

# **PRELIMINARY INVESTIGATION**

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

**Study Area**  
Block 338, Lot 26

**CITY OF CAMDEN**  
Camden County, New Jersey

**FEBRUARY 2025**

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## **1.0 EXECUTIVE SUMMARY**

### **1.1 Introduction**

This preliminary investigation report presents information relevant to the designation of Block 338, Lot 26 as an area in need of redevelopment. Block 338, Lot 26 is an approximately 0.05-acre site in the City of Camden (Study Area). On January 14, 2025, the City of Camden City Council adopted a 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 Block 338, Lot 26 as a condemnation redevelopment area subject to the power of eminent domain.

The Study Area is depicted on accompanying figures.

This preliminary investigation presents a 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.

### **1.2 Approach**

This report analyzes the applicability of the statutory criteria set forth in the LRHL for the individual parcel that comprises the Study Area. The existing site conditions and discussion on statutory criteria application for 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 February 11, 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 redevelopment 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 the Study Area exhibits four (4) of the statutory criteria (A, B, D, and H) for designation as an area in need of redevelopment.

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

The Study Area is located in the southwestern portion of the City of Camden in the Bergen Square neighborhood. It is part of the block bound by Kaighn Avenue, Liberty Street, South 6<sup>th</sup> and South 7<sup>th</sup> Streets.

The following tax parcel is included in the Study Area as depicted on Figure 2: Block 338, Lot 26.

### **2.1     Land Use**

According to NJDEP 2020 Land Use Land Cover data, the Study Area is classified as “barren land.” The remaining lots on Block 338 are also classified as “barren land” or “commercial/services”. For the surrounding area, 2020 NJDEP Land Use Land Cover data depicts land use on immediately surrounding parcels as entirely “barren land” and “other urban or built-up land”. Other nearby areas are almost entirely urban consisting of “commercial/services” and other urban land with some “barren or altered land” to the south as well.

New Jersey MOD-IV data classifies the parcel within the Study Area as 15D - Church and Charitable Property. Based on a site visit conducted on December 5, 2024, the Study Area contains a structure in comparatively good condition however it also appeared to be vacant. The structure, located at 613 Liberty Street, has signage indicating use as the “Moorish Science Temple of America”. During the site visit, no one was observed entering or exiting, and there were no cars parked in the general vicinity. However, several people were observed using the building to shelter from the wind. Neither the door nor the windows appeared to be boarded up or otherwise sufficiently secured from unauthorized entry.

Land uses documented proximate to the Study Area during field observations include businesses 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.

Historic land use data for the Study Area and the surrounding area is also available. According to Sanborn Fire Insurance Maps from 1906, historic land use in and around the Study Area was largely residential with some commercial and industrial uses including unidentified stores, a slaughterhouse, and a restaurant. In the surrounding areas there were also stock rooms, a shipping room, a cigar manufacturer, and glass mills. Historic imagery from 1995 appears to show trucking and warehouse distribution operations directly adjacent to the Study Area on Block 340.

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

## **2.2 Zoning and Zoning Ordinance**

The Study Area is located in the Light Industrial (LI-1) Zone as depicted on the 2008 Zoning Map in Figure 5. 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.

The area regulations for the LI-1 Zone are outlined in Table 1 below.

<b>Table 1</b>	
<b>Area Regulations for the LI-1 Light Industrial Zone</b>	
Requirements	Bulk Standards
	Type of Development
	Nonresidential
Minimum lot area	40,000 sq. ft
Minimum lot width	200 ft.
Minimum height	2 stories or 30 ft.
Maximum height	5 stories or 75 ft.
Minimum depth of front yard	25 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	60%
Maximum lot impervious coverage	80%



An analysis of the Study Area in reference to the area regulations outlined in the City of Camden Code concluded that the property may be nonconforming. The Moorish Science Temple of America is situated on Block 338, Lot 26.

The apparently existing land use, the Moorish Science Temple of America, does not appear to conform with any of the uses outlined in Chapter 870, Article XI of the Code, however institutional uses are permitted in all zoning districts.

The existing building fails to comply with the vast majority of the LI District bulk requirements and is located adjacent to the front and side property lines with less than the required minimum yards.

The parcel also has less than the minimum lot area (40,000 sq. ft.) and less than the minimum lot width (200 ft.).

### **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
- 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 five (5) of the above criteria were exhibited. The A, B, D, E, and H criteria were observed as characteristics of the property in the Study Area.

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

The “A” criterion of the LRHL can apply to the parcel 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.*

Block 338, Lot 26 contains a building which is known as the Moorish Science Temple of America. The building appears in comparatively good condition but also appears to be vacant. During the site visit, no one was observed entering or exiting. However, several people were observed using the building to shelter from the wind. The building has windows that are not boarded up which presents the potential for trespassing.

Utility service at the Moorish Science Temple of America has been discontinued as City sewer and water charges for 2022 were not paid. A tax lien sale for unpaid utility fees was documented as of October 23, 2023.

Based on the foregoing, the building observed within the Study Area has characteristics demonstrative of unsafe and unsanitary conditions so as to be conducive to unwholesome living or working conditions.

As such, the Study Area – namely Block 338, Lot 26 – the “A” criterion of the LRHL is applicable.

#### **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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.*

Prior land use data for the Study Area and the surrounding 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 around the Study Area on Block 338 include unidentified stores and a slaughterhouse. Historic imagery from 1995 appears to show trucking and warehouse distribution operations directly adjacent to the Study Area.

As evident by the site visit, the Study Area is now devoid of manufacturing, or industrial uses. To the extent that the current building hosts an institutional use, the property is not suitable for many religious, governmental, charitable, and philanthropic purposes beyond office or administrative functions due to a lack of adequate interior space for gatherings or events or land to accommodate parking. Such office and administrative functions are more aligned with a commercial/ services land use.

The discontinuation of utility service at the Moorish Science Temple of America has been due to unpaid City sewer and water charges for 2022 is also anticipated to result in the building progressing into a further state of disrepair.

Based on the foregoing, the building observed within the Study Area has characteristics demonstrative of abandonment.

Accordingly, the “B” criterion of the LRHL is applicable to Block 338, Lot 26.

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

The “C” criterion of the LRHL can apply to 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.*

The “C” criterion of the LRHL is not applicable to Block 338, Lot 26 (the Study Area) on the basis of ownership by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity. Nor is that parcel unimproved vacant land.

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

The “D” criterion of the LRHL can apply to the parcel 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.*

Block 338, Lot 26 contains a building known as the Moorish Science Temple of America. The building appears in comparatively good condition but also appears to be vacant and abandoned. Moreover, this building hosting an institutional, commercial or services land use on this parcel is representative of faulty arrangement, excessive land coverage, and obsolete layout. Together with the lack of sanitary facilities, these factors are individually and collectively detrimental to the safety, health, morals, or welfare of the community.

During the site visit, no one was observed entering or exiting. However, several people were observed using the building to shelter from the wind. In addition, a small “campfire” was observed on a vacant property proximate to the Study Area during the site visit. The building has windows that were not boarded up which presents the potential for trespassing. Such ad hoc sheltering on or proximate to an apparently vacant building is an attractive

nuisance to the surrounding neighborhood that is detrimental to the safety, health, morals, or welfare of the community.

In addition, Block 338, Lot 26 and the structure thereon presents an excessive land coverage condition due to the substandard parcel size and configuration, as well as non-compliance with most bulk zoning requirements in the City Code. While that condition could be cured with the acquisition of additional adjoining land, such a resubdivision of property is not likely to occur through the instrumentality of private capital. Zoning requirements are presumed to be rooted in the municipality's considered evaluation of public health, safety, morals, and general welfare considerations. As such the degree of departure from ordinance requirements, combined with anticipated impediments to private actions that would cure the deviations results in a finding that Block 338, Lot 26 presents conditions that are detrimental to the safety, health, morals, or welfare of the community.

Taking the foregoing into account, the "D" criterion of the LRHL is applicable to Block 338, Lot 26.

#### **4.5     The "E" Criterion: Underutilization**

The "E" criterion can apply to the Study Area that is 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 property 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.*



Based on physical observations and other evidence detailed throughout this report, Block 338, Lot 26 exhibits a growing lack, if not a total lack, of proper utilization of the property caused by the condition of the title, and other similar conditions including nonresponsive ownership and a lot size and lot configuration that generally inhibits not only utilization of this site but also adversely affects utilization of the surrounding parcels.

Land records indicate the existence of a tax lien for non-payment of utilities. Accordingly, were reportedly shut off in 2023. The City of Camden has made attempts to contact the property owner who has been nonresponsive. Not only does the lien adversely affect individuals that may be contemplating an assemblage, but without potable water or sanitary sewer service, the building is uninhabitable. The structure occupies nearly the entirety of the site and is not being adequately maintained based on conditions documented in August, 2024 and observed in December 2024 and February 2025. Overgrown vegetation is present and the building's doors and windows exhibiting various conditions including appearing unsecured, blocked closed, and boarded up. Graffiti is present on the eastern façade present February 2025. The lot is narrowly configured and significantly undersized based on current zoning requirements. Moreover, the site is centrally located on this city block and as such is physically disruptive of efforts to establish productive land use(s) on surrounding properties. This condition is also impeding land assemblage and discouraging the undertaking of improvements.

Accounting for the foregoing, this site not only exhibits a stagnant and unproductive condition of land in and of itself, but it is also a cause of stagnant and unproductive conditions in surrounding areas that could otherwise be useful and valuable for contributing to and serving the public health, safety and welfare. The conditions present on this property are having negative social and economic impacts that are detrimental to the safety, health, morals, or welfare of the surrounding area. As part of an assemblage, this site and the surrounding properties are potentially useful and valuable for contributing to and serving the public health, safety and welfare of the wider community.

This site meets criteria “E” as the owner and configuration of the property have created unproductive and stagnant conditions.

#### **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.*

Given that the Study Area is less than five contiguous acres and given that 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, 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 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.*

The Study Area is located within the City of Camden's Urban Enterprise Zone and therefore the "G" criterion applies. Nonetheless, qualification under the "G" criterion has a narrow effect and this finding does not appear to provide a sufficient basis to designate the Study Area as an area in need of redevelopment within the context of the governing body's resolution directing the Planning Board to conduct this study.

#### **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**

The preliminary investigation finds that the study area meets the statutory criteria for designation as an area in need of redevelopment. An area may be determined to be in need of redevelopment if it meets one of the eight statutorily enumerated conditions. This study area exhibits at least five of these conditions. As demonstrated in Section 4.0 herein, the study area exhibits characteristics of the “A” (deterioration), “B” (vacant and abandoned commercial, office, or industrial buildings) “D” (site conditions causing community detriment or harm) criteria of the LRHL, “E” (underutilized) and complies with the “H” criterion (smart growth consistency). Review of property conditions and on-site visual investigation of the existing building and property conditions documented the necessary characteristics for these findings as detailed in Section 4.0.

## **6.0     STUDY AREA PHOTOGRAPHS**

Captioned photos of the Study Area taken December 5, 2024 follow. The viewpoint and direction of each photo are identified on the Photo Location Map below.





## 7.0 **FIGURES**

## 8.0 **REFERENCES**

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### Legend

- Study Area
- Block
- Lot

## STUDY AREA AERIAL LOCATION MAP

Redevelopment Study Area

Block 338, Lot 26

City of Camden

Camden County, New Jersey

Sources:  
 Parcels Composite of NJ, NJOIT-OGIS, 2023  
 Esri, StreetMap USA, 2012  
 NearMap Imagery, 2025

Drawn By: DM

Scale: 1" = 50'

Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

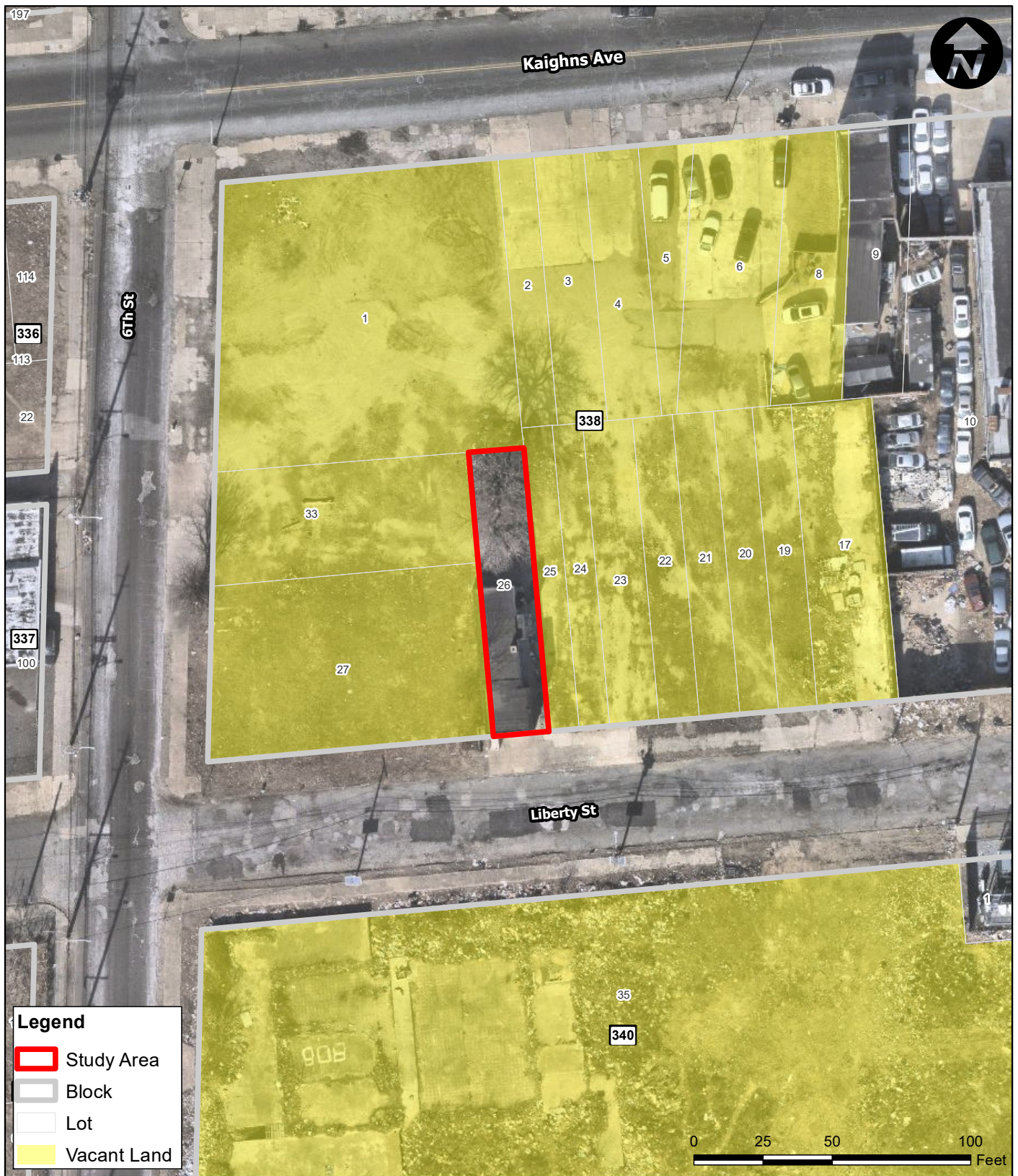
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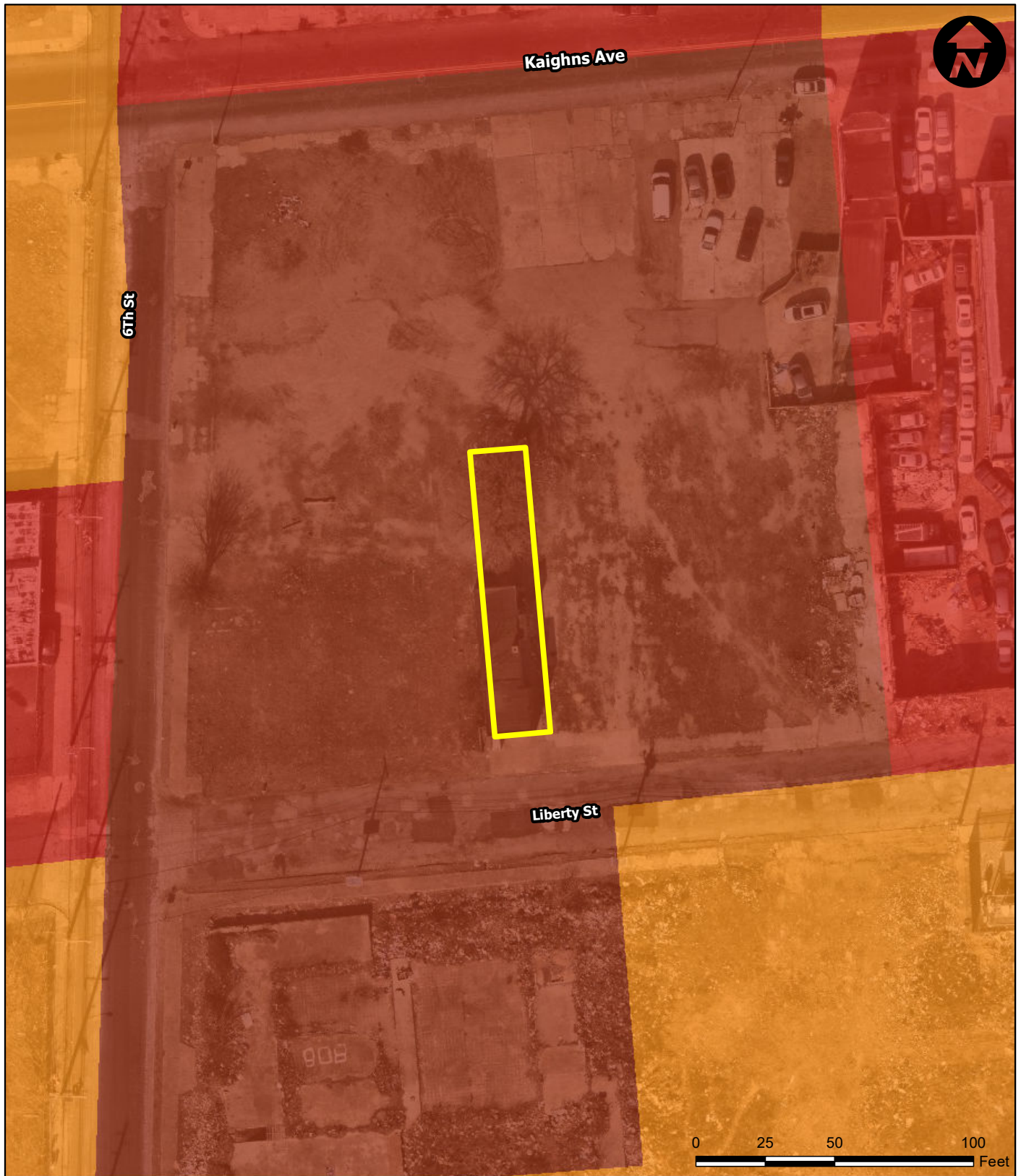


Drawn By: DM	Scale: 1" = 50'	Project No. 10142.0003
Chk'd By: CJ	Date: 6/3/2025	Figure No. 2









# Legend

Study Area

## Land Use

- Barren or Altered Land
- Commercial/Services
- Other Urban Land

## LAND USE/LAND COVER MAP

Redevelopment Study Area

Block 338, Lot 26

City of Camden

Camden County, New Jersey

Sources:  
Land Use/Land Cover 2020 Update, NJDEP, 2020  
Esri, StreetMap USA, 2012  
NearMap Imagery, 2025

Drawn By: DM

Scale: 1" = 50'

Project No. 10142.0003

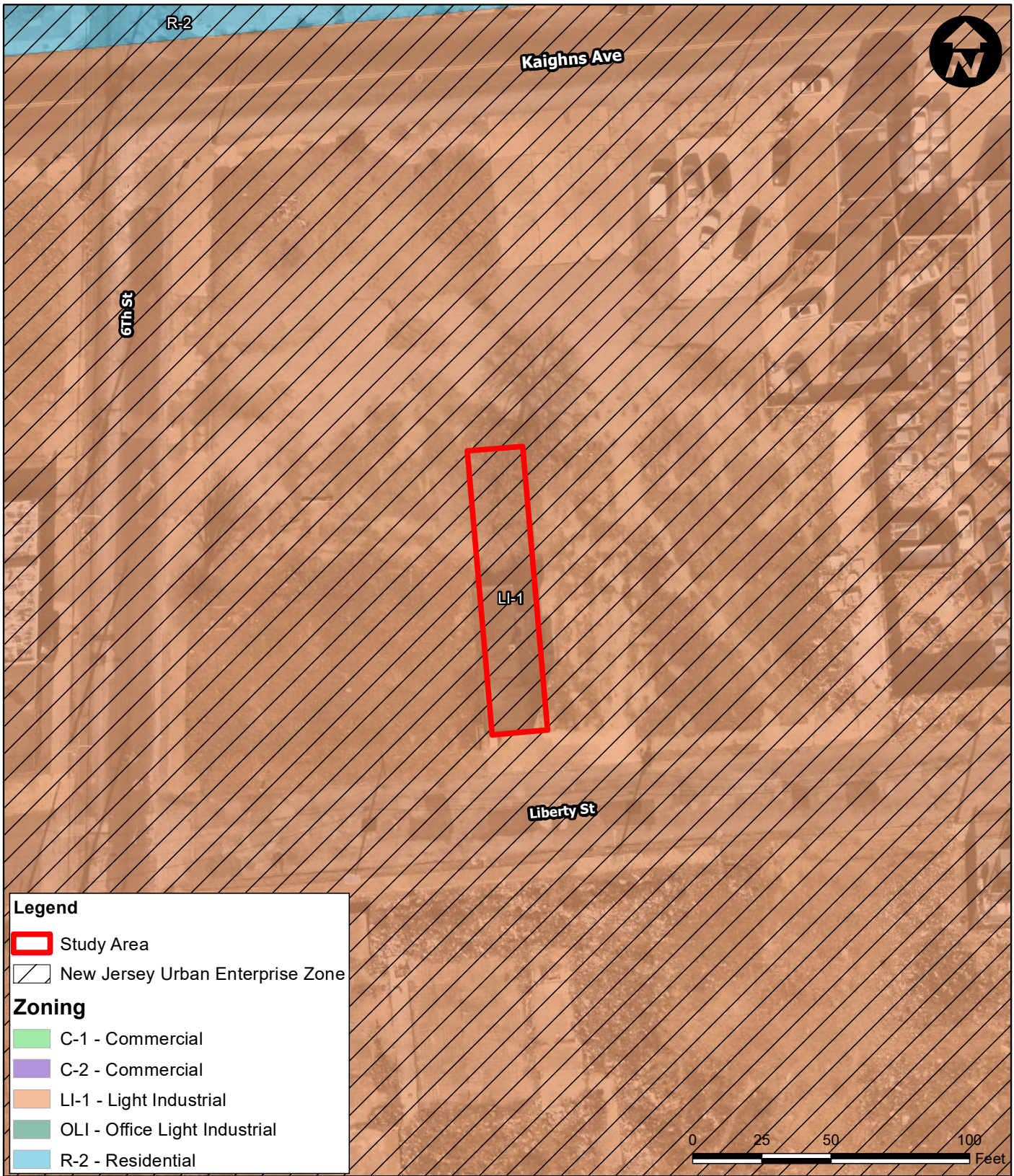
Chk'd By: CJ

Date: 6/3/2025

Figure No. 4

Path: P:\10142\0003\DWGs\GIS\Maps\StudyArea1\Vanilla\Fig04\_StudyArea1\_LandUse\_20250603.mxd





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, 2025

**ZONING MAP**  
 Redevelopment Study Area  
 Block 338, Lot 26  
 City of Camden  
 Camden County, New Jersey

Drawn By: DM	Scale: 1" = 50'	Project No. 10142.0003
Chk'd By: CJ	Date: 6/3/2025	Figure No. 5





## STUDY AREA PHOTO LOCATION MAP

Redevelopment Study Area  
Block 338, Lot 26  
City of Camden  
Camden County, New Jersey

Note:  
Photo Locations are approximate.

Sources:  
Parcels Composite of NJ, NJOIT-OGIS, 2023  
Esri, StreetMap USA, 2012  
NJDEP, High Resolution Orthoimagery, 2020

Drawn By: DM

Scale: 1" = 50'

Project No. 10142.0003

Chk'd By: CJ

Date: 6/3/2025

Figure No. 6

Path: P:\10142\0003\DWGs\Y-GIS\Maps\StudyArea1\Vanilla\Fig06\_StudyArea1\_Photo\_20250603.mxd