### **Environmental Remediation**

• Clean up and redevelop area's contaminated sites/brownfields

## **Improve Area Infrastructure**

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting
- Improve traffic circulation, as well as access and egress routes
- Foster compatible and balanced development through new land use controls (zoning), and other actions
- Rezoning of areas to correct for outdated land uses
- Development compatible with existing residential, economic, and institutional uses to remain.



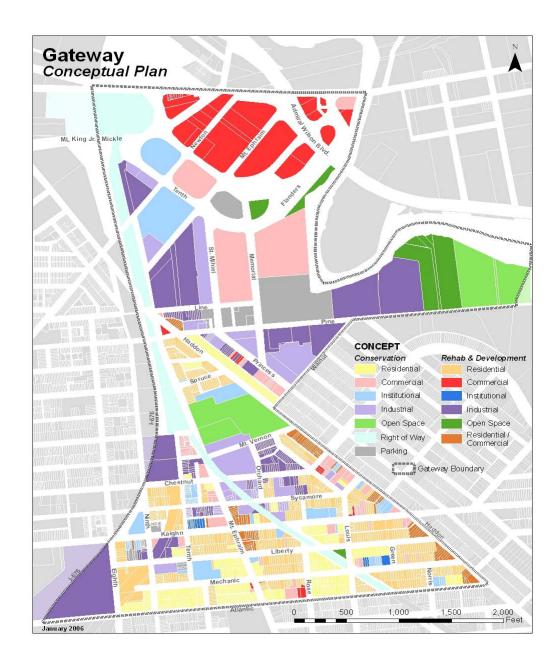
## II. THE PLAN

#### **PLAN CONCEPTS**

The *Gateway Redevelopment Plan* focuses efforts on refurbishments and new development that will re-create Gateway into a vibrant, mixed use neighborhood in Camden's future. Major redevelopment concepts and themes include:

• Residential Development: new single family houses, duplexes and senior apartments. These homes will be built mostly on large portions of existing residential blocks; although some may be infill construction at mid-block or corner locations. Vacant houses will be prepared for single-family home ownership through replacement of damaged, deteriorated and missing building elements, including structure, weatherization (roof, windows, doors, etc.), utilities, interior finishes, etc. Deteriorated occupied dwellings, not needed for duplexes or other development, will be repaired and restored to high qualities of function and attractiveness, through the provision of needs assessment, advice, loans, grants, and contractor referrals. Owners will be assisted, in a non-punitive fashion; to bring their properties up to established standards of housing safety and amenity.

- Industrial and Office Complexes: existing industrial areas in Gateway
  will be reorganized to better accommodate existing factories, warehouses
  and offices, their expansion, and the introduction of new businesses of
  similar types.
- **Commercial Revitalization**: construction of new, rehabilitation of vacant, and renovation of retail stores throughout the redevelopment area.
- Institutional Development: construction of new community facilities (churches, schools, community centers, etc.) and social service facilities, the former throughout the neighborhood, the latter as a Planned Unit Development, complex or complex.
- Open Space Enhancement: development of neighborhood parks, as well as landscaping of existing highway and railroad right-of-ways, and tree planting along residential streets.
- Infrastructure Improvements: upgrade and installation of new water mains, sewers, and roadways to improve vehicle traffic circulation. Present street lighting will be upgraded; sidewalks will be replaced; missing or damaged street and bus stop signs, traffic stop signs and lights, mail boxes, litter baskets, hydrants and fire alarm pull stations will be replaced.



## PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Gateway will create new housing, business, recreation, social and community services opportunities in this redevelopment area. Proposed projects include:

#### **RESIDENTIAL DEVELOPMENT:**

- New Single Family Homes: Affordable & Market Rate (200 houses)
- New Duplex townhouses (50 bldgs/ 100 units)
- Rehab Single Family Homes: Affordable (150 houses)
- New Assisted Living Apartments (40 units)

#### **ECONOMIC DEVELOPMENT**

- New Industrial Parks/Office Campuses (500,000sf)
- Retail commercial stores infill and rehabilitated (40 stores)
- Renovation/expansion of existing storefronts (20 stores)

## **INSTITUTIONAL DEVELOPMENT:**

- New Elementary School
- Multi-service (Daycare-Senior Care) Center -- 10,000sf
- Community Center/Multi-purpose Facility 10,000-15,000sf
- Social Services Complex 5 acres
- Charter Elementary School (K-8) 1 acre

#### **OPEN SPACE DEVELOPMENT:**

- 2 New Parks
- New landscaped Right-Of-Ways (10 sites)
- New street trees (1,000)

#### **ENVIRONMENTAL REMEDIATION**

• Clean up and redevelop area's brownfields (approximately 30 sites)

#### INFRASTRUCTURE DEVELOPMENT

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting

#### **ESTIMATED COST**

Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, along with a strategic approach to implementation. New construction on vacant land, as well as the demolition and relocation of some occupied properties, are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

**TOTAL ESTIMATED COST:** \$ 192,400,000

**Residential Development:** \$49,000,000

**Institutional Development:** \$46,000,000

**Economic Development:** \$39,200,000

**Open Space Development:** \$ 7,200,000

**Environmental Clean Up:** \$ 1,000,000

**Infrastructure Development:** \$50,000,000

#### POTENTIAL FUNDING SOURCES

Both private and public funding sources are available for the implementation of redevelopment projects in the Gateway. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue.

- Camden Economic Recovery Board – the ERB oversees funds to support improvements such as streetscape improvements, façade restoration, street signage, property acquisition and redevelopment projects
- City of Camden Facilities Program
- New Jersey Department of Community Affairs variety of programs including, but not limited to Balanced Housing
- New Jersey Economic Development Authority variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields remediation; School Construction Corp.
- New Jersey Housing and Mortgage Finance Agency variety of programs including, but not limited to Low Income Housing Tax Credits and Market Oriented Neighborhood Investment
- New Jersey Redevelopment Authority variety of programs to support property acquisition and site remediation
- US Dept. of Housing and Urban Development CDBG Program; US HOME
   Fund

#### **IMPLEMENTATION**

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, how redevelopment should occur. Successful execution of the *Gateway Redevelopment Plan* and its target activities will depend upon effective public-private collaboration among developers selected to carry out redevelopment projects. Most of Year 0 (2006) will be used to develop project plans, secure funding, acquire and assemble properties for development projects, and engage design consultants and construction managers. From this baseline, there will be a 10 year period during which most of the extensive new construction and substantial rehabilitation will take place. This first phase should commence 2007, with most project work being completed by 2017. This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25 timeframe for the completion of this *Gateway Redevelopment Plan* (2006 – 2031) is intended to adequately provide for any delays and contingencies affecting the plan's implementation.

## **PROPERTY ACQUISITIONS**

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The acquisition strategy for this Redevelopment Plan is based on a project approach. The following classifications apply to properties in the Gateway Redevelopment Area and are thus identified in this acquisition plan:

- To Be Acquired: Includes property to be acquired in order to implement the
  purposes of this Redevelopment Plan (new construction, rehabilitation and other
  development). The City of Camden and its agencies reserve the right not to
  demolish particular parcels if it is determined to be economically feasible to
  rehabilitate them.
- May Be Acquired: Includes property that may be needed to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner in accordance with local codes and property rehabilitation standards must rehabilitate it.
- Not To Be Acquired: Includes property not to be acquired, but subject to all
  property rehabilitation standards and local municipal codes.

Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.

#### TO BE ACQUIRED (392):

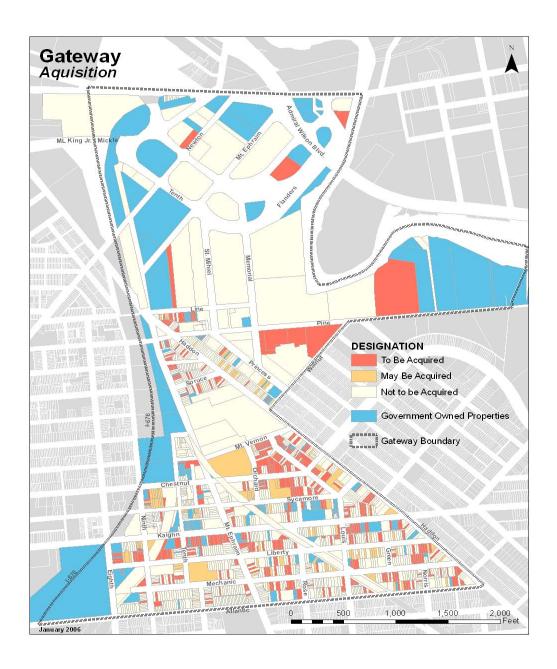
BLOCK	LOT
362	1, 5, 6, 10, 13, 15, 16, 19, 23, 25
363	47, 48, 49, 54, 55, 56, 63, 65, 74
365	52, 69, 110, 111, 124
366	2, 5, 8, 73, 75
378	7, 18, 22, 28, 29, 36, 42, 44, 45
387	19, 26
393	8, 14, 21, 23
395	25, 26, 32, 35
398	58
399	65
405	1
406	45, 47, 48, 63, 64, 71, 73, 75, 93
407	1, 12, 13, 83, 94, 95
408	77, 82
409	18, 19, 27, 29, 31, 39
410	1, 2, 3, 4, 5, 6, 9, 10, 15, 16, 17, 18, 19, 20, 22, 39, 44, 46, 47, 90
411	49, 50, 72, 76
412	1, 2, 23, 32, 36, 38, 39, 65
413	6, 12, 13

414	2, 18	1322	40, 43, 44, 53, 56, 57, 58, 59, 61, 72, 73, 74, 75, 76, 77, 85
1261	2	1323	17, 19, 24, 25, 27, 42, 69, 70
1303	91, 95, 96, 97, 98, 100, 104, 105, 106, 107, 108, 109, 110, 111, 112,	1324	5, 21, 29, 32, 38, 39
	113, 114	1329	55, 56, 57, 58, 61, 63, 64
1304	59, 63, 64, 65, 66, 67, 68, 71, 72, 75, 76, 77, 78, 79, 80, 81, 83, 85,	1330	4, 9, 25, 26, 27, 29, 31, 32, 33, 42, 44, 45, 46, 49, 50
	86, 87, 88, 89	1334	1, 2, 11, 14, 19, 26, 28, 30, 31, 33
1305	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 23, 25, 26, 27,	1449	3
	29, 30, 31, 38, 42, 45, 47, 49, 112, 113	1458	13
1306	60, 61, 64, 72, 73, 74	1464	5
1308	5, 6, 8	1467	7, 8
1309	12, 13, 14, 15, 17, 19, 22, 23, 24, 26, 27, 29, 30, 36, 37, 38, 39, 42,	1471	4, 7, 10, 12, 14, 18, 19, 20, 23, 24, 25, 26, 31, 32
	46, 49, 51, 52, 53, 56, 115		
1310	23, 24, 29, 48		
1311	14, 15, 30, 35		
1312	35, 46, 47, 48		
1313	85, 86, 87, 93, 100, 107		
1314	11, 13, 14, 17, 18, 24, 25, 26, 29, 34, 40, 41, 42, 43		
1315	3, 16, 17, 21, 22, 23, 28, 33, 34, 35, 42, 43, 95, 97, 98, 99, 101		
1316	20, 26, 32, 34, 35, 36		
1317	45, 47, 49, 59, 60, 65, 74, 75, 76, 79, 84, 85		
1318	48, 53		
1320	3, 10, 14, 24, 25, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42,		
	53, 60, 67, 69, 70		
1321	21, 22, 23		

MAY BE ACC	<u>(UIRED (</u> 130)
BLOCK	LOT
365	14, 32, 33, 36, 37, 40, 41, 42, 43, 45, 60, 61, 65, 72, 77, 78, 79, 81,
106, 108,	109
378	30
393	1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18, 19, 20, 22, 25, 26
399	46, 47, 48, 58, 60, 61, 62, 108, 113
406	41, 42, 43, 44, , 62 66, 67, 69
407	11, 92
409	14, 15, 93
411	79
414	19, 47
1302	1
1303	101
1304	90
1306	71, 77, 78
1308	16, 17, 18, 19, 20, 21
1309	6, 34, 35
1310	41
1311	4, 6
1312	49
1313	88, 89, 96, 106, 109
1314	28, 51, 53
1315	26

1316	7, 9, 10, 19
1317	51, 57, 62, 77, 88, 101
1318	43, 57, 58, 61, 63
1320	47, 58
1321	2, 3, 6, 9, 12, 13, 14, 16
1322	45, 60, 82, 83, 89
1323	75
1330	38, 40, 47, 51
1334	38
1471	2, 5, 6, 22

NOT TO BE ACQUIRED (1032): All other properties not identified above



#### RELOCATION

As required by the New Jersey Department of Community Affairs, this *Gateway Redevelopment Plan* identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions.

There are no occupied properties that will require relocation, due to the acquisition needs of this redevelopment plan. However, there 47 occupied properties that may require relocation: 31 houses, 8 industrial buildings, 5 commercial buildings and 3 storefronts, that may likely need to be rebuilt or be absorbed into new construction or block-wide development. Add to this number 5 commercial and 6 industrial lots, 12 parking lots, 34 side-yards, and 26 vacant or unimproved lots owned by area churches and institutions. Although the location of a proposed new public school in Gateway is not known at this time (and as a result, no properties have been identified for school-related acquisition), the NJ School Construction Corporation (SCC) will manage the acquisition of occupied and vacant properties, to build at least one new elementary school in Gateway. Relocation of these households, businesses, and other property will also be managed by the SCC, and is outside the scope of this redevelopment plan.

Comparable replacement housing will be provided from the existing Camden area (10 miles minimum, within the 50 miles statutory limits) housing market for the temporary and permanent relocation of those Gateway residents who are displaced

as a result of this redevelopment plan. This will include the approximately 200 new Single Family houses, 50 new duplexes; 150 rehabilitated Single Family Houses; and 40 new Assisted Living apartments to be built in the Gateway Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in the neighborhood, ample opportunity to remain in or return to Gateway. Similarly, this relocation strategy will identify comparable locations for the industrial and commercial businesses displaced by the acquisition and development needs of this redevelopment plan. In the case of displaced businesses, efforts will be made to include them in future spaces created by this plan. i.e. a 500,000 square foot industrial park/office complex, as well as 40 new and rehabilitated retail stores.

After the adoption of this *Gateway Redevelopment Plan*, but before the acquisition of any occupied properties in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) will be developed and approved by the State of New Jersey. The WRAP will be tailored to the various projects called for by this redevelopment plan, and will address the particular needs and circumstances of individual households and businesses in the Gateway redevelopment area. Relocation, like acquisition of occupied property in Gateway, will be managed by the Redevelopment Entity, and is anticipated to be coordinated with the phased approach to this plan's implementation: 2007 – 2017 - 2031. The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any business property located within the redevelopment area, including the identification of potential relocation sites and provision of statutorily mandated relocation assistance. The designated developers, through the

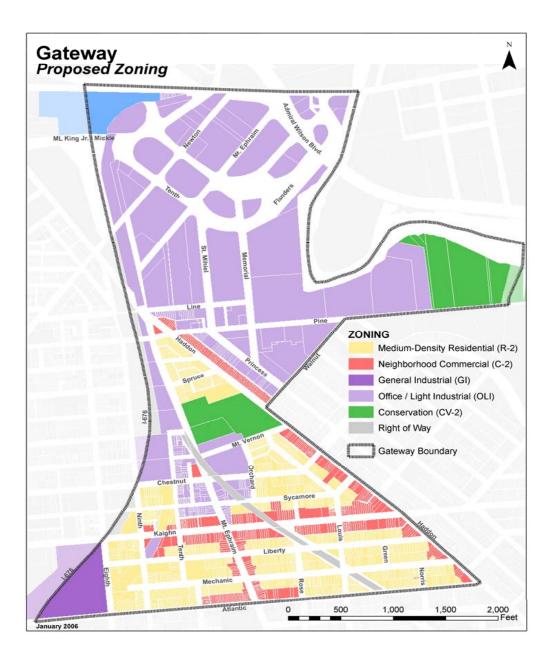
agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds, and have been preliminarily identified in this redevelopment plan.



## **III. REGULATORY CONTROLS**

## PROPOSED PROPERTY USE CONTROLS

Land use controls, in the form of five zoning classifications and districts: Office Light Industrial, General Industrial, R-2 Medium Density Residential, C-2 Neighborhood Commercial, and CV-2 Open Space Conservation are proposed, in order to facilitate the types of redevelopment activities necessary to revitalize Gateway. These controls will promote effective and complementary mixed-use land uses, while strategically focusing development throughout the Gateway redevelopment project area.



#### OLI – OFFICE LIGHT INDUSTRIAL ZONE

The purpose of the Office Light Industrial Zone is to provide for a variety and balance of land uses that complement and include office park, municipal functions, warehousing, and commercial recreation and entertainment uses.

#### <u>PERMITTED USES</u>: The following principal uses shall be permitted in this district:

- Offices, office building and office complex.
- Wholesaling and storage of goods, provided that activities are conducted entirely within an enclosed structure and that cargo is not harmful to humans.
- Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- Parks, playgrounds, community center buildings, and libraries.
- Light industrial operations such as electronics, machine parts and small component assembly.
- Pilot plant.
- Professional and private offices; office buildings and office complexes.
- Scientific or research development laboratories.
- Restaurants, including dine-in, take-out and drive-through.
- Railroad passenger stations and railroad facilities and uses.
- Lumber and building supply sales and storage.
- Hotel, Motel or Extended Family Stay facility.
- · Special social services complexes.
- Buildings, structures, and uses owned and operated by the City of Camden.

<u>PROHIBITED USES</u>. Any uses not listed above shall be prohibited in the OLI District, and specifically the following:

- Residential uses, except living quarters for caretakers, or as described above.
- Signs in any form, except as permitted in this Ordinance.
- Junkyards.
- · Automobile body repair and painting.
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Explosives of any kind.
- Any use of materials potentially causing a fire or explosion hazard, including ammonia, chlorine, sulfuric acid or arsenal manufacturing or storage.

#### <u>ACCESSORY USES</u>. The following accessory uses shall be permitted in this zone:

- Off street parking lots and multi-level parking structures, provided that the use will not increase traffic congestion in streets abutting the property.
- Fences and walls
- Signs, subject to requirements of this Ordinance.
- Railroad accessory uses.

#### **G-I GENERAL INDUSTRIAL ZONE**

This district is intended for light manufacturing and related uses.

#### PERMITTED USES: This district is intended for

- Manufacturing operations, such as electronics, machine parts and small component assembly, or preparing, processing or fabricating.
- Wholesaling of goods, including warehousing or storage of goods, and cargo in transit, provided that all activities and inventories are conducted entirely within an enclosed structure, and that cargo is not harmful to humans.
- Scientific or research development laboratories.
- Office buildings and complexes.
- Pilot plant.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Junkyards; and automobile graveyards
- Professional offices.
- Restaurants, including sit-down, carryout, and drive-through.
- Railroad passenger stations, and railroad facilities and uses.
- Commercial recreation facility.
- Lumber and building supply sales and storage.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.

#### **ACCESSORY USES.**

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures, and private garages:
- Fences and walls
- Signs
- Railroad accessory uses

#### **PROHIBITED USES:**

- Residential uses, except as living quarters for caretaker or watchman
- Explosives of any kind.
- Any use using materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing, or storage of explosives or sulfuric hydrochloric acid manufacturing.
- Automobile body repair
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.

<u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in this zoning district:

- Public utility installations subject to the following special requirements:
- Wireless Telecommunication facilities.
- · Parabolic dish antennae.
- Family day care home.
- Child Care centers.

#### R-2 MEDIUM DENSITY RESIDENTIAL ZONE

The purpose of the Medium Density (30 units per acre) Residential District is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood.

#### <u>PERMITTED USES</u>: The following principal uses shall be permitted in this district:

- Single Family housing, detached or semi-detached, and their accessory buildings.
- Duplex dwellings.
- Townhouse (attached/row) Dwellings.
- Multi-family and Garden Apartment dwellings.
- Buildings, structures, and other uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Public, private, or parochial educational institutions.

#### ACCESSORY USES: The following accessory uses shall be permitted in this zone:

- Private parking garages, and carports.
- Swimming pools.
- · Fences and walls.
- Signs.

<u>PROHIBITED USES</u>: Any use not listed above shall be prohibited in this zone, and specifically the following:

- Lodging houses, boarding homes and rooming houses.
- Wireless Telecommunication facility.

## <u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in this zone:

- Childcare centers.
- Family day care home.
- Community residence for the developmentally disabled, and community shelters for victims of domestic violence.
- Bed and Breakfast establishments.
- Satellite earth station antennas.
- Wireless telecommunication facility.

#### C-2 NEIGHBORHOOD COMMERCIAL ZONE

The purpose of this zone is to create and support the interface and balance between neighborhood scale retail businesses and housing.

#### PERMITTED USES The following principal uses shall be permitted in this district:

- Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, etc.
- Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, Laundromats, travel agencies, etc.
- Business services.
- Convenience stores.
- Banks, financial and insurance offices.
- Clubs, social or fraternal.
- Offices, office buildings and office complexes.
- Retail food establishments.
- Restaurants, including sit-down, carryout and drive through.
- Retail sales, outdoor.
- Shopping centers.
- Public, private, or parochial schools, including private day schools.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.

- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Single family and Duplex dwellings, detached, semi-detached or townhouse types, as well as residential uses above non-residential first floor.

#### ACCESSORY USES.

The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures.
- Fences and walls
- Signs
- In-ground and aboveground swimming pools.
- Accessory buildings and structures.

<u>PROHIBITED USES</u>. Any uses not listed above shall be prohibited in this district, and specifically the following:

- Signs in any form, except as permitted.
- Lodging houses, boarding houses rooming houses, group homes, multi-family dwellings or any combination thereof.
- Lumber and building supply sales and storage.
- Junkyards.
- Auto body shop.
- · Automobile sales lot or building.
- Automobile service station, gasoline station, or motor vehicle service station.
- Car wash.
- · Hotel or motel, or extended family stay facility.

- · Commercial recreation facility.
- Farm market.
- Garden center.
- Home center.
- Wholesale, storage, and warehouse facilities.
- Wireless telecommunication facility.

<u>CONDITIONAL USES</u>. The following conditional uses shall be permitted in the Commercial Retail District:

- A. Public utility installations subject to the following special requirements:
- B. Parabolic dish antennae.
- C. Family day care home.
- D. Child Care centers.
- E. Home occupations and home professional offices.
- F. Bed and Breakfasts.

#### CV-2 CONSERVATION OVERLAY ZONE

The purpose of this district is to provide for various types of public and semi-public recreational development, conservation and other open space uses and activities.

#### PERMITTED USES: This district is intended for

- All uses permitted in a CV-1 Zone
- Public parks and playgrounds, community center buildings and libraries.
- Playfields for outdoor sports such as baseball, football, soccer, basketball, tennis, and handball.
- Winter sports such as sledding and ice-skating.
- Commercial recreation facilities such as miniature golf, boat rentals, bike rentals, and food concessions.
- Cemetery, mausoleum, crematorium and related religious buildings.
- Amphitheaters/nature/environmental/cultural center or facilities.
- Marinas.

#### **ACCESSORY USES.**

- Off-street parking lots.
- Uses accessory to marinas, such as fuel and ships stores.
- Public rest facilities.

#### **PROHIBITED USES:**

- Motor vehicles of any type, including motorbikes, motorcycles, except on paved roadways, parking areas, boat launch drives, and other designated areas.
- Consumption or sale of alcoholic beverages.

#### PROPOSED SITE DESIGN CONTROLS

The following requirements are proposed as standards for site design, and should be referenced to similar requirements contained in the City of Camden zoning codes.

### A. AREA AND BULK REGULATIONS

- 1. Lot area: a minimum of one thousand (1,000), fifteen hundred (1,500), and three thousand (3,000) square feet shall be provided for <u>residential</u> uses hereafter erected: Townhouse, Semi-detached, Single-family and Duplex, respectively. A minimum of one thousand (1,000) or forty thousand (40,000) square feet shall be provided for <u>non-residential</u> uses hereafter erected: Neighborhood Commercial or General Industrial, respectively.
- Lot width: each lot upon which permitted <u>residential</u> uses shall be erected shall have a width of not less than twenty (20) feet. Each lot upon which permitted <u>non-residential</u> uses shall be erected shall have a width of not less than twenty (20) or two hundred (200) feet: Neighborhood Commercial or General Industrial, respectively.
- 3. Building coverage: the maximum building coverage shall not be greater than sixty percent (60%) or eighty percent (80%) of the gross lot area, for residential and non-residential uses, respectively.
- 4. Front yard: the setback shall be not less than ten (10) feet for residential uses.

- 5. Side Yards: for residential uses, such yards shall have a minimum width of ten (10) feet between the building and property boundary line; for non-residential uses, this width shall be twenty (20) feet.
- 6. Rear yard: there shall be a rear yard of not less than twenty (20) feet deep for residential uses. Rear yards for non-residential uses shall be at a minimum of at least thirty (30) feet.
- 7. Building Heights, maximum: residential structures shall not have a greater height than three (3) stories or thirty-five (35) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure. Maximum building height for non-residential structures shall be no greater that four (4) stories or forty-five (45) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.

#### B. ARCHITECTURAL GUIDELINES

Important to this redevelopment plan is the creation of a cohesive built environment where existing and proposed development are integrated. The City shall exercise its aesthetic controls through site plan review, in accordance with the procedure established by ordinance. The following architectural guidelines are recommended for all new construction and major renovations within the redevelopment area.

- 1. New buildings within the project area will become integral parts of overall site design, and developed with consideration for appropriate height, mass, siting, location, materials, orientations, signs, lighting and use.
- 2. Every reasonable effort shall be made to provide a compatible use for structures that require minimum alteration to the building.
- 3. The predominant material of all street walls on primary and secondary streets shall be brick.
- 4. Large areas of glass curtain walls or strip windows of more than 15 feet in length are discouraged, as are tinted and highly reflective glass. Window openings shall have sills and heads of masonry or stone, which may be of pre-cast concrete, limestone, granite, brick soldier courses, or slabs exposed only for the length of the window.
- 5. Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level or from adjacent developments.
- 6. Awnings, which add visual richness to commercial corridors while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework, with vinyl laminated polyester base scrim awning fabric to blend with storefront paint colors.

- 7. Canopies, unlike awnings, are non-retractable. They shall be constructed of metal framing, standing seam metal roof, and molded millwork trim. Canopies shall incorporate signage, down lighting and security grille housing.
- 8. All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of 8'- 0" and a maximum of 12'- 0" above the sidewalk at the storefront.
- 9. Lighting levels along paved portions of public walks shall be no less than1-foot candle for commercial areas and .5-foot candles for residential areas.
- 10. Fixtures serving to light streets shall be at a height of no greater than 20'- 0" above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12'- 0" to 14'- 0" above the adjacent surface of the walkway.
- 11. Luminares shall have high-pressure sodium lamps.
- 12. Trash receptacles shall be employed along all corridors in the project area. One receptacle shall be provided for every 200 feet of street frontage.
- 13. Parking facilities will be designed as an integral part of site development with regard to safety, topography, landscaping, sight lines, and access.

#### D. SIGNAGE

- 1. All signs are subject to the approval of the Design Review Committee and the Camden Planning Board.
- 2. Billboards and off premise signs are expressly prohibited within this redevelopment area.
- 3. No signs that use flashing, blinking, twinkling, rotating, animation, moving, or present the illusion of movement, are permitted.
- 4. The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature, or upon the occasion of the opening of a new business use, shall be permitted provided such display shall not exceed 14 days and shall not occur more than 4 times per calendar year.
- 5. No sign shall be painted directly upon a building surface, other than window glass.
- 6. No sign shall be placed in such a position that it is likely to cause danger to or otherwise interfere with the free flow of pedestrian traffic on the sidewalk.
- 7. A sign shall not project above the roof of a structure to which it is affixed, or project more than two feet from the facade of a building.

- 8. A sign for any non-residential use shall be limited in size to a total area or ratio of one square foot of sign area for every two lineal feet of building street frontage, with an upper limit of 40 square feet for any such non-residential use.
- 9. No sign shall be more than 5 feet in height.
- 10. Signs shall indicate only the principal name of the establishment, proprietor, or owner, and may include a brief description of the principal goods or service or use thereof, and a logo or trademark by which the business or owner is identified.
- 11. Where total proposed signage exceeds 40 square feet in area, a signage plan shall be submitted to the Design Review Committee and the City of Camden Planning Board. Signage erected without proper approval of the Planning Board shall be removed.
- 12. Floodlighting to illuminate signs shall be shielded so that the light source shall not be visible from any point off the lot upon which the sign is erected.
- 13. Existing non-conforming signs shall be removed from this project area within a period of 12 months after this redevelopment plan's approval.
- 14. All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the project area.

#### E. LANDSCAPE TREATMENTS AND GUIDELINES

- 1. To reduce air and sound pollution; regulate solar radiation and wind control; influence the type and speed of pedestrian and automobile traffic flow; screen out glare and reflection; and produce an aesthetically pleasing environment, all projects within the redevelopment area shall be planted with street trees at the property owner's sole obligation and expense.
- 2. Street trees shall be located at a minimum distance of 40 feet on center, allowing plus or minus for driveways, walks or other obstructions.
- 3. Street trees are required to be greater than 30 feet in height when fully grown.
- 4. When street trees are to be planted in paved areas, the soil in the tree pit shall be protected from compaction through the use of tree grates or cobbles.
- 5. Trees adjacent to public walkways or streets shall be pruned from the trunk to a minimum height of 7' 0".
- 6. All plants, trees, and shrubs shall be installed in accordance with a landscape plan and schedule provided by the developer, subject to the approval of the Planning Board.

- 7. All plant material must be able to withstand an urban environment. All screen planting must be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen.
- 8. The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
- 9. All landscaped areas shall be kept clean; all litter and refuse of any type shall be removed daily.
- 10. All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.
- 11. A minimum of five percent (5%) of any surface parking facility shall be landscaped area.

#### F. OFF STREET PARKING MINIMUM REQUIREMENTS

- 1. Retail: 1 parking space for every 500 s.f. of gross sales floor area.
- 2. Office: 1 parking space for every 1,000 s.f. of professional space.
- 3. Restaurants: 1 parking space for each 8 seats, plus one space for each three employees.
- 4. Theater: 1 parking space for each 8 seats.
- Institutions: 1 parking space for every 1,000 square feet of institutional use; or 1
  parking space for each 10 seats of public assembly, including auditoriums,
  convention halls, churches or similar uses, whichever yields the maximum
  number of parking spaces.
- 6. Housing: 1 parking space for every new residential unit.
- 7. All off-street parking for residences shall be provided on the same lot as the dwelling.
- 8. Handicap Parking: Not less than 10% of parking spaces provided on a site shall be reserved for vehicles displaying handicap parking plates, placards, or other permits issued by the Department of Motor Vehicles.

- 9. All public and/or commercial off-street parking areas shall be buffered from the sidewalk by an approved architectural separation (e.g., a masonry wall or fence), and/or a landscaped planting bed.
- 10. Open parking areas, entrances, and exits shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular and pedestrian movement. Lighting shall be arranged to limit spill light and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
- 11. Parking areas, including all access ways and driveways, shall be smoothly paved with materials that do not produce dust or debris; are durable and all weather; uniform in application and appearance; and do not permit growth of vegetation. The choice of surfacing material is left to the property owner's discretion and Planning Board's approval, provided the above standards are met. Choices can include but are not limited to: bituminous asphalt, concrete, crushed stone, etc.
- 12. Parking areas shall be graded to ensure proper drainage.

#### G. TRAFFIC CIRCULATION

- 1. Parking and service access shall be separated from, i.e. not into, main traffic streets. These access areas shall be designed to avoid the backing in and out of vehicles onto street right of ways.
- 2. Sidewalk widths shall measure between 10 and 15 feet, and be durably paved and smoothly surfaced to provide for the free movement of pedestrians.
- 3. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with local zoning and the Americans with Disabilities Act.

#### H. DESIGN REVIEW

All developers undertaking new developments and major renovations in the Redevelopment Area shall submit necessary site plans, building plans, sections, building elevations and perspectives to comprehensively convey architectural and landscape proposals. Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, with the addition of the Camden Redevelopment Agency for review preliminary to submission of relevant plans and related development documents to the City of Camden Planning Board. Such plans will be reviewed by the Camden Redevelopment Agency and approved by the City of Camden Planning Board, and shall receive all other necessary approvals and permits before construction shall commence.



#### PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

#### A. CONFORMANCE

The *Gateway Redevelopment Plan* is substantially consistent with the *City of Camden Master Plan* and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; improving existing housing stock, and promoting new housing construction on appropriate sites; preserving and improving the maintenance of existing institutions and commerce, and stimulating new institutional and commercial development; maximizing the provision of community services to city residents; and improving indoor and outdoor recreation areas and facilities.

#### **B. STATUTORY REQUIREMENTS**

As described below, the Gateway *Redevelopment Plan* fully complies with state statutes.

 Relationship To Definite Local Objectives: This Redevelopment Plan is comprehensive and sufficiently complete to indicate redevelopment, improvements, conservation or rehabilitation, zoning and planning changes, building requirements, and the Plan's relationship to local objectives in respect to appropriate land use, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.

- City of Camden Comprehensive Plan: Proposals of this Plan conform to intents of and is consistent with the *FutureCAMDEN* Master Plan 2002-2022.
- 3. Relationship To Other Plans: The proposed Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area is exactly what this Redevelopment Plan hopes to achieve. As this Redevelopment Plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.
- 4. Relationship To Municipal Land Use Law: This Redevelopment Plan complies with the Municipal Land Use Law, and creates no conflict with its development regulations.
- 5. <u>Proposed Land Uses and Building Requirements</u>: This Redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
- 6. <u>Identification of Property to Be Acquired</u>: This Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.

- 7. Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced families, businesses, and individuals affected by the implementation of this Plan. The City of Camden, or its designated agent, will provide displaced families, businesses and individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.
- 8. <u>Civil Rights and Affirmative Action</u>: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.

#### IV. STATUTORY REQUIREMENTS

#### **COMPLIANCE WITH DEVELOPMENT REGULATIONS**

- Development and subdivision within the Redevelopment Area shall be governed
  by the requirements of the City of Camden governing Land Use Procedures,
  Subdivisions and Development, and Zoning, as well as the State of New Jersey
  governing development and redevelopment.
- 2. The redevelopment entity shall promulgate detailed design and improvement standards for development that shall be adopted as an amendment to this Plan by the City Council through ordinance. These regulations may vary from existing ones, based upon the unique nature of the parcels and Redevelopment Plan, while being consistent with the objectives of local, state, and federal regulations.
- 3. The designated Redevelopment Entity or 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, County of Camden and State of New Jersey, except where variances and waivers are properly approved.
- 4. The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

# DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER

- 1. The governing body of the City of Camden has designated the **Camden Redevelopment Agency** to implement redevelopment plans and projects in the area designated by this Plan as the Redevelopment Area (N.J.S.A. 40: 12A-4).
- 2. When necessary for implementation of this plan, the Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (NJ 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, as per 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, as per negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A. 40:55D-53).

#### **GENERAL PROVISIONS OF THE PLAN**

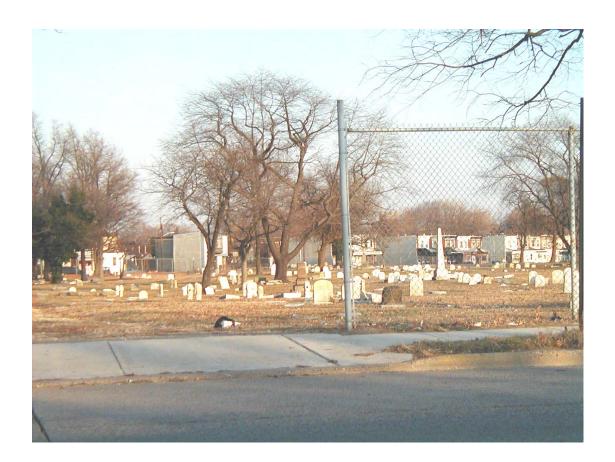
Land use provisions and building requirements for the **Gateway Redevelopment Area** are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given 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, proposals will be evaluated as to how well they achieve the objectives of this Plan.

1. The Camden Redevelopment Agency and the City of Camden 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 design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.

- 2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S.A. 40:D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.
- 3. Interim uses may be established, subject to determination by the Camden Planning Board that such use will not have an adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time period during which the interim use will be permitted. No interim use approval shall be granted for more than two years; extensions may be granted at the Board's discretion for a maximum of 2 additional one-year periods.
- 4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, 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.

- 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 the public health, safety or general welfare.
- 7. No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City authority.
- 8. Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.
- 9. The developer of a specified project within the redevelopment area shall submit, if needed, a storm water management plans as part of the design submission for review by the Camden Planning Board and appropriate City authority. Storm water management in the redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.

- 10. Any designated (re) developer providing new construction of any type of use, or building rehabilitation in excess of \$100,000 per project, will set aside an amount equal to 2% of project construction costs for the provision of public art or streetscape amenity on the block(s) where such project construction shall occur, as specified by negotiated Redevelopment Agreement(s). Proposed artwork or amenities will be reviewed and approved by the Camden Redevelopment Agency and Camden Planning Board.
- 11. 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 project area is restricted by the 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. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
- 12. 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.



#### **PUBLIC IMPROVEMENTS**

Area require upgrading in order to meet present and future needs. The City of Camden Division of Capital Projects shall continue its long-range improvement planning program to upgrade the sanitary sewer and water systems in the Redevelopment Area, for service to existing and new residential customers, and to enhance the attractiveness of the area. Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company.

#### TYPES OF PROPOSED REDEVELOPMENT ACTIONS

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan proceed with clearance, re-planning, development and redevelopment of the area designated in that plan. To carry out and effect the purposes and terms of this *Gateway Redevelopment Plan*, the municipality or Camden Redevelopment Agency may:

- 1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
- 2. Acquire privately held parcels and property that are vacant, or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support proposed development.
- 3. Form a public-private partnership for development of this Redevelopment Area.
- 4. Provide public improvements necessary to support redevelopment.
- 5. Select (a) redeveloper(s) to implement all or part of projects for redevelopment, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.

- 6. Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
- 7. Acquire by condemnation any land or buildings necessary for the redevelopment project, pursuant to provisions of the "Eminent Domain Act of 1971".
- 8. 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.
- 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, to carry out redevelopment projects.
- 10. Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
- 11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, 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.

- 12. Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that 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 for capital grants to redevelopers.
- 13. 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 furnishing of property or services in connection with this redevelopment plan.
- 14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
- 15. Arrange or contract with a public agency for relocation of residents, industry or commerce displaced from or within a Redevelopment Area, pursuant to the "Relocation Assistance Law of 1967" and "Relocation Assistance Act." PL 1971.
- 16. Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as

well as compulsory repair, rehabilitation, demolition or removal of buildings and improvements.

- 17. Publish and disseminate information concerning any redevelopment area, plan, or project.
- 18. Improve vehicular circulation in the redevelopment area through roadway (re) design, improved signal timing, signage, and paving.
- 19. Improve the infrastructure and streetscape on adjacent streets, as development or renovations take place.
- 20. Demolish acquired housing that cannot be cost effectively renovated, or are located so as to impede new development.
- 21. Rehabilitate vacant housing that can be done cost effectively for residential use.
- 22. Develop residential prototypes for new block construction and infill housing.
- 23. Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
- 24. Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

#### **TIME LIMITS**

#### A. REASONABLE TIME FOR DEVELOPMENT

The redeveloper of a project within the **Gateway Redevelopment Area** shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in Redevelopment Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)

#### B. EXPIRATION OF REDEVELOPMENT PLAN

The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption of this **Gateway Redevelopment Plan**, by the governing body of the City of Camden.

#### PROCEDURES FOR AMENDING THIS PLAN

This **Gateway Redevelopment Plan** may be amended 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.), provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with this Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such Plan or its proposed amendment(s). Whether an amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A: 12A-7).

#### SUPERSEDENCE, REPEAL, AND SEVERABILITY

- 1. All ordinances or parts of ordinances inconsistent with this **Gateway Redevelopment Plan** are repealed to the extent of such inconsistency only.
- 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 set forth in the zoning law, provisions of this plan – unless otherwise specified – shall prevail.
- 3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by 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.

# CITY OF CAMDEN

# DEPARTMENT OF ADMINISTRATION

# DIVISION OF PLANNING



# SITE PLAN APPLICATION AND SUBMISSION ITEMS PACKAGE

Any questions please contact: Angela Miller, Planning Board Secretary 757-7214

### TABLE OF CONTENTS

SITE PLAN CHECKLISTPage 2
PLOT PLAN CHECKLISTPage 3
PLANNING & ZONING FEESPage 5
SITE PLAN APPLICATIONPage 6
ESCROW AGREEMENTPage 10
COUNTY PLANNING BOARD APPLICATION

#### SITE PLAN APPLICATION CHECKLIST

CHECK IF COMPLETED	FOR OFFICE USE ONLY
1. Zoning Application	
2. Site Plan Applications & Site Plans (12 copies of both)	
3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease)	
4. Signed escrow fee agreement	

PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY APPLICANT <u>MUST</u> CALL FOR A PRE-APPLICATION CONFERENCE.

IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE PRESENT AT SAID MEETING.

PRE-APPLICATION CONFERENCE FEE: \$500.00

(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)

#### \*NOTE:

- A. Incomplete applications will not be processed.
- B. Submission hours are 8:30 a.m. to 4:30 p.m., Monday through Friday. All applications must be stamped "RECEIVED" by the Division of Planing. No outside drop-offs will be processed.
- C. All plans must be folded with Title Block facing upward.
- D. Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.

## The following checklist pertains to PLOT PLANS:

CHECK IF COMPLETED	FOR OFFICE USE ONLY
<ul> <li>1. Name and address of owner and applicant</li> <li>2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable).</li> </ul>	
3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address.	
4. Key map not less than 1" - 1000" showing location of tract to surrounding streets, municipal boundaries, etc. within 500'.	
5. Schedule for required and proposed zone requirements for lot area, frontage, setbacks, impervious coverage, parking, etc.	
6. North arrow to top of sheet, scale and graphic scale	
7. Signature block for board chair, secretary and engineer.	
8. Date of property survey	
9. Acreage of tract to nearest tenth	
10. Date or original and all revisions	
11. Size and location of existing or proposed structures and their dimensioned setbacks	
12. Location and dimensions of any existing or proposed streets	
13. All proposed lot lines and area of lots in square feet	
14. Copy of and plan delineation of any existing or proposed deed restriction	
15. Any existing or proposed easement or land reserved or dedicated for public use	
16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally sensitive areas within 200' of tract	
17. Topographical features of subject property from USGS 7.5	

#### CHECK IF COMPLETED

FOR OFFICE USE ONLY

18. Boundary, limits, nature and extent of wooded areas, specimen trees and other significant physical features	
19. Drainage calculations	
20. Proposed utilities: sanitary sewer, water, storm water management, telephone, cable TV and electric	
21. Soil erosion and sediment control plan if more than 5000 sq. ft.	
22. Spot and finished elevations at all property corners, corners of structures, existing or proposed first floor elevations	
23. Construction details road and paving cross-sections and profiles if no profiles needed	
24. Lighting plan and details	
25. Landscape plan and details	
26. Site identification signs, traffic control signs, and directional signs	
27. Sight triangles	
28. Vehicular and pedestrian circulation patterns	***************************************
✓29. Parking plan indicating spaces, size and type aisle width internal collectors, curb cuts, drives and driveways and all ingress and egress areas with dimensions	
30. Preliminary architectural plan and elevations	
31. Environmental impact report; parcels 2 acres or larger	
$\sqrt{32}$ . Plan paper size should be 24 by 36	,

# CITY OF CAMDEN SCHEDULE OF

# PLANNING AND ZONING BOARD FEES

(revised)

I. ZONING PERMIT			
A. Zoning Permit Applicationsee attached application			
II. PLANNING BOARD FEES			
A. PRE-APPLICATION MEETING FEE\$500.00			
B. SUBDIVISION			
1. Minor Subdivision (2 Lots or Less refer to section 577-18)  Application Fee:\$177.32  Engineer Review (Escrow Account)\$528.24			
2. Major Subdivision (Preliminary Plot) Application Fee:\$528.24 Engineer Review (Escrow Acct.)\$851.88 + 170.50 per lot created*			
3. Major Subdivision (Final) Application Fee:\$339.76 Engineer Review (Escrow Acct)\$851.88 + 170.50 per lot created*			
C. SITE PLAN			
1. Preliminary Application (Review)\$482.36 for .50 acre or less \$803.40 or .50 acre or more			
2. Engineering Review (Escrow Account)\$1.204.41 for .50 acre or less (Preliminary) \$2,408.82 or .50 acre or more			
3. Final Application\$334.18			
4. Engineer Review (Escrow Account) \$ 803.40 for .50 acre or less (Final*) \$1,204.41 for .50 acre or more			
(Amended Final Application Fee & Final Engineering Escrow Fee)			
D. SIGN PERMIT  1. Sign Permit Application(see Zoning Permit Application)			
E. PROPERTY LISTING FEES\$18.60 OR \$1.24 PER NAME WHICHEVER IS GREATER			
(PURSUANT TO THE CODE OF THE CITY OF CAMDEN ARTICLE I, SECTION 233-4)			

#### SITE PLAN APPLICATION

(Please Answer <u>ALL</u> Questions)	
APPLICANT MACEDONIA BAPTIST CHUF	RCH
ADDRESS 109 Duncan Avenue, Westville, I	
TELEPHONE# 856-266-3899	
OWNER OF PROPERTY SAME	
ADDRESS NOT APPLICABLE	
TELEPHONE NOT APPLICABLE	
IF APPLICANT IS INCORPORATE OR A PARTNERS PLEASE PROVIDE THE FOLLOWING:	
Attorney's Name JASON SUNKETT, ESC	2
Address 1916 ROUTE 70 E., STE 6, CHE	
Telephone#_856-906-1229	
	y sinding of
PLEASE PROVIDE THE FOLLOWING INFORMATIO	
Engineer and/or Architect 's Name_SMITHCO	ENGINEERING GROUP, INC.
Address_606 Market Street, Suite 336, Ca	mden, NJ 08102
Telephone#609-682-0096	Fax#_ SSMITH@SMITHCOGROUP.COM
ADDRESS OF DEVELOPMENT 812-814 Kaign Av	Venue Camdon New Jorgan
DY OCTUBER 100	
LOT NO.(8)_3	55,66,67,69 & 71 ZONE R-2
PRESENT USE(S) HOUSE OF WORSHIP	
DEGGREE	
DESCRIBE PROPOSED USES(S): (attach separate sheet if needed)	THE
(attach separate sheet if needed) FUNERAL HOME CONVERTED TO THE CURRENT USE (HOUS	- THE ORGINAL USE PRIOIR TO BEING
HOUS	RE OF WORSHIP)
SQUARE FOOTAGE OF PROPOSED USE APPROX.	6,044 S.F.
	REVISED 10/15/12

LOT AREA (Measured in Square
Footage)34,359 S.F.
BUILDING AREA OF GROUND FLOOR 4,876 S.F.
BUILDING AREA (Total Sq. Ft all floors) 6,044 S.F.
NO. OF PROPOSED PARKING SPACES 77 SPACES
NO. OF EXISTING PARKING SPACES 77 SPACES
AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT_ NONE
DOES THIS APPLICATION CONSTITUTE:
(Please check appropriate box)  New Application
Preliminary Preliminary and Final
Revision or Resubmission of a prior application
*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? ( Please check) YES NO
*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSES(S)?  (Please check) YES NO
IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:
1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).
NAME ADDRESS
Rodney Rowland 109 Duncan Ave., Westville, NJ 08093
·

DOES THIS APPLICATION INCLUDE:
1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?
(Please circle) YES NO
2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?
(Please circle) YES NO
THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.
i i
1/3/21 RODNEY ROWLAND  DATE  APPLICANTIS NAME (PER 107 APPLICANT)
APPLICANT'S NAME (PLEASE PRINT)
- Palistran
APPLICANT'S SIGNATURE
/

#### PLEASE READ

SECTION A

#### ASSESSMENT CERTIFICATION

**OWNER** 

Section A: Applicant shall complete

Name of OWNER of Pro	perty_MACEDONIA BAPTIST CHURCH
Address: 109 Duncan A	Avenue, Westville, New Jersey 08093
SEARCH Address: 81	2-814 Kaign Avenue Camden, New Jersey
Block: 406	Lot:
completion to indicate whe (Broadway & Market St) Upon completion, this form ACCEPTED – if any mon	take this form to the City of Camden Tax Office, Room 117 (1st floor) for ether taxes are paid up to date. Applicant must also go to the PNC Bank for water and sewer to make sure water /sewer is paid up to date. shall be submitted with original application. NO APPLICATIONS WILL BE ey is owed for Taxes or Water/Sewer, no permit can be issued until accounts are ent must be brought back before turning application in.
Section C: An application for Zoning/S to be certain that the accoun	TAX OFFICE & PNC BANK ign permit has been submitted to the Division of Planning. Please check your records t is current
I HEREBY CERTIFY THA	T THE PROPERTY ASSESSMENT ARE:
Account Type Qtr	Gity of Campen Water 10 13 24
(Taxes/W&S/Other (Taxes/W&S/Other	Camden Office  Date 1-4-2024  Rep a Wrum Zero Balin Ath
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COMMENTS:	
DATED:	PREPARED RV.

(S)  The processor of t	[]	fax Account Maintenance	
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Block: 466		i de de la composição d	omen in version in er un demonstrate er en demonstrate en demonstr
Lot: 55			
Qualifier:			
OWNER MACEDONIA BAPTIST CH & COMM OUTRCH	(Time) H		
Prop Loc (BIZZISH KATCHWKYE	Account 1d: 06867762		(Bill ) A PTR Form Restricted Edit
/alue   Additional   Bill	ing   Deductions   Balance   All Charges	All'Charges   Add/Omit	Notes
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Other APR2 Threshold Amt:	.00 Per Diem:	Last Payment Date:	(65/28/2021 MB)
TOTAL TAX BALANCE DUE:  Principal: 337.15 Penalty:  Misc. Charges:	. 60 Total:	-337 15	
A grand and production of a special state of the state of	Complementations interess and an extensive territories are secured to the control of the control	the first format plant and the first format and the	

8 Indicates Adjusted Billing in a Tax Ouarter.

# ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

L	DEPOSITOR	MACEDONIA BAPTIST CHURCH / RODNEY ROWLAND	
A	ddress	109 Duncan Avenue, Westville, New Jersey 08093	
T	elephone No.	856-266-3899 Check No	
th	onars (\$3,613. te City of Cam	with deposits the sum of THREE THOUSAND SIX HUNDRED AND THIRTEEN DOLLARS AND TWENTY THREE CENTS 23) with the City of Camden in accordance with and subject to the provisions of den Ordinance No. MC-2304, being incorporated by reference and made a part ses to the following:	
1.	Depositor's p	payment of said deposit is made in connection with an application for: RY AND FINAL SITE PLAN APPROVALS	
	at (provide ac	ddress with block and lot number): BLK 406, LOTS 54,55,56,66,67,69 AND 71	
	2. The Treasurer of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.  3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts		
	by Ordinance	3 MC-2304.	
4.	If there are insufficient funds in the depositor's escrow account to pay all pending bill attributable to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.		
5.		derstands that if he/she fails to make any additional deposit required, depositor's	
6.	Division of Pl	al deposits shall be made to the Treasure, City of Camden, by way of the lanning, in accordance with the terms set forth herein unless otherwise agreed to cor and the approving agency.	
7.	The City of Cagreement.	amden shall not be required to pay interest on any sums held pursuant to this	
IN	WITNESS W	HEREOF the undersigned hereby accepts the terms and conditions of this agreement.	
DA	ATED:	Applicant or authorized signature	

# CAMDEN COUNTY PLANNING BOARD ADMINISTRATIVE GUIDELINES AND FEE SCHEDULE

The review fees shall apply to each land subdivision or land development submitted to the Camden County Planning Board for review in accordance with the New Jersey County and Regional Planning Enabling Act, Section 40:27-6.2 and 40:27-6/6 Exempted from this fee schedule will be plans submitted by State, County and Municipal governments, churches, hospitals and secular non-profit institutions.

The fee may be submitted, with the standard submission package, by the appropriate municipality, or the submission package and fee may be submitted in person to the County Planning Board located at the Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, NJ 08021.

Checks or money orders (no cash will be accepted) should be made out to Treasurer, County of Camden. Any fee submitted that is not consistent with the above fee schedule will prevent the 30 day statutory review period from commencing. The review period will commence when the proper fee is received by this Board. In addition, any check refused by the bank due to insufficient funds will stop the review process which will not start again until the required fee is received.

If the County Planning Board fails to complete its review within the 30 day statutory time period mandated by law, the fee will be returned to the applicant upon request, except for those instances of a formal request by the County Board for a time extension to continue its review.

No refund of an application fee will be made if a project is disapproved by the Camden County Planning Board.

The County fee will not be combined with any local municipal fee, if required.

<u>SPECIAL NOTE</u>: All condominiums, townhouses, garden apartments and cooperative structures and uses, without regard to form of ownership, shall be classified and reviewed under the condominium, or cooperative corporate form of ownership. Fees for this type of ownership shall be computed under the Major Subdivision Class.

Adopted by the Camden County Board of Chosen Freeholders March 23, 1995 and to be effective April 10, 1995

# APPLICATION FOR COUNTY REVIEW OF SUBDIVISION, SITE AND DEVELOPMENT PLANS

CAMDEN COUNTY PLANNING BOARD COUNTY HIGHWAY COMPLEX EGG HARBOR ROAD LINDENWOLD, NJ 08021 (609) 783-0043 THIS APLICATION MUST BE COMPLETED IN FULL - IN DUPLICATE AND FILED ALONG WITH A COPY OF THE LOCAL APPLICATION, COUNTY FEE SCHEDULE AND CHECK, TWO SETS OF PLANS AND DRAINAGE CALCULATIONS, IF APPLICABLE, WITH THE MUNICIPALITY

(609) 783-0043	IF APPLICABLE, WITH THE MUNICIPALITY.
	(PLEASE TYPE OR PRINT LEGIBLY)
SUBDIVISION OR SITE PLAN NAME	MUNICIPALITY
TYPE OF PLAN TAX MAP I	DATA TYPE OF SUBMISSION
SITE PLAN Plate(s) No  PRELIM. PLAN Block(s) No400  FINAL DEV. PLAN Lot(s) No. 54,55,8  FILING PLAN OTHER Variance Required  APPLICANT NAME MACEDONIA BAPTIST  ADDRESS 109 Duncan Avenue	B. REVISION OF PRIOR APPLICATION  C. RESUBMISSION OF PART OF A MAJOR SUBDIVISION  PART OF A MAJOR SUBDIVISION  DATE & TITLE OF B. OR C.
ADDRESS	ESQ. PHONE  FOWN STATE ZIP  ROUTE#
PROPOSED USE S.F. DETACHED HI-RISE AP  TOWNHOUSES GARDEN APTS. MID-RISE APTS. OTHER	EXISTING LOT
AUTHORIZED SIGNATURE  Authorized Signature  Attach 1 copy of Municipal Application for specific soft County Application, 2 copies of your plan, free sched check and drainage calculations if applicable. Mail of had deliver to address at the top of this form.	APPLICATION ACKNOWLEDGED  APPLICATION ACKNOWLEDGED  DATE  FIGHWAY COMPLEX  PLAN NO.  REVISED 10/15/1.

#### 2311 EGG HARBOR ROAD LINDENWOLD, NJ 08021 (609) 783-0043

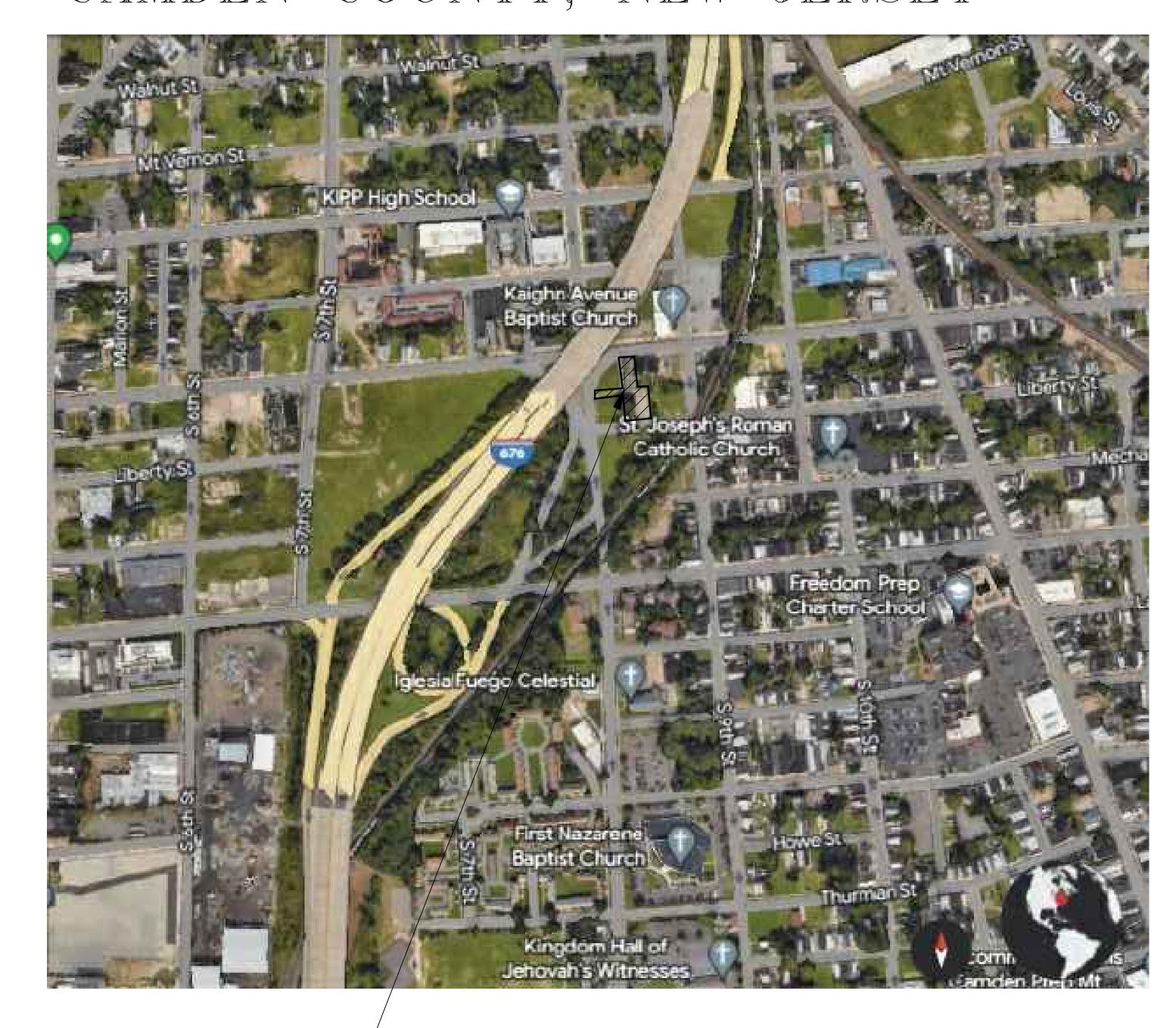
#### FEE SCHEDULE A2

APPI	CANT'S NAME: MACEDONIA BAPTIST CHURCH ADDRESS: 109 Duncan Avenue	
TOW	: Westville, STATE: New Jersey PHONE#: 856-266-3899	*****
PROJ	CT NAME: MACEDONIA BAPTIST CHURCH MUNICIPALITY: CAMDEN	
PLAT	(S):BLOCK(S):406LOT(S): <u>54,55,56,66,67,69 &amp;</u>	_ _71
	MINOR SUBDIVISION  TYPE OF PLAN  SITE PLAN  MAJOR SUBDIVISION	
	MINOR SUBDIVISION  MINOR SUBDIVISION  SUBDIVISION  MINOR SUBDIVISION  SUBDIVISION	
$\checkmark$	SITE PLAN  SITE PLAN FOR DEVELOPMENT REVIEW FEE (\$150.00)	
	TOTAL PARKING SPACES (\$1.50 PER SPACE)	
	SUBTOTAL\$265.50	
	MAJOR SUBDIVISION	
	PRELIMINARY REVIEW FEE (\$200.00)\$	
	PER DWELLING UNIT (\$5.00 first 100 units; \$2.50 every unit thereafter)\$	
	SUBTOTAL\$	
	FINAL MAJOR SUBDIVISION AND SITE PLANS	
	FINAL REVIEW FEE (\$80.00)	
	SIGNING OF FILING PLATS (\$50.00)	
(Not Ap	licable for Churches or Non-Profit Agencies)  TOTAL\$_395.50	
	OWNERSHIP AFFIDAVIT  MUST BE COMPLETED AND RETURNED	•

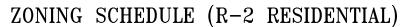
LINDENWOLD, NJ 08021 (609) 783-0043 EXT. 247

1.	Name of Company	Organization:_			
2.	Is Company a Corp		Yes		No
3.	Name of State in w	hich incorporate			
4.	Is Company a partn	ership?	Yes		No
PLEA CORI	ASE LIST ANY AND PORATION.	ALL INDIVIDU			OR PART) OF THE FIRM OR
IF A	NON-PROFIT ORGA	NIZATION, PL	EASE LIST ALL BOA	RD MEMBER	S:
	NAME		<u>ADDRESS</u>		TITLE
Rod	ney Rowland	109 Dunc	an Ave., Westville,	NJ 08093	Owner
72					
				_	
The abo	ove information is true to the best of my knov	and vledge.			
j	11/1/J				
Signatú	re and Title	an england distribution des distributions de distribution de distributions de distribution			
Rodne	ey Rowland, Owner				
Print Na	ame and Title	The state of the s		CAMDEN CO	OUNTY PLANNING BOARD 2311 EGG HARBOR ROAD

# MACEDONIA BAPTIST FUNERAL HOME BLOCK 406, LOTS 55 CITY OF CAMDEN CAMDEN COUNTY, NEW JERSEY



PROJECT LOCATION



Zomina Schizber	E (IV & IVESIDENTIA	AL)	
PROPOSED USE FUNERAL HOME	2	VARIANCE REQUIRED YES	
	REQUIRED	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA "GATEWAY" MIN. LOT WIDTH "GATEWAY" FRONT YARD REAR YARD "GATEWAY" SIDE YARD "GATEWAY" MIN. AGGREGATE SIDE YARDS MAXIMUM HEIGHT "GATEWAY" MAX. BUILDING COVERAGE "GATEWAY" MAX. IMPERVIOUS COVERAGE PARKING	40,000 SF. 200 FT. 10 FT. MIN. 30 FT. MIN. 20 FT. MIN. 25 FT. MIN. 4 STORIES OR 45 FT. 80% 60-80%** 10 SPACES + 1 SPACE PER 50 SF OF GROSS FLOOR AREA (3344 SF)*** = 77 SPACES (FUNERAL HO	34,359 SF. 100 FT.* 0 FT.* 104 FT. 0 FT.* 2 STORY 28%± 82%± 13	YES YES YES NO YES YES NO NO NO YES YES
* EXISTING			

\*\* DEPENDENT ON USE

\*\*\* FUNERAL HOME USE

NOTE:

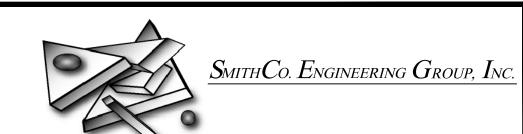
THE ZONING REQUIREMENTS IN THE ABOVE TABLE ARE FROM THE "LAND DEVELOPMENT ORDINANCE OF THE CITY OF CAMDEN". REQUIREMENTS THAT ARE ALSO FOUND IN THE "GATEWAY REDEVELOPMENT PLAN", WHICH TAKES PRECEDENCE, ARE DESIGNATED BY "GATEWAY".

## SITE DATA

APPLICANT: MACEDONIA BAPTIST CHURCH
ADDRESS: 107 DUNCAN AVE., WESTVILLE NJ 08093
TAX MAP BLOCK & LOT: BLOCK 406
LOTS 54. 55, 56, 66, 67, 69 & 71
PROPOSED USE: FUNERAL HOME
EXISTING USE: CHURCH

## SUMMARY OF VARIANCES & WAIVERS

VARIANCES :SECTION 870-56 & GATEWAY REDEVELOPMENT PLAN-BULK AND AREA REGULATIONS (SEE ZONING SCHEDULE) SECTION 870-230.F - ON-SITE PARKING REQUIREMENT



Engineers
Environmental
Development
Construction Services

APPLICANT/ AGENT FOR APPLICANT DATE

APPROVED BY THE PLANNING BOARD ENGINEER OF THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY

PLANNING BOARD ENGINEER DATE

APPROVED BY THE PLANNING BOARD OF THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

## DRAWING LIST

ZONING/ADMINISTRATIVE OFFICER

COVER SHEET (CS-1)
EXISTING CONDITIONS (EX-1)
SITE PLAN (SP-1)
DETAIL SHEET (D-1)

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION GENERAL CONTRACTOR / CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS TO VERIFY ALL FIELD DIMENSIONS AND TO ACCEPT CONDITIONS OF PRIOR WORK BY RELATED TRADES BEFORE PROCEEDING WITH ANY WORK ON THIS PROJECT.

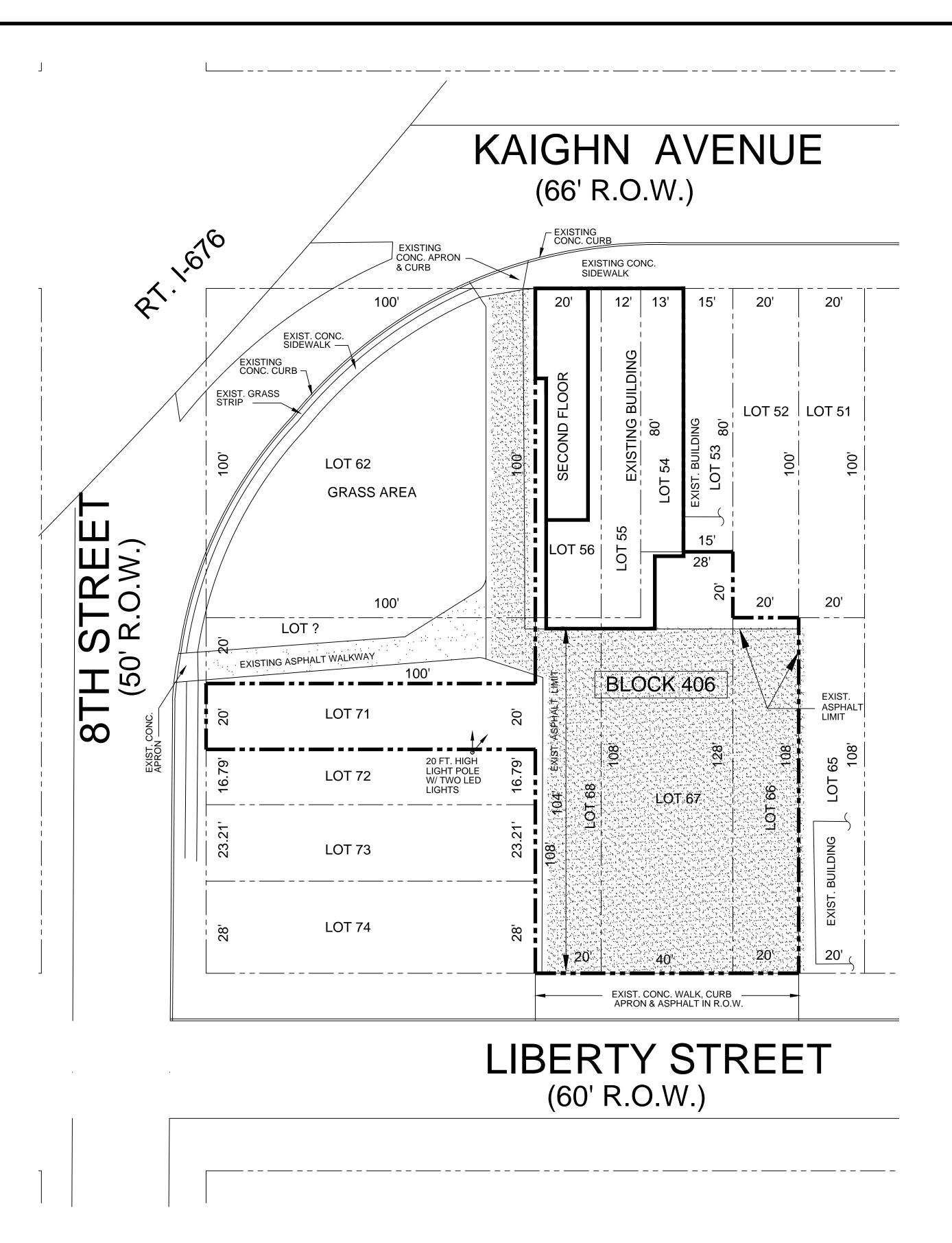
Description

Revisions:

DATE

Drawn By: Checked By:					
GKM	MACEDONIA BAPTIST FUNERAL HOME				
Approved By:	CITY OF CAMDEN CAMDEN COUNTY				
Date:	NEW JEF	RSEY			
	COVER SHEET (CS-1)				
	SMITHCO ENGINEERING GROUP, INC.				
	CERT. DF AUTHORIZATION # 24GA28145100				
	808 MARKET STREET, SUITE 336 CAMDEN, NEW JERSEY 08102				
	TEL: (609) 682-0096				
	email: ssmith@smithcogroup.com				
	Scale: Date: Project No. Sheet No.				
	As noted	SEPTEMBER , 2023	CAMDEN	1	

Date





Smith Co. Engineering Group, Inc.

Environmental

Development

• Construction Services

<u>LEGEND</u>

EXISTING ASPHALT PAVING

## **GRNERAL NOTES**

- 1. IT IS IMPERATIVE THAT THE UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 800-272-1000 TO ORDER UTILITY
- 4. THIS PLAN IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
- 5. NO CERTIFICATION IS MADE BY THE SMITHCO GROUP AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ON THIS PROJECT. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION OF ANY CONFLICTS.
- 6. ALL SITE WORK CONSTRUCTION AND DETAILS MUST CONFORM TO THE STANDARDS OF THE CITY OF CAMDEN.
- 7. THE APPLICANT WILL COMPLY WITH THE CITY'S "ORDINANCE ESTABLISHING STANDARDS FOR THE SUBMISSION OF MAPS AND OTHER DOCUMENTS IN A DIGITAL FORMAT."
- 8. EXISTING MEASUREMENTS ARE TAKEN FROM TAX MAP FIELD MEASUREMENTS AND GOOGE EARTH.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION GENERAL CONTRACTOR / CONSTRUCTION MANAGER AND ALL SUB-CONTRACTORS TO VERIFY ALL FIELD DIMENSIONS AND TO ACCEPT CONDITIONS OF PRIOR WORK BY RELATED TRADES BEFORE PROCEEDING WITH ANY WORK ON THIS PROJECT

Description

Revisions:

awn By: Checked By:					
(M		MACEDON	IA BAPTIST F	UNERAL HOME	-
proved By:		CITY OF	CAMDEN		
•		CAMDEN			
te:		NEW JER	SSEA		
vc.					
	EXI	STING	CONDITIO	INS PLAN	(EX-1)
	SMITHCO ENGINEERING GROUP, INC.  CERT. DF AUTHORIZATION # 24GA28145100  808 MARKET STREET, SUITE 336  CAMDEN, NEW JERSEY 08102  TEL: (609) 682-0096  email: ssmith@smithcogroup.com				
	Scale:		Date:	Project No.	Sheet No.
	As n	noted	SEPTEMBER , 2023	CAMDEN	2

Date

CONVERESION OF CHURCH TO FUNERAL HOME (SCALE: 1" = 20')

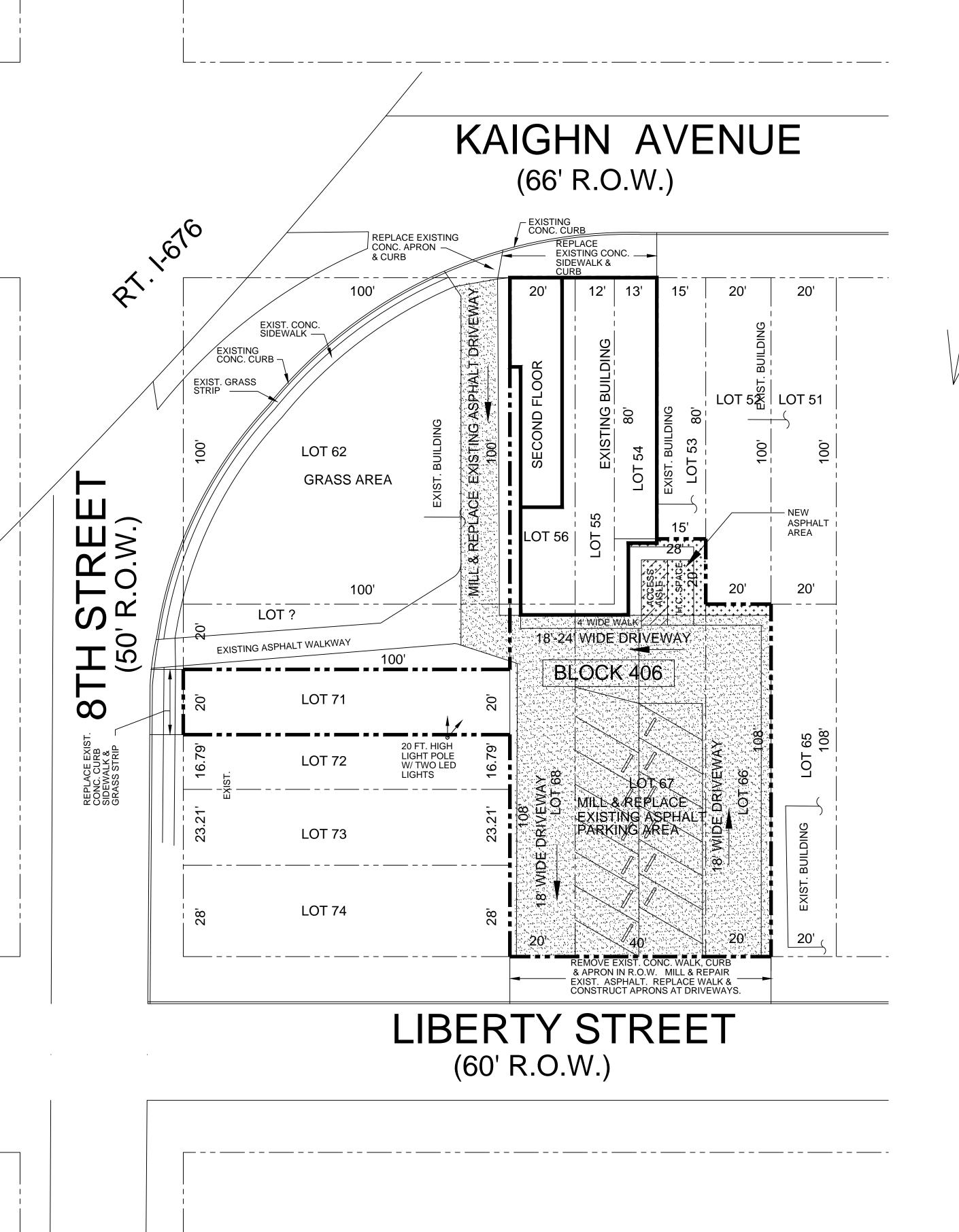


Engineers

• Environmental

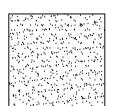
Development

Construction Services

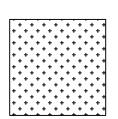


CONVERESION OF CHURCH TO FUNERAL HOME (SCALE: 1" = 20')

<u>LEGEND</u>



EXISTING ASPHALT TO BE MILLED & REPAIRED



NEW ASPHALT PAVING

## GENERAL NOTES

- 1. IT IS IMPERATIVE THAT THE UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 800-272-1000 TO ORDER UTILITY
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	Revisions:					
	No،	Date		Description		
wn By: Checked By:						
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	1	NEW JER				
e:						
	SITE PLAN (SP-1)					
	SMITHCO ENGINEERING GROUP, INC.					
	CERT. DF AUTHORIZATION # 24GA28145100					
	808 MARKET STREET, SUITE 336					
	CAMDEN, NEW JERSEY 08102 TEL: (609) 682-0096					
	email: ssmith@smithcogroup.com					
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	Scale:		Date:	Project No.	Sheet No.	
	As r	noted	SEPTEMBER , 2023	CAMDEN	3	

