

December 11, 2025

Redevelopment Study and Preliminary Investigation Report for Designation of an Area
in Need of Redevelopment Condemnation Area and Area in Need of Rehabilitation for

City of Camden, Camden County, New Jersey

Block 116, Lot 15, Block 1181, Lot 1, Block 1182, Lots 5 & 21, Block 1184, Lots 1, 2, 5, & 7, Block
1186, lots 18, 24, & 25; Block 1182, Lots 6-20, Block 1196, Lot 32-34



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List of Appendices

Appendix A: Resolution MC-25:10235 authorizing the Planning Board to conduct an area in need of redevelopment investigation

I. Introduction

The objective of this Redevelopment and Rehabilitation Study and Preliminary Investigation Report are two-fold: 1) to ascertain whether the properties designated as Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 18, 24 & 25; meet the statutory criteria for a "Condemnation Area In Need Of Redevelopment," (the "Redevelopment Study Area") and whether Block 1182, Lots 6-20 and Block 1196, Lots 32-34 meet the statutory criteria for "Area In Need Of Rehabilitation" (the "Rehabilitation Study Area") in City of Camden as stipulated in the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (LRHL). The Redevelopment and the Rehabilitation Study Areas are delineated on the provided aerial location map (Map 1).

This Redevelopment Study was conducted pursuant to Section 6 of the Local Redevelopment Housing Law (LRHL) (N.J.S.A. 40A:12A-6a):

Under code N.J.S.A. 40A:12A-6a, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality, by resolution, authorizes the Planning Board to conduct a preliminary investigation. This investigation determines whether the proposed area is a redevelopment area according to the criteria laid out in Section 5 of P.L. 1992, C.79 (C.40A:12A-5). This decision shall be made following public notice and a public hearing as mandated by subsection b of this section. The conduct of the investigation and hearing shall be assigned by the governing body to the Planning Board of the municipality.

The City of Camden passed Resolution MC-25:10235 dated October 14, 2025, authorizing the Planning Board to conduct an area in need of redevelopment investigation of properties designated as Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 18, 24 & 25 meet the Statutory Criteria for a "Condemnation Area In Need Of Redevelopment," and whether Block 1182, Lots 6-20 and Block 1196, Lots 32-34 meet the Statutory Criteria for "Area in Need of Rehabilitation" (See Appendix A).

This report serves as the "statement setting forth the basis for the investigation," as required by LRHL [N.J.S.A. 40A:12A-6b(1)-(5)]

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, but the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal government body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

The Resolution MC-25:10235 provided that the "Area In Need of Redevelopment" Study Area shall be subject to a condemnation redevelopment area designation, which means that eminent domain may be exercised if the site is designated a redevelopment area.

In addition, the Resolution MC-25:10235 provided that the “Area In Need of Rehabilitation” Study Area will be determined for Blocks 1182, Lots 6-20 and Block 1196 Lots 32-34. This study report will have two parts, one for the Area in Need of Redevelopment Study and one for the Area in Need of Rehabilitation Study.

Map 1 Aerial Location Map



Federal Street Redevelopment Study Area
Zoomed Satellite Map

BROWNFIELD REDEVELOPMENT SOLUTIONS, INC
CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

II. The Local and Redevelopment and Housing Law

New Jersey's Local Redevelopment and Housing Law (LRHL) was enacted in 1992 as a legislative framework allowing local governments to designate properties meeting specific statutory criteria as areas in need of redevelopment. Notably, the law has been amended multiple times since its original introduction. Once an area receives the "in need of redevelopment" designation, municipalities can formulate redevelopment plans that incorporate public benefit and utilize community input. These plans may include zoning and development standards and facilitate possible financial incentives or subsidies from the State of New Jersey.

Redevelopment Procedure

The LRHL provides a step-by-step process for carrying out redevelopment, ensuring public notice is given and that public participation is involved. The general process is outlined below:

1. The Governing Body adopts a Resolution directing the Planning Board to undertake a preliminary investigation of an area for redevelopment criteria. The LRHL was amended in 2013 to require that the Governing Body's resolution state whether the Study Area is to be considered a condemnation or non-condemnation area when directing the planning board to conduct the preliminary investigation.
2. The Planning Board prepares a map showing the boundaries of the proposed redevelopment area and the location of parcels to be included with a report setting forth the basis for the investigation.
3. The Planning Board sets a date for a public hearing and gives public notice describing the boundaries of the area and the location of the map for public inspection. Notice is also sent to owners of all parcels in the proposed area at least 10 days prior to the hearing.
4. The Planning Board completes the public hearing and makes a recommendation to the Governing Body as to whether or not to designate all or part of a proposed area as being in need of redevelopment.
5. The Governing Body chooses whether or not an area (or part of an area) under study is in need of redevelopment. This determination is made by binding resolution adopted by the Governing Body. Notice of this determination is served on all record property owners located within the designated area and is also submitted to DCA for review.
6. Following the 30-day period for DCA to review and if there are no comments, the area is designated as a redevelopment area and the municipality may exercise all the other powers set forth in the Redevelopment Law.
7. The Governing body authorizes preparation of a Redevelopment Plan which may be delegated to the Planning Board.
8. The Planning Board either reviews the Redevelopment Plan for consistency with Master Plan within 45 days of referral by Governing Body or prepares the redevelopment plan and submits to Governing Body for action.
9. The Governing Body adopts, by ordinance, the redevelopment plan after introduction of the ordinance and a public hearing.

Redevelopment Statutory Criteria

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- A. The generality of the buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking light, air, or space, as to be conducive to unwholesome living or work conditions.
- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable; *Amended in 2019 to include "retail, shopping malls or plazas, and office parks"; period of vacancy for at least two consecutive years for those building types; individual buildings and not multiple buildings apply*
- C. Land 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 at least ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
- E. A growing lack or total lack of proper utilization of areas caused by the condition of 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.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," the execution of the actions prescribed in that act for the adoption by the municipality and approved 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 in need of redevelopment.
- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition, according to Section 3 of the LRHL "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 condition, for the effective redevelopment of the area of which are a party." (N.J.S.A. 40A:12A-3)

III. Study Area Description

The Redevelopment Study Area, encompasses eleven separate lots within five blocks (Block 116, Lot 15, Block 1181, Lot 1, Block 1182, Lots 5 & 21, Block 1184, Lots 1, 2, 5, & 7, Block 1186, lots 18, 24, & 25. The sites are situated along Federal Street Corridor in East Camden. The majority of the Study Area sites are located along Federal Street between River Avenue along the Cooper River, and S. 17th Street.

Existing Land Uses

The following table provides a detailed overview of the existing land uses within the Redevelopment Study Area. It includes each property classified by its block and lot numbers, address, area in acres, and current utilization.

Table 1 Existing Land Use				
Block	Lot	Address	Acres ¹	Land Use
116	15	NE Federal & Admiral Wilson Blvd	1.5	Vacant
1181	1	NW Federal & River Ave	.8	Vacant
1182	5	NS Federal 270 E. River Ave.	.6	Vacant
1182	21	NE Federal & River Ave.	1.9	Vacant
1184	1	1601 Federal Street	.2	Vacant
1184	7	NS Federal 312 W. 17 th St	.2	Vacant
1184	5	1625 Federal St	2.9	Vacant
1184	2	1625 Federal St	.01	Vacant
1186	18	1600 Federal St	.3	Commercial building with parking lot in rear
1186	24	SS Federal St 300 W 17 th St	.1	Vacant
1186	25	1698 Federal St	1.4	Vacant

Study Area Ownership

The Ownership information for the Study Area is shown in the following table. This information was obtained from the online Camden County Clerk Property Records and MOD IV tax data.

¹ New Jersey Geographic Information Network. Parcels and MOD-IV. Trenton. NJ Office of Information Technology, Office of GIS. 2025

Table 2: Study Area Ownership			
Block	Lot	Owner	Owner's address
116	15	City of Camden	P.O. Box 95120 Camden, NJ 08101
1181	1	City of Camden	P.O. Box 95120 Camden, NJ 08101
1182	5	City of Camden	P.O. Box 95120 Camden, NJ 08101
1182	21	City of Camden	P.O. Box 95120 Camden, NJ 08101
1184	1	Lynkram	1601 Federal Street, Camden, NJ 08105
1184	5	City of Camden	P.O. Box 95120 Camden, NJ 08101
1184	7	Ponte Equities, Inc.	268 West Street, New York, NY 10013
1184	2	City of Camden	P.O. Box 95120 Camden, NJ 08101
1186	18	BH Property, LLC	1507 State Street, Camden, NJ 08105
1186	24	V Ponte & Son's, Inc	268 West Street, New York, NY 10013
1186	25	City of Camden	P.O. Box 95120 Camden, NJ 08101

Property Values

The Table below presents the land, improvement, and total values for each property within the Study Area obtained from the Property Explorer MOD IV tax data.

Table 3: Study Area Property Tax Records					
Block	Lot	Land Value	Improvement Value	Total Value	Property Class
116	15	\$139,100		\$139,100	Public Property- 15C
1181	1	\$105,500		\$105,500	Public Property- 15C
1182	5	\$61,500		\$61,500	Public Property- 15C
1182	21	\$109,500		\$109,500	Public Property- 15C
1184	1	\$38,500		\$38,500	Vacant Land - 1
1184	5	\$176,800		\$176,800	Public Property- 15C
1184	2	\$176,800		\$176,800	Public Property- 15C
1184	7	\$27,100	\$13,500	\$40,600	4A
1186	18	\$51,800	\$175,000	\$226,800	4A
1186	24	\$26,500	\$1,900	\$28,400	4A
1186	25	\$109,400	\$27,800	\$137,200	Public Property- 15C

Surrounding Land Uses

The Redevelopment Study Area is situated along the Federal Street Corridor between the Cooper River, railways and Admiral Wilson Blvd in the Marlton neighborhood of East Camden. East Camden has a population of about 19,159 residents.

The following contextual elements surround the Study Area sites:

Block 116, Lot 15

North of Block 116, Lot 15: Railroad tracks sit north of the site.

East of Block 116, Lot 15: The Cooper River runs east of the site under the train trestle and the Federal Street North Camden Gateway bridge.

South of Block 116, Lot 15: Federal Street fronts the site on the southern border with an intersection of Flanders Blvd which leads onto Admiral Wilson Blvd. Across Federal Street is an industrial one-story garage building with an Airgas tank.

West of Block 116, Lot 15: Route 30/ Admiral Wilson Blvd border the west side of the site. There is no access from the site to the road on the west side.

Block 1181, Lot 1

North of Block 1181, Lot 1: Railroad tracks border the north edge of the site.

East of Block 1181, Lot 1: River Ave borders the site on the east side intersecting with Federal Street to the south and the train tracks to the north. Across River Ave. is another vacant lot under investigation for redevelopment.

South of Block 1181, Lot 1: South of the site along Federal Street is an Equipment Shop with a large parking lot for vehicles and equipment bordering the river.

West of Block 1181, Lot 1: The Cooper River runs along the west border of the site.

Block 1182, Lots 5 & 21

North of Block 1182, Lots 5 & 21: Railroad tracks border the north edge of the site.

East of Block 1182, Lots 5 & 21: Lots 5 & 21 are bordered on the east by a vacant lot that is part of the Redevelopment Study Area. Further east of the Study Area is Resin Tech, a large manufacturing company.

South of Block 1182, Lots 5 & 21: Lots 5 and 21 sit along Federal Street to the south. Lot 5 indents away from Federal Street where rowhomes sit along the rest of its southern edge. Across Federal Street is the Equipment Shop and Your Food Shelf/ Woodland Community Development Corporation building on the corners of S 15th Street. Also, across from Lot 5 on Federal Street is Cathedral Kitchen Café and Social Services building and auto import lot on the corner of S 16th Street.

West of Block 1182, Lots 5 & 21: River Ave borders the west side of the site.

Block 1184, Lots 1, 2, 5, & 7

North of Block 1184, Lots 1, 2, 5, & 7: Railroad tracks border the north edge of the site.

East of Block 1184, Lots 1, 2, 5, & 7: Resin Tech, a large manufacturing company, is situated east of the lot 5 along Federal Street.

South of Block 1184, Lots 1, 2, 5, & 7: Federal Street front lots 1, 5, and 7 with a vacant lot across Federal Street to S 17th Street, which is part of the Redevelopment Study Area.

West of Block 1184, Lots 1, 2, 5, & 7: Block 1184, Lot 1 borders the Block 1182, Lot 5 which is also part of this area in need of redevelopment investigation.

Block 1186, Lots 18, 24, & 25

North of Block 1186, Lots 18, 24 & 25: Federal Street borders the north side of the site. Rowhomes and the Coamo Social Club sit across from lot 18. A vacant lot (Block 1184, Lot 5) which is part of this investigation for an area in need of redevelopment sits across Federal Street from lots 24 & 25.

East of Block 1186, Lots 18, 24 & 25: S 17th Street borders the eastern edge of the site with a distributor warehouse on the corner of S 17th Street and Federal Street.

South of Block 1186, Lots 18, 24 & 25: Carman Street borders the south side of the site with two rowhomes, vacant lots, and a garage building across Carman Street.

West of Block 1186, Lots 18, 24 & 25: A tire shop building with rear parking lot borders the west side of the site.

Public Transportation: The proposed Redevelopment Area is well connected to surrounding regions via public transportation. Four (4) NJ Transit bus routes have stops along Federal Street: the 404, 405, 406, & 407. The 404 route runs from the Cherry Hill Mall, through Pennsauken, to Philadelphia; the 405 route begins in Camden, through Merchantville and ends at the Cherry Hill Mall; the 406 route runs from Berlin to Philadelphia; and the 407 route travels from Camden to Merchantville and ends at the Moorestown Mall. The bus routes that travel to Philadelphia terminate within walking distance of several local and regional rail systems. The 405 and 407 routes both terminate at the Walter Rand Transportation Center in Camden, where there is a stop for the RiverLine light rail to Trenton and the PATCO to Center City Philadelphia.

Environmental Constraints of Redevelopment Study Area

Flood Zones

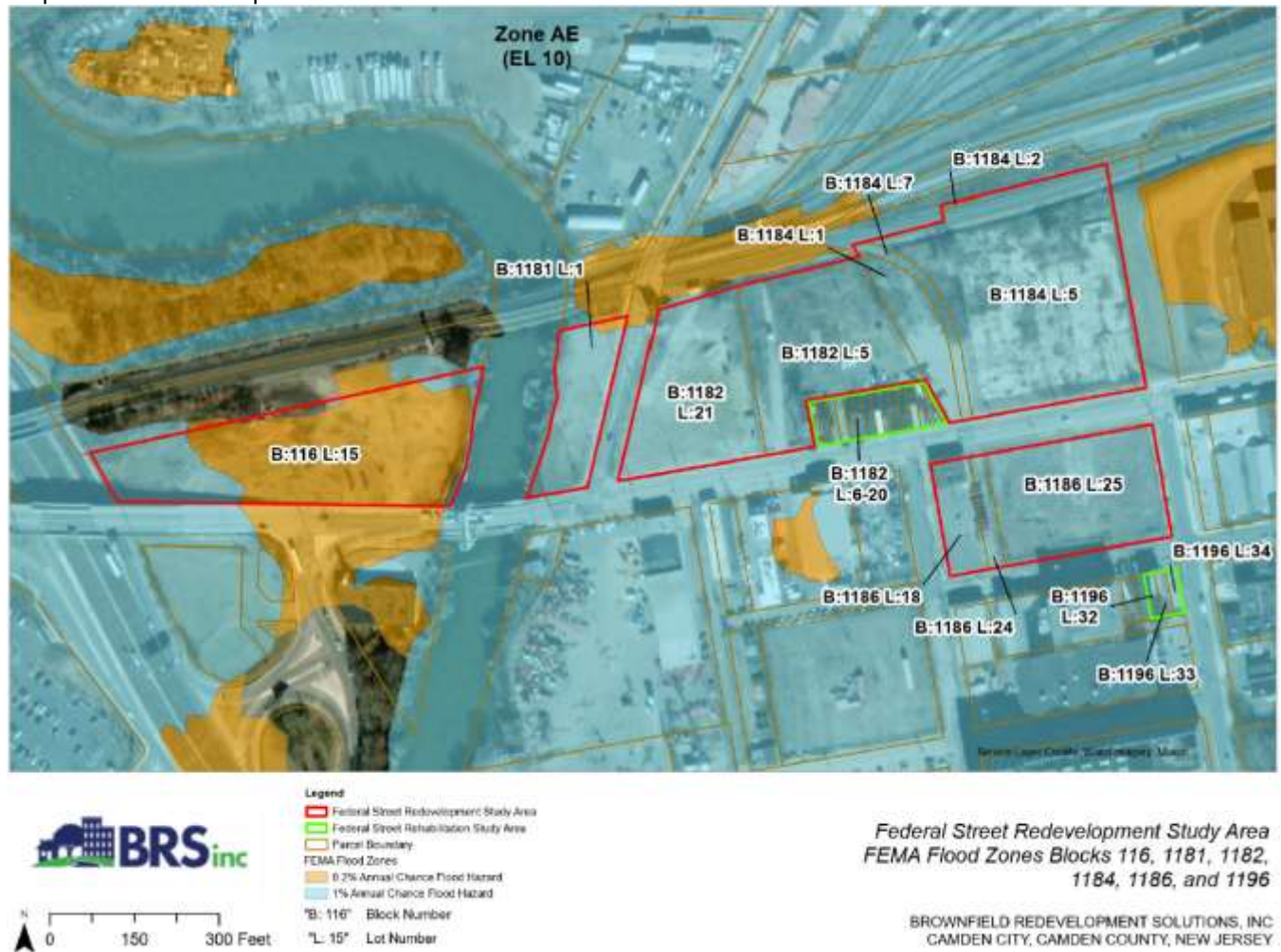
A review of the New Jersey Department of Environmental Protection (NJDEP) and Federal Emergency Management (FEMA) maps indicate that the entire Redevelopment Study Area is located within flood zones. Flood Areas on the Map provided according to N.J. CRS GIS Online viewer for FEMA Flood maps indicate that most of Block 1181, and all of Blocks 1182, 1184, 1186, are in the Special Flood Hazard area, which indicates a 1% annual chance flood or 100-year flood. The majority of Block 116, Lot 15 and the northeastern edge of Block 1181 Lot 1 are located within the Moderate Flood Hazard Area with .2% Annual chance Flood. The Study Area falls within the HUC-11 Watershed: Cooper River.

Table 4: Flood Zones in the Study Area

Block	Lot	Flood Zone Description
116	15	Majority of the lot is covered by Moderate Flood Hazard Area indicating a .2% annual chance flood or 100-year flood and situated along with Regulatory Floodway (Cooper River). The western part of the lot is located within the 1% annual chance flood hazard zone.
1181	1	The majority of the lot is located within the Special Flood Hazard Area indicating a 1% annual chance flood zone. The northwestern edge of site is located in the Moderate Flood Hazard Area with a 0.2% annual chance flood.

1182	5, 21	The entire Block is located in the Special Flood Hazard Area indicating a 1% annual chance flood.
1184	1, 2, 5, 7	The entire Block is located in the Special Flood Hazard Area indicating a 1% annual chance flood.
1186	18, 24, 25	The entire Block is located in the Special Flood Hazard Area indicating a 1% annual chance flood.

Map 2 FEMA Flood Map



Contaminated Sites

The Federal Street redevelopment Study Area sites have varying levels of contamination and are in varying stages of remediation:

Block 116, Lot 15

This site has historically been used for various commercial and industrial uses dating back to the late 1800's. Historic maps from 1894-1995 all show a railroad spur on the northwestern portion of the property. The 1949-1984 maps show six former structures, and historic aerial photographs from 1940-1970 show the railroad spur, a smokestack connected to the building nearest the Cooper River, and several buildings scattered across the site. By 1986, aerial photographs show that the structures had been demolished.

Historic fill of undetermined makeup is located on most if not all of the site. In 1988, an NJDEP inspection revealed a discharge of oil from the site to the Cooper River. A follow-up inspection and soil and water sampling were completed along the riverbank and other areas of the site in 1989. Results showed elevated petroleum hydrocarbons. Other soil exceedances include lead, chrysene, and benzo(a) anthracene.

In 2025, the CRA contracted a Licensed Site Remediation Professional to conduct a Preliminary Assessment (PA) and geophysical survey, with a Site Investigation recommended as the next step. The PA identified 31 areas of concern of which 29 warrant further investigation. The site is part of the Federal Street Brownfield Development Area (BDA); a state designation that gives priority funding to clusters of brownfield sites.

Block 1181, Lot 1

In 2015 a Phase 1 Environmental Site Assessment was completed and several recognized environmental conditions (RECs) were identified. In addition, there are two oil spill reports on record in the Cooper River in the vicinity of – and possibly related to – the site.

In 2025, the CRA contracted a Licensed Site Remediation Professional to conduct a Preliminary Assessment (PA) in conjunction with a ground penetrating radar survey. The recommended next step is a Site Investigation (SI) to learn more about 16 potentially contaminated areas of concern.

Block 1182, Lot 5 & 21

This site is listed on the known Contaminated Site List from the NJ Department of Environmental Protection's Site Remediation Program identified as Action Port a Pot as active (NJEMS Preferred ID G000027674) and part of the BDA with confirmed contamination within the Redevelopment Study Area.

The Standard Oil Company operated at the site between 1907 and 1926. By 1977 all of Standard Oil's onsite operations ceased, and the site was used as a contractor's storage yard, with the exception of a filling station shown on the eastern side of a building on tax Lot 21. Wood pallets were then stored onsite in the late 1990s. Both lots have been the subject of various environmental investigations and reports. The site was abandoned around 2000, and the last known use was a portable toilet rental facility.

There were several above- and underground storage tanks and drums at the site. However, the facility handled only virgin petroleum products and there is no record of manufacturing, processing, waste oil, nor sales of specialty products such as jet fuel and aviation gasoline.

Several areas of concern were identified in a Preliminary Assessment (PA) Report in 2001 and Site Investigation (SI) Report in 2003. Based on the SI, site soils contain extractable petroleum hydrocarbons (EPH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) including poly-aromatic hydrocarbons

(PAHs), and metals above NJDEP Site Remediation Standards (SRS). The groundwater contains VOCs and metals above NJDEP Groundwater Quality Standards (GWQS). Historic fill of unknown composition is present at the site. In 2002 one unregulated 500-gallon heating oil underground storage tank was excavated and removed, and three shallow groundwater monitoring wells were installed on Lot 21. Currently, the CRA has contracted with a Licensed Site Remediation Professional to carry out additional investigation activities and a ground penetrating radar survey at the site.

Block 1184, Lots 1, 2, 5, & 7

Block 1184, Lot 5 is listed on the NJDEP's Known Contaminated Site list as Borden Chemical Printing and is active (NJEMS Preferred ID G000003602) with LSRP- C2 as of March 2014. The Borden Chemical Site has a history of a variety of industrial uses. The site was owned and operated by the Warren Webster Factory which manufactured steam heating supplies dating back to 1906. Cities Service Co. operated the property from 1940 until 1974 when Borden Chemical took ownership of the property. Both Cities Service Co. and Borden Chemical manufactured oil- and water-based printing inks. Borden Chemical owned the property until approximately 1983 when it was sold to Lynkram, a manufacturer of wire display racks. The site has been vacated since the 1990s. The City of Camden acquired the property in 1999 via foreclosure. Several sections of the building complex were destroyed by fire in the late 1990s. The last remaining buildings standing at the site have been demolished as of 2017.

The City of Camden and the Camden Redevelopment Agency have performed a series of environmental investigations at the site, beginning in 2001. Hazardous wastes generated at the facility as part of manufacturing activities included spent solvents, which contained volatile organic compounds (VOCs). Ink wastes also contained heavy metals including hexavalent chromium. As a result, site soils are contaminated with VOCs, PCBs, metals (including arsenic and lead) and other contaminants. While some soil contamination is associated with discrete area of concerns related to former site operations, there is also site-wide historic fill material. Groundwater contamination was also identified at the site: the groundwater was found to have low concentrations of arsenic and chlorinated VOCs at levels requiring remediation. The site's contaminated soil and groundwater needs to be addressed prior to redevelopment. It is part of the Federal Street BDA.

Block 1184, lot 2 is adjacent to lot 5 that is on the Known Contaminated Site list. It also sits along the Railroad line and includes an area of mapped historic fill material according to NJDEP mapping.

Block 1184, Lots 1 and 7 do not display any contamination according to NJDEP mapping tools, however they are vacant lots sitting adjacent to lot 5 which is a Known Contaminated Site. Their proximity to the contaminated site is likely to inhibit future development.

Block 1186, Lots 18, 24, & 25

Block 1186, Lot 25 is listed on the NJDEP's Known Contaminated Site list as Concord Chemical Company, Inc and is active (NJEMS Preferred ID 002734) with LSRP- C2 as of June 2014. Concord Chemical Company operated from 1969 through at least 2004 and likely through 2009 as a soap manufacturing facility but abandoned the property in 2010. Multiple records of historic spills of oil and hazardous materials are on file and multiple spills were discharged to the municipal storm sewer system. It is part of the Federal Street BDA.

Block 1186, lot 24 does not display any contamination according to NJDEP mapping tools, however the site is an old railroad spur located adjacent to lot 25, which is a Known Contamination Site as discussed above.

Block 1186, lot 18 does not display any contamination according to NJDEP mapping tools. However, its location on the same block as lot 25, which is known to be contaminated, is likely to inhibit redevelopment.

Historic Districts and Sites

While there are no historic districts or sites designated within the proposed Redevelopment Study Area, there are two historic districts and two historic sites located nearby. The railroad lines and rail yard bordering the north side of the Redevelopment Study Area are mapped (NJ-GeoWeb) as the Camden and Amboy Railroad Main Line Historic District and considered eligible for the National Register according to a State Historic Preservation Office (SHPO) opinion dated 3/23/2016.

The Wrightsville Historic District was identified on 8/1/2007 as a proposed historic district. This historic area is located further east along Federal Street a few blocks away from the proposed redevelopment area.

In addition, the train trestle connecting the Riverline train tracks over the Cooper River is listed as the Cooper River Swing Span Railroad bridge and is eligible as an individual historic site contributing to the Camden and Amboy Railroad Main Line Historic District. The Federal Street Bridge is mapped (NJ-GeoWeb) as an eligible individual historic site and considered eligible for the National Register according to a SHPO opinion dated 3/23/2016. The Federal Street Bridge connects North Camden to East Camden along Federal Street, bordering Block 116, Lot 15 and Block 1181, Lot 1 of the Redevelopment Study Area to the south.

IV. Relationship to Existing Zoning

The Zoning Map for the City of Camden currently shows part of the Study Area in the GI-2 General Industrial district of the city, and part of the Study Area in the TOD district. However, there was an amendment to the ordinance (Ordinance MC-4985 adopted August 9, 2016) extending the GI-2 General Industrial Zone west. All parcels within the Study Area are therefore presently located within the GI-2 General Industrial zone. The GI-2 District allows for a range of heavy industrial uses, along with offices, laboratories, warehouses, restaurants, and community centers, with no retail or residential uses.

The zoning regulations governing the GI-2 General Industrial District are codified in the Land Development Ordinance, specifically Article XI (§870-97 through §870-101), adopted by the City Council and available via the City's official code repository at <https://ecode360.com/28224645>.

Table 5 : Current Zoning and Uses

Block	Lot	Address	Zoning	Adjacent Zoning	Current Use
116	15	NE Federal & Admiral Wilson Blvd	GI-2- General Industrial District	MW2 to north, OLI to south	Vacant
1181	1	NW Federal & River Ave	GI-2- General Industrial District	MW2 to north, CV2 to south	Vacant
1182	5	NS Federal 270 E. River Ave.	GI-2- General Industrial District	MW2 to north, TOD to south	Vacant
1182	21	NE Federal & River Ave.	GI-2- General Industrial District	MW2 to north, TOD to south	Vacant
1184	1	1601 Federal Street	GI-2- General Industrial District	MW2 to north	Vacant
1184	7	NS Federal 312 W. 17 th St	GI-2- General Industrial District	MW2 to north	Vacant
1184	5	1625 Federal St	GI-2- General Industrial District	MW2 to north	Vacant
1184	2	1625 Federal St	GI-2- General Industrial District	MW2 to north	Vacant
1186	18	1600 Federal St	GI-2- General Industrial District	MW2 to north, TOD to south	Vacant Commercial
1186	24	SS Federal St 300 W 17 th St	GI-2- General Industrial District	MW2 to north, TOD to south	Vacant
1186	25	1698 Federal St	GI-2- General Industrial District	MW2 to north, TOD to south	Vacant

Permitted Uses Based on Current Zoning (GI-2 General Industrial District)

Permitted Principal Uses (§870-97)

- Manufacturing operations, heavy industrial operations, food processing, fabrication and light manufacturing operations (such as electronics, machine parts, small component, and paper product assembly). [Amended 8-9-2016 by Ord. No. MC-4985]
- Marinas, docks, wharfs, piers, and bait and tackle shops.
- Wholesaling of goods, including warehousing or storage of goods, and cargo in transit, provided that all activities and inventories are conducted entirely within an enclosed structure, and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- Scientific or research development laboratories.
- Offices, office building and office complex.
- Pilot plant.
- Professional offices.
- Restaurants, including sit-down, carry-out, and drive-through.
- Commercial recreation facility.
- Lumber and building supply sales and storage.
- Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.

- Parks, playgrounds or recreation areas, community center buildings, and libraries.

Permitted Accessory Uses (§870-98)

- Off-street parking
- Multilevel parking structures
- Signs, fences and walls
- Sidewalk cafes

Conditional Uses (§870-99)

- Child-care centers (commercial and accessory)
- Public utilities
- Parabolic dish antennas
- Wireless telecommunications facilities

Table 6: Zoning Use Summary

Zone Designation	GI-2 General Industrial District
Permitted Uses	Manufacturing, marinas, wholesaling of goods and services, foundries, scientific/research laboratories, offices, restaurants, commercial recreation facility, municipal uses, recreational uses, pilot plant.
Conditional Uses	Child-care centers, parabolic dish antennas, utilities, wireless telecommunications facilities.
Accessory Uses	Off-street parking, multilevel parking structures, fences, signage, sidewalk cafes
Minimum Lot Area	40,000 sq ft
Minimum Frontage	25 ft
Maximum Lot Coverage	60%
Minimum Yard Requirements - Front	25 ft
Minimum Yard Requirements - Rear	30 ft
Minimum Yard Requirements - Side (One)	25 ft
Minimum Yard Requirements - Side (Both)	50 ft
Maximum Building Height	75 ft or 5 stories
Parking	Off-street parking lots, subject to the requirements of §870-214 and 870-241; Multilevel parking structures, subject to the requirements of § 870-232

V. Relationship to Master Plan and Other Planning Documents

Local Planning Documents

FutureCAMDEN Comprehensive Master Plan (2002)

The FutureCAMDEN Plan is the City's master plan, the first since its 1977 Master Plan.

A brief summary of the goals and objectives follows:

1. Reinforcing the City as an Urban Center in the growing South Jersey region;
2. Improving Housing and Neighborhoods;
3. Achieving a Dynamic Economy;
4. Capitalizing on the City's Physical and Historical Assets.
5. Maintaining and Improving the Environment.
6. Integrating Camden's Transportation System
7. Achieving Improved Public Facilities, Education, and Safety

These goals are consistent with the designation of the Study Area as an area in need of redevelopment. Specifically, the Comprehensive Plan discusses cleaning up and remediating known contaminated sites. The Plan recommends that a targeted clean-up and re-use program should be deployed based on the feasibility of cleaning up brownfield sites, with priority given to sites that can be marketed for specific new industrial users, such as the targeted sites in the Federal Street Corridor. Furthermore, the Economic Development Element of the FutureCAMDEN plan includes a recommendation to use brownfields initiatives to generate industrial development sites, recognizing that brownfields in industrial areas like Federal Street provide an ideal source for new industrial development and living wage jobs.

The FutureCAMDEN Plan recommends industrial park areas in the vicinity of 17th Street and Federal Street and the railyards. (Pg. 69 Part 2). Office/Light Industrial is recommended for the area where a “future stop on the light rail line to traverse this area is also suggested to enhance access to this industrial district. The views of the city across the Cooper River and of downtown Philadelphia make this a commanding entry site into Camden and an ideal location for new economic development”. (Pg 69, Part 2)

East Camden Neighborhood Plan (2021)

The *My East Camden* Plan is the neighborhood plan for East Camden where the proposed Redevelopment Study Area is located. Residents and community stakeholders of East Camden participated extensively in the development of *My East Camden*, and the final plan document offers a resident-driven vision for the area. As part of the community engagement process, residents articulated “the desire for the light industrial zone to stay as zoned and to encourage additional development in the area.” Moreover, one of the plan goals to improve sustainability and environmental resiliency of the community involves reducing the number of unremediated brownfields by 30%. By assessing the contamination at the priority sites, their redevelopment into light industrial facilities will be facilitated as called for in the neighborhood plan.

Admiral Wilson North Redevelopment Plan (2013)

None of the sites in the Redevelopment Study Area are part of the Admiral Wilson North Redevelopment Plan. However, this redevelopment plan area sits southeast of the Redevelopment Study Area and there is a strong interaction between the two adjacent areas. The Admiral Wilson North Redevelopment plan aims to create improvements for commercial opportunities by bringing “needed goods and services to the community.... The provision of a supermarket is of particular importance, to aid addressing the lack of existing options available to Camden residents, as evidenced by the designation of Camden as a ‘food desert’ by the USDA.” Moreover, the Redevelopment Plan was amended in 2014 to expand the range of commercial and industrial permitted uses.

Camden Comprehensive Economic Development Strategy Report (2012)

This report identifies, prioritizes, and coordinates local economic development projects creating a roadmap for economic growth in the city. Federal Street is listed as one of the Special Services districts and Commercial Corridors of the city. The redevelopment of this site directly supports the goals on this economic report.

Camden City Health Element (2021)

DVRCP created a Health Element for Camden's Master Plan which provides a high-level vision and concrete strategies to promote health as a priority of Camden's growth and development. The element discusses healthy food access, clean environment, access to healthcare, transportation and mobility, safe and complete neighborhoods, housing and homelessness, and education and employment. The redevelopment of the Federal Street Corridor sites promotes the goals of this Health Element by removing exposure pathways to contaminated properties and promoting neighborhood walkability.

Camden Coastal Resilience Plan (2025)

The Center for Environmental Transformation worked with community members, community organizers, technical advisors, and policymakers to develop a plan to increase coastal resilience in Camden. The plan highlights the Federal Street corridor as one of the hotspots for river flooding, rain, and combined sewer backups. The plan includes infrastructure projects that address the flooding in East Camden through projects that 1) Improve Gateway Park and contain flooding along the Cooper River, 2) Prepare flood-prone land for sustainable redevelopment, 3) Store and filter Combined Sewer Overflows (CSO), and 4) Create a high-performance green infrastructure streetscape. The plan states that investment in these projects will reduce flooding on Admiral Wilson Boulevard and promote redevelopment in the neighborhoods and the Federal Street commercial and industrial district. The redevelopment of the Federal Street Corridor sites promote the preparation of flood-prone land for redevelopment and provides an opportunity to incorporate green infrastructure for flood mitigation.

County and Regional Planning documents

Camden County Comprehensive Master Plan (2014)

Approved by the Camden County Planning Board, this plan outlines the roadmap for the county's development. A redevelopment area designation in the City of Camden is in line with the goals and initiatives set forth in this master plan, ensuring consistency among land use, social, and economic objectives. The Master Plan goals align with the Study Area, including to support and promote the vitality and revitalization of the City of Camden which is the Metropolitan Core and a Priority Growth Investment Area.

Sustainable Camden County (2018)

This plan provides a vision for the future sustainability of Camden County. The plan discusses the Camden SMART (Stormwater Management and Resource Training) Initiative which developed a comprehensive network of green infrastructure programs and projects for the city. It includes neighborhood green and grey infrastructure projects, stormwater management policy development, and green infrastructure training programs. The designation of the Federal Street Redevelopment Area would support and align with the Sustainable Camden initiative by allowing for stormwater management and green infrastructure requirements to be put into place.

Connections 2040 Plan for a Greater Philadelphia (2013)

This regional plan adopted by the Delaware Valley Regional Planning Commission (DVRCP) is the long-range plan for the future of the Greater Philadelphia region, including Camden County. Camden is identified as a Metropolitan Center and a Core City. As such, redevelopment of the Study Area aligns with the vision and goals of this regional plan.

Delaware Valley Regional Plan Commission Long Range Plan 2050

The Long Range 2050 Plan is in the process of being updated by DVRCP. There are numerous projects in Camden that improve connectivity to the surrounding region. The Study Area may benefit from these infrastructure upgrades.

VI. Relationship to State/Federal Agency Rules and Policies

State Development and Redevelopment Plan (2001)

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted March 1, 2001 by the State Planning Commission for the purpose of guiding local, County, and State planning policies. The SDRP uses a policy map which allocates land into five (5) different classifications called "Planning Areas" which range from highest growth to lowest growth. The City of Camden is located in the Metropolitan Planning Area (PA1).

The following are the policy intentions in the Metropolitan Planning Area:

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

Since the Study Area lies within the Metropolitan Planning Area, which represents the areas for growth in New Jersey, the location of the Study Area is consistent with the State Plan principles.

The proposed Redevelopment Study Area is located between the Riverline 36th Street EDA/EOA Transit Oriented Development Area and the PATCO Camden EDA/EOA Transit Oriented Development Area. Transit Oriented Development Areas encourage growth around transit. The proximity of these two TOD areas to the proposed Redevelopment Study Area is advantageous since the vision for the area includes jobs for the community.

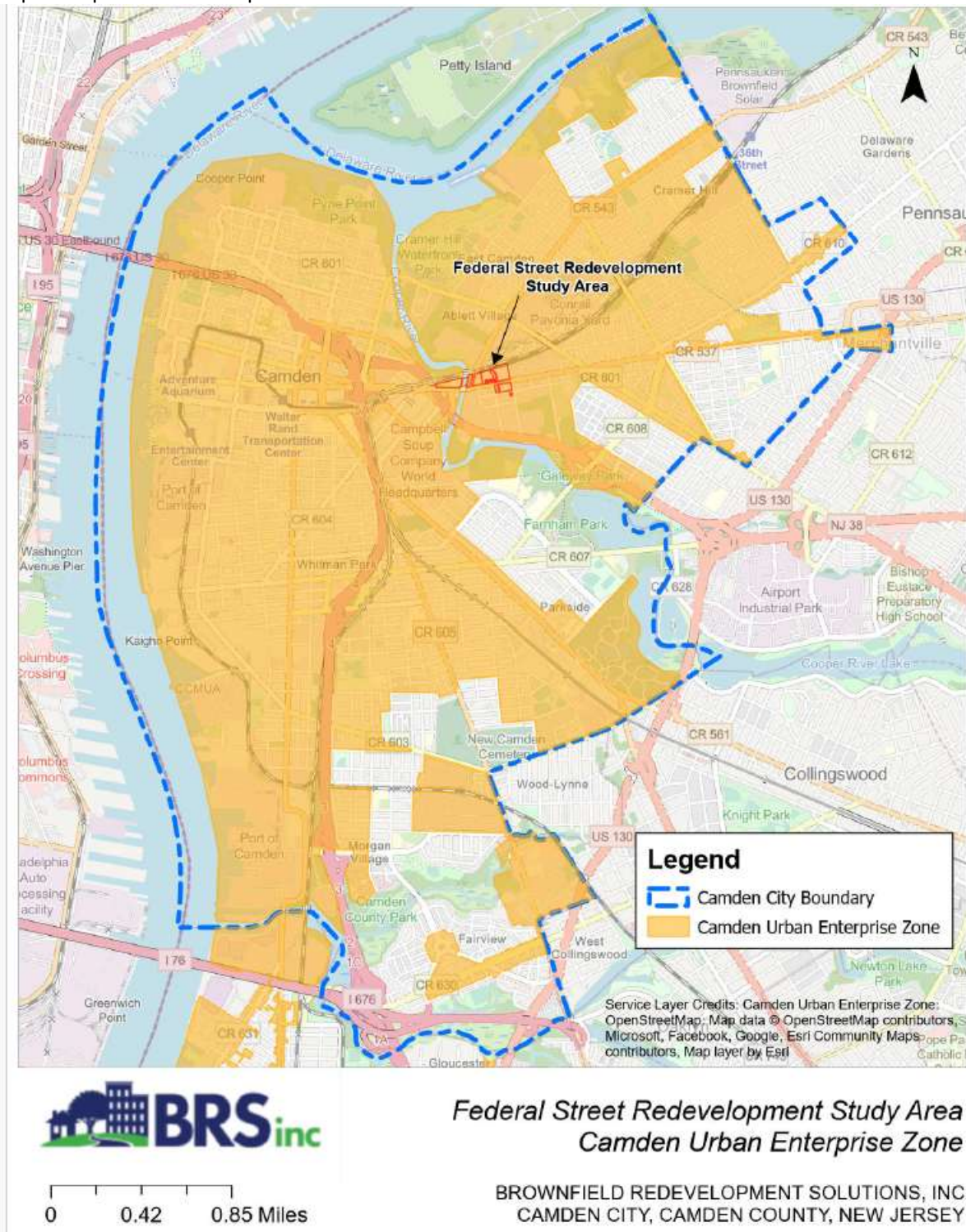
VII. Redevelopment Analysis

The following section is an analysis of each property within the Redevelopment Study Area to determine if each Block meets the Statutory Criteria required for designation as an "area in need of redevelopment", detailed above. Criteria relevant to this Study Area are Criterion A: a generality of substandard buildings; Criterion B: Discontinuance/Abandonment of Commercial or Industrial Buildings; Criterion C: Unimproved Privately-Owned Land / Publicly Owned Land; Criterion D: Areas with Dilapidation, Overcrowding, Faulty Arrangement or Design, Obsolete Layout, Deleterious Land Use; Criterion G: Urban Enterprise Zones; and Criterion H: Smart

Growth Consistency. The findings in this Section are based on existing land use, property conditions, occupancy, ownership, tax data, environmental conditions, and relevant zoning and planning policies.

The entire Redevelopment Study Area is within an Urban Enterprise Zone (UEZ) and therefore meets the Local Redevelopment and Housing Law Area in Need of Redevelopment **Criteria G**. The Urban Enterprise Zone Act of 1983 authorizes the provision of tax incentives and other benefits to businesses in targeted, distressed urban areas throughout the state. Portions of Camden were designated as an Urban Enterprise Zone in October 1984. Map 3 shows the Study Area within the Urban Enterprise Zone. Under the “G” criteria, Urban Enterprise Zones automatically qualify as areas in need of redevelopment for the purpose of granting long- and short-term tax abatements and exemptions. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless any of the properties in the Urban Enterprise Zone are designated in need of redevelopment based on at least one other statutory criteria.

Map 3: Map of Urban Enterprise Zone



The entire Redevelopment Study sites meets **Criteria H**, “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.” The City of Camden is designated as Metropolitan Planning Area (PA1) and a designated center in the State Plan. This applies to the

Study Area and these designations align with the smart growth planning principles of directing new growth into areas where infrastructure and services are available, limiting sprawl, protecting the environment and enhancing and rebuilding existing communities. The Study Area is located in the Marlton Neighborhood of East Camden along the Federal Street Corridor, which includes existing infrastructure and strengthens the urban core rather than encouraging sprawl. The redevelopment of this vacant site will further the goals of smart growth by creating a vibrant and economically viable use that contributes to the revitalization and stability of the surrounding neighborhood.

Block 116, Lot 15 (NE Federal & Admiral Wilson Blvd)

Property Description: This property sits on the east side of the Cooper River along Federal Street at the foot of the Gateway North Bridge. It is bounded by the railroad tracks to the north, Admiral Wilson Blvd to the west, the Cooper River to the east and Federal Street to the south. The site is currently vacant and consists of 1.5 acres. The site has signage, concrete barriers, and art installations from the New View Camden, The Phoenix Festival last held in 2022. The site is partially cleared with access from Federal Street at the Flanders intersection. There is vegetation along the Cooper River border and the western side of the site extending along the railroad tracks to Admiral Wilson Blvd. There are numerous stockpiles in the middle of the site. An adjacent area of deed restriction appears to extend slightly onto the property boundary of the site to the north. The southwestern border of the lot along Federal Street has a concrete fence matching the Gateway bridge design that extends along the sidewalk to the overpass of Admiral Wilson Blvd.

Map 4 Aerial Map of Block 116, Lot 15





Image 1: Picture of Block 116, Lot 15

Analysis of Statutory Criteria: Block 116, Lot 15 aligns with Criteria C, D, G, & H.

The property meets **Criteria C**. This criteria identifies lands owned by the municipality, county, local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant lands, which have remained so for a period of at least ten years prior to the resolution's adoption. The criterion recognizes such lands as those unlikely to be developed through the instrumentality of private capital, considering factors like their location, remoteness, lack of access to developed areas, topography, or soil nature.

Google Maps images dating back to 2008 show vacant buildings, one with a smokestack closer to the river. These structures continued to sit empty and deteriorate until 2018 when demolished and cleared. This vacant property hasn't seen improvements or development for over a decade. During these many years, the site has not been subject to any development. The lot is owned by the City of Camden and is vacant.

In addition, the lot meets Criteria "C" in that its location, in a remote area with limited access to developed portions of the City, its topographic difficulties represented due to the location within the floodplain and its identity as a distressed and disinvested urban neighborhood, limit the possibility for redevelopment via private capital. The entire lot is located in the Federal Street BDA and has contamination constraints as

described in Section III. In addition, the lot is located in a Flood Hazard Zone which affect developability and prevents private development as described within Criteria "C".

This property meets **Criteria D** due to its status as a brownfield. The features left on the lot include an art installation, concrete blocks, and a sign from the Camden Pheonix Festival in 2022. There are also stockpiles of wood, dirt, and gravel. The western part of the site is covered in historic fill according to NJDEP mapping. The lot continues to be investigated for 29 areas of concern as explained in Section III. Waste on site can leach harmful chemicals into the ground, contaminating soil and potentially groundwater. The accumulation of piles of material also attracts pests such as rodents and insects, which pose health risks and can spread disease, while dry debris increases the risk of fire. The presence of decomposing waste contributes to foul odors and airborne allergens, negatively affecting air quality and public health. Visually, the lot has become an eyesore that lowers nearby property values, discourages investment, and creates a sense of neglect that can diminish community pride. These contamination issues create a deleterious land use that is detrimental to the safety, health, and welfare of the community.



Image 2: Block 116, Lot 15 looking west



Image 3: Block 116, Lot 15 looking northwest.

Block 1181, Lot 1(River Ave. and NW Federal St.)

Property Description: This vacant site is bordered by the train tracks to the north, River Road to the east, Federal Street to the south, and the Cooper River to the west. A majority of the site is cleared and there is some vegetation along the Cooper River and train tracks. The site can be accessed on River Ave. With an elevation of 11 feet above mean sea level, it is generally flat with a slight slope towards the Cooper River.

There is evidence of dumping (various trash and debris) in recent years, and the site has been utilized by the City of Camden in the past for storage of telephone poles and various other equipment. An adjacent area of deed restriction appears to extend slightly onto the very northwestern property boundary of the site.

As discussed in Section III, the site has environmental constraints including contamination issues and is located in a flood zone, which can affect its developability.

Map 5 Aerial Map of Block 1181, Lot 1



Analysis of Statutory Criteria: Block 1181, Lot 1

The Study site fulfills the guidelines listed under **Criterion C** of the redevelopment criteria; this criterion identifies lands owned by the municipality, county, local housing authority, redevelopment agency, redevelopment entity, or unimproved vacant lands, which have remained so for a period of at least ten years prior to the resolution's adoption. The criterion recognizes such lands as those unlikely to be developed through the instrumentality of private capital, considering factors like their location, remoteness, lack of access to developed areas, topography, or soil nature. This lot meets criteria C due to the fact that it is publicly owned vacant land. The Study Area is located in a distressed neighborhood with site contamination issues which limits the possibility of development through the instrumentality of private capital. The contaminated nature of the site makes it difficult to convert to reuses without a significant expenditure of funds to conduct remediation and prepare the land for suitable development.



Image 4: Block 1181, Lot 1 looking north.

Due to the vacant brownfield status of the site, it also qualifies under **Criteria D**. There is evidence of dumping (various trash and debris) in recent years, and the site has been utilized by the City of Camden in the past for storage of telephone poles and various other equipment. The lot continues to be investigated for contamination areas of concern as explained in Section III. These contamination issues create a deleterious land use that is detrimental to the safety, health, morals, or welfare of the community.



Image 5: Block 1181, Lot 1, facing north toward the train tracks

Block 1182, Lot 5 (NS Federal 270 E. River Ave.) & 21 (NE Federal & River Ave.)

Property Description: The site, comprised of Block 1182, Lots 5 & 21, is situated along Federal Street (Route 537) and River Ave and is vacant. Lot 21 sits on the corner of River Avenue and Federal Street. Lot 5 is directly east of lot 21 along Federal Street. Lot 5 indents on Federal Street bordering a set of rowhomes with frontage on Federal Street.

Lot 21 is mostly cleared with some vegetation in the north of the site along the train tracks. There is a billboard located in the northwestern corner of the site. The site can be accessed from River Ave or Federal Street. There is no sidewalk along River Ave, although there is a sidewalk along Federal Street. The foundations of the former buildings are present along with piles of dirt/fill, and cement barrels on the east side of the site. There is litter, debris and broken glass that has collected on the property over time.

Lot 5 is vacant grass with two trees. There is a driveway on the western side of the lot that extends from Federal street to the train tracks.

NJDEP Environmental data indicates that Block 1182, Lots 5 & 21 are covered by a Special Flood Hazard Area and a Known Contaminated Site as described in detail in Section III.

Map 6 Aerial Map of Block 1182, Lots 5 & 21



Analysis of Statutory Criteria: The Study site fulfills the guidelines listed under Criteria C, D, G, & H for redevelopment, according to the LRHL, as described below.

The property meets **Criteria C**; identified as lands owned by the municipality, county, local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant lands, which have remained so for a period of at least ten years prior to the resolution's adoption. The criterion recognizes such lands as those unlikely to be developed through the instrumentality of private capital, considering factors like their location, remoteness, lack of access to developed areas, topography, or soil nature.

Google Maps images dating back to 2008 show one vacant building situated on the southwestern corner of lot 21. This structure continued to sit empty and deteriorate until 2018 when demolished and cleared. This vacant property hasn't seen improvements or development for over a decade. During these many years, the site has not been subject to any development. The lot is owned by the City of Camden and is vacant.



Image 6: Block 1182, Lots 5 & 21 looking north

The lots also meet the Criteria C through their location in a remote area with limited access to developed portions of the City, and their identity as a distressed and disinvested urban neighborhood, all of which limit the possibility for redevelopment via private capital. Both lots are located in the Federal Street BDA and have contamination constraints as described in Section III. In addition, the lots are located in a Flood Hazard Zone which affect developability and prevents private development as described within Criteria “C”.

Due to the brownfields status of the site, it also qualifies under **Criteria D**. The lots continue to be remediated for contamination as explained in Section III. The site also demonstrates dilapidated features and debris throughout. The site has a remaining concrete footprint(s) with piles of dirt and gravel, and concrete barrels located in the northeastern corner of the lot. There is litter, broken glass and debris scattered throughout the site. These issues create a deleterious land use that is detrimental to the safety, health, morals, or welfare of the community.



Image 7: Block 1182, Lots 5 & 21 from Federal Street looking north.

Block 1184, Lots 1, 2, 5, & 7 (1625 Federal St)

Property Description: Block 1184, Lots 1, 2, 5, & 7 are situated further east in the Study Area along Federal Street. Lots 1 and 7 have an irregular curve shape and are adjacent to the larger lot 5. Lot 1 is a half-moon shape and lot 7 is a narrow-curved shape hugging lot 1. Lots 1 and 7 have access to Federal Street and there is a clearing used as a driveway which opens up to a grassy open space extending north to the train tracks with some vegetation in the northeastern corner. Lots 1, 5, and 7 have frontage on Federal Street with a sidewalk. Lot 2 is situated in the northern corner of lot 5 closer to the railroad tracks. Lot 5 is characterized by a square shaped footprint of the previous building foundations. There is vegetation in the northern part of the lot and weeds, trees are sprouting up between the concrete slabs.



Image 8: Block 1184, Lots 1, 7 looking east toward lot 5

Lot 5 is listed as a Known Contaminated Site according to NJDEP mapping as described in Section III above. The contaminated nature of the site makes it difficult to convert to reuses without a significant expenditure of funds to conduct remediation and prepare the lands for suitable development. Lot 2 includes an area of mapped historic fill material and is adjacent to the railroad line, making it difficult to redevelop. Lot 7, although not listed as a Known Contaminated Site, is located adjacent to lot 5 on the west and due to its proximity and shared history with lot 5, makes contamination likely and thus makes redevelopment more difficult. All of the lots are located in a distressed neighborhood which limits the possibility of development through the instrumentality of private capital.

The topographic nature of the lots is another factor that contributes to the Criteria C. The site is located in the 100-year flood zone which limits development.



Image 9: Block 1184, Lots 1, 2, 7, 5 facing north.

Due to the vacant brownfield status of the lot 5, it also qualifies under **Criteria D**. Lot 5 includes concrete building foundation covering the site along with overgrown vegetation. There are signs of illegal dumping in recent years which creates a detrimental environment and has impacted the neighborhood in a negative manner.

Block 1186, Lots 18 (1600 Federal St), 24(SS Federal St 300 W 17th St), & 25 (1698 Federal St)

Property Description: Block 1186, Lot 18, 24, & 25 are positioned on the south side of Federal Street between S 16th Street and S 17th Street. A vacant one-story industrial building with parking lot in the rear sits on Lot 18 on the corner of S 16th Street and Federal Street. Lots 24 and 25 are vacant parcels with foundation footprints and overgrown vegetation/weeds surrounded by chain-link fencing.

Map 8 Aerial Map of Block 1186, Lots 18, 24, & 25





Image 10: Block 1186, Lot 18 looking south from Federal Street



Image 11: Block 1186, Lot 18, 24, and 25 looking south from Federal Street



Image 12: Block 1186, Lot 25 looking south from Federal Street

Analysis of Statutory Criteria: After reviewing the specifics of the property, it was determined that Lot 18 meets the Criteria A, B, G, & H, while Lots 24 and 25 meet Criteria C, D, G, & H, according to the LRHL, as described below.

Block 1186, Lot 18 meets **Criteria A** due to the substandard and deteriorated condition of its principal structure, as observed during a site visit. The building exhibits clear signs of physical decline, including boarded-up and broken windows, and overall neglect that compromises its structural integrity. These conditions not only render the building unsafe and unsanitary but also create an environment that is unfit for productive use or occupancy. The lack of natural light, ventilation, and secure enclosure further contribute to an unwholesome setting, supporting the conclusion that the property satisfies the statutory definition of blight under Criterion A.

Block 1186, Lot 18 fulfills the requirements of **Criterion B**, specified for properties that have discontinued former commercial, retail, or industrial uses, have been abandoned or remain vacant for at least two consecutive years or have fallen into such a state of disrepair that it is untenable. By tracing data through Google Map imagery from 2008 through July 2022, and complementing it with recent onsite observations in May 2025, it is evident that the site has been vacant for at least five years. This length of discontinuation signals a sustained inability to attract or maintain tenancy, indicating issues with the property's layout, design, or location that fails to meet contemporary business requirements.

Lots 24 and 25 meet **Criteria C** as lands owned by the municipality, county, local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant lands, which have remained so for a period of at least ten years prior to the resolution's adoption. The criterion recognizes such lands as those unlikely to be developed through the instrumentality of private capital, considering factors such as their location, remoteness, lack of access to developed areas, topography, or soil nature. Lot 25 is owned by the City of Camden and has been vacant since at least 2008, based on an analysis of Google Map images. Lot 24 is privately owned and vacant. It was previously the railroad spur that crossed Federal Street and went south to other industrial properties. Google Map images show the railroad spur present in 2008 and vacant from 2012 to present. Lots 24 and 25 haven't seen improvements or development for over a decade.

Lots 24 and 25 meet Criteria "C" in that their location, in a remote area with limited access to developed portions of the City, and their location in a distressed and disinvested urban neighborhood, limit the possibility for redevelopment via private capital. Block 1186, Both lots are located in the Federal Street BDA and have contamination constraints as described in Section III. In addition, the lots are located in a Flood Hazard Zone which affect developability and prevents private development as described within Criteria "C".



Image 13: Block 1186, Lot 25 from Federal Street looking southeast.

Due to the neglected status of the site, lots 24 and 25 also qualify under **Criteria D**, demonstrating dilapidated features and debris throughout the premises. Lot 24 has chain-link fence along Federal Street with overgrown weeds and debris leading to the back of the property. This creates a detrimental environment along Federal and Carman Street. Lot 25 has a chain-linked fence around the entire property. The building footprint is now

covered by weeds and vegetation along with litter, debris and broken glass that has collected on the property and spills over the fence into Carman Street creating a detrimental environment.



Image 14: Block 1186, Lot 25 looking south from Carman Street.

I. Criteria for Determination of Need for Area of Rehabilitation

The Statutory Criteria Necessary to be Present for a An Area in Need of Rehabilitation Determination

A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in Section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

Section 14 of the LRHL lists criteria which are used to determine if properties can be designated as an area in need of rehabilitation. At least one of the conditions described in the criteria must be present. The criteria are as follows:

Criteria Identification Description:

1. A significant portion of structures therein are in a deteriorated or substandard condition.
2. More than half of the housing stock in the delineated area is at least 50 years old.
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area.
4. There is a persistent arrearage of property tax payments on properties in the area.
5. Environmental contamination is discouraging improvements and investment in properties in the area.
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

Also, under the provisions contained within the LRHL in Section 14, “where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality.”

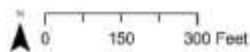
VIII. Rehabilitation Study Area Existing Land Uses

Table 7: Block 1182, Lots 6-20; Block 1196, Lots 32-34 Existing Land Uses

Block	Lot	Address	Acres	Current Use
1196	32	1694 Carman St	.04	Rowhome
1196	33	1696 Carman St	.04	Rowhome
1196	34	1698 Carman St	.04	Vacant
1182	6	1521 Federal St	.03	Rowhome
1182	7	1523 Federal St	.03	Vacant
1182	8	1525 Federal St	.03	Rowhome
1182	9	1527 Federal St	.03	Vacant
1182	10	1529 Federal St	.03	Vacant

1182	11	1531 Federal St	.03	Rowhome
1182	12	1533 Federal St	.03	Rowhome
1182	13	1535 Federal St	.03	Rowhome
1182	14	1537 Federal St	.03	Rowhome
1182	15	1539 Federal St	.03	Rowhome
1182	16	1541 Federal St	.03	Rowhome
1182	17	1543 Federal St	.03	Rowhome
1182	18	1545 Federal St	.03	Rowhome
1182	19	1547 Federal St	.02	Social Club
1182	20	1549 Federal St	.04	Vacant

Map 9: Rehabilitation Study Area



Federal Street Rehabilitation Study Area
Zoomed Satellite Map

BROWNFIELD REDEVELOPMENT SOLUTIONS, INC
CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

II. Rehabilitation Study Area Analysis

Housing Stock

The Rehabilitation Study Area meets Criteria 2 stating the area is in need of rehabilitation if more than half of the housing stock in the delineated area is at least 50 years old. There are 18 lots that are being investigated for area in need of rehabilitation. Of the 18 lots, the majority (12 lots) include residential structures built before 1939. This meets the criteria of more than half of the housing stock in the delineated area is at least 50 years old.

Table 8: Rehabilitation Study Area Year Structure Built

Block	Lot	Address	Year Built	Property Class
1196	32	1694 Carman St	1899	Residential- 2
1196	33	1696 Carman St	1899	Residential- 2
1196	34	1698 Carman St	-	Vacant Land- 1
1182	6	1521 Federal St	1899	Public Property- 15C (Residential)
1182	7	1523 Federal St	-	Vacant Land - 1
1182	8	1525 Federal St	1899	Residential- 2
1182	9	1527 Federal St	-	Vacant Land-1
1182	10	1529 Federal St	-	Vacant Land-1
1182	11	1531 Federal St	1899	Residential -2
1182	12	1533 Federal St	1899	Residential -2
1182	13	1535 Federal St	1899	Residential - 2
1182	14	1537 Federal St	1899	Residential -2
1182	15	1539 Federal St	1899	Residential -2
1182	16	1541 Federal St	1899	Residential -2
1182	17	1543 Federal St	1899	Residential -2
1182	18	1545 Federal St	1899	Residential -2
1182	19	1547 Federal St	1947	Commercial- 4A
1182	20	1549 Federal St	1947	Commercial- 4A
Total Number of Residential Structures Built 1939 or earlier:			12	

Source: OGIS Property Explorer and Camden Tax Data

Vacant, Abandoned, or Underutilized

The Rehabilitation Study Area meets Criteria 3 stating that an area is in need of rehabilitation if there is a pattern of vacancy, abandonment or underutilization of properties in the area. The Federal Street Corridor is characterized by large, vacant, abandoned industrial sites. The industrial sites along Federal Street Redevelopment Study Area have long stopped operation and sat vacant deteriorating for well over a decade.

In addition, there was a total of 5,103 vacant housing units in Camden according to the 2022 American Community Survey (ACS) 5-year estimates. This is 16.5% of the total housing units of 31,007 in the city. The East Camden Neighborhood Plan indicates that 15.7% of all parcels in the neighborhood are vacant lots from 2021.

Within the rehabilitation Study Area, Block 1182, lots 7, 9, and 10, and Block 1196, Lot 34 are all vacant. This is consistent within the pattern of vacancies in the surrounding area. The industrial character and flood risk within this area make the redevelopment of these lots challenging.

Known Contaminated Sites

Many of the vacant industrial sites surrounding the Rehabilitation Study Area are brownfields that also meet Criteria 5. Environmental contamination is discouraging improvements and investment in properties in the area. Block 1182, Lots 6-20 are adjacent to a former industrial site with contamination issues as discussed in the Redevelopment Section III above. Block 1196, Lots 32-34 are also situated amongst neighboring brownfields sites, including Block 1186, lot 25 across Carmen Street which is part of the investigation for Area in Need of Redevelopment. The presence of these brownfields likely impacts the likelihood of investment and redevelopment in the study, which is sufficient for meeting Criteria 5.



Image 15: View of Block 1182, Lots 6-20



Image 16: Block 1182, Lots 6-20



Image 17: Block 1182, lots 6-20



Image 18: Block 1196, Lots 32-34



Image 18: Block 1196, Lot 32-34

III. Conclusion and Recommendations

The conclusions drawn from this Preliminary Investigation firmly establish that Block 116, Lot 15; Block 1181, lots 1; Block 1182, lots 5 & 21; Block 1184, lots 1, 7, 5, & 2; Block 1186, Lots 18, 24, & 25 meet the statutory criteria and should, therefore, be declared as a Condemnation Area In Need Of Redevelopment, Block 1182, Lots 6-20 and Block 1196, Lots 32-34 meet the statutory criteria for an Area in Need of Rehabilitation.

Block	Lot	Statutory Criteria	Recommended Inclusion
116	15	Meets Criteria "C", "D" "G" & "H"	Yes
1181	1	Meets Criteria "C", "D" "G" & "H"	Yes
1182	5 & 21	Meets Criteria "C", "D" "G" & "H"	Yes
1184	1, 7, 5, & 2	Meets Criteria "C", "D" "G" & "H"	Yes
1186	18	Meets Criteria "A", "B" "G" & "H"	Yes
1186	24, & 25	Meets Criteria "C", "D" "G" & "H"	Yes

Table 10: Summary of Compliance with Statutory Criteria for Area in Need of Rehabilitation			
Block	Lot	Statutory Criteria	Recommended Inclusion
1182	6-20	Meets Criteria "2", "3" & "5"	Yes
1196	32-34	Meets Criteria "2", "3" & "5"	Yes

Appendices

A) Resolution MC-25:10235 Authorizing and Directing the City of Camden Planning Board to Undertake a Preliminary Investigation to Determine Whether Properties in the Federal Street Corridor, Including Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lots 1, 2, 5 & 7; Block 1186, Lots 18, 24 & 25; Meet the Statutory Criteria for a "Condemnation Area in Need of Redevelopment," and Whether Block 1182, Lots 6-20 and Block 1196, Lots 32-34 Meet the Statutory Criteria for "Area in Need of Rehabilitation" and Authorizing and Directing the City of Camden Planning Board to Prepare a Proposed Redevelopment Plan for the Proposed Redevelopment Area and Area in Need of Rehabilitation Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40a :12a-1 et. seq.

Appendix A