

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  
the Former Knox Site

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City of Camden, Camden County, New Jersey

Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73



Prepared For:  
Camden City Planning Board  
Department of Planning & Development  
520 Market Street  
City Hall, Room 224  
PO Box 95120  
Camden, NJ 08101-5120

Prepared By:

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Michael Kolber, PP, AICP  
License No. 33LI00645100

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Sarah Oliver, PP, AICP  
License No. 33LI00602800



PO Box 2293  
Medford Lakes, NJ 08055

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# Acknowledgments

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Timothy Cunningham, Esq.

### **City Attorney**

Daniel Blackburn, Esq.

### **Counsel to City Council**

Howard McCoach, Esq.

### **City Clerk & Registrar**

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### **Director of Planning & Development / Zoning Officer**

Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS

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Olivette Simpson

### **Urban Planner**

Sanjana Arunachalam

### **Project Coordinator & Property Asset Manager**

Sulena Robinson-Rivera

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Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS

## I. Introduction

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BRS, Inc was contracted by the Camden Redevelopment Agency (CRA) to conduct this Study and Preliminary Investigation Report on behalf of the City of Camden. The objective of this report is to ascertain whether the properties designated as Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73 (the “Study Area”) in City of Camden qualify as a condemnation “area in need of redevelopment,” as stipulated in the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (LRHL). The Study Area is delineated on the provided Redevelopment Study Area Map (Map 1).

This Redevelopment Study was conducted pursuant to Section 6 of the 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-25:10236, authorizing the Planning Board to conduct an area in need of redevelopment investigation of properties designated as Block 746, 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73 (See Appendix A)

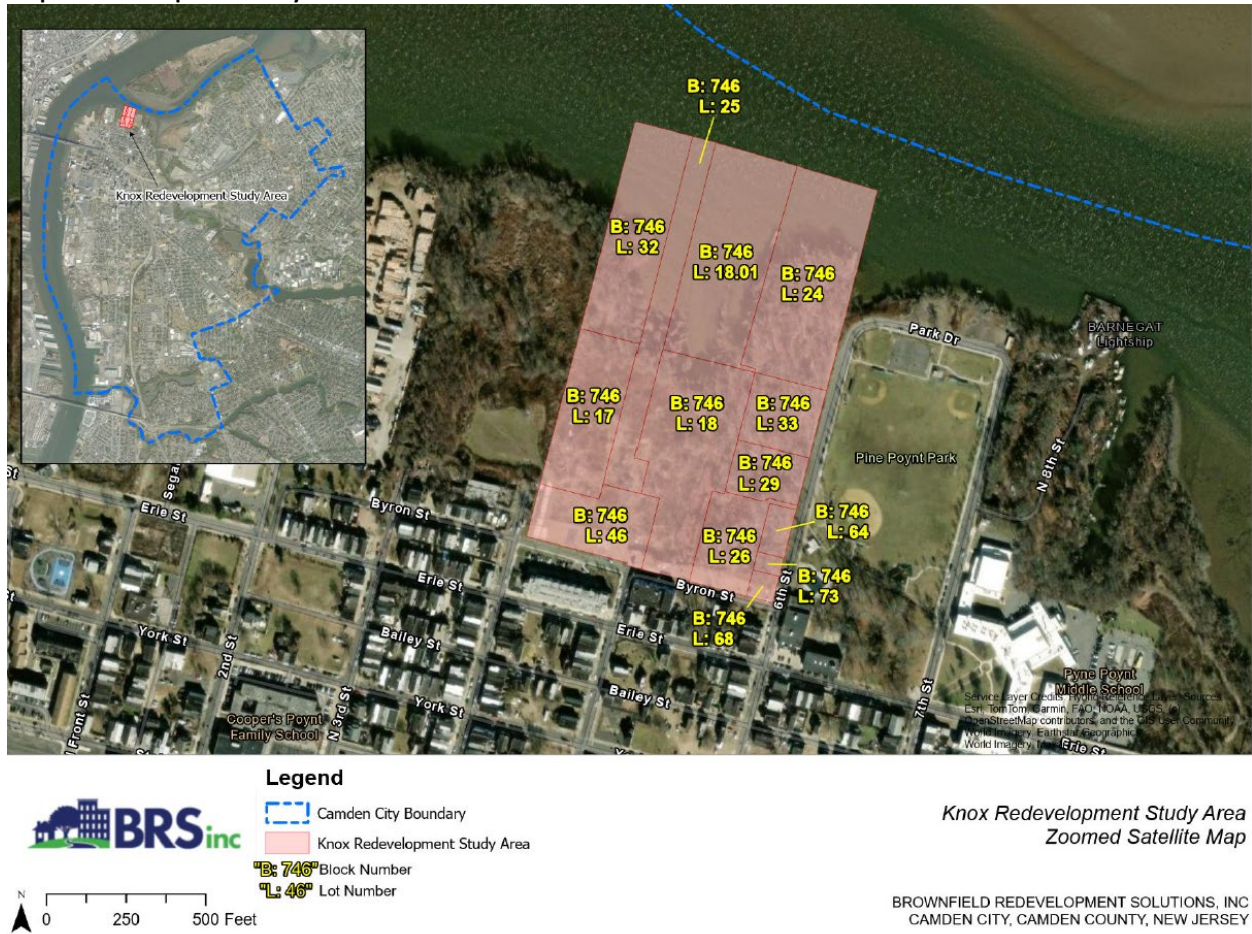
This report serves as the “statement setting forth the basis for the investigation,” as required by LRHL [N.J.S.A. 40A:12A-6b(1)-(5)]

*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, by 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.*

Resolution MC-25:10236 provided that the “Area In Need of Redevelopment Study” 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.



Map 1: Redevelopment Study Area



## II. The Local and Redevelopment and Housing Law

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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 New Jersey Department of Community Affairs (DCA) for review.
6. Following the 30-day period for DCA to review, 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 is 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 Study Area, encompassing a total of 25.7 acres, is located along the back channel of the Delaware River in North Camden. It is comprised of most of the former Knox Gelatin manufacturing facility. The Study Area is bound by the Delaware River to the north; 6th Street to the east; Byron Street and The Meadows at Pyne Poynt housing development to the south; and 4th Street and Block 4, Lots 1 & 64 which is vacant land to the west. This area consists of thirteen separate lots: Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68 and 73.

#### Existing Land Uses

The following table provides a detailed overview of the existing land uses within the 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 | Land Use |
| 746                        | 17    | 1000 No 4 <sup>th</sup> St           | 2.3   | Vacant   |
| 746                        | 18    | 511 Byron St                         | 3.7   | Vacant   |
| 746                        | 18.01 | Rear- 511 Byron St                   | 5.2   | Vacant   |
| 746                        | 24    | 1095 No 6 <sup>th</sup> St           | 3.4   | Vacant   |
| 746                        | 25    | Rear 1000 No 4 <sup>th</sup> St      | 2.0   | Vacant   |
| 746                        | 26    | 541 Byron St                         | 1.3   | Vacant   |
| 746                        | 29    | WS No 6 <sup>th</sup> 315 N of Bryon | 1.2   | Vacant   |
| 746                        | 32    | Rear- Erie at 4 <sup>th</sup> St     | 3.1   | Vacant   |
| 746                        | 33    | WS No 6 <sup>th</sup> 465 N Byron    | 1.2   | Vacant   |
| 746                        | 46    | 4 <sup>th</sup> St                   | 1.7   | Vacant   |
| 746                        | 64    | 1037-1039 No 6 <sup>th</sup> St      | .3    | Vacant   |
| 746                        | 68    | NW Byron & 6 <sup>th</sup> St        | .2    | Vacant   |
| 746                        | 73    | WS No 6 <sup>th</sup> 85 N Byron     | .1    | Vacant   |

Source: NJ Parcel Explorer



## 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 Property Assessment tax data for 2024.

| Table 2: Study Area Ownership |       |                          |  |
|-------------------------------|-------|--------------------------|--|
| Block                         | Lot   | Owner                    | Owner's address                          |
| 746                           | 17    | City of Camden           | PO Box 95120, Camden, NJ 08015           |
| 746                           | 18    | City of Camden           | PO Box 95120, Camden, NJ 08015           |
| 746                           | 18.01 | State of New Jersey      | 401 East State Street, Trenton, NJ 08625 |
| 746                           | 24    | City of Camden           | PO Box 95120, Camden, NJ 08015           |
| 746                           | 25    | City of Camden           | PO Box 95120, Camden, NJ 08015           |
| 746                           | 26    | City of Camden           | PO Box 95120, Camden, NJ 08015           |
| 746                           | 29    | Save Our Waterfront, Inc | 543 State Street, Camden, NJ 08102       |
| 746                           | 32    | State of New Jersey      | PO Box 0034 Trenton, NJ 08625            |
| 746                           | 33    | City of Camden           | PO Box 95120, Camden, NJ 08015           |
| 746                           | 46    | City of Camden           | PO Box 95120, Camden, NJ 08015           |
| 746                           | 64    | Save Our Waterfront, Inc | 543 State Street, Camden, NJ 08102       |
| 746                           | 68    | Save Our Waterfront, Inc | 543 State Street, Camden, NJ 08102       |
| 746                           | 73    | Save Our Waterfront, Inc | 543 State Street, Camden, NJ 08102       |

Source: Camden County Property Assessment Data

## 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 and Camden County Property Assessment Data.

| Table 3: Study Area Property Tax Records |       |            |                   |             |                      |
|--|-------|------------|-------------------|-------------|----------------------|
| Block                                    | Lot   | Land Value | Improvement Value | Total Value | Property Class       |
| 746                                      | 17    | \$201,800  |                   | \$201,800   | Public Property- 15C |
| 746                                      | 18    | \$163,200  |                   | \$163,200   | Public Property- 15C |
| 746                                      | 18.01 | \$229,400  |                   | \$229,400   | Public Property- 15C |
| 746                                      | 24    | \$116,100  |                   | \$116,100   | Public Property- 15C |
| 746                                      | 25    | \$73,000   |                   | \$73,000    | Public Property- 15C |
| 746                                      | 26    | \$114,600  |                   | \$114,600   | Public Property- 15C |
| 746                                      | 29    | \$53,300   |                   | \$53,300    | Vacant Land -1       |
| 746                                      | 32    | \$271,500  |                   | \$271,500   | Public Property- 15C |
| 746                                      | 33    | \$97,000   |                   | \$97,000    | Public Property- 15C |
| 746                                      | 46    | \$162,100  |                   | \$162,100   | Public Property- 15C |
| 746                                      | 64    | \$31,900   |                   | \$31,900    | Vacant Land -1       |
| 746                                      | 68    | \$26,100   |                   | \$26,100    | Vacant Land- 1       |
| 746                                      | 73    | \$24,200   |                   | \$24,200    | Vacant Land- 1       |

Source: Camden County Property Assessment Data & Property Explorer MOD IV tax data

## Surrounding Land Uses

The Study Area is situated in North Camden neighborhood along the back channel of the Delaware River. North Camden is a community of nearly 8,159 people. The neighborhood is bounded by Delaware River to the west and north, the Cooper River to the east, and I-676 connects to the Ben Franklin Bridge to the south. The neighborhood is characterized by a high concentration of brownfield sites along the waterfront that were once industrial uses, residential uses with abandoned homes, and vacant lots. The uses surrounding the Study Area are mostly residential and recreational, including the back channel of the Delaware River to the north. Pyne Poynt Park is located east of the Study Area running along S. 7th Street to the River. The Study Area makes up a large city block along the back channel of the Delaware River and bordered by Byron Street, N. 4th Street, N. 6th Street, and Block 4, lots 1 & 64. Interstate 676 and Route 30 are located to the south of the North Camden neighborhood.

The following contextual elements surround the Study Area:

**North of the Study Area:** The Back channel of the Delaware River is situated north of the Study Area.

**East of the Study Area:** Pyne Poynt Park borders the eastern side of the Study Area along S. 6th Street. It includes a pool, athletic fields, playground and access to the back channel of the Delaware River. The North Camden Community Center is located in the north part of Pyne Poynt Park and provides community and recreation services to the neighborhood. The Mastery High School is further east from the Study Area, along Cooper River.

**South of the Study Area:** The residential neighborhood sits south of the Study Area. Directly across Byron Street between N 4th Street and N 5th Street to the south are modern townhouses with a parking lot. Scattered rowhomes and vacant lots sit directly across Byron Street between N 5th Street and N 6th Street. Around the corner of N. 5th Street is a mini market.

**West of the Study Area:** Vacant properties at Block 4, Lots 1 & 64 and 4th Street are adjacent to the Study Area to the west. A small roofing company building is located at the foot of N 4th Street. Further west on N 3rd Street is a large industrial business called J & R Pallets.

**Public Transportation:** The Study Area and surrounding neighborhood is served by major bus route 452. Buses connect the neighborhood to the Walter Rand Transportation Center (RiverLINK light-rail, PATCO, Greyhound and NJ Transit buses) in downtown Camden and on to Philadelphia. The Riverline Light-rail has a stop at Cooper Street and Rutgers which is about a 20-minute walk to Study Area. The Study Area is also proximate to State Route 676, a major thoroughfare in southern NJ.

## Environmental Constraints

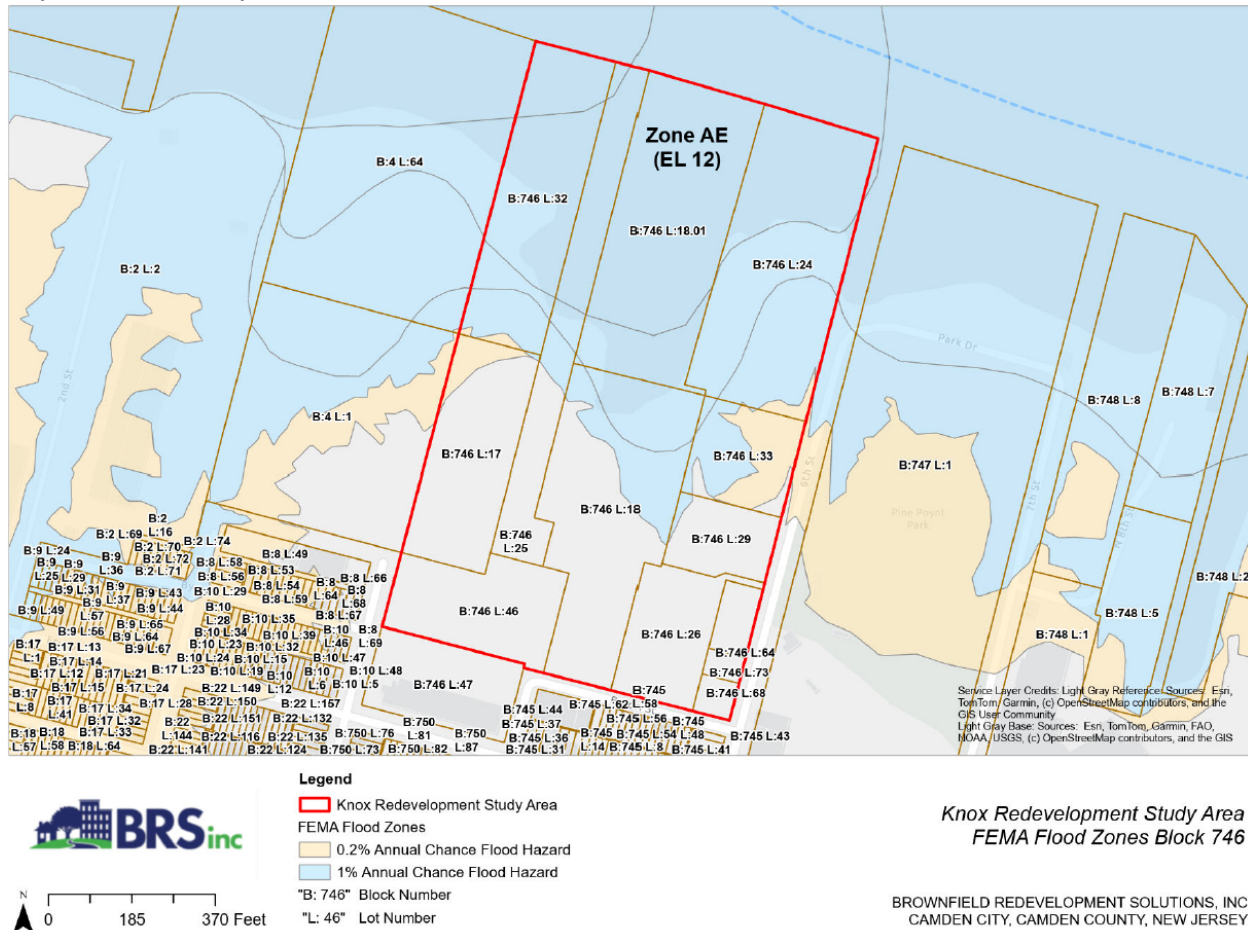
### *Flood Zones*

A review of the New Jersey Department of Environmental Protection (NJDEP) and Federal Emergency Management (FEMA) maps indicate that a portion of the Study Area is located within flood zones. Flood Areas are shown on Map 2, with data taken from the N.J. CSRR GIS Online viewer for FEMA. Flood maps indicate there is a Special Flood Hazard Area covering part of the Study Area, including all of Lots 18.01, 24, and 32 and

partially Lots 18, 25, 29, & 33. Part of Lots 17, 24 and 33 are located in 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  |
| 746                                    | 17    | Northern portion is within the Moderate Flood Hazard Area with 0.2% annual chance flood.  |
| 746                                    | 18    | Northern portion is within the Special Flood Hazard Area with a 1% annual chance flood or 100-year flood and situated along with Regulatory Floodway (Cooper River).  |
| 746                                    | 18.01 | Entire site covered by Special Flood Hazard Area with a 1% annual chance flood or 100-year flood and situated along with Regulatory Floodway (Cooper River).  |
| 746                                    | 24    | The majority of the lot is within the Special Flood Hazard Area with a 1% annual chance flood or 100-year flood and situated along with Regulatory Floodway (Cooper River). A smaller portion in the southeast corner of the site is within the Moderate Hazard Area with 0.2% annual chance flood. |
| 746                                    | 25    | The northern portion of the site is located within the Special Flood Hazard Area with a 1% annual chance flood or 100-year flood and situated along with Regulatory Floodway (Cooper River).  |
| 746                                    | 29    | The northwestern edge of the lots sits within the Special Flood Hazard Area with a 1% annual chance flood or 100-year flood and situated along with Regulatory Floodway (Cooper River).   |
| 746                                    | 33    | The western side of the lot is within the Special Flood Hazard Area indicating a 1% annual chance flood or 100-year flood and situated along with Regulatory Floodway (Cooper River). The eastern part of the lot is located within the Moderate Flood Hazard Area with 0.2% annual chance flood.   |

Map 2: FEMA Flood Map of Block 746, Lots 17,18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, and 73



### Sanitary Sewer Service

According to NJDEP GIS mapping, Block 746 is partially located in a sewer service area. The southernmost lots (Lots 46, 26, 64, 73, 68) are located entirely within the sewer service area. Lots 17, 18, 25, 29, 33 are partially located within the sewer service area. The northernmost lots (Lots 24, 18.01, 32) are not included in the sewer service area.

### Contaminated Sites

Since the 18th Century, the Study Area has been an industrial site and a port, serving as a gelatin manufacturing plant, a shipyard, and a yard for road and roofing contractors. The Study Area was also used as a disposal site for demolition debris and used roofing materials. The Study Area includes three different sites on the Known Contaminated Site List from the NJDEP's Site Remediation Program. They are Former Knox Gelatin Facility – Meadow II Tract, PI number 872231; Knox Gelatin AKA Meadows@ Pyne Poynt, PI number: G000026188; and North Camden Waterfront Park, PI number 623803. The Study Area is part of the North Camden Brownfield Development Area.

The majority of the Study Area has undergone some level of environmental assessment, particularly on the City-owned property. Site remediation activities are required to facilitate site cleanup and re-use of the City-owned property. Soils have been impacted from historical site operations including the gelatin manufacturer

whom operated within the Study Area until 1981, while other uses have included foundry, shipbuilding, worsted mill, and truck parking (while owned by a trucking company). Site-wide historic fill contaminated with polychlorinated biphenyls (PCBs) among other contaminants is present on the City-owned property and requires remediation. It is likely that the majority of the historic fill will remain in place and will be capped. Such areas with engineering and institutional controls will have limitation regarding future redevelopment.

Additional environmental investigation is required on Lots 29, 64, 68, and 73 to ascertain what, if any, remediation may be required.

## IV. Relationship to Existing Zoning

The Study Area sits in the North Camden part of the along the Delaware River which was historically industrial waterfront. The Study Area is located in the GI-1 General Industrial Zone which borders the R-2 Residential Zone to the east and south of the Study Area. The GI-1 Zone extends west along the previously industrial waterfront. The Study Area encompasses thirteen tax parcels in one block (Blocks 746), all uniformly zoned GI-1 General Industrial Zone. The GI-1 zone allows for a range of industrial uses, along with offices, laboratories, warehouses, restaurants, and community centers, with no retail or residential uses.

The zoning regulations governing the GI-1 General Industrial Zone are codified in the Land Development Ordinance, specifically Article VIII (§870-92 through §870-96), adopted by the City Council and available via the City's official code repository at <https://ecode360.com/28224607#28224631>.

| <b>Block</b> | <b>Lot</b> | <b>Address</b>                       | <b>Zoning</b> | <b>Adjacent Zoning</b> | <b>Current Use</b> |
|--------------|------------|--------------------------------------|---------------|------------------------|--------------------|
| <b>746</b>   | 17         | 1000 No 4 <sup>th</sup> St           | GI-1          | R-2                    | Vacant             |
| <b>746</b>   | 18         | 511 Byron St                         | GI-1          | R-2                    | Vacant             |
| <b>746</b>   | 18.01      | Rear- 511 Byron St                   | GI-1          |                        | Vacant             |
| <b>746</b>   | 24         | 1095 No 6 <sup>th</sup> St           | GI-1          | R-2                    | Vacant             |
| <b>746</b>   | 25         | Rear 1000 No 4 <sup>th</sup> St      | GI-1          |                        | Vacant             |
| <b>746</b>   | 26         | 541 Byron St                         | GI-1          | R-2                    | Vacant             |
| <b>746</b>   | 29         | WS No 6 <sup>th</sup> 315 N of Bryon | GI-1          | R-2                    | Vacant             |
| <b>746</b>   | 32         | Rear- Erie at 4 <sup>th</sup> St     | GI-1          |                        | Vacant             |
| <b>746</b>   | 33         | WS No 6 <sup>th</sup> 465 N Byron    | GI-1          | R-2                    | Vacant             |
| <b>746</b>   | 46         | 4 <sup>th</sup> St                   | GI-1          | R-2                    | Vacant             |
| <b>746</b>   | 64         | 1037-1039 No 6 <sup>th</sup> St      | GI-1          | R-2                    | Vacant             |

|     |    |                                  |      |     |        |
|-----|----|----------------------------------|------|-----|--------|
| 746 | 68 | NW Byron & 6 <sup>th</sup> St    | GI-1 | R-2 | Vacant |
| 746 | 73 | WS No 6 <sup>th</sup> 85 N Byron | GI-1 | R-2 | Vacant |

## Permitted Uses Based on Current Zoning (GI-1 General Industrial Zone District)

### Permitted Principal Uses (§870-92)

- Manufacturing (i.e., light industrial operations, such as electronics, machine parts and small component assembly, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating.
- Stockyards and slaughterhouses.
- 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.
- Foundries, forge shops and boiler works.
- Scientific or research development laboratories.
- Offices, office building and office complex.
- Junkyard and automobile graveyards.
- 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.
- Railroad passenger stations and railroad facilities and uses.

### Permitted Accessory Uses (§870-93)

- Off-street parking lots, subject to the requirements of §§ 870-214 and 870-230 through 870-241.
- Multilevel parking structures, subject to the requirements of § 870-232
- Fences and walls, subject to the requirements of § 870-197.
- Signs, subject to the requirements of § 870-253.
- Railroad accessory uses.
- Sidewalk cafes, subject to the requirements of § 870-217.

### Conditional Uses (§870-95)

- Child-care centers, subject to the requirements of § 870-203.
- Parabolic dish antennas, subject to the requirements of § 870-210.
- Public utility facilities, subject to the requirements of § 870-191.
- Wireless telecommunications facilities, subject to the requirements of §§ 870-210 and 870-211.



| Table 6: Zoning Use Summary                    |   |
|--|---|
| <b>Zone Designation</b>                        | GI-1 General Industrial District  |
| <b>Permitted Uses</b>                          | Manufacturing, stockyards, wholesaling of goods and services, foundries, scientific/research laboratories, offices, junkyards, restaurants, commercial recreation facility, municipal uses, recreational uses, railroad facilities. |
| <b>Conditional Uses</b>                        | Child-care centers, parabolic dish antennas, utilities, wireless telecommunications facilities.   |
| <b>Accessory Uses</b>                          | Off-street parking lots and structures, fences, signage, railroad accessory uses, and sidewalk cafes.   |
| <b>Minimum Lot Area</b>                        | 40,000 sq ft  |
| <b>Minimum Frontage</b>                        | 25 ft   |
| <b>Maximum Lot Coverage</b>                    | 60%   |
| <b>Minimum Yard Requirements - Front</b>       | 25 ft   |
| <b>Minimum Yard Requirements - Rear</b>        | 30 ft   |
| <b>Minimum Yard Requirements - Side (One)</b>  | 25 ft   |
| <b>Minimum Yard Requirements - Side (Both)</b> | 50 ft   |
| <b>Maximum Building Height</b>                 | 4 stories or 45 feet  |
| <b>Parking</b>                                 | 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; and
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 in the city which is directly in line with redeveloping the Knox site.

#### *North Camden Neighborhood Plan (2008)*

The vision and plan for the North Camden Waterfront Park was created as a result of the North Camden Neighborhood Plan. The Plan includes creating new medium- to high- density development that is well integrated into the existing neighborhood while providing the necessary amenities to support the needs of existing and new residents. The plan specifies housing varying between three and five stories to be developed in the Study Area, leading to the new greenway bordering the River.

#### *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. The redevelopment of the Study Area directly supports the goals on this economic report through the development of a greenway in the North Camden Economic Development District.

#### *Camden Parks and Open Space Plan (2020)*

Camden Community Partnership and the Trust for Public Land created a plan that establishes a vision to ensure access to a high-quality park within a 10-minute walk for all Camden residents. The plan identifies opportunities to prioritize open space investments that will maximize community benefits while improving the urban environment. A portion of the Study Area is slated for redevelopment as the North Camden Waterfront Park, thus supporting this goal.

#### *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 Knox site promotes the goals of this Health Element by removing exposure pathways to contaminated properties and promoting neighborhood walkability.

#### *North Camden 2022 NRTC Neighborhood Plan (2022)*

This plan was assembled by a planning team that included Camden Lutheran Housing Inc, Camden Community Partnership, and Interface Studio. It provides guidance for the future community and economic development of the North Camden neighborhood, including the Study Area. This plan anticipates large-scale housing development (defined as 50 residential units or more) in vacant areas of North Camden, coupled with agreements meant to empower local residents and ensure community benefits. The plan also calls for the establishment and expansion of parks, including increased access to the riverfront. It is anticipated that the redevelopment plan will implement the goals of the North Camden NRTC Neighborhood Plan.

## 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)*

The plan provides a vision for the Sustainability of Camden County in the future. The plan discusses the Camden SMART (Stormwater Management and Resource Training) Initiative which developed a comprehensive network of green infrastructure programs and projects to the City. It includes neighborhood green and grey infrastructure projects, stormwater management policy development, and green infrastructure training programs. The Study Area and its designation as a redevelopment area would support and align with the Sustainable Camden initiative through the inclusion of green infrastructure and resilience features in the future plan.

### *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. The Study Area aligns with the vision and goals of the 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

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### *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 SDRP also identifies (5) different Centers designed for growth. The City of Camden was designated as an Urban Center. These designations require the highest priority for the allocation of State resources for community improvement, infrastructure and revitalization activities. The location of the Study Area in North Camden where there is existing infrastructure and development pre-existing in the neighborhood supports the development in the Urban Center and is thus consistent with the SDRP.

## VII. Redevelopment Analysis

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The following section is an analysis of the Study Area to determine if the lots meet the Statutory Criteria required for designation as an “area in need of redevelopment”, detailed above. Criteria relevant to this Study Area are 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 Study Area is made up of one city block with lots consisting of the same land use that are not visually distinguishable, therefore this analysis will address Block 746 as a whole.

**Property Description:** The Study Area is comprised of a large city block (Block 746, Lots 17,18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, and 73) which spans between North 4th Street and North 6<sup>th</sup> Street, from the Delaware Back-channel riverfront to Byron Street totaling 25.7 acres. The Study Area is the location of the former Knox Gelatin Manufacturing plant and is now vacant. The foundations of the former buildings remain in the southern parts of the Study Area and thick vegetation with mature trees have taken over most of the block. There is litter, debris and broken glass that has collected on the property over time.

Section III above details the environmental conditions of the Study Area, with environmental assessment and remediation activities needed to make the Study Area developable.

The northern part of the Study Area sits along the back channel of the Delaware River and sections of the northern lots are part of the river, including all of Lot 18.01 and portions of Lots 24, 32, & 25. FEMA Flood map data indicates there is a Special Flood Hazard Area covering part of the Study Area, including all of Lots 18.01, 24, and 32 and partially Lots 18, 25, 29, & 33. Part of Lots 17, 24 and 33 are located in the Moderate Flood Hazard Area, indicating the Special Flood Hazard Area with .2% Annual chance Flood. This makes these parts of the Study Area less developable and the city has long proposed the North Camden Waterfront Park to extend along the river.

The entire Study Area is located in the GI-1 General Industrial District. Access to the Study Area is along Byron Street, N. 6<sup>th</sup> Street and N. 4<sup>th</sup> Street at of Byron and Milton Streets.





**Image 1: Picture of Block 746, from Bryon Street looking north**



**Image 2: Block 746 looking southwest from N. 6<sup>th</sup> Street and Pyne Poynt Park**

**Analysis of Statutory Criteria:** Block 746, Lot aligns with Criteria C, D, G, & H.

Block 746 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, 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 2009 indicate that this vacant property hasn't seen improvements or development for over a decade. During these many years, the Study Area has not been subject to any development, maintaining the same existing conditions. The majority of the lots are publicly owned, and all of the lots are vacant. The entirety of the Study Area is located in the North Camden Brownfield Development Area. The publicly owned parcels are known to have contamination issues. In addition, the northern lots of the Study Area are located in a Flood Hazard Zone that is not developable.

The Study Area also meets **Criteria D**. The only remaining features left of the former Knox Gelatin manufacturing plant are the building footprints and debris. There is broken glass and litter on the grassy areas creating a detrimental environment. The publicly owned parcels in the Study Area contain historic fill and are listed on the NJDEP Known Contaminated Sites List. As observed, the Study Area has been used for dumping roofing and other materials. This type of dumping can have a deleterious impact on a community. Environmentally, the waste can leach harmful chemicals into the ground, contaminating soil and potentially groundwater. The accumulation of debris 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. Visually, this has created an eyesore that lowers nearby property values, discourages investment, and creates a sense of neglect that can diminish community pride.





**Image 3, 4, & 5: View of the site concrete foundations looking north from Byron Street**





**Image 6: View of the site concrete foundations looking north from Byron Street**



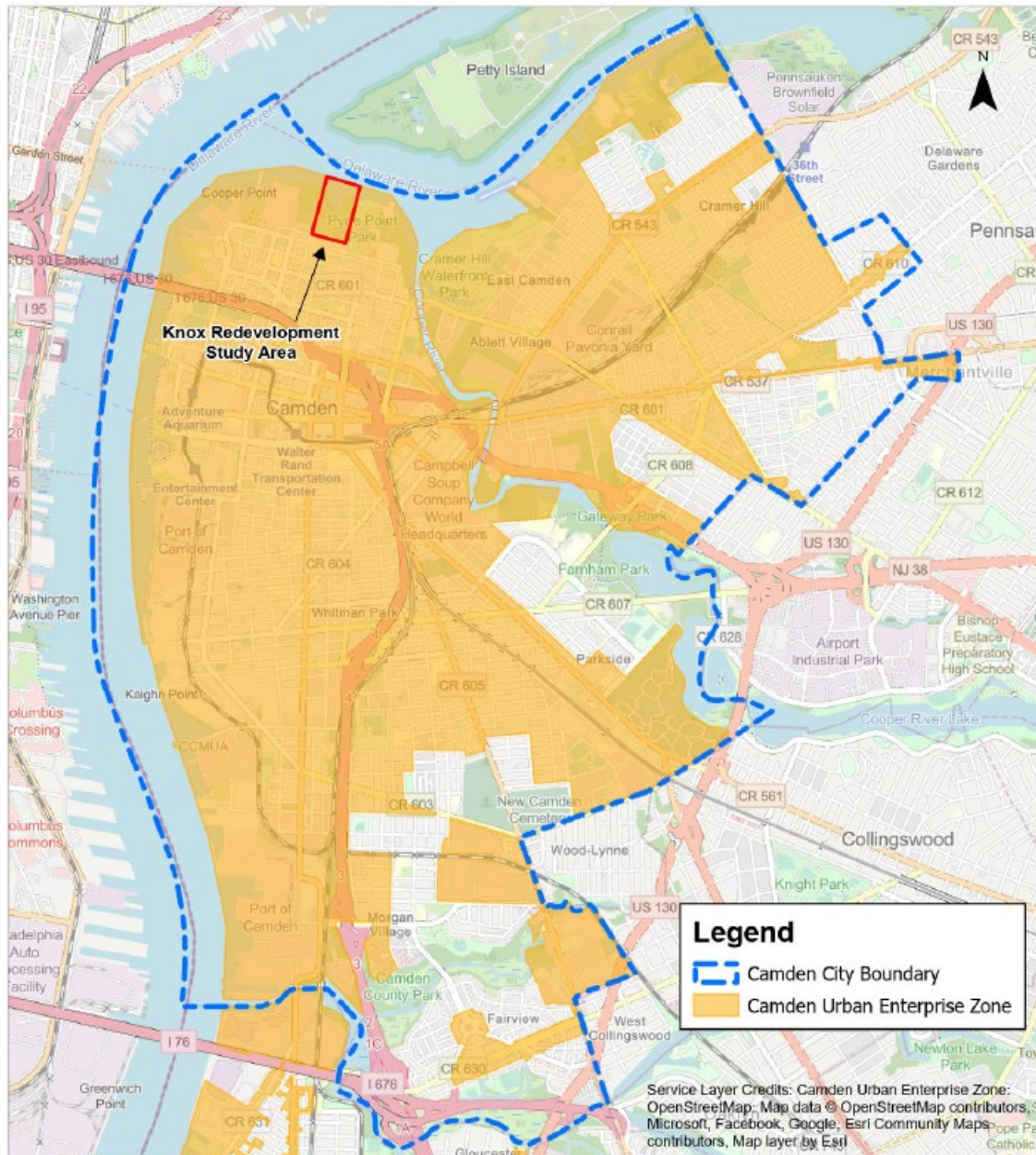
**Image 7: Block 746 looking northwest from Byron Street.**

This Study Area also meets **Criteria G**, since it is located within the Urban Enterprise Zone. 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, inclusion in an 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: Urban Enterprise Zone**



0 0.5 1 Miles

*Knox Redevelopment Study Area  
Camden Urban Enterprise Zone*

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

The Study Area also 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.

In addition, the Camden County Comprehensive 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.

## VIII. Conclusion and Recommendations

The conclusions drawn from this Preliminary Investigation firmly establish that Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, and 73; meet the statutory criteria and should, therefore, be declared as a Condemnation Area In Need of Redevelopment.

| <b>Block</b> | <b>Lot</b> | <b>Statutory Criteria</b>        | <b>Recommended Inclusion</b> |
|--------------|------------|----------------------------------|------------------------------|
| <b>746</b>   | 17         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 18         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 18.01      | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 24         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 25         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 26         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 29         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 32         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 33         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 46         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 64         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 68         | Meets Criteria “C”, “D”, “G” & H | Yes                          |
| <b>746</b>   | 73         | Meets Criteria “C”, “D”, “G” & H | Yes                          |

## Appendices

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- A) Resolution MC-25:10236 authorizing the Planning Board to conduct an area in need of redevelopment investigation of certain properties identified in the Township's tax records as Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, and 73 to determine whether the Planning Board finds that the properties satisfy the Local Redevelopment and Housing Law *in need* criteria and should be declared a condemnation redevelopment area, and if so, commence with the preparation of a redevelopment plan.

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**RESOLUTION MC-25: 10236**  
**On Motion Of: Falio Leyba-Martinez**  
**APPROVED: October 14<sup>th</sup>, 2025**

AV:dh  
10-14-25

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY, INCLUDING BLOCK 746, LOTS 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73, MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET. SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the "LRHL") provides tools to assist municipalities in encouraging investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for designating an Area in Need of Redevelopment and adopting a Redevelopment Plan for any such area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to a municipal governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment, the governing body must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the area meets the criteria set forth at N.J.S.A. 40A:12A-5 for designation of the area as an Area in Need of Redevelopment; and

WHEREAS, the Council of the City of Camden ("Council") wishes to direct the Planning Board of the City of Camden ("Planning Board") to undertake a preliminary investigation to determine whether certain properties in the vicinity of the former Knox Gelatin Facility including Block 746, Lots 17, 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68, 73 ("Study Area") on the Official Tax Map of the City of Camden, County of Camden, qualifies as an Area in Need of Redevelopment without the power of condemnation (the "Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A- 7 (f) the municipal governing body may direct the Planning Board to prepare a proposed redevelopment plan for a redevelopment area; and

WHEREAS, Council wishes to direct the Planning Board of the City of Camden to prepare a proposed redevelopment plan for the Study Area; now, therefore

BE IT RESOLVED on this 14<sup>th</sup> day of October 2025, by the Council that it hereby directs and authorizes the Planning Board to determine whether the Study Area properties qualify as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED that prior to the public hearing to be held by the Planning Board on the matter, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation.

BE IT FURTHER RESOLVED that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as a Condemnation Area in Need of Redevelopment.

BE IT FURTHER RESOLVED, that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the City Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Council, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area, and within 200-feet of the Study Area, according to the assessment records of the City of Camden, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel.

BE IT FURTHER RESOLVED that the hearing notice shall specifically state that a redevelopment area determination shall authorize the City to exercise the power of eminent domain to acquire property in the delineated area.



BE IT FURTHER RESOLVED that the hearing notice shall be published and mailed by the City Clerk or by such clerk or official as the planning board shall otherwise designate.

BE IT FURTHER RESOLVED that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records.

BE IT FURTHER RESOLVED, that said Determination of Need Study shall be submitted to the governing body for their review and approval in accordance with the provisions of N.J.S.A. 40A:12A-6.

BE IT FURTHER RESOLVED that the Planning Board is hereby authorized and directed to prepare a draft redevelopment plan for the Study Area and to transmit same to Council for Council's further action, all as provided in N.J.S.A. 40A:12A- 7 (f).

BE IT FURTHER RESOLVED that the redevelopment plan shall meet the requirements of N.J.S.A. 40A:12A- 7.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 14, 2025

The above has been reviewed  
and approved as to form.




DANIEL S. BLACKBURN  
City Attorney



ANGEL FUENTES  
President, City Council

ATTEST:



LUIS PASTORIZA  
Municipal Clerk