

# **PRELIMINARY INVESTIGATION**

## **DESIGNATING AN AREA IN NEED OF REDEVELOPMENT**

### **Study Area**

Block 338, Lots 1-6, 8, 17, 19-25, 27 & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

### **CITY OF CAMDEN**

Camden County, New Jersey

**APRIL 2025**

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## **1.0 EXECUTIVE SUMMARY**

### **1.1 Introduction**

This preliminary investigation report presents information relevant to the designation for redevelopment of an approximately 9.6-acre discontinuous site in the City of Camden (Study Area). On April 8, 2025, the City of Camden City Council adopted an Amended Resolution directing the City Planning Board to undertake a preliminary investigation to determine whether the Study Area qualifies an area in need of redevelopment. The City Council also identified the Study Area as a non-condemnation redevelopment area, and therefore not subject to the power of eminent domain.

This preliminary investigation presents the planning analysis for the Camden Planning Board to consider in determining if the Study Area meets the statutory criteria set forth in the State of New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL) for designation as an area in need of redevelopment.

The LRHL is the primary law that establishes the rules and principles by which the State's municipalities may undertake redevelopment. The LRLH provides municipalities with the authority to designate areas in need of redevelopment, formulate and adopt redevelopment plans for these areas, and undertake redevelopment projects.

The Study Area is depicted on the accompanying figures. For clarity relative to various aspects of the Study Area, the Study Area is often discussed geographically (e.g., the northern portion of the Study Area and the southern portion of the Study Area). The Study Area consists of the following parcels:

- Block 338, Lots 1-6, 8, 17, 19-25, 27 & 33 (northern)
- Block 340, Lot 35 (northern)
- Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29 (southern)
- Block 468, Lots 4-11, 21-26, 104-107, & 122 (southern)



## **1.2    Approach**

This report analyzes the applicability of the statutory criteria set forth in the LRHL for the individual parcels that comprise the Study Area. The analysis was completed on a property-by-property basis. The existing site conditions and discussion on statutory criteria application for each property in the Study Area are provided in Section 4.0.

In preparing this report, the following resources were utilized:

- Tax records;
- GIS records;
- Historic mapping; and
- Site visits (conducted on December 5, 2024 and March 19, 2025).

## **1.3    Historic and Ongoing Redevelopment in Camden**

*The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities* (Slachetka and Roberts 2024) defines “redevelopment” as the process of rebuilding or restoring an area that in its existing condition exhibits a measurable state of decline, disinvestment, or abandonment. The City of Camden has designated several areas in need of redevelopment. These areas include Cooper Plaza, Lanning Square and others. Redevelopment projects including the Cooper Rowan Medical School, Roosevelt Plaza Park, and Camden Rehab 2 demonstrate the benefits of applying LRHL in Camden. Designation of a redevelopment area is a means for the City of Camden to implement planning objectives and spur reinvestment and revitalization in accordance with the City’s Master Plan and the LRHL.

## **1.4    The Statutory Criteria**

The LRHL provides eight statutory criteria to determine whether or not an area is in need of redevelopment. An area qualifies as being in need of redevelopment if it meets at least one of the eight statutory criteria. This preliminary investigation presents evidence that all of the parcels within the Study Area exhibit one or more of the statutory criteria for

designation as an area in need of redevelopment except that none of the parcels can be designated pursuant to criterion F.

### **1.5 Blight and Redevelopment**

New Jersey Case Law, Gallenthin Realty vs. Borough of Paulsboro 191 N.J. 344 (2007), has indicated that under the New Jersey Constitution and the LRHL the term “blight” presumes deterioration or stagnation that negatively affects surrounding areas.

The word “blight” was incorporated into the Constitution of the State of New Jersey when the 1947 Constitutional Convention adopted the Blighted Areas Clause to enable the rehabilitation of New Jersey cities. In adopting the Blighted Areas Clause, the crafters of the New Jersey’s constitution were concerned with addressing a particular phenomenon, namely, the deterioration of certain sections of older cities that was threatening to spread to surrounding properties. The Blighted Areas Clause enabled municipalities to intervene, stop further economic degradation, and provide incentives for private investment.

The proposed area in need of redevelopment meets the New Jersey Supreme Court’s definition of a “Blighted Area” because the area has become deteriorated and has adversely affected surrounding areas.

## **2.0     STUDY AREA BOUNDARY AND DESCRIPTION**

The Study Area consists of two discontinuous areas both located in the southwestern portion of the City of Camden. One portion of the Study Area, the Southern Study Area, is situated within Waterfront South between Everett Street and Carl Miller Boulevard and between Broadway and South 6<sup>th</sup> Street. The other portion of the Study Area, the northern portion of the Study Area, is situated in Bergen Square between Kaighn Avenue and Mechanic Street and between South 6<sup>th</sup> Street and South 7<sup>th</sup> Street.

The overall Study Area contains 55 parcels within four city blocks and encompasses approximately 9.6 acres. The Study Area consists of the following parcels:

- Block 338, Lots 1-6, 8, 17, 19-25, 27 & 33 (northern)
- Block 340, Lot 35 (northern)
- Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29 (southern)
- Block 468, Lots 4-11, 21-26, 104-107 & 122 (southern)

### **2.1     Land Use**

According to NJDEP 2020 Land Use Land Cover data, the Study Area is classified as “industrial,” “transitional,” “other barren or built up land,” and “other urban land.” New Jersey MOD-IV data classifies the parcels within the Study Area as the following:

- Class 1 - Vacant Land: Block 460, Lots 7-10, 13-15, 17, 19-22, and 29; Block 468, Lots 6, 9, 10, and 107
- Class 4A – Commercial Property: Block 460, Lots 1, 2, 4, and 26
- Class 4B – Industrial Property: Block 460, Lot 3
- Class 15C – Public Property: Block 338, Lots 1-5, 8, 17 and 27; Block 340, Lot 35; Block 468, Lots 4, 5, 7, 8, 11, 21-26, 104-106, and 122
- No Property Class – Block 338, Lots 6, 19-25, and 33

Tax maps show multiple gaps or gores between lots implying that sections of the southern portion of the Study Area are not currently subject to property taxes.

Field observations were conducted to document land use conditions on December 5, 2024 and March 19, 2025. Details regarding observed conditions within the Study Area are documented in Section 4.0 of this report. Generally, the predominant land use within the Study Area is previously developed vacant land. The only occupied/ habitable structure within the Study Area contains an industrial use (frozen food manufacturing) at 501 Jackson Street (“Bylada Foods LLC”). Remnants of demolished residential and industrial structures were readily observed on many, but not all, parcels as some demolitions appear to be more complete than others. In addition to these remnants of former structures, other land cover present on parcels where buildings or other structures previously existed includes opportunistic vegetation, pavement and gravel.

During the site visits conducted on December 5, 2024 and March 19, 2025, no fencing or other means of securing the vacant portions of the northern portion of the Study Area from trespassing were evident. Remnant structures represent an attractive nuisance and safety hazards were observable. A small “campfire” was observed within the Study Area on Block 340, Lot 35 during the site visit.

In the southern portion of the Study Area, active operations from the frozen food manufacturing facility were observed on Block 460, Lots 3, 7, 8, and 26. No activities were observed on Block 460, Lots 1, 2, 4, and 29, however the parcels are secured by fencing.

The southern portion of the Study Area is located within the boundary of two Superfund sites. The entire southern portion of the Study Area is located within the Welsbach & General Gas Mantle Superfund site, which encompasses an overall land area of almost 800 acres. According to the U.S. Environmental Protection Agency (USEPA) mapping, Block 460, Lots 1-4, 7, 8, 26, and 29 are located within the Martin Aaron Superfund site.

Relative to the Welsbach & General Gas Mantle Superfund site, remedial actions are generally related to (a) two gas mantle manufacturing sites, and (b) concerns regarding the use of waste material from the manufacturing activities as a fill material. The Welsbach Facility site is in Gloucester City and the General Gas Mantle manufacturing site was located proximate to the intersection of Fourth and Jackson in Camden. Both sites are more than ¼ mile southwest of the Study Area. As a result, the potential that fill materials may have been used within or adjacent to the southern portion of the Study Area is a land use consideration within and around that portion of the Study Area.

The USEPA First Five-Year Review for Martin Aaron Inc. Superfund Site, provided in Appendix A, indicates that remedial action at the site requires two phases and the first of which has been completed. The first phase addressed soil contamination and the second phase will address groundwater contamination. Pollutants on the site include arsenic, volatile organic compounds, and PCBs. Contaminated material was either excavated and properly disposed of or reused as backfill and capped on the site. Direct contact barriers (caps) have been applied and the site is secured with a fence.

Relative to areas surrounding the Study Area, 2020 NJDEP Land Use Land Cover data depicts surrounding land use as entirely urbanized consisting of “residential (high density or multiple dwelling),” “other urban or built-up land,” “mixed urban or built-up land,” with some “barren” and “barren or altered land” as well as “industrial” and “commercial/services”.

Land uses documented adjacent to the northern portion of the Study Area during field observations include an apparently vacant structure with signage indicating use as the “Moorish Science Temple of America” located at 613 Liberty St. Businesses observed adjacent to the northern portion of the Study Area were observed at 1213 South 6<sup>th</sup> Street (“Camden Auto Body Repair”) and 634 Kaighn Avenue (“Matrix Auto Body”) and a homeless shelter at 555 Atlantic Avenue (“Joseph's House”). A fenced in cell phone tower site is located at 699 Liberty Street. Other surrounding uses include Maurice Park, a Camden Police Athletic League building, a synagogue, and a junkyard.

Land uses adjacent to the southern portion of the Study Area include residential dwelling units, the Camden Rescue Mission, a junkyard, vacant lots and multiple apparently vacant and visibly damaged buildings with boarded windows. Opposite Broadway are several small businesses including Camden Printworks, Vacord Screen Printing, and Oranges Electrical Repair, as well as a large industrial pipe yard. There is also a large recycling facility across 6<sup>th</sup> Street to the east and another manufacturing facility with a parking lot to the north.

Prior land use data for the Study Area and the surrounding areas is also available. According to Sanborn Fire Insurance Maps from 1906, land use in the Study Area was largely residential with some commercial and industrial uses including American Addograph Company, Castle Kid Company (manufacturing), multiple unidentified stores, a slaughterhouse, and a restaurant. Notable prior land uses in the surrounding areas include Camden White Lead Works, Camden Smelting Works, stock rooms, woodworking and painting shops, a shipping room, a cigar manufacturer, and glass mills. Historic imagery from 1930 to 1995 appears to show development on almost every parcel including apparent trucking and warehouse distribution operations within the Study Area.

Comparing historic land use data to current observations indicates the Study Area has transformed from an intensely developed, mixed-use district to predominantly vacant, underutilized land over the last century.

## **2.2     Zoning and Zoning Ordinance**

The Study Area is located in three different districts as depicted on the 2008 Zoning Map in Figure 5. The northern portion is in the Light Industrial (LI-1) Zone and the southern portion is split between Light Industrial (LI-1), Commercial (C-1), and Residential (R-2).

The City of Camden Master Plan describes light industrial as, “[a]reas primarily designated for manufacturing, warehouse and distribution facilities, wholesale sales, fabricating, and

handling of goods and products.” Regulations regarding the LI-1 Zone are found in Chapter 870, Article XI of the City of Camden Code.

Permitted uses in the LI-1 Zone include:

- A. Manufacturing (i.e., light industrial operations, such as electronics, machine parts, small component assembly, and packaging, paper products assemblage or printing, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating
- B. Wholesaling of goods and services, 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, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- C. Scientific or research development laboratories.
- D. Offices, office building and office complex.
- E. Pilot plant.
- F. Professional offices.
- G. Restaurants, including sit-down, carry-out, and drive-through.
- H. Railroad passenger stations and railroad facilities and uses.
- I. Commercial recreation facility.
- J. Lumber and building supply sales and storage.
- K. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- L. Railroad passenger stations and railroad facilities and uses.

Commercial districts are split between regional retail, retail, commercial retail, and commercial open space. Regulations regarding the C-1 Zone are found in Chapter 870, Article VII of the City of Camden Code.

Permitted uses in the C-1 Zone include:

- A. Single-family detached dwellings.

- B. Semidetached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Banks, financial and insurance offices.
- F. Business services.
- G. Club, social or fraternal.
- H. Convenience stores.
- I. Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- J. Offices, office building and office complex.
- K. Personal services, including but not limited to barbershops, hairdressers, dry-cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- L. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- M. 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, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- N. Residential uses above nonresidential first floor.
- O. Restaurants, not including carry-out and drive-through.
- P. Retail food establishments.
- Q. Shopping centers.
- R. Tavern or bar.
- S. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- T. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- U. Public, private or parochial educational institutions.



Residential districts are split between low density, medium density, and high density. Regulations regarding the C-1 Zone are found in Chapter 870, Article V of the City of Camden Code.

Permitted uses in the R-2 Zone include:

- A. Single-family detached dwellings.
- B. Semidetached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- F. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- G. Public, private, or parochial educational institutions.

The area regulations for the LI-1, C-1, and R-2 Zones are outlined in Table 1 below.

<b>Table 1</b> <b>Area Regulations for the LI-1, C-1, and R-2 Zones</b>						
<b>Requirements</b>	<b>Bulk Standards</b>					
	Type of Development: Non-Residential		Type of Development: Residential			
	LI-1	C-1	R-2: Single Family	R-2: Semi- Detached	R-2: Duplex	R-2: Townhouse
Minimum lot area	40,000 sq. ft	1, 000 sq. ft	3, 000 sq. ft	2, 000 sq. ft	4, 000 sq. ft	2, 000 sq. ft
Maximum lot area	N/A	N/A	8, 000 sq. ft	4, 000 sq. ft	8, 000 sq. ft	3, 000 sq. ft
Minimum lot width	200 ft.	20 ft.	30 ft.	20 ft.	40 ft.	20 ft.
Minimum lot depth	N/A	N/A	100 ft.	100 ft.	100 ft.	100 ft.
Minimum height	2 stories or 30 ft.	N/A	N/A	N/A	N/A	N/A
Maximum height	5 stories or 75 ft.	4 stories or 45 ft.	3 stories or 35 ft	3 stories or 35 ft	3 stories or 35 ft	3 stories or 35 ft
Minimum depth of front yard	25 ft.	N/A	10 ft.	10 ft.	10 ft.	10 ft.
Minimum aggregate width of side yards	50 ft.	N/A	25 ft.	25 ft.	25 ft.	N/A
Minimum width of each side yard	20 ft.	20 ft.	10 ft.	10 ft. <sup>2</sup>	10 ft.	Interior lots at 0 ft.; end of corner lots at 10 ft.
Minimum depth of rear yard	30 ft.	30 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum lot building coverage	60%	80%	40%	40%	40%	60%
Maximum lot impervious coverage	80%	80%	60%	60%	60%	80%

An analysis of the Study Area in reference to the area regulations outlined in the City of Camden Code concluded that there were multiple lots that do not comply with the minimum lot size and/or lot width for any of the zoning designations.

At this time, the only existing building in the Study Area is “Bylada Foods LLC” (Block 460, Lots 3, 7, 8, & 26) which is located at 501 Jackson Street and is in the LI-Zone.

As a frozen food manufacturer, Bylada Foods LLC is a permitted use in the LI-1 Zone. Block 460, Lots 3 and 26 are contiguous and collectively meet the minimum lot area and the minimum lot width. Tax maps show a gap or gore between those lots and Lots 7 and 8 and thus Lots 7 and 8 appear to be non-conforming lots. In addition, structures located on Lots 3 and 26 fail to comply with the multiple bulk requirements in the LI-Zone including required minimum yards and maximum building and impervious coverage.

Remaining parcels in Block 460 in the southern portion of the Study Area are also situated in the LI-1 Zone. Block 460, Lots 9, 10, 13-15, 17, 19-22 appear to be non-conforming lots with the minimum lot area and width. Block 460, Lots 2 and 4 are contiguous and collectively meet the minimum lot width but not the minimum lot area. Block 460, Lots 1 and 29 individually conform with the minimum lot area and width.

The remaining parcels in the southern portion of the Study Area located opposite Jackson Street in Block 468 are vacant lots and are located within either the C-1 or R-2 Zones. The lots in the C-1 Zone have conforming lot areas but most have less than the minimum lot widths. All lots in the R-2 Zone have less than the minimum lot area and most have less than the minimum lot widths.

All parcels in the northern portion of the Study Area are located in the LI-Zone. The only lot in the northern portion of the Study Area that meets the lot size requirements of the LI-Zone is Block 340, Lot 35.

### **3.0 PLANNING CONTEXT**

#### **3.1 City of Camden Master Plan**

The City of Camden Master Plan (FutureCAMDEN) was adopted on March 12, 2002 by the Planning Board. There was a Reexamination of the Master Plan adopted on March 6, 2008, and a second one adopted on February 8, 2018. The 2002 Master Plan and both of the Reexaminations encourage redevelopment and revitalization through several goals.

One of the principal goals established in the Master Plan and restated in the 2008 Master Plan Reexamination is to achieve a dynamic economy through several secondary goals including:

- Capitalize on Camden's location to become a regional City;
- Maintain and attract job generating businesses to the City; and
- Prepare Camden's workforce and connect workers with living wage jobs.

As stated in the Master Plan, the City of Camden was once a "dynamic hub of production." Over time, Camden has lost industry and retail development to suburban areas which has resulted in higher unemployment rates and economic decline. However, the Master Plan highlights that the redevelopment of vacant and underutilized parcels to industrial sites in certain areas has been successful in providing jobs for the City.

In the Capitalizing on the City's Physical and Historical Assets section of the Master Plan, there is a goal to create guidelines for urban design in order to enhance Camden's neighborhoods. The 2008 Master Plan Reexamination advanced this goal by adding that the zoning ordinance should be utilized to guide urban design as well.

The 2018 Master Plan Reexamination does not publish new goals for the City of Camden but instead finds that the goals and objectives discussed in the 2008 report remain viable and should continue to be implemented. The 2018 Reexamination also highlights certain changes that should be anticipated in Camden over the next decade which include land use adjustments and the advancement of redevelopment plans, specifically on vacant and

underutilized parcels. In the Reexamination, redevelopment projects are categorized into residential, institutional, economic development, and open space. Approximately 22% of redevelopment projects between 2010 and 2017 are designated as economic development projects in the 2018 Reexamination.

#### **4.0     STATUTORY CRITERIA**

An area qualifies as being in need of redevelopment if it meets at least one of the eight statutory criteria listed in Section 5 of the LRHL. The criteria are:

- a.     Deterioration;
- b.     Abandoned Commercial and Industrial Buildings;
- c.     Public and Vacant Land;
- d.     Obsolete Layout and Design;
- e.     Underutilization;
- f.     Fire and Natural Disasters;
- g.     Urban Enterprise Zones; and,
- h.     Smart Growth Consistency.

Additionally, Section 3 of the LRHL permits parcels that may not meet the statutory criteria to be included into the redevelopment area if they are necessary for effective redevelopment:

*A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3.).*

An inspection of the Study Area indicated that all of the parcels within the Study Area exhibit one or more of the statutory criteria for designation as an area in need of redevelopment except that none of the parcels can be designated pursuant to criterion F. Summary tables are provided as Table 2A and Table 2B.

#### **4.1     The “A” Criterion: Deterioration**

The “A” criterion of the LRHL can apply to certain parcels within the Study Area. The “A” criterion specifies that:

*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.*

The following parcels in the Study Area contain buildings or remnants of buildings:

- Block 340, Lot 35
- Block 460, Lots 3, 7, 8, & 26

Block 460, Lots 3, 7, 8, and 26 are owned by Bylada Foods LLC which is a frozen food manufacturer. Based on the site visit conducted on December 5, 2024, Block 460, Lots 3, 7, 8, and 26 do not appear to meet the conditions specified in the “A” criterion.

Block 340, Lot 35 contains unsecured remnants of a partially demolished building that presents an attractive nuisance to the surrounding neighborhood. During the site visit, several people were observed occupying Block 340, Lot 35 and there was smoke from an open fire lit in the middle. There were also noticeable paths through the vegetation indicating people walk in and out frequently. Due to the lack of fencing or other means of security, the building remnants on both parcels have the potential to attract individuals to unwholesome and hazardous conditions.

Taking the foregoing into account, the “A” criterion of the LRHL is applicable to Block 340, Lot 35.

#### **4.2     The “B” Criterion: Abandoned Commercial and Industrial Buildings**

The “B” criterion of the LRHL can apply to the Study Area. The “B” criterion specifies that:

*The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks,*

*manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.*

Prior land use data for the Study Area reveals that there were several commercial, manufacturing, and industrial uses present over time. According to Sanborn Fire Insurance Maps from 1906, commercial and industrial uses in the Study Area include the American Addograph Company, Castle Kid Company (manufacturing), multiple unidentified stores in the northern portion of Block 338, a slaughterhouse around Block 338, Lot 1, and a restaurant on Block 340, Lot 1. Notable prior land uses in the surrounding areas include Camden White Lead Works, Camden Smelting Works, stock rooms, woodworking and painting shops, a shipping room, a cigar manufacturer, and glass mills. Historic imagery from 1930 to 1995 appears to show development on almost every parcel including apparent trucking and warehouse distribution operations within the Study Area.

As evident by the site visit, the Study Area is no longer used for commercial, manufacturing, or industrial purposes with the exception of Block 460, Lots 3, 7, 8, and 26.

Block 340, Lot 35 contains unsecured remnants of a partially demolished building that presents an attractive nuisance to the surrounding neighborhood and is untenable. An area that has previously contributed to the economic growth of Camden has since been reduced to uninhabitable structure and vacant land.

Taking the foregoing into account, the “B” criterion of the LRHL is arguably applicable to the entire Study Area with the exception of Block 460, Lots 3, 7, 8, and 26. However, because most vacant parcels have been cleared of structures to grade, strictly speaking the “B” criterion of the LRHL is applicable only to Block 340, Lot 35 because only that parcel contains a remnant building that has been allowed to fall into so great a state of disrepair as to be untenable.



#### **4.3     The “C” Criterion: Public and Vacant Land**

The “C” criterion of the LRHL can apply to certain parcels within the Study Area. The “C” criterion specifies that:

*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.*

As indicated in the board meeting minutes provided as Appendix B, the Camden County Improvement Authority purchased the following parcels in the Study Area from the City of Camden in July of 2024:

- Block 338, Lots 1-6, 8, 17, 19-25, 27, and 33
- Block 340, Lot 35

The Tax Map provided as Figure 2 depicts property class values within the Study Area. The following parcels are also publicly owned according to parcel data:

- Block 468, Lots 4, 5, 7, 8, 11, 21-26, 104-106, and 122

A Vacant Properties Map has been included as Figure 3 which shows vacant properties within the Study Area and indicates whether these parcels have been vacant for at least ten years since the date of the adoption of the Amended Resolution (e.g., since at least April 8, 2015). Figure 7 is a 2015 Aerial Location Map which contains imagery from March 18, 2015. Based on current site conditions and the historic aerial imagery included in Figure 7, the following parcels have been vacant for at least ten years:

- Block 338, Lots 4-6, 17, 19-25, & 27
- Block 340, Lot 35

- Block 460, Lots 1, 2, 4, 9, 10, 13-15, & 20-22
- Block 468, Lots 4-11, 23-26, 104- 107 & 122

As shown in Figure 2, parcel data does not classify Block 460, Lots 1, 2, and 4 as vacant. However, based on field observations and aerial imagery, these parcels have been vacant since at least March 18, 2015. Block 460, Lots 7 and 8 are classified as vacant based on parcel data but are under contiguous ownership with Block 460, Lots 3 and 26. Active operations from the frozen food manufacturing facility (“Bylada Foods LLC”) were observed on Block 460, Lots 3, 7, 8, and 26.

The socioeconomic challenges faced by Camden as well as the difficulties associated with assembling and developing a notable number of small parcels contribute to the lack of current and potential future private capital investment in the Study Area. There are also several sites, both within the Study Area and in the surrounding area, recorded on the NJDEP Known Contaminated Site List. Block 468, Lots 4-9, 104-106, and 122 are listed together as a known contaminated site within the Study Area. There are known contaminated sites in the surrounding areas of both the northern and southern portions of the Study Area as well.

The southern portion of the Study Area is located within the boundary of two Superfund sites. According to USEPA mapping, the Martin Aaron Superfund site is located within Block 460, Lots 1-4, 7, 8, 26, and 29. This mapping also indicates that the entire southern portion of the Study Area is located within the Welsbach & General Gas Mantle Superfund site. Concerns regarding these Superfund sites and the prior uses of these parcels have resulted in the need for remedial measures. Such concerns also affect the ability for private capital to develop the area. Redevelopment can alleviate these concerns, facilitate the assemblage of parcels, and establish suitable land uses.

The socioeconomic setting, prior subdivision of land into diverse parcels, and the presence of contaminated sites in and around the Study Area, are contributory factors that collectively result in a lack of investment in the area. Due to these conditions, Study Area

parcels are not likely to be developed through the instrumentality of private capital within this portion of Camden.

In addition, a tax lien is in placed on Block 468, Lot 107. This also indicates an extended period of vacancy and underutilization.

Taking the foregoing into account, the “C” criterion of the LRHL is applicable to the following parcels:

- Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33
- Block 340, Lot 35
- Block 460, Lots 1, 2, 4, 9, 10, 13-15, & 20-22
- Block 468, Lots 4-11, 21-26, 104-107 & 122

#### **4.4    The “D” Criterion: Obsolete Layout and Design**

The “D” criterion of the LRHL can apply to certain parcels within the Study Area. The “D” criterion specifies that:

*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.*

As previously mentioned, Block 340, Lot 35 contains unsecured remnants of a partially demolished building that present an attractive nuisance to the surrounding neighborhood. The building remnants are characteristic of dilapidation, deleterious land use, and obsolescence which create determinants to health and safety due to uneven surfaces and unsecured structures. The “campfire” that was observed on Block 340, Lot 35 during the site visit poses a fire risk to the surrounding properties and vegetation.

Remnants of buildings in the Study Area are also detrimental to the welfare of the community due to underutilization. Abandoned and partially demolished structures constrict economic opportunities and jobs that the area was once characterized by. Therefore, not only do these parcels pose direct safety hazards, but they also contribute to an indirect loss of economic growth for the community which is detrimental to the welfare of the community.

Taking the foregoing into account, the “D” criterion of the LRHL is applicable to Block 340, Lot 35.

#### **4.5     The “E” Criterion: Underutilization**

The “E” criterion can apply to certain parcels within the project area that are not in fully productive use. The “E” criterion addresses:

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

*The Redevelopment Handbook: A Guide to Rebuilding New Jersey’s Communities* (Slachetka and Roberts 2024) outlines the three aspects of the “E” criterion that should be analyzed to determine applicability:

- “A finding of title problems, diverse ownership, unique lot configuration, or other similar conditions that impede land assembly or discourage improvement in the study area,
- A showing of how these factors result in the properties being stagnant and unproductive and impede their ability to be developed or redeveloped in a manner that would benefit the community, and
- A determination that the stagnant and unproductive characteristics of the property are having a negative social or economic impact on the surrounding area or community as a whole.”

The “E” criterion is applicable where property ownership or configuration limits the economic viability of the area. This is true in the Study Area, where the circumstances restrict consolidation of the individual parcels into a larger, comprehensive development parcel that could be developed in a manner that more consistent with the planning purposes of the various districts and the long-range goals and objectives of the Master Plan and the Waterfront South Neighborhood Plan.

The Study Area consists of 55 parcels with several different property owners. Lot configurations within the Study Area also exhibit an assortment of lot numbers and a large number of parcels with small, nonconforming lot areas. Only Block 340, Lot 35, Block 460, Lot 1, Block 460, Lot 29, and Block 460, Lots 3, 7, 8, & 26 (collectively), have lot areas under common ownership that meet minimum lot area requirements and enable the parcels to be meaningfully developed without a further assemblage of parcels.

Furthermore, tax maps show multiple gaps or gores between lots implying that sections of the southern portion of the Study Area are not currently subject to property taxes. Such gaps or gores exist in and amongst Block 460, Lots 3 and 29 and Lots 7-10, 13-15, 17, & 19, in and amongst Block 468, Lots 104-106 & 122 and Lot 107, in and amongst Block 468, Lots 6 and 7, and in and amongst Block 468 Lots 21-26 and Lot 27 (Lot 27, however is not located within the Study Area). Relative to the applicability of the “E” criterion, these gaps or gores are another condition within the southern portion of the Study Area that

results 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.

The second part of the “E” criterion analysis refers to the resulting underutilization and stagnation of the Study Area.

Underutilization of the properties in the Study Area is exemplified by the extent of vacant land. According to parcel data and site visit observations, all of the parcels within the Study Area currently consist of vacant land except for Block 460, Lots 3, 7, 8, and 26. An inventory of vacant properties within the Study Area is provided as Figure 3. Additionally, a tax lien has been placed on Block 468, Lot 107.

While Block 340, Lot 35 is observed to be in a stagnant and not fully productive condition, it does not exhibit a known condition of the title, diverse ownership of the real property, or other similar condition that may be a factor that is responsible for that condition.

The stagnant and unproductive use of the land in the Study Area is also demonstrated through an analysis of the improvement-to-land ratios. Stagnation can be evident through an improvement-to-land ratio of 1:1 or less (Slachetka and Roberts 2024). According to the Camden County Property Assessment Search Hub, 50 of the 55 parcels in the Study Area have ratios of 0:1. Block 460, Lot 1 has a ratio of 0.06:1, Block 460, Lot 2 has a ratio of 0.08:1, and Block 460, Lot 4 has a ratio of .08:1 which are all substantially less than 1:1. Block 460, Lot 3 has a ratio of 12.5:1 and Block 460, Lot 26 has a ratio of 0.31:1. Recognizing that Block 460, Lots 3, 7, 8, & 26 are co-developed, Block 460, Lots 3, 7, 8, & 26 have a combined ratio in excess of 1:1 thus indicating that collectively those parcels are not unproductive.

The combination of diverse ownership and unique lot configuration within the Study Area has resulted in underutilization as evident by the improvement-to-land ratios. The presence of tax liens also discourages investment and development which limits economic growth. One goal of the Waterfront South Neighborhood Plan is to “revitalize Broadway as a

thriving commercial corridor, attract new investments to the neighborhood and connect residents to economic opportunity.” Lot consolidation in the Study Area would facilitate this goal, but the necessity to negotiate with multiple owners is a recognized impediment to such investments.

Taking the foregoing into account, the “E” criterion of the LRHL is applicable to the entire Study Area with the exception of Block 340, Lot 35 and Block 460, Lots 1, 3, 7, 8, 26, & 29.

#### **4.6     The “F” Criterion: Fire and Natural Disasters**

The “F” criterion apply in particular situations as this criterion addresses:

*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.*

Although the Study Area contains greater than five contiguous acres in the southern portion, there is no evidence that buildings or improvements within the Study Area have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty, and therefore the “F” criterion of the LRHL is not applicable.

#### **4.7     The “G” Criterion: Urban Enterprise Zones**

The “G” criterion of the LRHL can apply to all parcels within the Study Area. The “G” criterion specifies that:

*In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303*

*(C.52:27H-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 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:12A-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 provisions of P.L.1991, c.441 (C.40A:21-1 et seq.).*

*The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions 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 rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.*

All of the parcels in the Study Area are located within the City of Camden's Urban Enterprise Zone and therefore the "G" criterion applies.

#### **4.8     The "H" Criterion: Smart Growth Consistency**

The "H" criterion addresses New Jersey's commitment to smart growth planning principles, and can apply when:

*The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*



Smart growth refers to new growth that is directed to areas with suitable infrastructure and services, limits sprawl, prioritizes environmental protection, and revitalizes communities. The following areas for smart growth have been identified by the New Jersey Office for Planning Advocacy:

- Metropolitan Planning Area
- Suburban Planning Area
- Designated Centers
- Meadowlands Smart Growth Areas
- Pinelands Growth Areas
- Villages and Towns

The City of Camden is located within the Metropolitan Planning Area and is also a designated Urban Center. These smart growth areas are detailed in the New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission on March 1, 2001.

The Metropolitan Planning Area primarily consists of major metropolitan centers characterized by substantial public investment and development. The goals and objectives of the Metropolitan Planning Area outlined in the State Plan are as follows:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities

There are several types of Centers indicated in the State Plan including Urban Centers which are generally the largest and contain a diverse mix of land uses. The State Plan prefers Centers as targeted growth areas for several reasons including some of the following:

- Save land

- Reduce number of vehicular trips
- Reduce commute times and costs
- Reduce energy consumption
- Reduce water and gas consumption
- Support transit
- Reduce infrastructure costs

The City of Camden Master Plan (FutureCAMDEN) is aligned with the State development and Redevelopment Plan and both plans are closely tied to same smart growth areas identified by the New Jersey Office for Planning Advocacy. FutureCAMDEN was adopted on March 12, 2002 by the Planning Board.

One of the principal goals established in the FutureCAMDEN and restated in the 2008 Master Plan Reexamination is to achieve a dynamic economy through several secondary goals including:

- Capitalize on Camden's location to become a regional City
- Maintain and attract job generating businesses to the City
- Prepare Camden's workforce and connect workers with living wage jobs

As stated in FutureCAMDEN, the City of Camden was once a "dynamic hub of production." Over time, Camden has lost industry and retail development to suburban areas which has resulted in higher unemployment rates and economic decline. However, the Master Plan highlights that the redevelopment of vacant and underutilized parcels to industrial sites in certain areas has been successful in providing jobs for the City.

In the Capitalizing on the City's Physical and Historical Assets section of the Master Plan, there is a goal to create guidelines for urban design in order to enhance Camden's neighborhoods. The 2008 Master Plan Reexamination advanced this goal by adding that the zoning ordinance should be utilized to guide urban design as well.

The 2018 Master Plan Reexamination does not publish new goals for the City of Camden but instead finds that the goals and objectives discussed in the 2008 report remain viable and should continue to be implemented. The 2018 Reexamination also highlights certain changes that should be anticipated in Camden over the next decade which include land use adjustments and the advancement of redevelopment plans, specifically on vacant and underutilized parcels. In the Reexamination, redevelopment projects are categorized into residential, institutional, economic development, and open space. Approximately 22% of redevelopment projects between 2010 and 2017 are designated as economic development projects in the 2018 Reexamination.

The location of the Study Area within the Metropolitan Planning Area and the designation of Camden as an Urban Center, coupled with the smart growth goals and objectives of the City's Master Plan – recognition that reviving the City requires both a dynamic economy and a livable City based on good urban design – and subsequent Reexamination Reports, the “H” criterion is applicable to the Study Area. Designation of the Study Area as an area in need of redevelopment would align with the relevant smart growth goals and objectives presented in the State Plan and the City's Master Plan.

## 5.0

## REDEVELOPMENT ANALYSIS AND CONCLUSIONS

Parcel		Designation Criterion							
		A	B	C	D	E	F	G	H
Block	Lot								
338	1			X		X		X	X
338	2			X		X		X	X
338	3			X		X		X	X
338	4			X		X		X	X
338	5			X		X		X	X
338	6			X		X		X	X
338	8			X		X		X	X
338	17			X		X		X	X
338	19			X		X		X	X
338	20			X		X		X	X
338	21			X		X		X	X
338	22			X		X		X	X
338	23			X		X		X	X
338	24			X		X		X	X
338	25			X		X		X	X
338	27			X		X		X	X
338	33			X		X		X	X
340	35	X	X	X	X			X	X

X = Criterion determined to be applicable

**Table 2B**  
**Designation Criteria Applicability by Parcel**  
**Southern Portion of the Study Area**

Parcel		Designation Criterion							
		A	B	C	D	E	F	G	H
Block	Lot								
460	1			X				X	X
460	2			X		X		X	X
460	3							X	X
460	4			X		X		X	X
460	7							X	X
460	8							X	X
460	9			X		X		X	X
460	10			X		X		X	X
460	13			X		X		X	X
460	14			X		X		X	X
460	15			X		X		X	X
460	17					X		X	X
460	19					X		X	X
460	20			X		X		X	X
460	21			X		X		X	X
460	22			X		X		X	X
460	26							X	X
460	29							X	X
468	4			X		X		X	X
468	5			X		X		X	X
468	6			X		X		X	X
468	7			X		X		X	X
468	8			X		X		X	X
468	9			X		X		X	X
468	10			X		X		X	X
468	11			X		X		X	X
468	21			X		X		X	X
468	22			X		X		X	X
468	23			X		X		X	X
468	24			X		X		X	X
468	25			X		X		X	X
468	26			X		X		X	X
468	104			X		X		X	X
468	105			X		X		X	X
468	106			X		X		X	X
468	107			X		X		X	X
468	122			X		X		X	X

X = Criterion determined to be applicable

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## 7.0 **FIGURES**

## **8.0     STUDY AREA PHOTOGRAPHS**

Captioned photos of the Study Area taken December 5, 2024 and March 19, 2025 follow. The viewpoint and direction of each photo are identified on the Photo Location Maps herein.



## 9.0 APPENDIX A

## **10.0    APPENDIX B**



**FIRST FIVE-YEAR REVIEW REPORT FOR  
MARTIN AARON INC. SUPERFUND SITE  
CAMDEN COUNTY, NEW JERSEY**



**Prepared by**

**U.S. Environmental Protection Agency  
Region 2  
New York, New York**

**Evangelista, Pat**

Digitally signed by Evangelista,  
Pat  
Date: 2021.12.03 11:22:27 -05'00'

**Pat Evangelista, Director  
Superfund & Emergency Management Division**

See Signature Block

**Date**



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## LIST OF ABBREVIATIONS & ACRONYMS

ARAR	Applicable or Relevant and Appropriate Requirement
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
COC	Constituent of Concern
DGA	Dense-Graded Aggregate
EPA	United States Environmental Protection Agency
FYR	Five-Year Review
ICs	Institutional Controls
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
NPL	National Priorities List
O&M	Operation and Maintenance
OU	Operable Unit
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyl
PRP	Potentially Responsible Party
RA	Remedial Action
RAO	Remedial Action Objectives
RFA	Remedial Field Activities
RI	Remedial Investigation
ROD	Record of Decision
RPM	Remedial Project Manager
SVOC	Semivolatile Organic Compound
TBC	To be considered
TCE	Trichloroethylene
TSCA	Toxic Substances Control Act
VOC	Volatile Organic Compound

## **I. INTRODUCTION**

The purpose of a five-year review (FYR) is to evaluate the implementation and performance of a remedy to determine if the remedy is and will continue to be protective of human health and the environment. The methods, findings, and conclusions of reviews are documented in FYR reports such as this one. In addition, FYR reports identify issues found during the review, if any, and document recommendations to address them.

The U.S. Environmental Protection Agency (EPA) is preparing this FYR review pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 121, consistent with the National Contingency Plan (NCP) (40 CFR Section 300.430(f)(4)(ii)), and considering EPA policy.

This is the first FYR for the Martin Aaron Inc. Superfund Site (Site). The triggering action for this statutory review is the on-site construction start date of the Operable Unit (OU) 1 Remedial Action (RA). The FYR has been prepared because hazardous substances, pollutants or contaminants remain at the site above levels that allow for unlimited use and unrestricted exposure (UU/UE).

The Site consists of one OU, which is being addressed in two Phases. The OU1 Phase 1 RA addressed the soil remedy and the OU1 Phase 2 RA will address the groundwater remedy. This FYR covers the Phase 1 soil remedy.

Construction of the OU1 Phase 1 RA was completed in 2019. The Phase 1 RA includes a period of post-construction groundwater monitoring to help evaluate the effectiveness of the Phase 1 RA. The Potentially Responsible Party (PRP) will also use the data gathered from the groundwater monitoring to design the OU1 Phase 2 remedy.

The Martin Aaron Inc. Superfund Site FYR was led by Shane Nelson, EPA Remedial Project Manager. Participants included Kathryn Flynn, EPA Hydrogeologist; Abbey States, EPA Human Health Risk Assessor; Dr. Abby DeBofsky, EPA Ecological Risk Assessor; and Natalie Loney, EPA Community Involvement Coordinator. The PRP was notified of the initiation of the FYR, which began on October 1, 2020.

### **Site Background**

The Site has been used for industrial activities as early as 1886. From 1887 to 1940, the Site was used for the tanning and glazing of hides and leathers and associated operations. In 1940, the property was seized by the City of Camden due to tax delinquency and a portion was used for a hair-and-wool blending business. Martin Aaron Incorporated purchased the Martin Aaron property in 1969 and began operating a drum reconditioning facility. The Martin Aaron property was used by various owners and operators of drum cleaning and recycling operations and a scrap yard until operations ceased in 1998.

Commercial, light industrial, and residential areas surround the Site. The Site is bounded to the east by South Sixth Street, across from which there is a metal recycling facility, to the west by South Broadway, to the south by Jackson Street, and to the north by Everett Street.

The Site is flat with no permanent water bodies. The nearest surface water body is the Delaware River, approximately 0.75 miles west of the Site. Other surface water bodies include the Cooper River approximately 2 miles north-northeast and Newton Creek approximately 1.5 miles south of the Site (Figure 1).

The Site encompasses approximately 6.5 acres in the City of Camden, Camden County, New Jersey. The address of the 2.4-acre Martin Aaron property is 1542 South Broadway, Camden, New Jersey.

Section IV of the Consent Decree defines the site as including the following properties on the tax map of Camden County for the City of Camden (Figure 2):

- Martin Aaron property, Block 460, Lot 1.
- Comarco property, Block 460, Lots 3 and 26.
- Scrapyard (Ackerle) property, Block 460, Lots 2 and 4.
- Ponte Equities property, Block 460, Lot 29.
- Various adjacent right-of-way locations, including the areas between the properties listed above and Broadway, South 6th, Jackson, and Everett Streets.

The Site consists of fill placed above the estuarine deposits of the Meadow Mat Complex, which are silt and clay with high organic content. The Cape May Formation underlies the Meadow Mat and consists of medium to coarse sand with gravel. The sand and gravel of the Magothy Formation occur below the Cape May. The shallowest groundwater unit at the Site occurs as a perched aquifer within the historic fill above the Meadow Mat Complex. The Cape May aquifer is a semiconfined aquifer below the Meadow Mat, and the Upper Potomac-Raritan-Magothy (UPRM) aquifer system occurs below the Cape May Formation. There is a semi-confining unit at the top of the UPRM that is found across much of the Site.

There are no drinking water wells at the Site or the surrounding properties. Camden County Municipal Utility Authority (CCMUA) provides drinking water to the City of Camden using water supply wells that draw water from the PRM Aquifer System. CCMUA provides drinking water to approximately 105,000 residents within four miles of the Site. The nearest CCMUA well is located approximately 1.75 miles east-northeast of the Site.

### **FIVE-YEAR REVIEW SUMMARY FORM**

<b>SITE IDENTIFICATION</b>		
<b>Site Name:</b> Martin Aaron Superfund Site		
<b>EPA ID:</b> NJD014623854		
<b>Region:</b> 2	<b>State:</b> NJ	<b>City/County:</b> Camden/Camden
<b>SITE STATUS</b>		
<b>NPL Status:</b> Final		
<b>Multiple OUs?</b> No	<b>Has the site achieved construction completion?</b> No	



REVIEW STATUS	
<b>Lead agency:</b> EPA <i>[If “Other Federal Agency”, enter Agency name]:</i>	
<b>Author name (Federal or State Project Manager):</b> Shane Nelson	
<b>Author affiliation:</b> EPA	
<b>Review period:</b> 10/1/2020 - 10/1/2021	
<b>Date of site inspection:</b> 7/16/2021	
<b>Type of review:</b> Statutory	
<b>Review number:</b> 1	
<b>Triggering action date:</b> 9/13/2016	
<b>Due date (five years after triggering action date):</b> 9/13/2021	

## II. RESPONSE ACTION SUMMARY

### Basis for Taking Action

From 1981 to 1995, the NJDEP and the EPA issued numerous Notices of Violations, Administrative Orders and other enforcement actions against the operators of the Site. Violations included unpermitted discharges of hazardous waste, non-notification of spills or releases, improper storage, handling, and disposal of waste, and improper labeling of hazardous waste containers. In 1987, NJDEP discovered hazardous waste in drums and levels of metals in soil above appropriate NJDEP criteria.

A Remedial Investigation/Remedial Alternatives Analysis (RI) conducted by NJDEP between 1997 and 2000 identified levels of organic and inorganic constituents in excess of the NJDEP soil cleanup criteria in surface and subsurface soil at Martin Aaron and the surrounding properties. Chlorinated and aromatic volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides and polychlorinated biphenyls (PCBs), and metals were identified as the constituents of concern (COCs) in surface and subsurface soil. The RI also determined that shallow groundwater was contaminated with chlorinated and aromatic VOCs, SVOCs, pesticides/PCBs, and metals above NJDEP Groundwater Quality Criteria (GWQC). Contaminants in the deep aquifer included chlorinated hydrocarbons and metals, but fewer compounds and at lower concentrations than in the shallow aquifer.

A 2005 baseline risk assessment conducted by EPA identified potential non-carcinogenic hazards and risks above EPA target risk levels associated with metals (primarily arsenic, barium, chromium, iron, and mercury), PCB Aroclor 1254, and trichloroethylene (TCE). Potential carcinogenic hazards and risks above EPA target risk levels were primarily associated with arsenic, TCE, and carcinogenic polycyclic aromatic hydrocarbons (PAHs). EPA's baseline risk assessment identified several potential exposure pathways by which the public may be exposed to contaminants at the Site under current and future land use and groundwater use conditions. The potential non-carcinogenic hazards and carcinogenic risks for trespassers and industrial workers and future receptors (industrial workers, adult

and child residents, and construction workers) associated with potential exposures to environmental media at the Site exceeded EPA target risk levels.

A Screening Level Ecological Risk Assessment indicated the presence of contaminants of potential concern in surface soil at the Martin Aaron property. Potential risks to terrestrial plants and wildlife and soil invertebrates were associated with direct exposure to PAHs, inorganic chemicals, several pesticides, PCBs, and VOCs. Habitats on the Martin Aaron Property had been highly disturbed by past activities and provided only very limited viable habitat for ecological receptors. VOCs and inorganic chemicals in groundwater were detected at concentrations exceeding ecological screening values, suggesting they could represent a potential risk to ecological receptors if they were to discharge to a viable aquatic habitat, which was not identified at the Site. Because of the small potential to adversely impact aquatic life, further consideration of groundwater was not warranted.

### **Response Actions**

NJDEP conducted several interim remedial measures from 1995 to 1999 after the operators failed to respond to numerous directives to clean up the site. NJDEP removed soil, approximately 700 drums of chemical wastes, 10,000 empty drums, dumpsters filled with mixed waste, and underground storage tanks. In 1998, the City of Camden demolished the Martin Aaron building, the main building used for drum reconditioning operations, because it was in danger of collapse.

The Site was placed on the National Priorities List (NPL) in 1999, and EPA became the lead agency for the Site. EPA removed drums of hazardous waste, storage tanks and contaminated soil and debris and fenced the property to prevent trespassing.

On September 30, 2005, EPA issued a Record of Decision (ROD) that identified the remedy selected to address contaminated soil and groundwater at the Site. The remedial action objectives (RAOs) associated with the soil remedy are:

- Reduce or eliminate the direct contact threat associated with contaminated soil to levels protective of a commercial or industrial use and protective of human health and the environment;
- Prevent erosion and off-site transport of contaminated soils;
- Reduce or eliminate the migration of site contaminants from soil to groundwater and surface waters; and,
- Prevent public exposure to contaminated groundwater that presents a significant risk to human health and the environment.

The OU1 Phase 1 remedy for impacted soil at the Site consisted of excavation and off-site transportation, treatment as necessary, and land disposal of materials containing concentrations of total volatile organic compounds (TVOC) greater than 1 milligram per kilogram (mg/kg) or ppm for specified constituents, arsenic greater than 300 mg/kg, and PCBs greater than or equal to 50 mg/kg. Direct contact barriers would be installed to cap remaining materials that contain residual concentrations of PCBs exceeding soil cleanup goals.

The selected soil remedy also included:

- Backfilling and grading of excavated areas;

- Implementation of a long-term groundwater sampling and analysis program to assess migration and possible attenuation of the groundwater contamination; and
- Institutional controls such as deed notices to prevent exposure to residual soils that may exceed levels that would allow for unrestricted use and a Classification Exception Area to restrict the installation of wells and the use of groundwater in the area of groundwater contamination.

**Table 1. Martin Aaron Cleanup Goals for Soil**

Contaminant of Concern	Remediation Goal (mg/kg or ppm)
Arsenic	300
Benzene	1
Bis(2-chloroethyl)ether	1
Chloroform	1
Tetrachloroethylene	1
Trichloroethylene	1
Vinyl Chloride	10
PCBs	10

### **Status of Implementation**

The Pre-Design Investigations (PDI) at the Site discovered complex subsurface conditions. A distinct arsenic source material with a range of arsenic concentration from 24.2 mg/kg to 19,800.0 mg/kg and a mean concentration of 4,542.5 mg/kg was identified. This material was possibly a product of tannery operations and occurred at thicknesses up to four feet across a significant portion of the site. Many locations in the Meadow Mat were contaminated with arsenic. The PDI also found more extensive PCB-contaminated material. Significant buried infrastructure was delineated at the Site, including masonry and stone foundation walls and supporting concrete footings; demolition debris-filled basements; thick monolithic foundations; an apparent timber low-deck structure; a large diameter sewer pipe; and various piping and conduits. The final Remedial Design was submitted in 2015 and was revised in 2017.

Remedial Action started in 2016 with Remedial Field Activities (RFAs) to prepare the Site for the 2017 - 2018 RFAs and remove approximately 10,000 tons of shallow concrete structures. Removal of the concrete allowed installation of the excavation support sheet piling, reduced the volumes of soil and concrete that would need to be managed during the 2017 - 2018 RFAs, cleared stockpile space, and reduced unknown materials and structures in subsurface soil. The 2016 RFAs were completed in January 2017.

The 2017 – 2019 RFAs started in April 2017. Soil that contained concentrations of arsenic and TVOC greater than cleanup goals and PCBs at concentrations greater than or equal to 50 mg/kg were excavated and disposed off-site (Figure 3). Some soil and concrete that contained residual concentrations of PCBs were reused as fill under direct contact barriers that cap portions of the Site (Figure 4). The 2017 – 2019 RFAs for the OU1 Phase 1 RA were completed in December 2019.

**Table 2. Excavated Material Removed or Reused during Phase 1 RA**

Material	Total
Arsenic source material (>300 mg/kg)	70,225 tons disposed off-site
Mixed TVOC source material (> 1 mg/kg) / Non-TSCA PCB-Impacted Material (< 50 mg/kg)	18,306 tons disposed off-site
Non-TSCA PCB-Impacted Material (< 50 mg/kg)	1,965 cubic yards reused on-site as backfill and capped
TSCA PCB-Impacted Material ( $\geq$ 50 mg/kg)	6,027 tons disposed off-site

### Direct Contact Barriers (Caps)

Direct contact barriers, or caps, were constructed for the following properties with combinations of cover soil, stone, dense graded aggregate (DGA), concrete, and asphalt (Figure 4):

- Martin Aaron property. In the areas where materials containing concentrations of PCBs equal to or less than 49 mg/kg were consolidated, the cap is comprised of 18-inches of cover soil overlain by 6-inches of asphalt; in all other areas the cap is comprised of 18-inches of cover soil overlain by 6-inches of stone;
- Comarco property and surrounding sidewalks. The cap is comprised of a combination of concrete and asphalt;
- Scrapyard (Ackerle) property. The cap is comprised of 18-inches of cover soil overlain by 6-inches of stone; and
- Ponte property. The cap is comprised of 18-inches of cover soil overlain by 6-inches of DGA; and
- Sidewalk areas adjacent to Martin Aaron, Ackerle, and Ponte properties. The cap is 24-inches of DGA or a combination of DGA and stone. Concrete sidewalks and ramps that comply with the Americans with Disabilities Act were constructed above the caps but are not components of the caps.

The Site is fenced and secured. Deed notices have been or will be established for the following properties associated with the Site (Figure 2):

- Martin Aaron property, Block 460, Lot 1. Deed notice recorded on January 12, 2021.
- Comarco property, Block 460, Lots 3 and 26. Deed notice recorded on September 16, 2020. The deed notice transferred with the recent sale of the property.
- Scrapyard (Ackerle) property, Block 460, Lot 2. Deed notice is in process.
- Ponte Equities property, Block 460, Lot 29. Deed notice recorded on July 7, 2021.

Following the completion of the deed restriction that is in process for the scrapyard (Ackerle) property, the OU1 Phase 1 RA will have achieved the four RAOs associated with the soil remedy.

The OU1 Phase 1 RA also included installation of a new monitoring well network. Post-construction groundwater monitoring started in fall 2020 in accordance with the Interim Monitoring Plan. The groundwater monitoring will evaluate the impact of the Phase 1 RA on groundwater quality through sampling and analysis for contaminants of concern and evaluate post-construction groundwater flow conditions.

Potential Site impacts from climate change have been assessed, and the performance of the remedy is currently not at risk due to the expected effects of climate change in the region and near the Site.

### **Institutional Control Summary Table**

**Table 3. Summary of Planned and/or Implemented ICs**

<b>Media, engineered controls, and areas that do not support UU/UE based on current conditions</b>	<b>ICs Needed</b>	<b>ICs Called for in the Decision Documents</b>	<b>Impacted Parcel(s)</b>	<b>IC Objective</b>	<b>Title of IC Instrument Implemented and Date (or planned)</b>
Soil	Yes	Yes	Limits of Soil Remediation	Residential Use Prohibition and Low Occupancy Restriction	Deed Notices (Completion in 2022)

## **III. PROGRESS SINCE THE LAST REVIEW**

This FYR is the first FYR for the Martin Aaron Superfund Site.

## **IV. FIVE-YEAR REVIEW PROCESS**

### **Community Notification, Involvement & Site Interviews**

On Friday, August 6, 2021, EPA Region 2 posted a notice on its website indicating that it would be reviewing site cleanups and remedies a Superfund sites in New York, New Jersey, Puerto Rico and the Virgin Islands, including the Martin Aaron Superfund Site. The announcement can be found at the following web address: <https://www.epa.gov/superfund/R2-fiveyearreviews>.

In addition to this notification, efforts will be made to reach out to local public officials to inform them of the results. The EPA Community Involvement Coordinator (CIC) for the Site, Natalie Loney, arranged for a notice to be posted on the city's website, as well as the EPA website, [www.epa.gov/superfund/martin-aaron](http://www.epa.gov/superfund/martin-aaron). This notice indicated that a Five-Year Review (FYR) would be conducted at the Martin Aaron Superfund Site to ensure that the Site is protective of human health and the environment. Once the FYR is completed, the results will be made available on the following website: [www.epa.gov/superfund/martin-aaron](http://www.epa.gov/superfund/martin-aaron).

### **Data Review**

The data assessed in this FYR is included in the comprehensive Final Remedial Action Report for the Martin Aaron OU1 Phase 1 remedial action and the 2020 Annual Inspection Report.

Phase 1 RA excavation volumes and areas, material segregation and stockpiling, and off-site disposal of arsenic, VOC, and PCB waste were determined using a comprehensive sampling plan. Excavation was

divided into 12 excavation cells and not all waste types were encountered in each excavation cell. Sidewall and bottom verification samples were collected throughout the excavation of each cell to verify lateral and vertical extents of waste types. Additional excavation was required until concentrations of sidewall and bottom samples demonstrated arsenic and VOC concentrations below the site criteria of 300 mg/kg and 1 mg/kg, respectively.

Excavated material was segregated and transferred to the stockpile area for impacted material. Waste characterization sampling was conducted on all stockpiled materials at a frequency of at least one sample per every 500 cubic yards for upper overburden material and 45 cubic yards for transition zone overburden material to verify the material was appropriate for on-site re-use or to determine if off-site disposal was required. 70,225 tons of material containing concentrations of arsenic greater than 300 mg/kg, 18,306 tons of mixed material containing concentrations of TVOC greater than 1 mg/kg and concentrations of PCBs less than 50 mg/kg, and 6,027 tons of material containing concentrations of PCBs greater than or equal to 50 mg/kg were transported off site for disposal. 1,965 cubic yards of material containing PCBs at concentrations less than 50 mg/kg was consolidated and placed under asphalt-capped areas on site (Figure 4).

Two rounds of groundwater data have been collected following the soil remediation. Trends will be discussed in future FYRs.

### **FYR Site Inspection**

The inspection of the Site for the FYR was conducted on 7/16/2021. In attendance were Shane Nelson, USEPA; Kathryn Flynn, USEPA; Dr. Abby DeBofsky, USEPA; Geoffrey Seibel and Danielle Ondic, de maximis, inc., managing contractors for the Martin Aaron PRP Group; and Leanne Austrins, Dow Chemical Company, representing the PRP Group. The purpose of the inspection was to assess the protectiveness of the remedy.

The remediated areas are covered with gravel and asphalt that was found to be intact. The Site fence and gates are well maintained and in good condition. No evidence of trespassing or other unauthorized access was discovered and nothing was noted on the Site or adjacent properties that might change exposure scenarios.

## **V. TECHNICAL ASSESSMENT**

**QUESTION A:** Is the remedy functioning as intended by the decision documents?

Yes, the remedy is functioning as intended by the decision documents. The selected remedy required excavation of contaminated soil with disposal or treatment off-site followed by backfilling and capping. Clean fill and excavated soil that contained residual concentrations of PCBs exceeding the site cleanup goals were used as fill. Soil containing residual concentrations of PCBs was used as fill only in areas of the Site where direct contact barriers were installed. Pre- and post-excavation sampling confirmed removal of all materials containing levels of arsenic, VOCs, and PCBs above removal criteria. The soil remedy was executed as intended by the ROD.

The annual inspection of the Martin Aaron Site was conducted by the PRP Group managing contractor on May 1, 2020. The inspection report documents that the integrity of the cap was found to have been maintained and the perimeter fencing was in good condition and functioning properly. These site conditions were confirmed during the 7/16/21 FYR Site inspection.

**QUESTION B:** Are the exposure assumptions, toxicity data, cleanup levels, and RAOs used at the time of the remedy selection still valid?

Yes, the exposure assumptions, toxicity and cleanup values, and RAOs remain valid. The potential exposure pathways for contaminated soil at on-site and off-site areas have effectively been eliminated through the removal and capping of contaminated soil. There are no changes in the physical conditions of the Site or Site uses that would affect the protectiveness of the selected remedy. Land use assumptions and pathways evaluated in the RI/FS and considered in the decision document remain valid.

Habitats on the Martin Aaron Property have been disturbed by past activities and provide only limited viable habitat for ecological receptors. Excavation and off-site disposal eliminates potential risk from surface soil contaminants to terrestrial receptors. Therefore, the remedial action objectives associated with ecological risk remain valid.

**QUESTION C:** Has any **other** information come to light that could call into question the protectiveness of the remedy?

No other information has come to light that could call into question the protectiveness of the remedy.

## VI. ISSUES/RECOMMENDATIONS

Issues/Recommendations	
<b>OU(s) without Issues/Recommendations Identified in the Five-Year Review:</b>	
Operable Unit 1	

## VII. PROTECTIVENESS STATEMENT

Protectiveness Statement(s)	
<i>Operable Unit:</i> Operable Unit 1	<i>Protectiveness Determination:</i> Will be Protective
<i>Protectiveness Statement:</i> The remedy at OU1 is expected to be protective of human health and the environment upon completion. In the interim, remedial actions completed for Phase 1 of the OU1 RA have adequately addressed soil exposure pathways that could result in unacceptable risk in these areas.	

## VIII. NEXT REVIEW

The next FYR report for the Site is required five years from the completion date of this review.

## APPENDIX A – REFERENCE LIST

Document Title, Author	Submittal Date
Record of Decision, Operable Unit 1 – Soil and Groundwater, Martin Aaron Inc. Superfund Site, City of Camden, New Jersey; EPA	2005
Consent Decree for Performance of Phase 1 of the Remedial Action for the Martin Aaron Superfund Site; DOJ	2008
Final Remedial Action Report: Remedial Action Phase 1 Operable Unit One (OU-1) Martin Aaron Superfund Site Camden, New Jersey; Frey Engineering, LLC.	2020
OU1 O and M Plan (Appendix L of the Remedial Action Report); Frey Engineering, LLC	2020
Annual Inspection Report for the Martin Aaron Superfund Site; de maximis inc.	2021



## APPENDIX B – SITE CHRONOLOGY

Event	Date(s)
Martin Aaron, Inc. starts drum recycling business on the property	1968
Rhodes Drum Inc. and Drum Service of Camden, a joint venture, start operations on the property	1985
Joint venture dissolves, Drum Service of Camden continues operations as Westfall Ace Drum Company	1986
NJDEP and EPA issue Notices of Violations, Administrative Orders and other enforcement actions	1980 - 1995
Operations cease on the Martin Aaron property	1998
New Jersey Department of Environmental Protection (NJDEP) interim remedial measures	1995 - 1999
NJDEP Remedial Investigation/Remedial Alternatives Analysis	1997
Site placed on the National Priorities List (NPL)	1999
EPA becomes lead agency for the Site	2000
EPA completes additional removal actions	2001
EPA Remedial Investigation/Feasibility Study (RI/FS)	2005
Record of Decision for remediation of contaminated soil and groundwater	2005
Assessment of the Ponte Equities property	2006
Consent Decree for Phase 1 Remedial Action	2008
Pre-Design Investigations and Phase 1 Remedial Design	2010 - 2015
Phase 1 Remedial Action	2016 - 2019
Phase 1 Remedial Action Report approved	2020
Interim Groundwater Monitoring Plan implemented	2020

## **APPENDIX C – FIGURES**

**Figure 1 – Site Location**

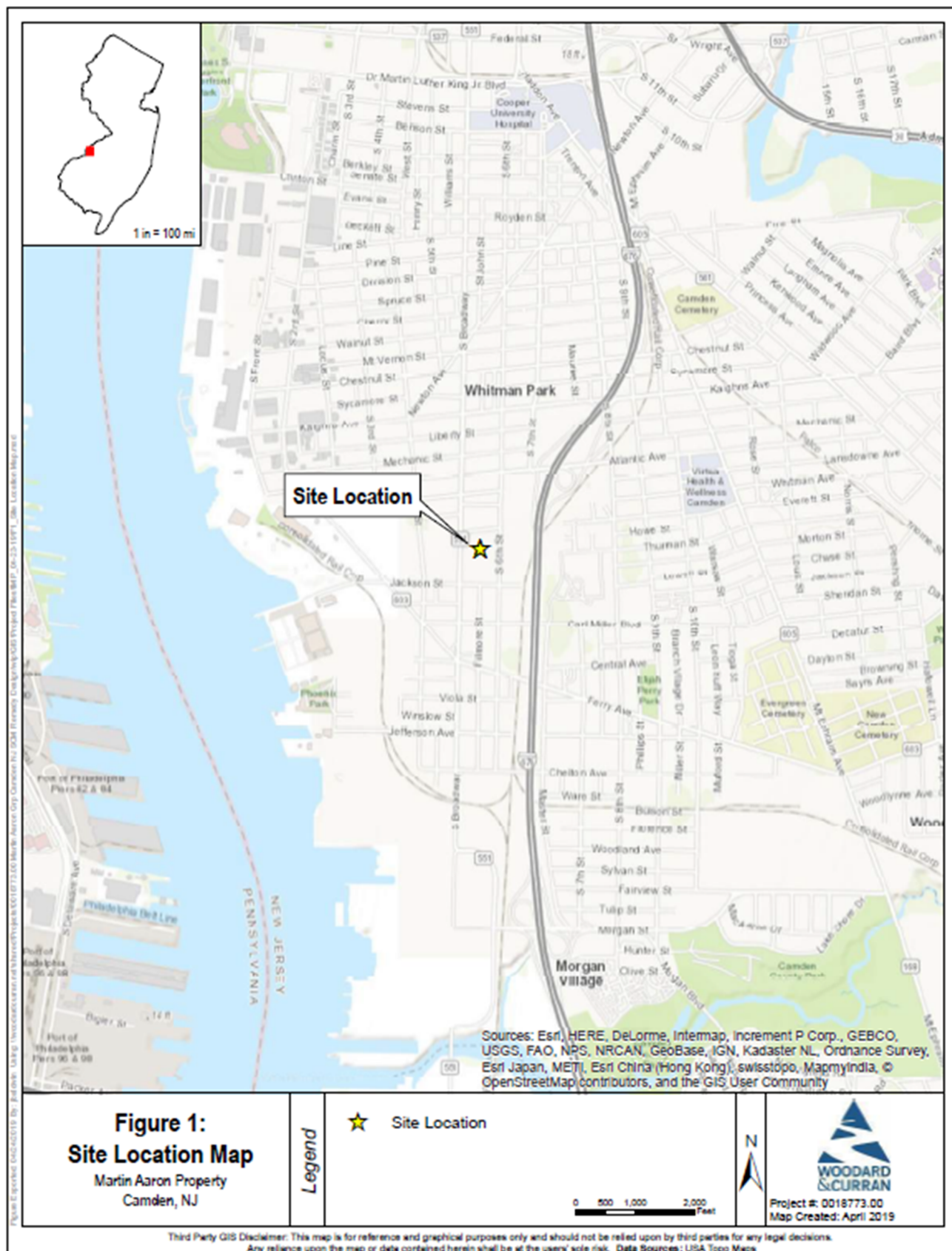
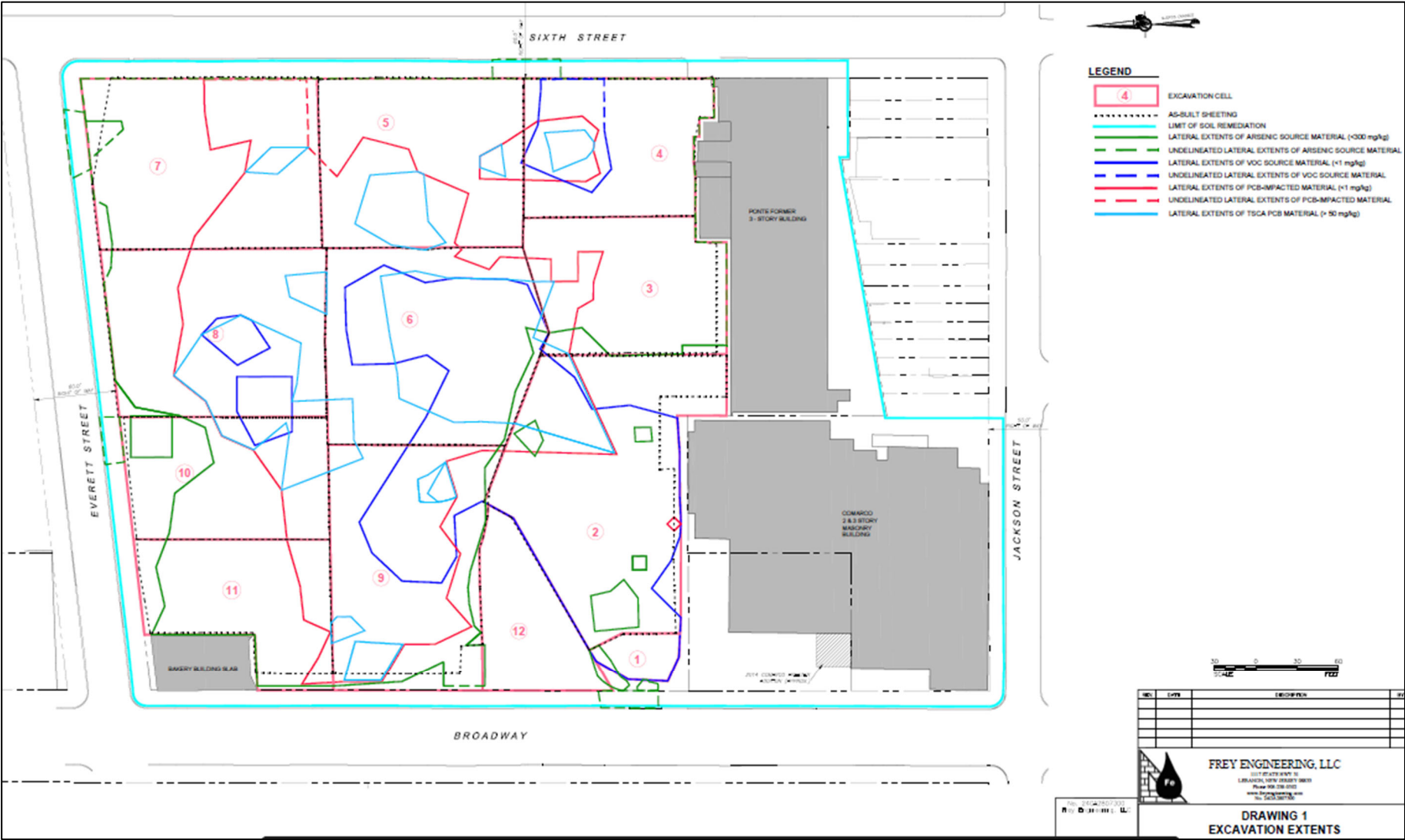




Figure 2 – Site Map



Figure 3 – Extents of Excavation and Limit of Soil Remediation





**LEGEND**

- EXCLUDED FROM LIMITS OF SOIL REMEDIATION (REF. #2)
- STONE CAP
- DGA CAP
- ASPHALT CAP
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT (REF. #2)
- CONCRETE PAVEMENT (REF. #2)
- PROPERTY BOUNDARY
- FENCE LINE
- CURB LINE
- 7.0- EXISTING GROUND SURFACE CONTOUR LINE
- AS-BUILT SHEETING LEFT IN PLACE

**NOTES**

- THE CONCRETE SIDEWALK IS NOT CONSIDERED A CAPPING ELEMENT. THE CAPPING ELEMENT IS THE 3" OF MATERIAL UNDERLYING THE SIDEWALK WHICH CONSISTS OF EITHER DGA OR A COMBINATION OF 8" STONE AND DGA, AS SHOWN IN THE APPLICABLE AS-BUILT DRAWINGS (PROVIDED AS APPENDIX G).
- REFER TO CAP DETAILS (SHOWN HEREON) FOR THE LOCATION OF THE DEMARCATION AND GEOTEXTILE FABRIC USED. BELOW THE STONE CAP A SEPARATION GEOTEXTILE FABRIC WAS USED AND BELOW THE DGA CAP A WEED RETARDANT LANDSCAPE FABRIC WAS USED UNDER THE COVER SOIL.

**REFERENCES**

- SITE AS-BUILT FOR MARTIN AARON SUPERFUND SITE, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY DATED 05/05/2010, PREPARED BY EAST COAST SURVEYING, INC.
- CAPPING PLAN AND DETAILS FOR MARTIN AARON SUPERFUND SITE, REVISED FINAL (100%) REMEDIAL DESIGN - OPERABLE UNIT 1, CAMDEN, NEW JERSEY, DRAWING 110, LATEST REVISION 04/05/2017, PREPARED BY GOLDER ASSOCIATES.

**CROSS-SECTIONS**

**CONCRETE SIDEWALK (DENSE GRADED AGGREGATE/ AASHTO NO. 57 CAP)**

NOT TO SCALE

**DENSE GRADED AGGREGATE CAP**

NOT TO SCALE

**STONE CAP**

NOT TO SCALE

**ASPHALT CAP**

NOT TO SCALE

**DETAILS**

TOP OF STONE CAP

GEOTEXTILE

3" DIRECT CONTACT BARRIER (CLEAN FILL)

8" THICK LAYER OF DENSE GRADED AGGREGATE

18" COVER SOIL

GENERAL BACKFILL OR EXISTING SOIL

DEMARCATION GEOTEXTILE

TOP OF ASPHALT CAP

25 TO 30 (VARIES)

8" HOT-MIX ASPHALT CAP (SEE NOTE)

12" DENSE GRADED AGGREGATE COVER SOIL

8" COVER SOIL

EL. +1.0

PCB IMPACTED MATERIAL (>50 Mg/Kg)

GENERAL BACKFILL OR EXISTING SOIL

DEMARCATION GEOTEXTILE

3" DIRECT CONTACT BARRIER (CLEAN FILL)

8" THICK LAYER OF AASHTO NO. 57 COARSE AGGREGATE

18" COVER SOIL

GENERAL BACKFILL OR EXISTING SOIL

DEMARCATION GEOTEXTILE

TOP OF STONE CAP

GEOTEXTILE

3" DIRECT CONTACT BARRIER (CLEAN FILL)

8" THICK LAYER OF DENSE GRADED AGGREGATE

18" COVER SOIL

GENERAL BACKFILL OR EXISTING SOIL

DEMARCATION GEOTEXTILE

TOP OF STONE CAP

GEOTEXTILE

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18" COVER SOIL

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18" COVER SOIL

GENERAL BACKFILL OR EXISTING SOIL

DEMARCATION GEOTEXTILE

TOP OF STONE CAP

GEOTEXTILE

3" DIRECT CONTACT BARRIER

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
July 11, 2024

The meeting of the Camden County Improvement Authority was held on Thursday, July 11, 2024 at the offices of the Authority, 520 Market Street, Camden, NJ 08102 at 8:00 a.m. Vice Chairman Schooley presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Mr. Schooley called the meeting to order at 8:00 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Manning called the roll:

Mr. Schooley  
Mr. Spearman  
Mr. Stevenson  
Mr. Tait  
Chairman Rohrer

PRESENT: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson

ABSENT: Mr. Tait  
Chairman Rohrer

ALSO PRESENT: Mr. James Lex, Executive Director  
Mr. David Patterson, Solicitor  
Ms. Holly Cass, Deputy County Administrator  
Ms. Debra Di Mattia-Ciminera, Chief Financial Officer  
Ms. Jennifer Bonaccorsi, Assistant Director of Project Mgmt.  
Mr. Richard Hunt, Esq., Parker McCay, PA, Special Counsel to the Authority

NOTICE IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS LAW. PUBLIC NOTICE OF THE TIME AND DATE FOR THIS MEETING APPEARED IN RESOLUTION #149-23 DATED DECEMBER 14, 2023. THIS NOTICE WAS MAILED TO THE COURIER POST AND THE SOUTH JERSEY TIMES NEWSPAPER AS A LEGAL NOTICE IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT. IT IS ALSO POSTED ON THE AUTHORITY BULLETIN BOARD AND FILED WITH THE CAMDEN COUNTY CLERK. IN LIEU OF IN PERSON ATTENDANCE, THE PUBLIC MAY ATTEND AND JOIN THIS MEETING VIA MICROSOFT TEAMS MEETING, AT THE NUMBER(S) LISTED BELOW. TAKE FURTHER NOTICE, THAT ANYONE FROM THE PUBLIC WISHING TO SPEAK WILL BE PERMITTED DURING THE PUBLIC PARTICIPATION PORTION OF THE MEETING. THERE WILL BE A CLOSED SESSION.

# Microsoft Teams Meeting

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Phone Conference ID: 248 743 878#

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Before voting on the June minutes, Mr. Patterson told the Commissioners that the minutes were sent to the County Commissioner Board for review as required by law and no veto of the minutes was received within the 10 day time period. Therefore, the minutes may be approved as submitted.

---

Motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, with **three ayes**, to approve the minutes from the June 13, 2024 Board Meeting

AYES: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson

ABSENT: Mr. Tait  
Chairman Rohrer

NAYS: None

ABSTAIN: None

---

*Mr. Lex verbally presented the Executive Director's Report to the Commissioners.*

---

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson** with **three ayes**, the following Resolution was adopted:

## **RESOLUTION 77-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING AN AMENDMENT/CHANGE ORDER WITH T&M FOR THE  
CHARTER SCHOOL PROJECT

AYES: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson

ABSENT: Mr. Tait  
Chairman Rohrer



NAYES:       None

ABSTAIN:    None

*Approving an amendment for a contract with T&M for Engineering Services for the Charter School in an amount not to exceed \$55,000.00*

---

After review and discussion and upon motion **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, the following Resolution was adopted:

**RESOLUTION 78-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING AN AMENDMENT TO THE AGREEMENT WITH THE CAMDEN  
COUNTY LIBRARY TO PROVIDE ADDITIONAL SERVICES

AYES:       Mr. Schooley  
              Mr. Spearman  
              Mr. Stevenson

ABSENT:     Mr. Tait  
              Chairman Rohrer

NAYES:       None

ABSTAIN:    None

*Approving an Amendment to the Agreement with the Camden County Library to provide Facility Management and other services related to the Camden County Library System Facilities*

---

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, the following Resolution was adopted:

**RESOLUTION 79-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING OR RATIFYING THE AUTHORITY OPERATING AND  
PROJECT EXPENDITURES

AYES:       Mr. Schooley  
              Mr. Spearman  
              Mr. Stevenson

ABSENT:     Mr. Tait  
              Chairman Rohrer

NAYES:       None

ABSTAIN:    None

*After review of the Operating and Project expenditures, Mr. Schooley asked if all expenses were in budget to which Ms. DiMattia-Ciminera confirmed.*

Vice Chairman Schooley opened the floor to the public at 8:11 a.m. there was no comments or discussions from the public.

---

After review and discussion and upon motion by **Mr. Stevenson**, seconded by **Mr. Spearman**, with **three ayes**, the following Resolution was adopted:

**RESOLUTION 80-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE AUTHORITY TO GO INTO CLOSED SESSION

AYES:	Mr. Schooley	ABSENT:	Mr. Tait
	Mr. Spearman		Chairman Rohrer
	Mr. Stevenson		

NAYES:	None	ABSTAIN:	None
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*The Commissioners went into Closed Session at 8:11 a.m. to discuss Agreements of sale of certain buildings and lot/blocks in the City of Camden and rescinding of Resolution #74-24*

---

*A motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, to return to open session at 8:26 a.m.*

*There were four walk on Resolutions*

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, the following Resolution was adopted:

**RESOLUTION 81-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING AN AGREEMENT FOR THE SALE OF THE PONTE BUILDING IN  
THE CITY OF CAMDEN

AYES:	Mr. Schooley	ABSENT:	Mr. Tait
	Mr. Spearman		Chairman Rohrer
	Mr. Stevenson		

NAYES:	None	ABSTAIN:	None
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*Authorizing and approving the preparation of an Agreement for the sale of the Ponte Building*

---

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, the following Resolution was adopted:

**RESOLUTION 82-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AN AGREEMENT OF SALE WITH THE CITY OF CAMDEN FOR  
THE ACQUISITION OF BLOCK 340, LOT 35, BLOCK 338, LOTS 1-8, 17, 19-25, 27  
AND 33 IN THE CITY OF CAMDEN AND AUTHORIZING THE ACCEPTANCE OF  
A BARGAIN AND SALE DEED FOR THE PROPERTY TO BE TRANSFERRED TO  
IT BY THE CITY OF CAMDEN

AYES:        Mr. Schooley  
               Mr. Spearman  
               Mr. Stevenson

ABSENT:     Mr. Tait  
                 Chairman Rohrer

NAYES:      None

ABSTAIN:    None

*Authorizing an Agreement of Sale with the City of Camden for the Acquisition of Block 340, Lot 35, Block 338, Lots 1-8, 17, 19-25, 27 and 33 in the city of Camden to accept ownership of these Properties for One (\$1.00) consideration through a Bargain and Sale Deed*

---

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, the following Resolution was adopted:

**RESOLUTION 83-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AN AGREEMENT OF SALE WITH THE CITY OF CAMDEN FOR  
THE ACQUISITION OF BLOCK 337, LOT 30, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42,  
101, 105 and 106 IN THE CITY OF CAMDEN AND AUTHORIZING THE  
ACCEPTANCE OF A BARGAIN AND SALE DEED FOR THE PROPERTY TO BE  
TRANSFERRED TO IT BY THE CITY OF CAMDEN

AYES:        Mr. Schooley  
               Mr. Spearman  
               Mr. Stevenson

ABSENT:     Mr. Tait  
                 Chairman Rohrer

NAYES:      None

ABSTAIN:    None

*Authorizing an Agreement of Sale with the City of Camden for the Acquisition of Block 337, Lots 30, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 101, 105 and 106 in the city of Camden to accept ownership of these Properties for One (\$1.00) consideration through a Bargain and Sale Deed*

---

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, the following Resolution was adopted:

**RESOLUTION 84-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
RESCINDING RESOLUTION 74-24 ADOPTING A NEW RESOLUTION  
CAPTIONED "RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT  
AUTHORITY APPROVING A COST-OF-LIVING SALARY INCREASE FOR THE  
YEAR 2024

AYES: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson

ABSENT: Mr. Tait  
Chairman Rohrer

NAYES: None


ABSTAIN: None

*Rescinding resolution #74-24 and approving a new Resolution for Cost-of-Living Salary Adjustment of 2.75% for all Authority employees with the exception of newly hired employees which shall take effect January 1, 2024.*

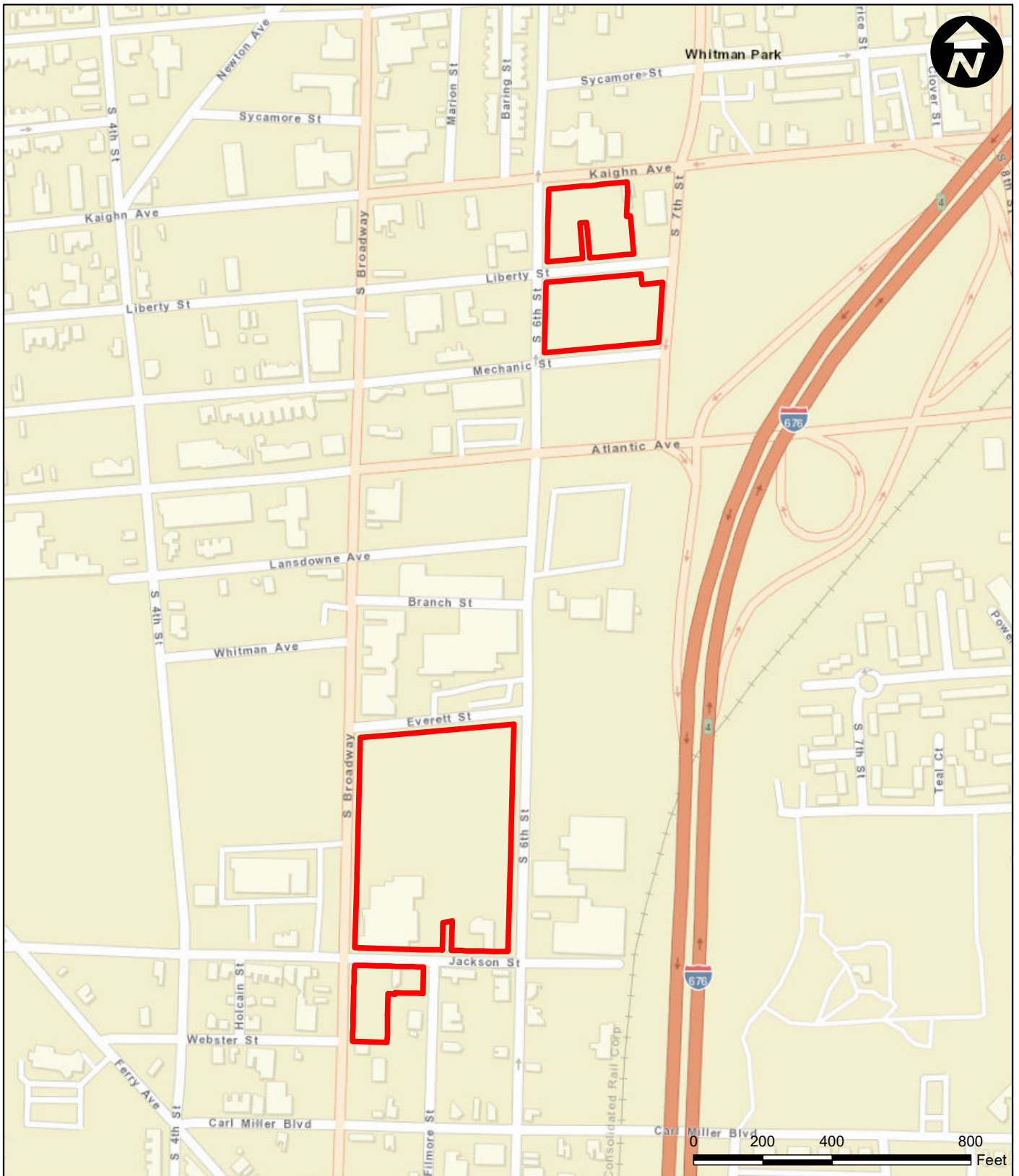
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A motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, to adjourn the meeting at **8:29 a.m.**

Respectfully Submitted,



Maryanne Manning  
Recording Secretary



### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

Chk'd By: CJ

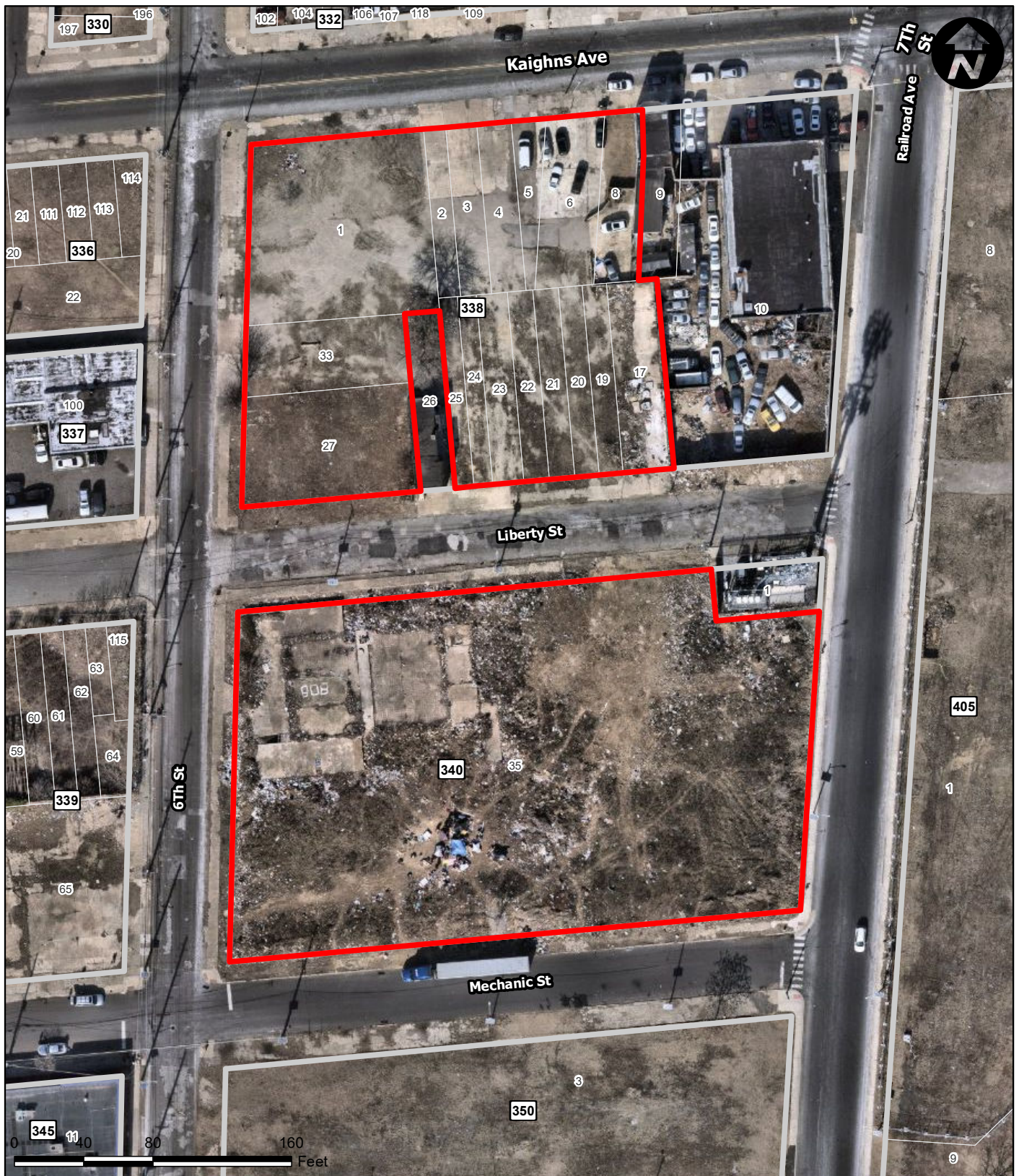
Date: 6/3/2025

Figure No. 0

Sources:  
 Esri, World Street Map, 2024

Path: P:\10142\10003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\KeyMap.mxd





### Legend

- Study Area
- Block
- Lot

### STUDY AREA AERIAL LOCATION MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Sources:  
 Parcels Composite of NJ, NJOIT-OGIS, 2023  
 Esri, StreetMap USA, 2012  
 NearMap Imagery, 2024

Drawn By: DM

Scale: 1" = 80'

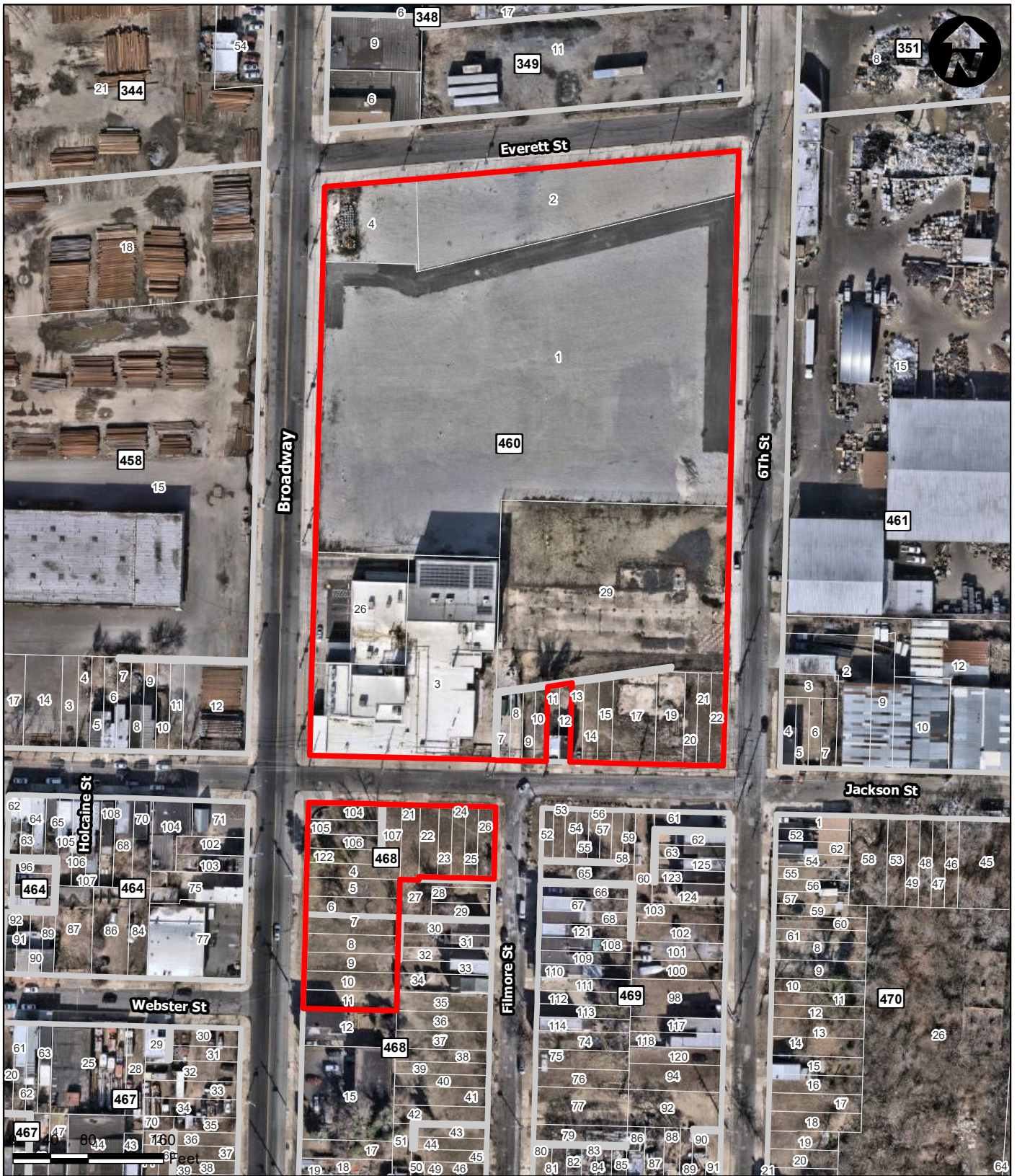
Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 1 Page 1 of 2





### Legend

- Study Area
- Block
- Lot

Sources:  
 Parcels Composite of NJ, NJOIT-OGIS, 2023  
 Esri, StreetMap USA, 2012  
 NearMap Imagery, 2024

### STUDY AREA AERIAL LOCATION MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

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Project No. 10142.0003

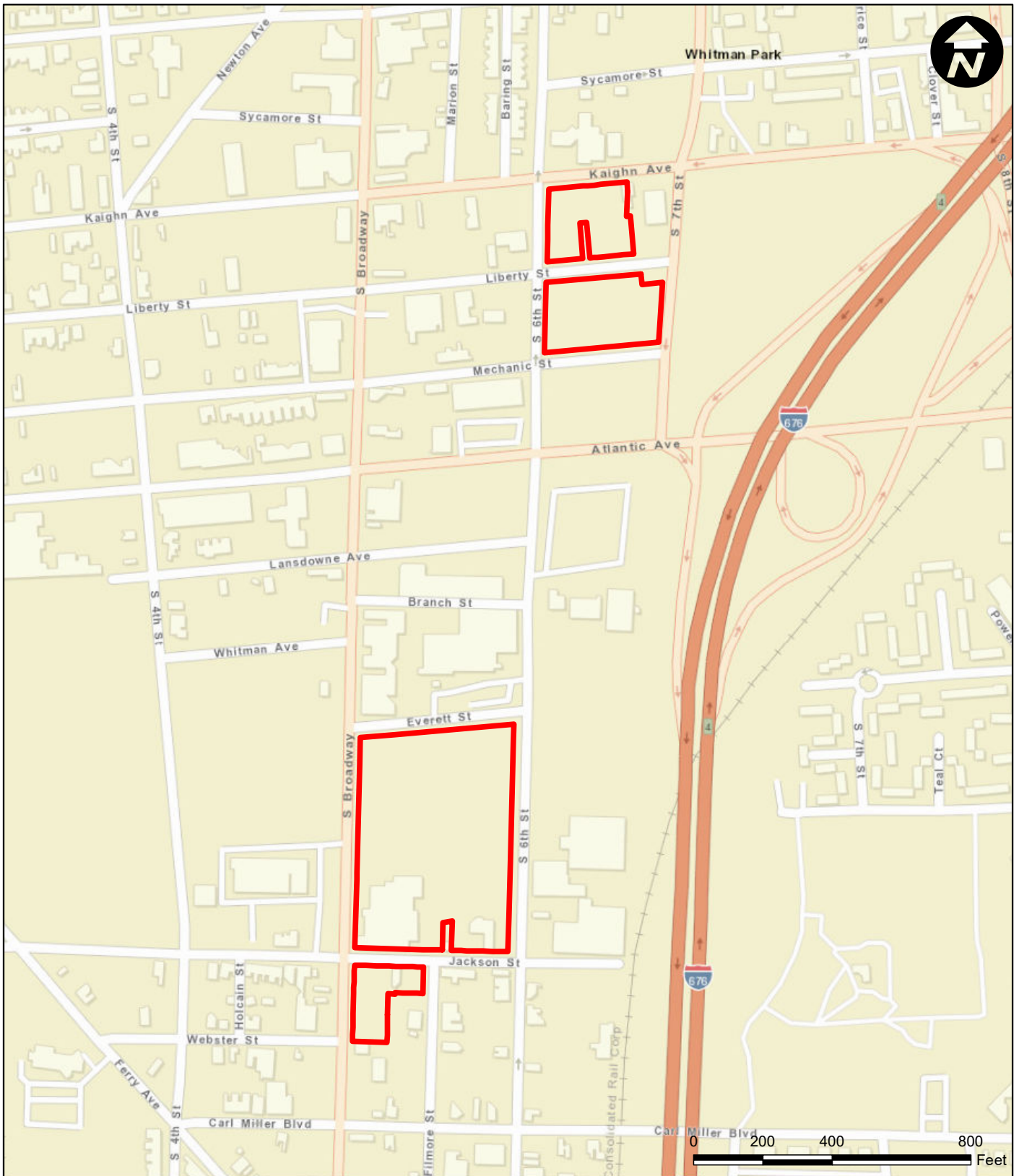
Chk'd By: CJ

Date: 6/3/2025

Figure No. 1 Page 2 of 2

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### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 0

Sources:  
 Esri, World Street Map, 2024

Path: P:\10142\10003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\KeyMap.mxd





## TAX MAP

Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

Sources:

Camden County Improvement Authority Board  
Meeting Minutes, July 11, 2024  
Parcels Composite of NJ, NJOIT-OGIS, 2023  
Esri, StreetMap USA, 2012

Drawn By: DM

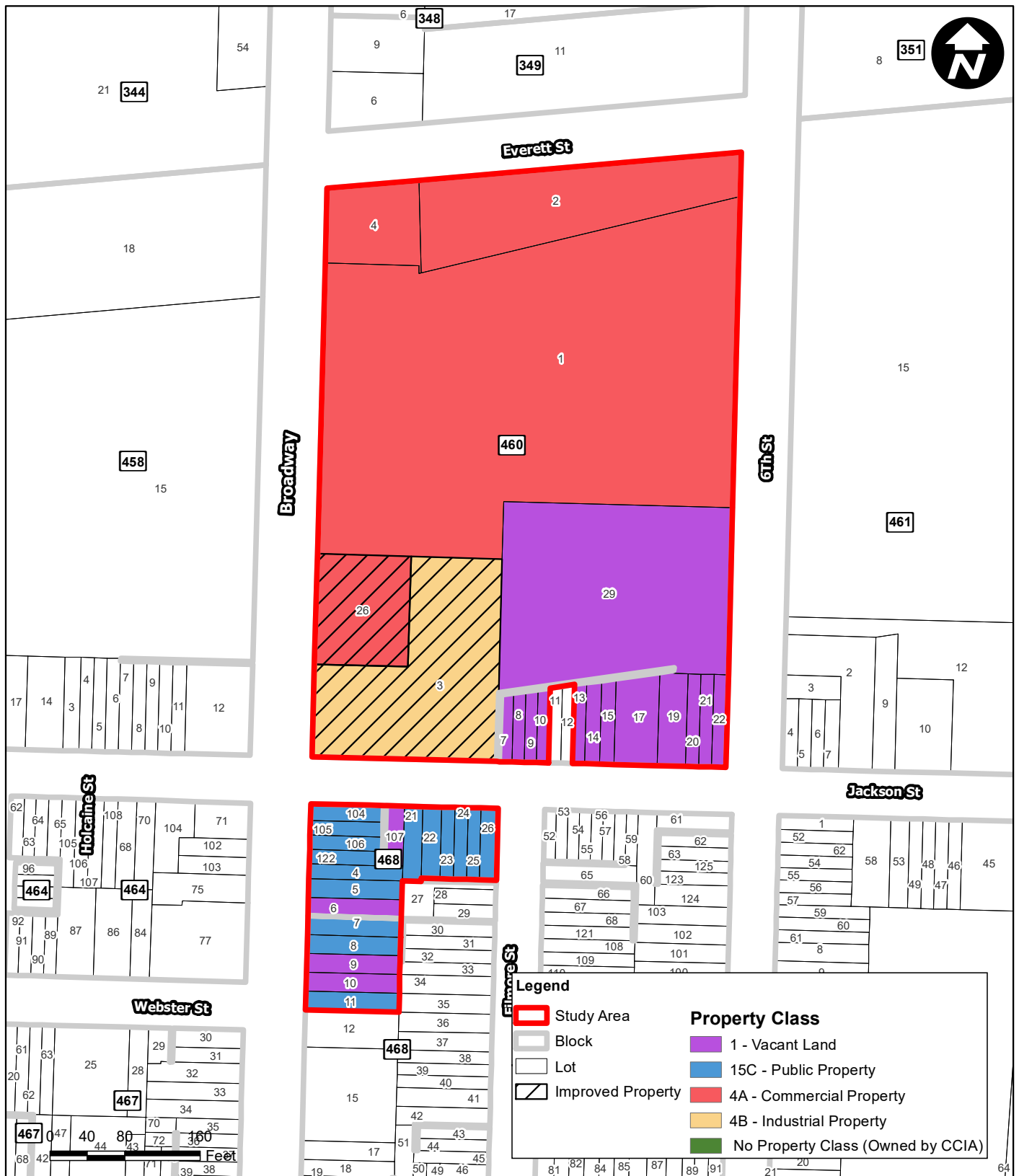
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Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 2 Page 1 of 2



## TAX MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Sources:  
 Camden County Improvement Authority Board  
 Meeting Minutes, July 11, 2024  
 Parcels Composite of NJ, NJGIT-OGIS, 2023  
 Esri, StreetMap USA, 2012

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Scale: 1" = 150'

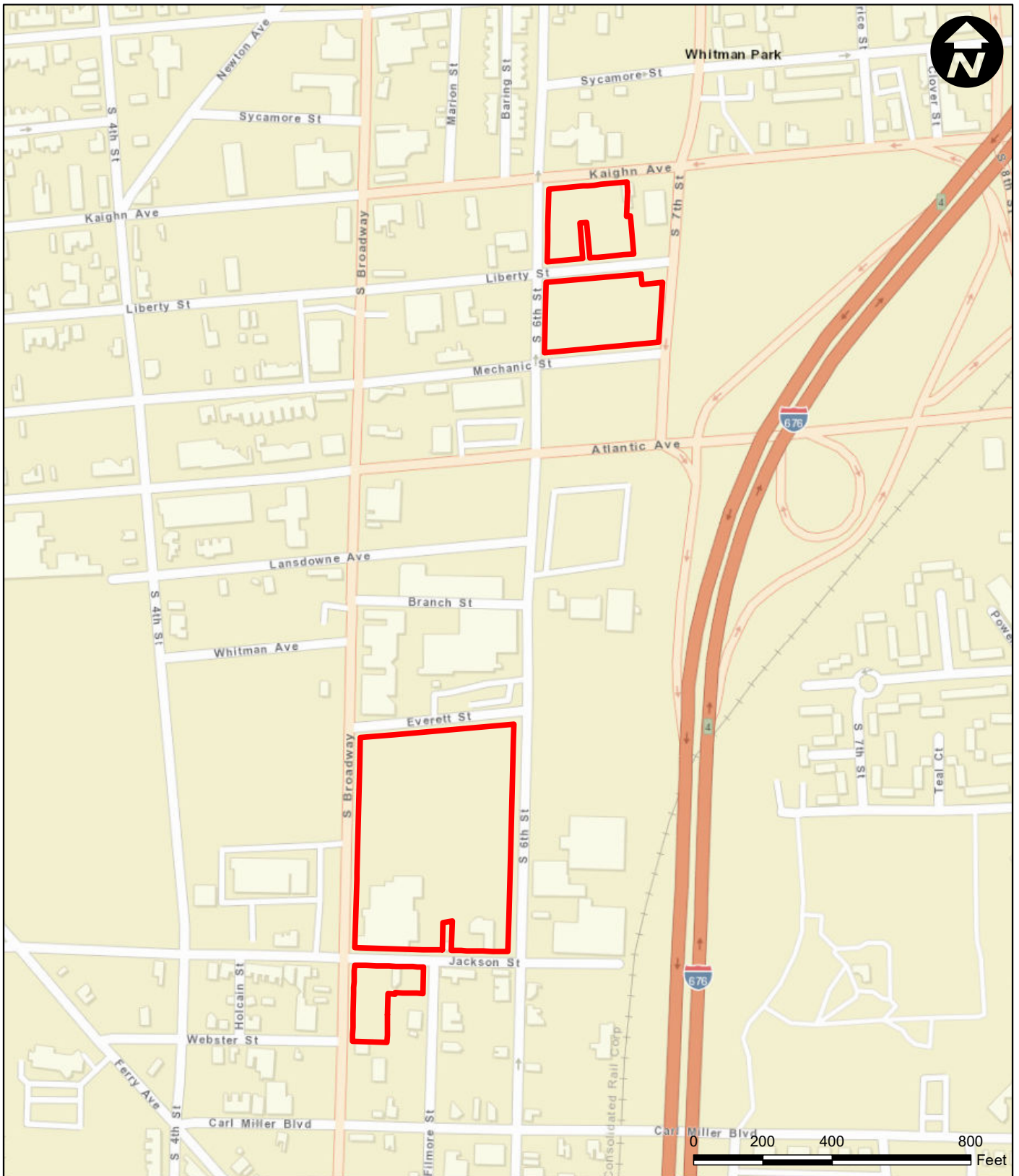
Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 2 Page 2 of 2

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### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

Chk'd By: CJ

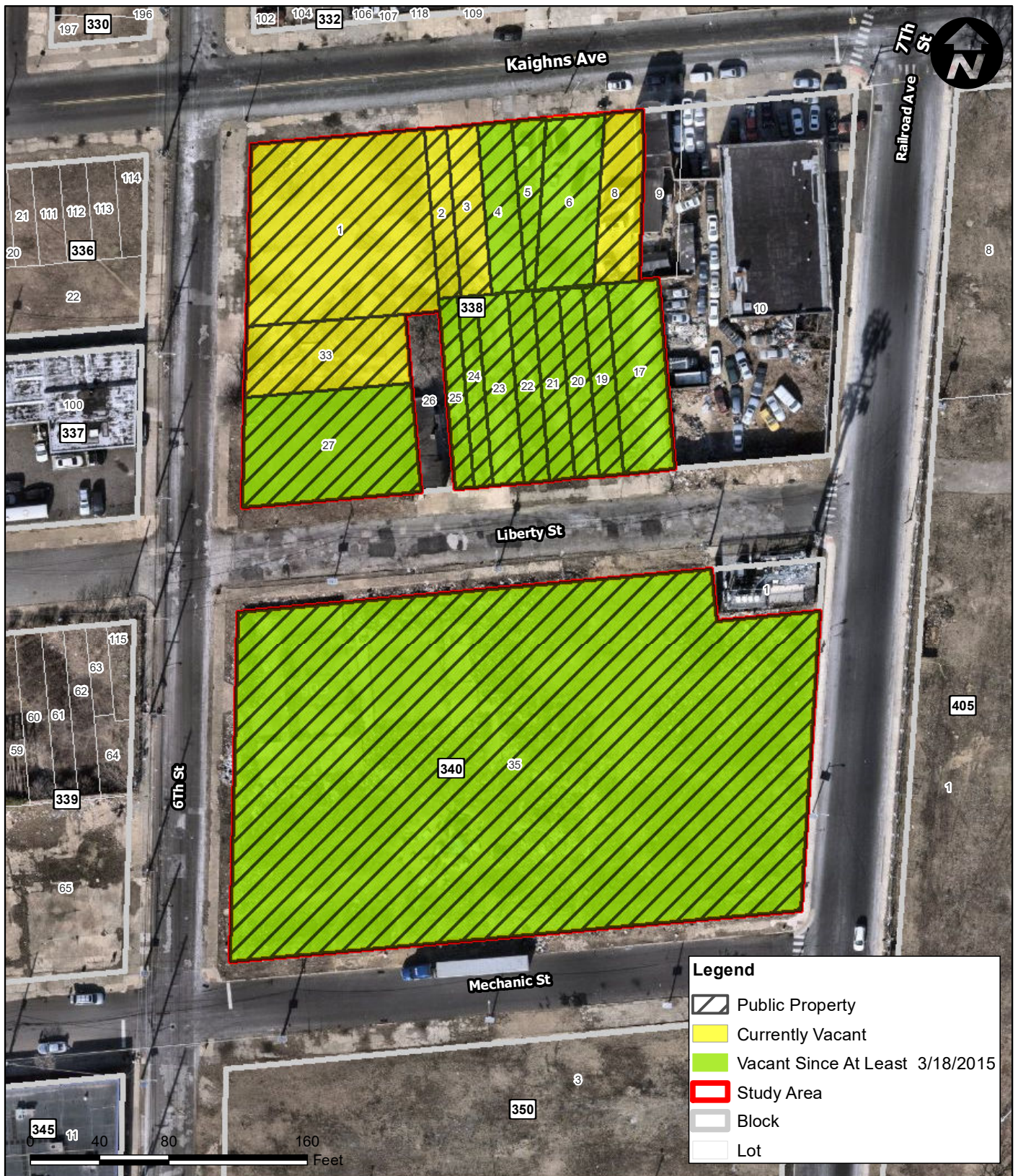
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Sources:  
 Esri, World Street Map, 2024

Path: P:\10142\10003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\KeyMap.mxd





## VACANT PROPERTIES MAP

Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

Sources:  
 Parcels Composite of NJ, NJOIT-OGIS, 2023  
 Camden County Improvement Authority Board  
 Meeting Minutes, July 11, 2024  
 Esri, StreetMap USA, 2012  
 NearMap Imagery, 2024

Drawn By: DM/ML

Scale: 1" = 80'

Project No. 10142.0003

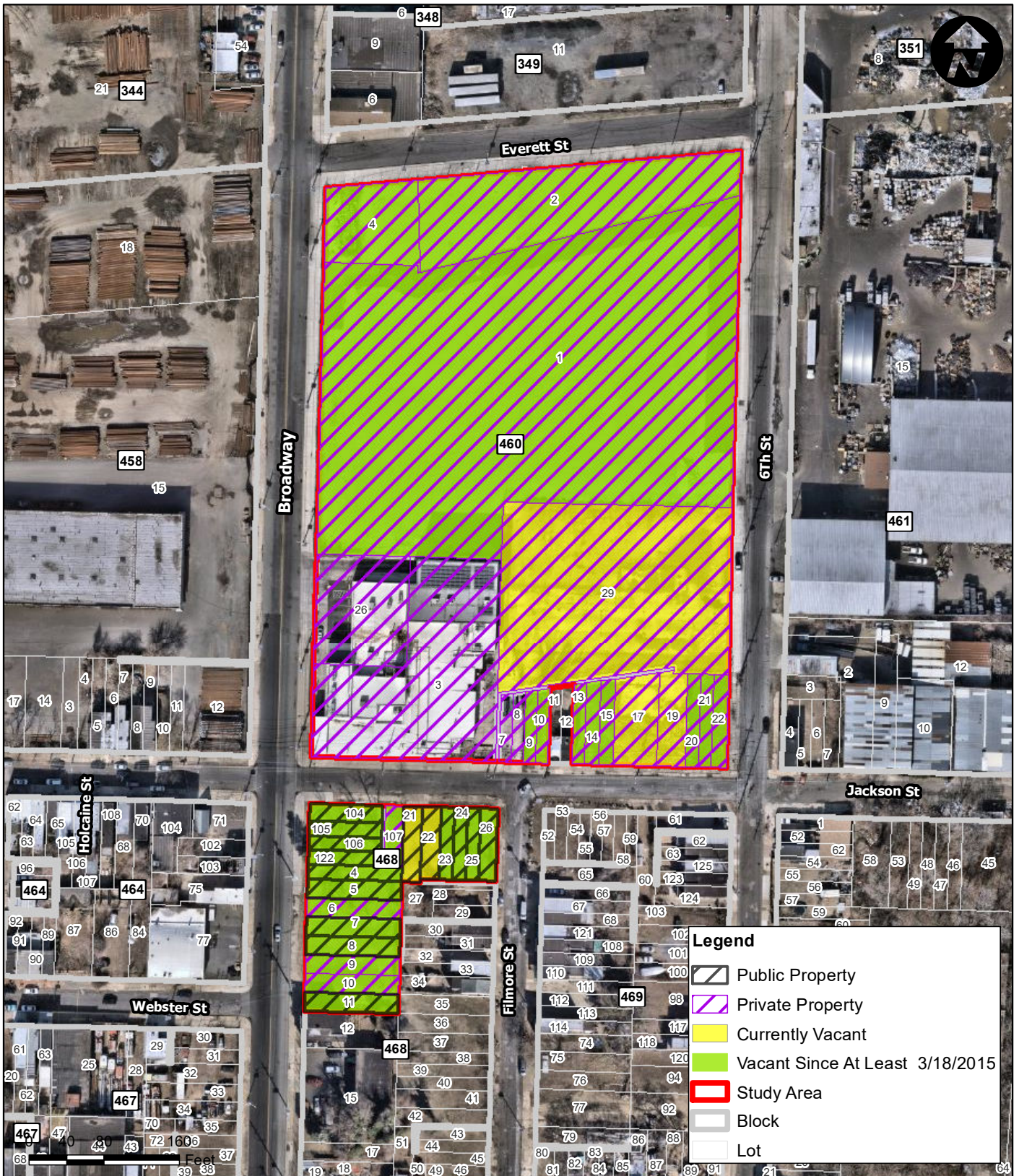
Chk'd By: CJ

Date: 6/3/2025

Figure No. 3 Page 1 of 2

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## VACANT PROPERTIES MAP

Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

### Sources:

Parcels Composite of NJ, NJOIT-OGIS, 2023  
Camden County Improvement Authority Board  
Meeting Minutes, July 11, 2024  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2024

Drawn By: DM/ML

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Project No. 10142.0003

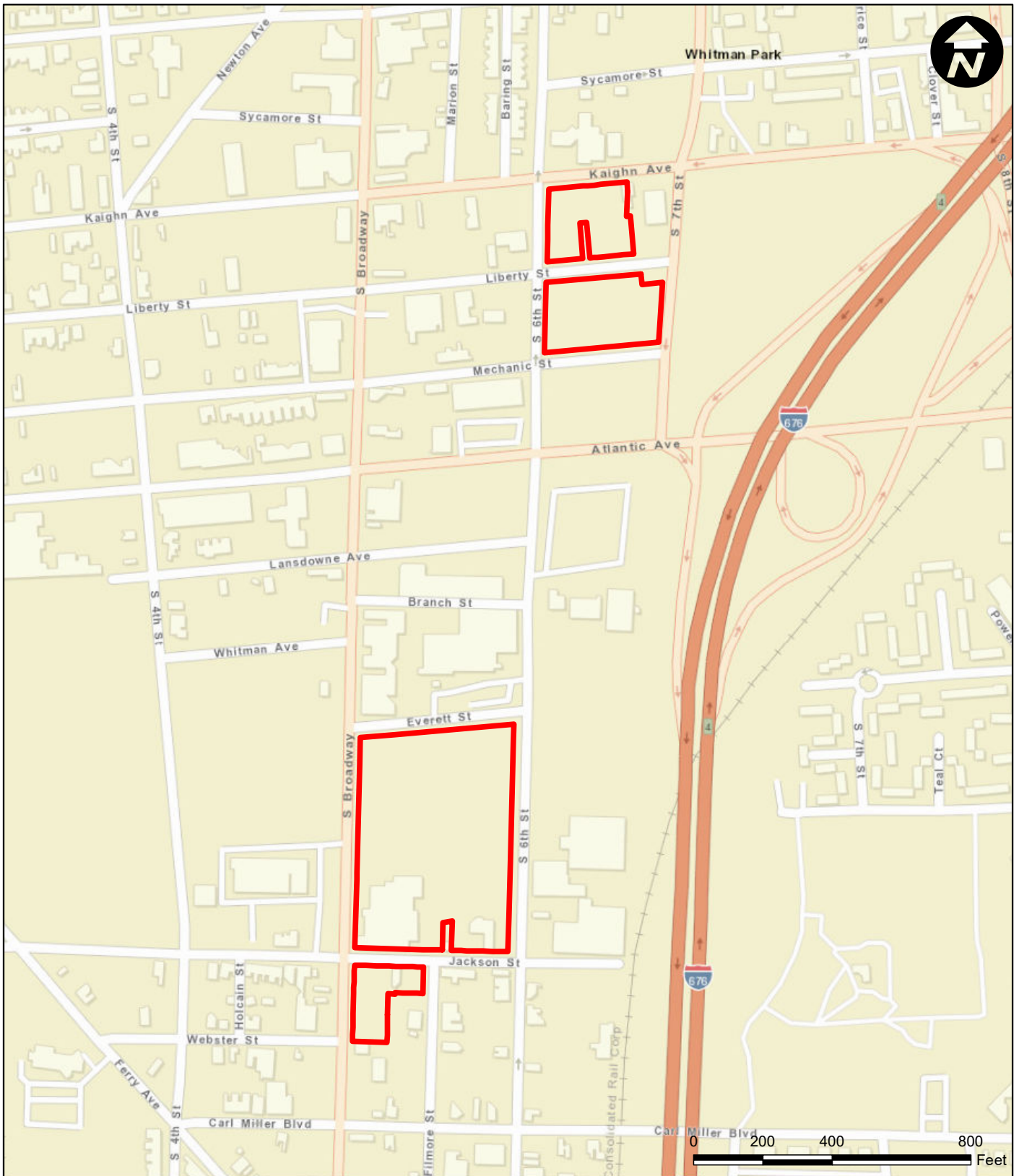
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Date: 6/3/2025

Figure No. 3 Page 2 of 2

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### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

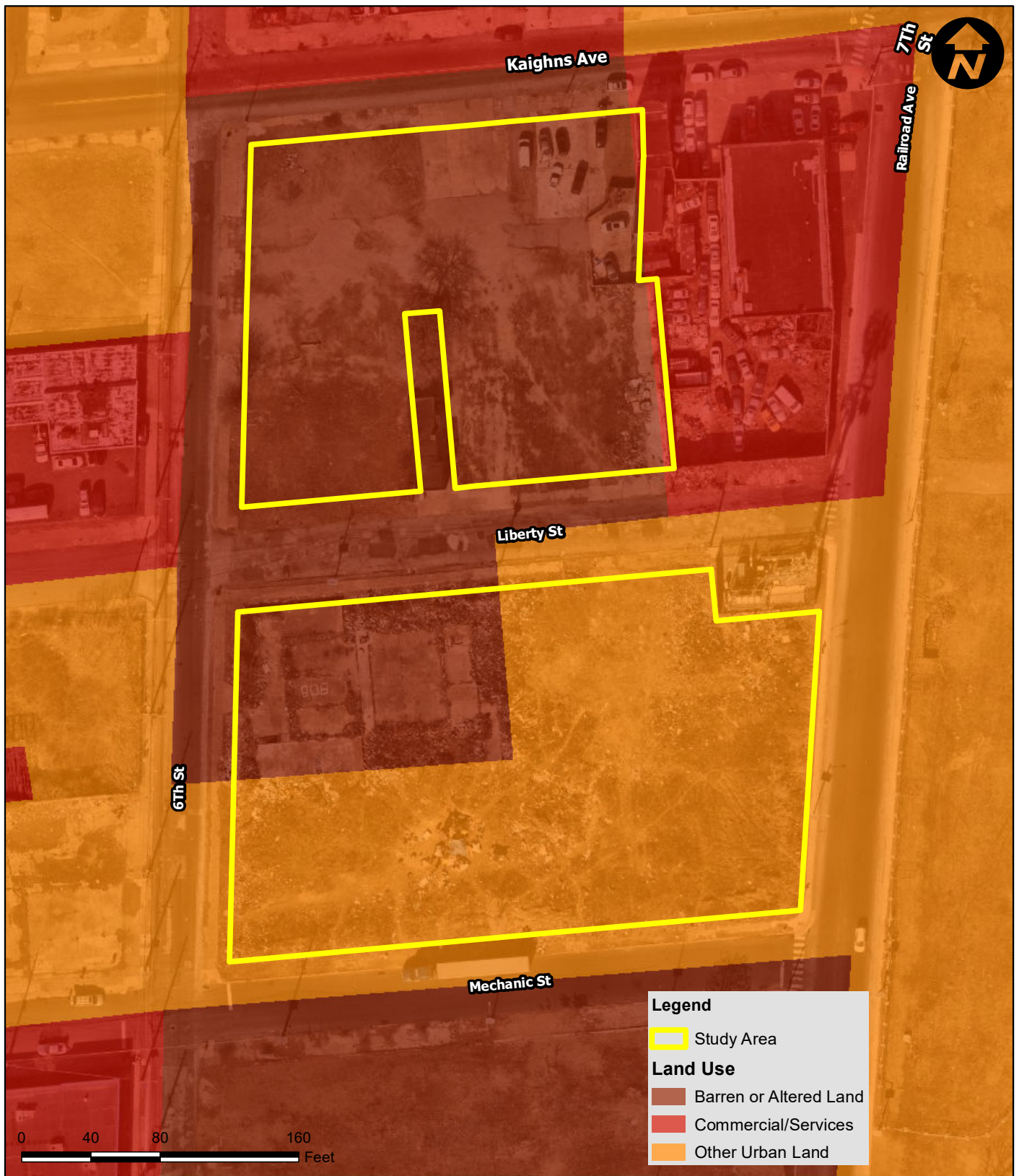
Chk'd By: CJ

Date: 6/3/2025

Figure No. 0

Sources:  
 Esri, World Street Map, 2024

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## LAND USE/LAND COVER MAP

Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

### Sources:

Land Use/Land Cover 2020 Update, NJDEP, 2024  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2024

Drawn By: DM

Scale: 1" = 80'

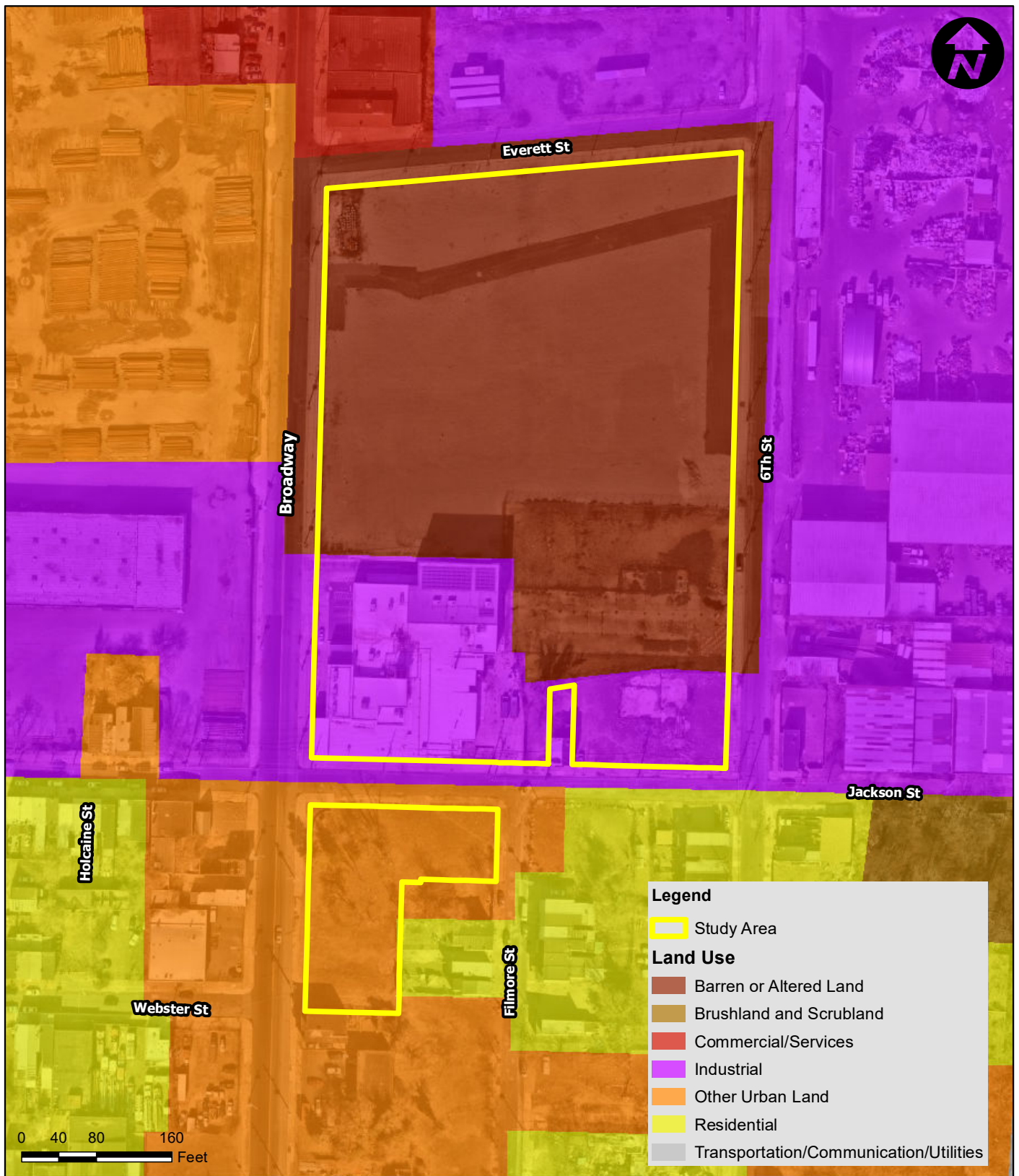
Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 4 Page 1 of 2





### LAND USE/LAND COVER MAP

Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

Sources:  
Land Use/Land Cover 2020 Update, NJDEP, 2024  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2024

Drawn By: DM

Scale: 1" = 150'

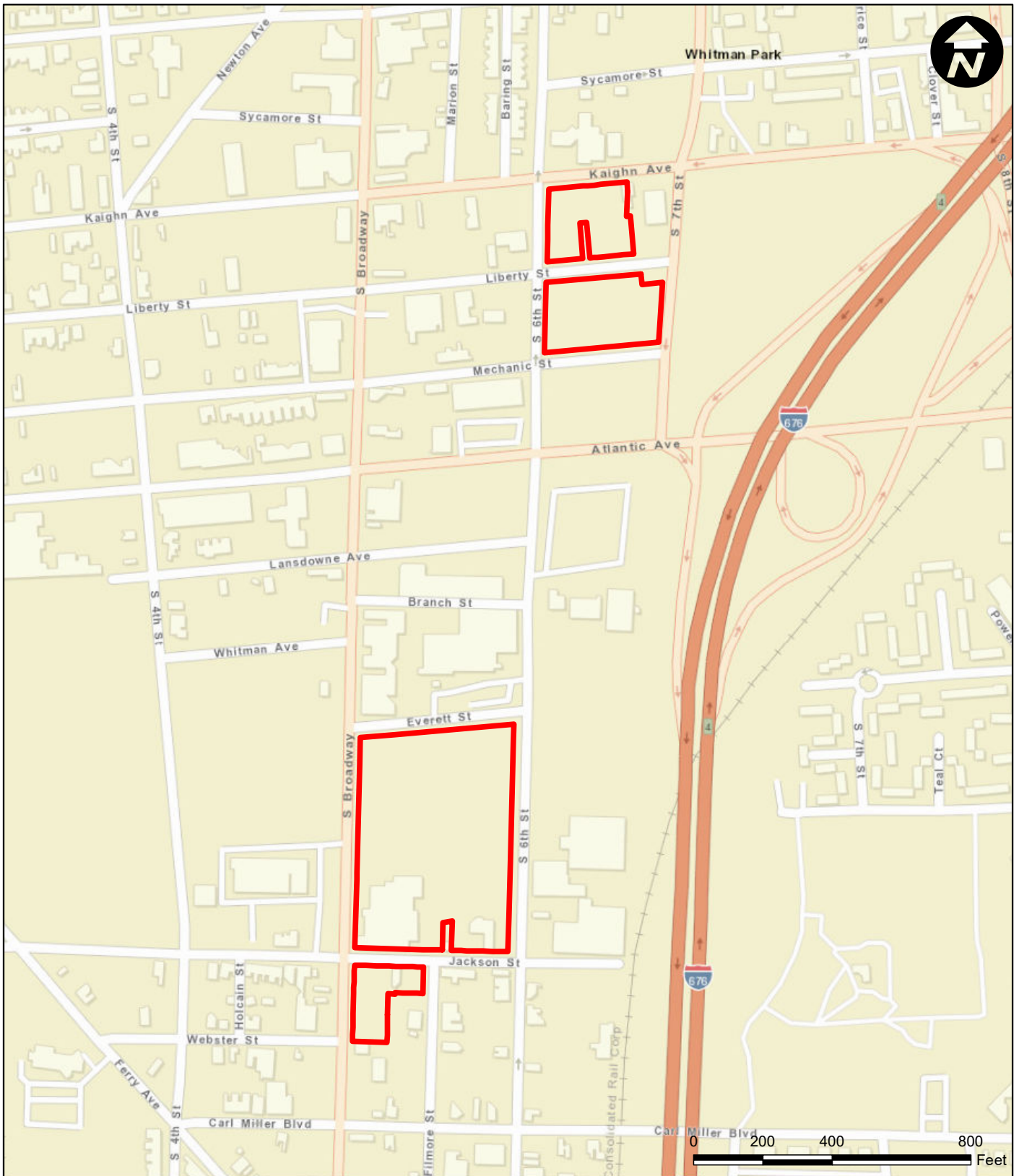
Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 4 Page 2 of 2





### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

Chk'd By: CJ

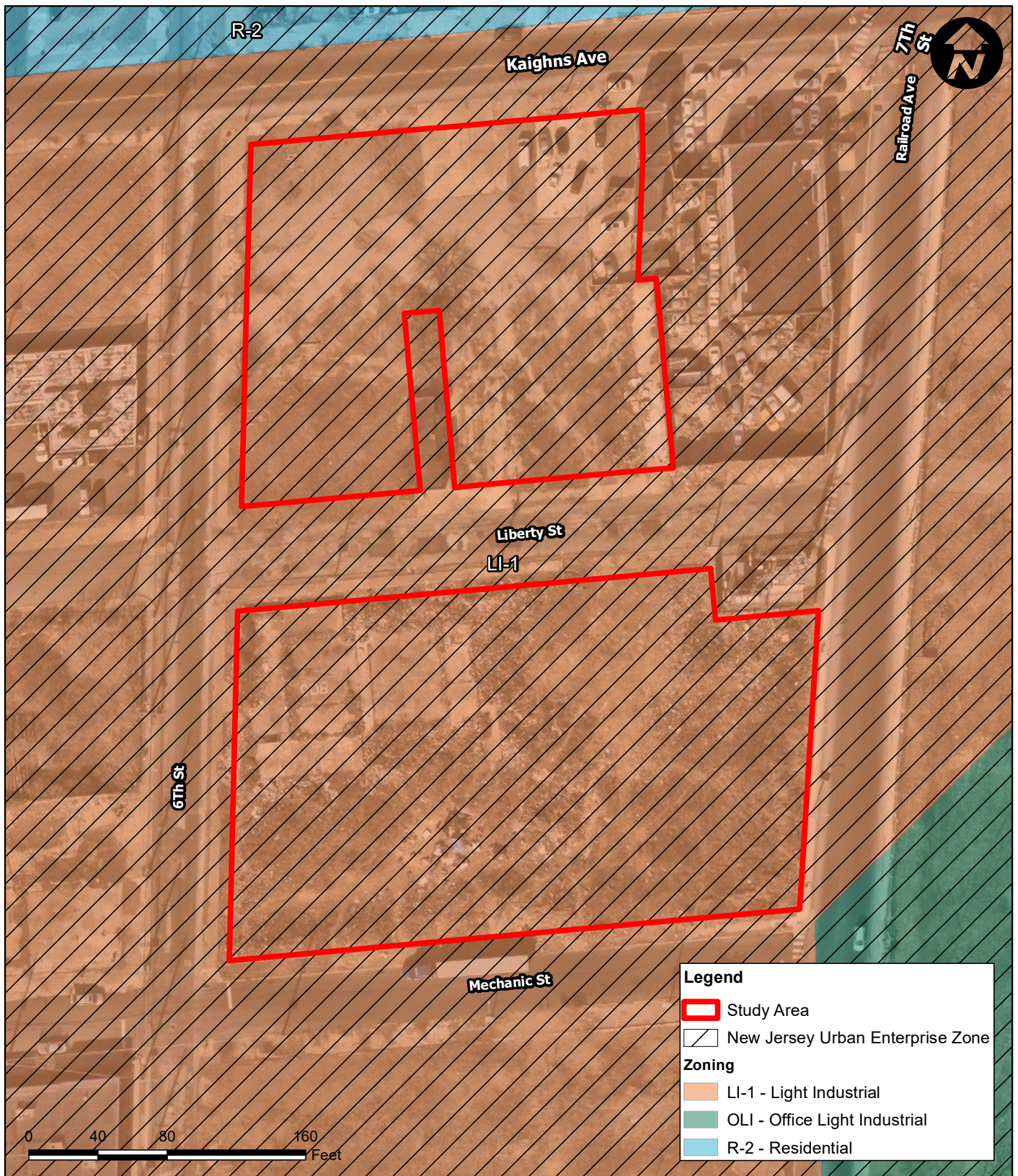
Date: 6/3/2025

Figure No. 0

Sources:  
 Esri, World Street Map, 2024

Path: P:\10142\10003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\KeyMap.mxd





## ZONING MAP

### Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

Sources:  
Proposed Zoning Map, City of Camden, Revised  
July 2008  
Urban Enterprise Zones (UEZ) of New Jersey,  
NJ Department of Community Affairs,  
NJOIT-OGIS, 2021  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2024

Drawn By: DM

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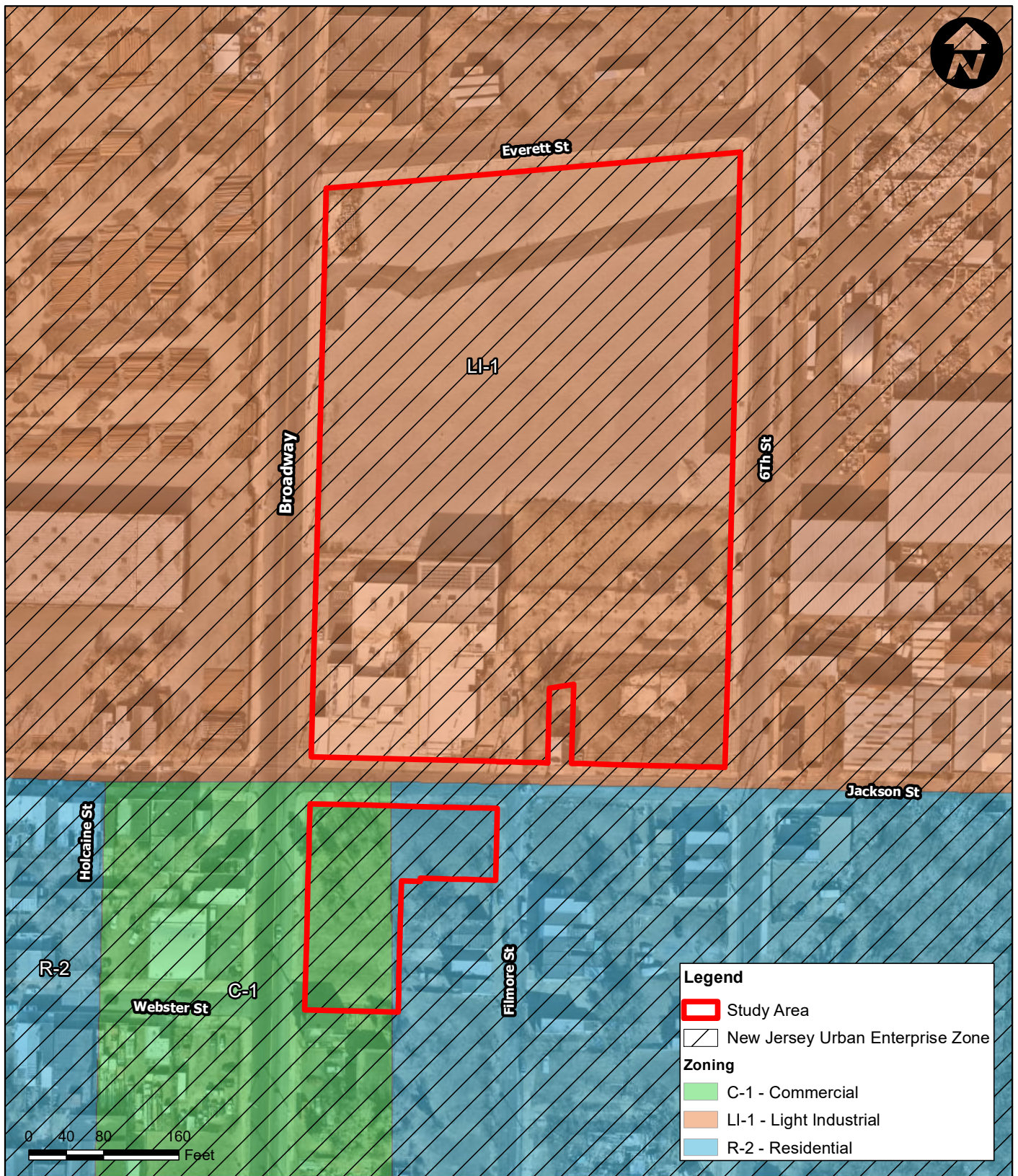
Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 5 Page 1 of 2





**Legend**

Study Area

New Jersey Urban Enterprise Zone

**Zoning**

C-1 - Commercial

LI-1 - Light Industrial

R-2 - Residential

### ZONING MAP

#### Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

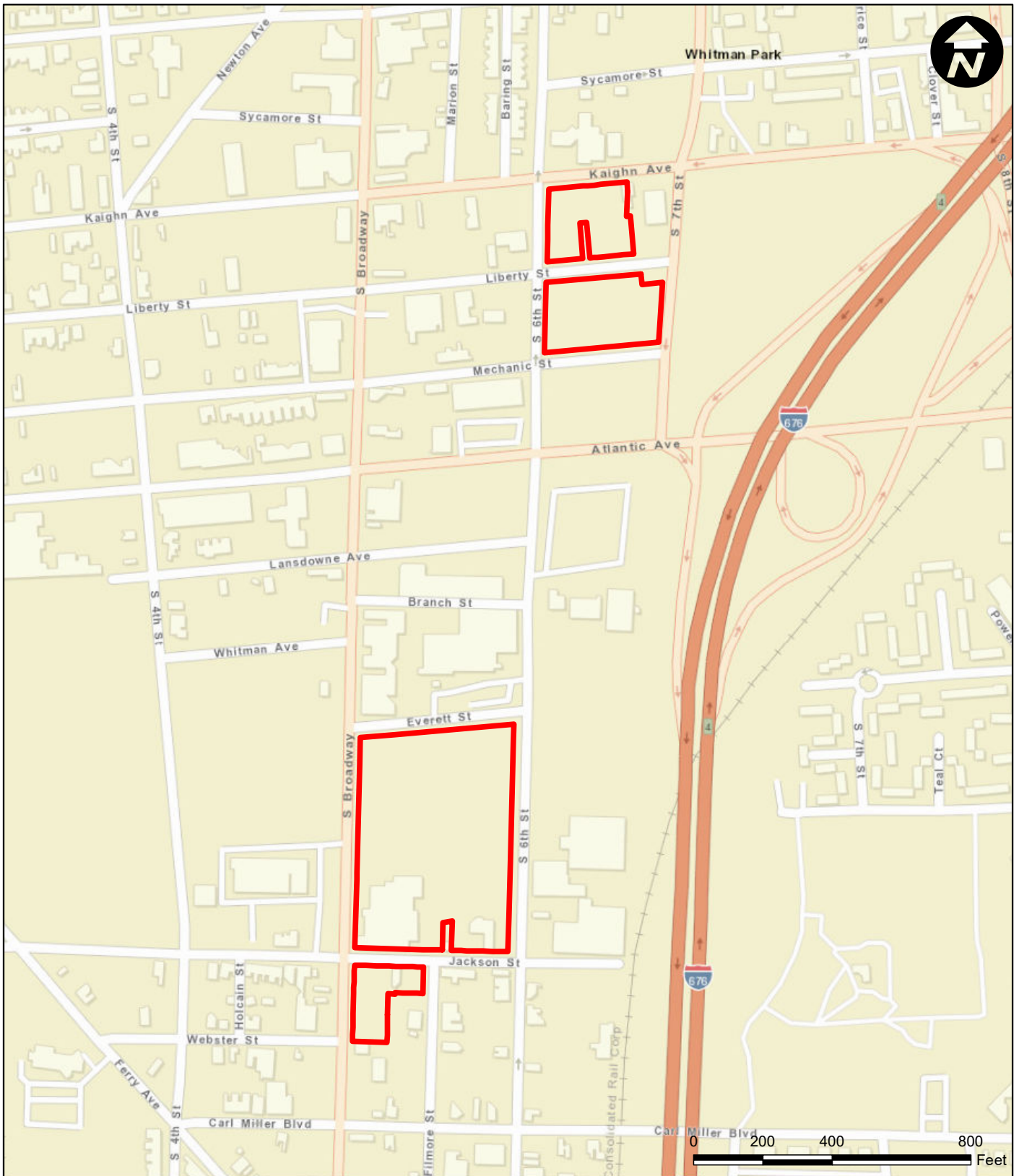
City of Camden

Camden County, New Jersey

Sources:  
Proposed Zoning Map, City of Camden, Revised  
July 2008  
Urban Enterprise Zones (UEZ) of New Jersey,  
NJ Department of Community Affairs,  
NJOIT-OGIS, 2021  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2024

Drawn By: DM	Scale: 1" = 150'	Project No. 10142.0003
Chk'd By: CJ	Date: 6/3/2025	Figure No. 5 Page 2 of 2





### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

Chk'd By: CJ

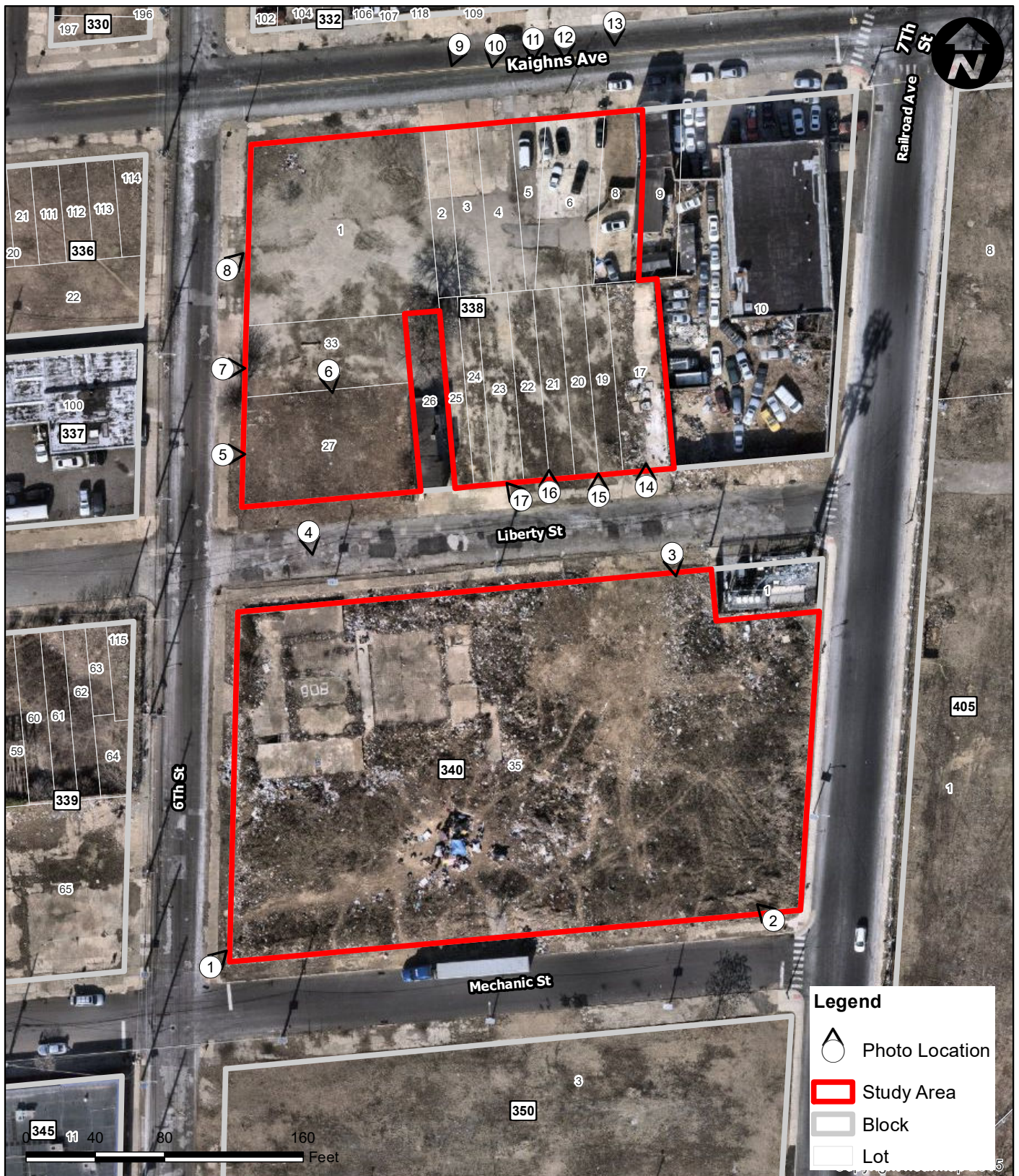
Date: 6/3/2025

Figure No. 0

Sources:  
 Esri, World Street Map, 2024

Path: P:\10142\10003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\KeyMap.mxd





### STUDY AREA NORTHERN PORTION PHOTO LOCATION MAP

Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

Note:  
Photo Locations are approximate.

Sources:  
Parcels Composite of NJ, NJOIT-OGIS, 2023  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2024

Drawn By: DM

Scale: 1" = 80'

Project No. 10142.0003

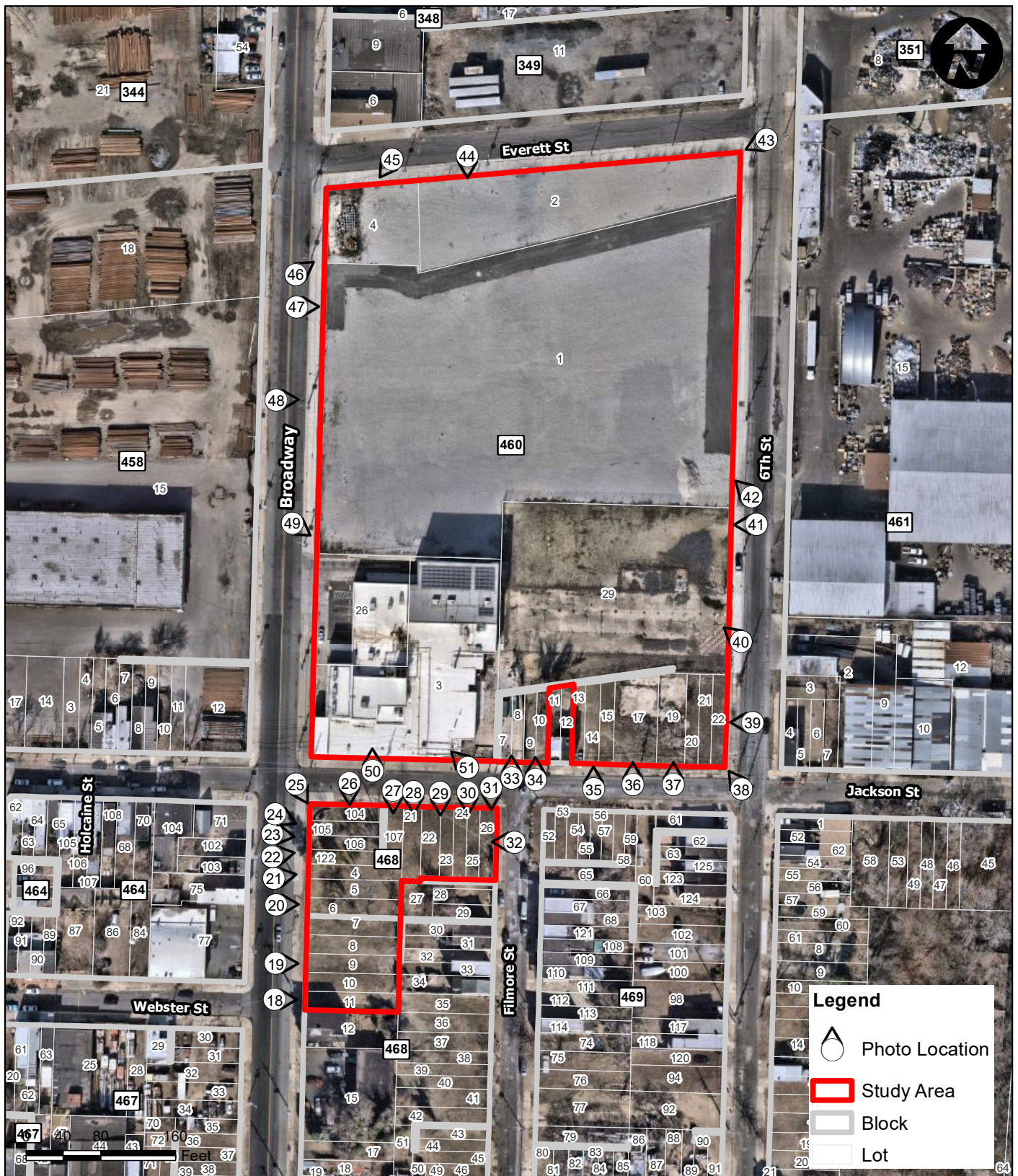
Chk'd By: CJ

Date: 6/3/2025

Figure No. 6 Page 1 of 2

Path: P:\10142\0003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\Fig06\_StudyArea2\_Northern\_Photo\_20250603.mxd





### STUDY AREA SOUTHERN PORTION PHOTO LOCATION MAP

Redevelopment Study Area

Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33

Block 340, Lot 35

Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29

Block 468, Lots 4-11, 21-26, 104-107 & 122

City of Camden

Camden County, New Jersey

Note:  
Photo Locations are approximate.

Sources:  
Parcels Composite of NJ, NJOIT-OGIS, 2023  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2024

Drawn By: DM

Scale: 1" = 150'

Project No. 10142.0003

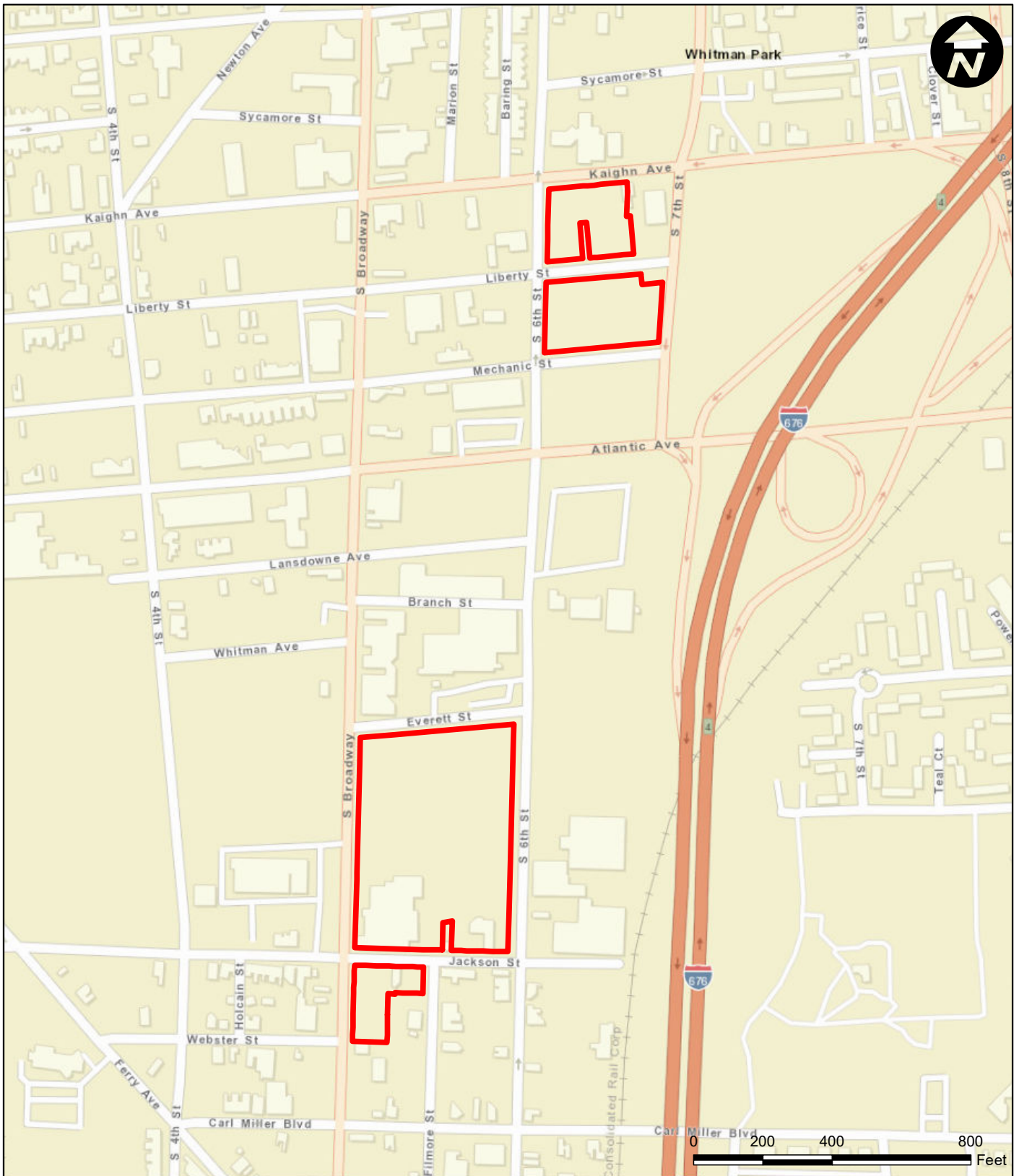
Chk'd By: CJ

Date: 6/3/2025

Figure No. 6 Page 2 of 2

Path: P:\10142\0003\DWGs\GIS\Maps\StudyArea2\Vanilla\Fig06\_StudyArea2\_Southern\_Photo\_20250603.mxd





### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

Chk'd By: CJ

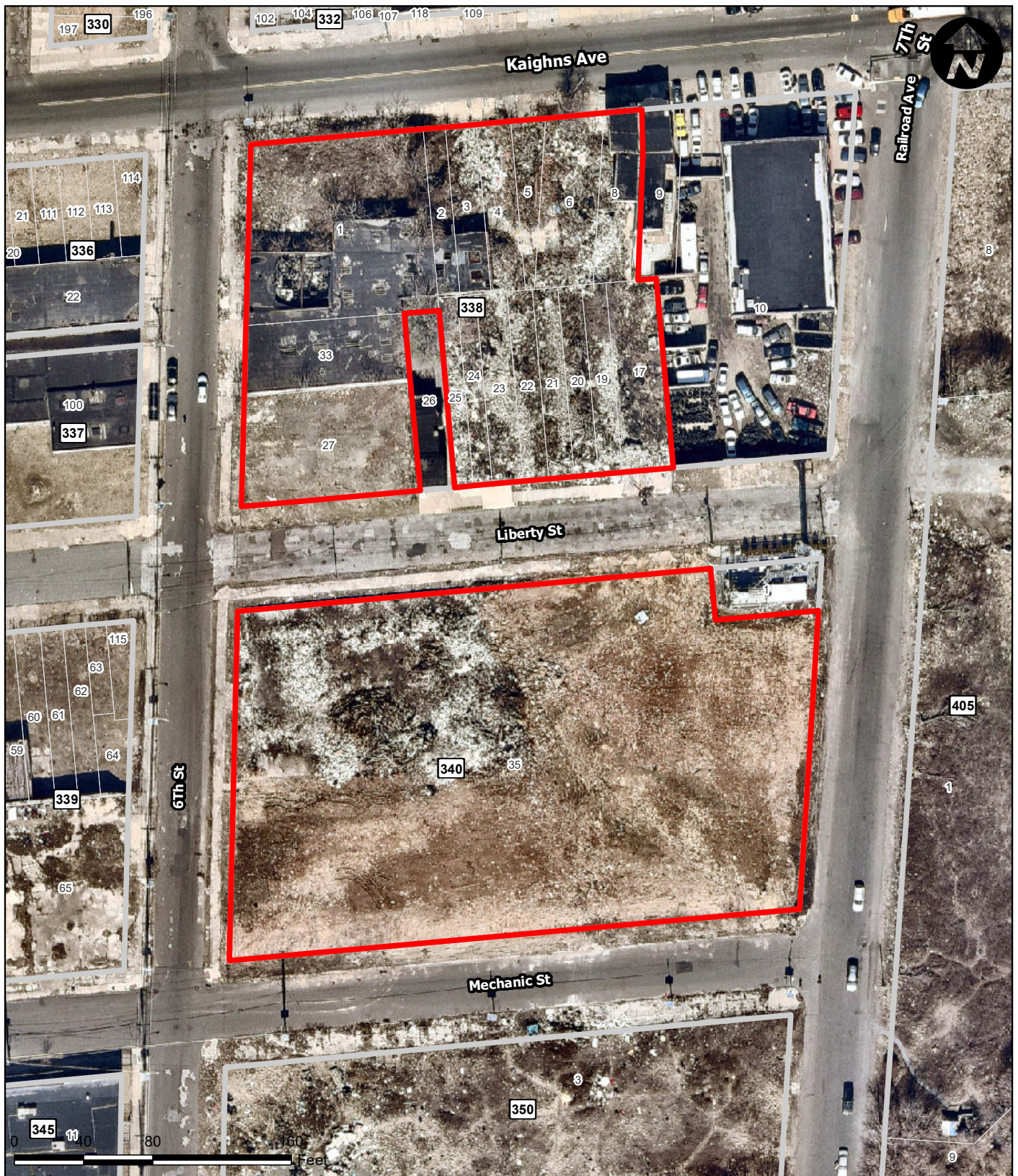
Date: 6/3/2025

Figure No. 0

Sources:  
 Esri, World Street Map, 2024

Path: P:\10142\10003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\KeyMap.mxd





### Legend

- Study Area
- Block
- Lot

### STUDY AREA 2015 AERIAL LOCATION MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Sources:  
 Parcels Composite of NJ, NJOIT-OGIS, 2023  
 Esri, StreetMap USA, 2012  
 NearMap Imagery, March 18, 2015

Drawn By: ML

Scale: 1" = 80'

Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 7 Page 1 of 2





### Legend

- Study Area
- Block
- Lot

### STUDY AREA 2015 AERIAL LOCATION MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Sources:  
 Parcels Composite of NJ, NJOIT-OGIS, 2023  
 Esri, StreetMap USA, 2012  
 NearMap Imagery, March 18, 2015

Drawn By: ML

Scale: 1" = 150'

Project No. 10142.0003

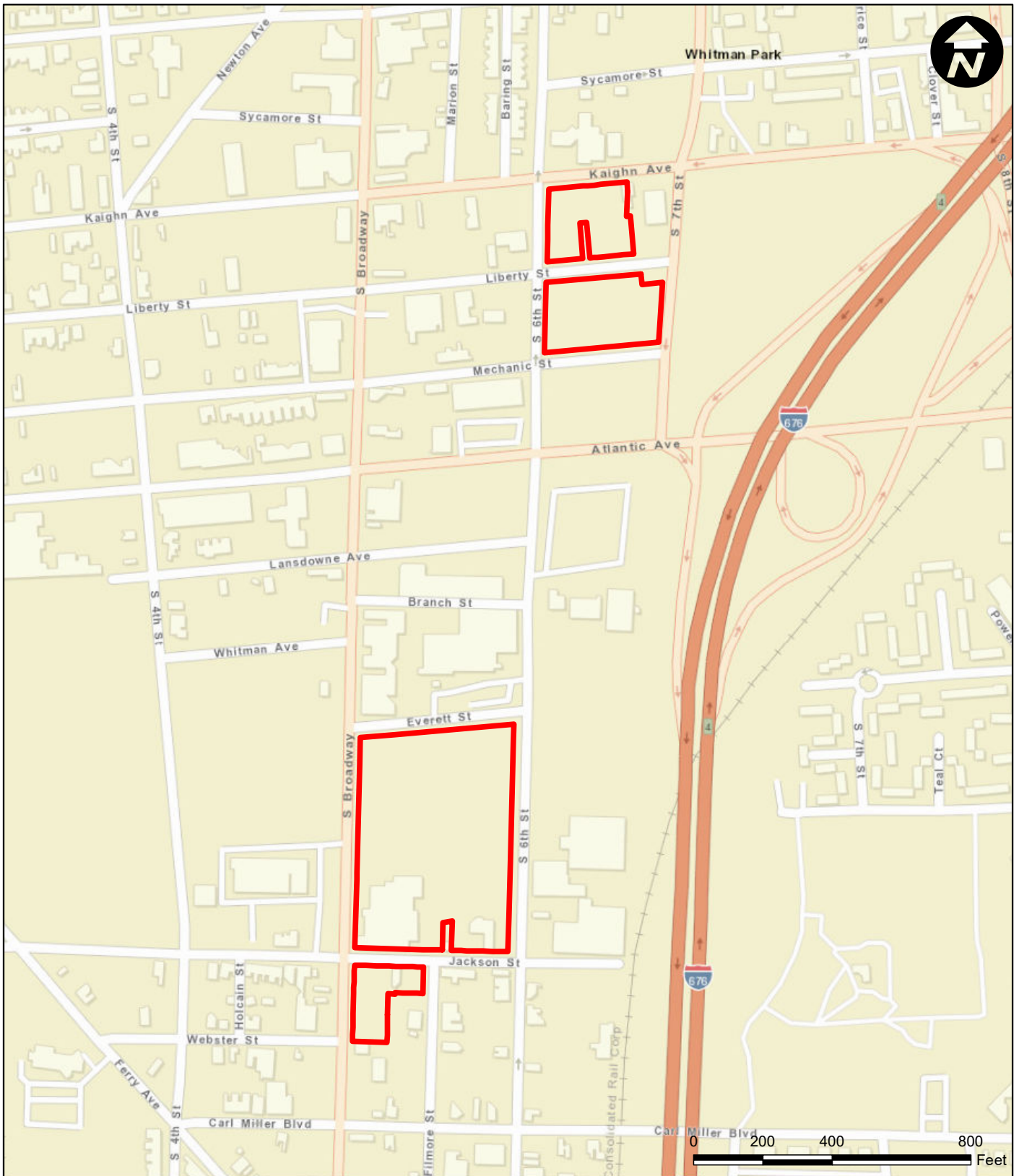
Chk'd By: CJ

Date: 6/3/2025

Figure No. 7 Page 2 of 2

Path: P:\10142\10003\DWGs\GIS\Maps\StudyArea2\Vanilla\Fig07\_StudyArea2\_2015\_Aerial\_20250603.mxd





### Legend

Study Area

### KEY MAP

Redevelopment Study Area  
 Block 338, Lots 1-6, 8, 17, 19-25, 27, & 33  
 Block 340, Lot 35  
 Block 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29  
 Block 468, Lots 4-11, 21-26, 104-107 & 122  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM

Scale: 1" = 400'

Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 0

Sources:  
 Esri, World Street Map, 2024

Path: P:\10142\10003\DWGs\Y-GIS\Maps\StudyArea2\Vanilla\KeyMap.mxd