

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 Yaffa Site

City of Camden, Camden County, New Jersey

Block 331, Lots 46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67,75, 80, 86, 87, 88, 89, 113, 114, 119 & 120



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I. Introduction

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 331, Lots 46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120 (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-25:10237 dated October 14, 2025, authorizing the Planning Board to conduct an area in need of redevelopment investigation of properties designated as Block 331, Lots 46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120. (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.

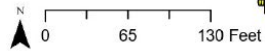
Resolution MC-25:10237 provided that the “Area In Need of Redevelopment” Study Area shall be subject to a condemnation redevelopment area designation, which means that eminent domain may be exercised if the site is designated a redevelopment area.

Map 1: Redevelopment Study Area



Legend

- Yaffa Redevelopment Study Area
- Camden City Boundary
- "B: 331" Block Number
- "L: 46" Lot Number



*Yaffa 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 in need of 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 the 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 1.69 acres, is located at the 600 Block of Chestnut Street in the Bergen Square neighborhood. It makes up a full city block bound by Chestnut Street to the north, 7th Street to the east, Sycamore Avenue to the south, and 6th Street to the west. This area consists of 30 separate lots (46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120) within Block 331.

The majority (but not the entirety) of the Study Area is composed of the former Yaffa & Sons property (Yaffa Site). This was the site of a large, contaminated soil pile. For several years, nearly an entire block of private property lots were subjected to illegal dumping and the storage of imported contaminated fill material by the operator/owner of the site. The mounds of more than 40,000 cubic yards of solid waste, including contaminated soil and construction and demolition debris, rose to up to 45 feet, or over two stories in height. These piles engulfed the 600 Block of Chestnut Street.

The soil piles on the site have been removed over three phases, commencing in 2022. The site is now an empty lot, with gravel covering the ground level soil. Environmental remediation is ongoing on the site.

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.

Block	Lot	Address	Acres¹	Land Use
331	46	602 Chestnut Street	0.02	Vacant
331	50	SS Chestnut Street 60 E 6 th Street	0.07	Vacant
331	41	SS Chestnut Street 60 E 6 th Street	0.10	Vacant
331	48	SS Chestnut Street 60 E 6 th Street	0.03	Vacant
331	49	SS Chestnut Street 60 E 6 th Street	0.03	Vacant
331	52	SS Chestnut Street 60 E 6 th Street	0.05	Vacant
331	53	620 Chestnut Street	0.04	Vacant
331	54	624-644 Chestnut Street	0.04	Vacant
331	55-65	624-644 Chestnut Street	0.59	Vacant
331	67	NW Sycamore St & 7 th St	0.1	Vacant
331	75	619 Sycamore St	0.6	Vacant

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

331	80	601-609 Sycamore Street	0.22	Vacant
331	86	1114 South 6 th Street	0.02	Vacant
331	87	1112 South 6 th Street	0.02	Vacant
331	88	1110 South 6 th Street	0.02	Vacant
331	89	1108 South 6 th Steet	0.02	Vacant
331	113	602 ½ Chestnut Street	0.01	Vacant
331	114	604 Chestnut Street	0.02	Vacant
331	119	600 Chestnut Street	0.01	Vacant
331	120	1106 South 6 th Street	0.02	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 Property Assessment tax data for 2024.

Table 2: Study Area Ownership			
Block	Lot	Owner	Owner's address
331	46	City of Camden	PO Box 95120, Camden, NJ 08101
331	50	City of Camden	PO Box 95120, Camden, NJ 08101
331	41	City of Camden	PO Box 95120, Camden, NJ 08101
331	48	City of Camden	PO Box 95120, Camden, NJ 08101
331	49	City of Camden	PO Box 95120, Camden, NJ 08101
331	52	City of Camden	PO Box 95120, Camden, NJ 08101
331	53	City of Camden	PO Box 95120, Camden, NJ 08101
331	54	City of Camden	PO Box 95120, Camden, NJ 08101
331	55-65	City of Camden	PO Box 95120, Camden, NJ 08101
331	67	City of Camden	PO Box 95120, Camden, NJ 08101
331	75	City of Camden	PO Box 95120, Camden, NJ 08101
331	80	City of Camden	PO Box 95120, Camden, NJ
331	86	City of Camden	PO Box 95120, Camden, NJ 08101

331	87	City of Camden	PO Box 95120, Camden, NJ
331	88	Stanley Martin	1110 South 6 th Street, Camden, NJ
331	89	Camden Redevelopment Agency	520 Market Street, 13 th FL, Camden, NJ
331	113	City of Camden	PO Box 95120, Camden, NJ
331	114	City of Camden	PO Box 95120, Camden, NJ 08101
331	119	James L. & Anna Mae Stewart	728 Cherry Street, Camden, NJ 081032418
331	120	Mattie & James Johnson	1106 South 6 th Street, Camden, NJ

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 2: Study Area Property Tax Records					
Block	Lot	Land Value	Improvement Value	Total Value	Property Class
331	46	\$3,400	\$2,000	\$5,400	Public Property- 15C
331	50	\$21,700	\$6,700	\$28,400	Public Property- 15C
331	41	\$21,700	\$6,700	\$28,400	Public Property- 15C
331	48	\$21,700	\$6,700	\$28,400	Public Property- 15C
331	49	\$21,700	\$6,700	\$28,400	Public Property- 15C
331	52	\$21,700	\$6,700	\$28,400	Public Property- 15C
331	53	\$7,300	\$32,000	\$39,300	Public Property- 15C
331	54	\$28,100	\$3,100	\$31,200	Public Property- 15C
331	55-65	\$28,100	\$3,100	\$31,200	Public Property- 15C
331	67	\$11,300	\$1,700	\$13,000	Public Property- 15C
331	75	\$36,700	\$2,300	\$39,000	Public Property- 15C
331	80	\$15,900	\$2,800	\$18,700	Public Property- 15C
331	86	\$4,800		\$4,800	Public Property- 15C
331	87	\$4,500		\$4,500	Public Property- 15C
331	88	\$4,600	\$10,700	\$15,300	Residential – 2
331	89	\$4,400		\$4,400	Public Property- 15C
331	113	\$4,700		\$4,700	Public Property- 15C
331	114	\$3,700	\$900	\$4,600	Public Property- 15C
331	119	\$4,200		\$4,200	Residential – 2
331	120	\$4,800	\$13,700	\$18,500	Residential – 2

Surrounding Land Uses

The Study Area is situated in the heart of the Bergen Square neighborhood. Bergen Square is a community of nearly 2,800 people, in the center of Camden. The neighborhood is bounded by Pine Street to the north, Interstate 676 to the east, Atlantic Avenue to the south, and South 3rd Street to the west, beyond which lies heavy industry separating the neighborhood from the Delaware River. The neighborhood is characterized by a high concentration of brownfield sites, high levels of abandoned homes, and numerous vacant lots that were once commercial and industrial uses. Most of the uses adjacent to the Yaffa Site are residential, including multi-family and row homes, with a few commercial uses sprinkled in. A new charter academy is located a block east of the site. The Study Area makes up a whole city block which is bordered by Chestnut Street, 7th Street, Sycamore Street and 6th Street situated between Interstate 676 and Broadway. Broadway is the closest commercial corridor and Interstate 676 is the closest highway running through downtown Philadelphia to Gloucester City, NJ.

The following contextual elements surround the Study Area:

North of the Study Area: The block to the north along Chestnut Street has a few rowhomes, vacant lots, and a fenced industrial building with vacant land. Around the corner on South 7th Street there is a restaurant called El Nuevo Lareno serving Puerto Rican cuisine.

East of the Study Area: A corner liquor store and public housing apartments (Harmony House Apartments), are directly east of the Study Area on 7th Street. The Kipps High School is further east from the Study Area, taking up most of the block with three large buildings and open space. The New Fellowship UAME Church sits halfway down the block on Chestnut Street.

South of the Study Area: Across Sycamore Street to the south are scattered row homes and vacant lots. Around the corner of Kaighns Avenue there are abandoned buildings that include a church and Camden Police Athletic League. There is an Autobody shop located on the corner of Kaighn Ave. and 7th Street. St. Bartholomew's Church and Maurice Park sit southeast of the Study Area along I-676.

West of the Study Area: The block along 6th Street is lined with the back of the rowhomes facing Baring Street. There is a corner grocery store on Chestnut and 6th Streets called Martinez Grocery. Three blocks west of the Study Area is the Broadway commercial corridor.

Northwest corner of the Study Area: The block northwest of the site is mostly residential rowhomes and vacant lots. Further west along Chestnut and Broadway sits the Shalom Baptist Church with a large parking lot in the middle of the block.

Public Transportation: The Study Area and surrounding neighborhood is served by a major bus route one block south of the site, along Kaighn Avenue. There is also a bus route along Broadway, three blocks west of the site. 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 the Camden Entertainment Center about a 25 minute walk northwest of the site. The Study Area is also proximate to the State Route 676 on-ramp, 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 does not indicate a significant flood risk in this area.

Contaminated Sites

While the large, contaminated soil pile has been removed from the Study Area, that portion of the Study Area is contaminated with heavy metals and polycyclic aromatic hydrocarbons (PAHs) at depths ranging from one foot to three feet below grade. In addition, low-level concentrations of polychlorinated biphenyls (PCBs) have been detected in surface soil, and the groundwater contains dissolved concentrations of metals. The Yaffa Site is listed on the Known Contaminated Site List from the NJ Department of Environmental Protection's Site Remediation Program. It is identified as PI number: 025881 with level C2: Formal Design- Known Source or release with Groundwater Contamination.

Historic Districts and Sites

The Study Area is located within the Bergen Square Historic District, although no historic sites exist within the Study Area according to State maps. The district was locally designated in 2008. It borders Third Street to the west, Pine Street to the north, Seventh Street to the east, and Atlantic Ave. to the south.

IV. Relationship to Existing Zoning

The Study Area sits in the center of the city between the industrial waterfront and residential neighborhoods along Route 676. The Study Area encompasses thirty tax parcels in one block (Blocks 331), all uniformly zoned R-2 Zone, Medium Density Residential. The R-2 zone allows for the establishment of single family and multifamily dwellings at a maximum density of 22 units per acre.

The zoning regulations governing the R-2 Medium Residential District are codified in the Land Development Ordinance, specifically Article V (§870-52 through §870-56), adopted by the City Council and available via the City's official code repository at <https://ecode360.com/28224248>.

Permitted Uses Based on Current Zoning (R-2 Residential District)

Permitted Principal Uses (§870-52)

- Single-family detached dwellings.
- Semidetached dwellings.
- Duplex (two-family) dwellings.
- Townhouse (attached/row) dwellings.
- Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- Parks, playgrounds or recreation area, community center buildings, and libraries.
- Public, private, or parochial education institutions.

Permitted Accessory Uses (§870-53)

- In-ground and aboveground swimming pools and/or other structures customarily incidental to a

private swimming pool on a property, subject to the requirements of **§870-193**.

- Accessory buildings and structures, subject to the requirements of **§870-189**.
- Off-street parking and private garages, subject to the requirements of **§870-214 and 870-230 through 870-241**.
- Fences and walls, subject to the requirements of **§870-197**.
- Signs, subject to the requirements of **§870-253**.
- Porches, decks and patios, subject to the requirement of **§870-190**.

Conditional Uses (§870-55)

- Places of worship, subject to the requirements of **§870-209**.
- Community residences for persons with head injuries and for developmentally disabled and/or community shelters for victims of domestic violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for single-family detached dwellings located within this zone and to the requirements of **§870-204**.
- Family day-care homes, subject to the requirements of **§870-202**.
- Parabolic dish antennas, subject to the requirements of **§870-210**.
- Public utilities facilities, subject to the requirements of **§870-191**.
- Cemetery, subject to the requirements of **§870-208**.
- Home occupation and home professional offices, subject to the requirements of **§870-201**.

Table 4: Zoning Use Summary				
Zone Designation	R-2 Residential Zone			
Permitted Uses	Residential, municipal purposes, recreation, community center, libraries, education institutions.			
Conditional Uses	Places of worship, Community residences, Family day-care homes, Parabolic dish antennas, utilities, cemeteries, Home occupation and home professional offices			
Accessory Uses	In-ground and aboveground swimming pools, Fences, signage, porches, decks, and patios.			
	Single-Family	Semi-detached	Duplex	Townhouse
Minimum Lot Area	3,000 sq ft	2,000 sq ft	4,000 sq ft	2,000 sq ft
Maximum Lot Area per dwelling unit or site area	8,000 sq ft	4,000 sq ft	8,000 sq ft	3,000 sq ft
Minimum Lot Width	30 ft	20 ft	40 ft	20 ft
Minimum Lot Depth	100 ft	100 ft	100 ft	100 ft
Maximum Lot Coverage	40%	40%	40%	60%
Minimum Yard Requirements - Side (Both)	25 ft	25 ft	25 ft	N/A
Minimum Yard Requirements – Front	10 ft	10 ft	10 ft	10 ft
Minimum Yard Requirements – Rear	20 ft	20 ft	20 ft	20 ft
Maximum Lot Impervious Coverage	60%	60%	60%	80%
Maximum Building Height	3 stories or 35 feet			
Parking	Off-street parking and private garages, subject to the requirements of § 870-214 and 870-230 through 870-241			

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 in direct line with redeveloping the Yaffa Site.

Waterfront South Revitalization Plan (2007)

The Heart of Camden developed this plan to focus on creating a light-commercial corridor on Broadway, market rate and affordable housing stocks and a cleaner and healthier environment. This area is located southwest of the Bergen Square neighborhood and is consistent with the goals of the redevelopment of the Study area site.

Waterfront South Neighborhood Plan (DRAFT 2022)

The Heart of Camden and DCA developed this neighborhood plan with a shared vision, recommendations and strategies to guide revitalization. Section 9.1 of the Neighborhood Plan discusses improved safety and connectivity between neighborhoods. It specifically discusses the need for neighborhood connectivity between Central Waterfront and Bergen Square. This supports the Study Area redevelopment.

Cooper Grant and Central Waterfront Plan (2015)

This plan was developed by Coopers Ferry Partnership and the Cooper- Grant Neighborhood Association to revitalize neighborhoods through economic development, healthy neighborhoods, resiliency, open space and circulation. Central Waterfront sits west of the Bergen Square neighborhood and is complementary with the Study Area redevelopment.

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. Bergen Square is listed as one of the economic development districts of the city. The Yaffa Site is discussed on Page 9 as a non-conforming use zoned residential, with an industrial use with significant outdoor storage, a potential junkyard. The redevelopment study 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 remediation and redevelopment of the Yaffa Site promotes the goals of this Health Element by removing exposure pathways to contaminated properties and promoting neighborhood walkability.

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 Yaffa Site was creating a stormwater runoff issue and its designation as a redevelopment area would support and align with the Sustainable Camden initiative.

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

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 the heart of the City with the main artery of Route 646 and Broadway nearby supports the development in the Center where there is existing infrastructure and development is pre-existing in this neighborhood.

VII. Redevelopment Analysis

The following section is an analysis of the Study Area to determine if each lot meets 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.

Block 331, Lots 46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119, & 120
Property Description: The Study Area is comprised of Block 331, which spans the entire 600 Block between Chestnut Street and Sycamore Street. The majority of the Study Area is vacant with gravel covering the ground level soil. Section III above, details the environmental conditions of a portion of the Study Area known as the Yaffa Site (which was occupied by the former soil pile operations) as being included on the Known Contaminated List from the NJ Department of Environmental Protection's Site Remediation Program; continuing remediation activities are needed to make the site developable. The Study Area is located in the R-2 Residential District. The Study Area is accessible by all adjacent streets and there is a sidewalk along the site on N. 6th Street, Chestnut Street, and 7th Street.

Google Maps images dating back to 2012 indicate that the Study Area had three inhabited row homes (lots 53, 120, 88), two vacant row homes (lots 46, 114) and the rest of the Study Area was comprised of vacant lots and fencing surrounding the large pile of imported soil and construction debris. Google Map images from 2023 show the same existing conditions. The latest site visit in September 2025 showed all of the structures in the Study Area had been demolished. During these many years, the site has been subject to illegal dumping of contaminated fill and debris, even with the recent removal of the soil piles, the site remains vacant with contamination .



Image 1: Block 331 looking south from Chestnut Street.

Analysis of Statutory Criteria: After reviewing the specifics of the Study Area, it was determined that it meets Criteria C, D, G, and H for redevelopment, according to the LRHL, as described below.



Image 2: Block 331 from Chestnut Street looking southeast

Twenty-seven lots within the study area (Lots 46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 89, 113, & 114) meet 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. The twenty-seven lots listed above meet criteria C due to the fact that they are publicly owned vacant land. The Study Area is located in a distressed neighborhood with a significant portion of the Study Area exhibiting contamination issues that limit the possibility of development through the instrumentality of private capital. The contaminated nature of the former Yaffa Site makes it difficult to convert to reuses without a significant expenditure of private and public funds available to conduct remediation and prepare the lands for suitable development.

Due to the vacant brownfield status of the former Yaffa Site which predominates the Study Area, the entire Study Area qualifies under **Criteria D**. The illegal dumping and debris throughout the site over the last decade created a detrimental environment and impacted the neighborhood in a negative manner. The unauthorized industrial use on this block created noise, pollution, noxious smells and other nuisances that reduced the quality of life for nearby residents. Currently, the Study Area is an empty city block with the majority of it undergoing continued environmental assessment. The presence of the Yaffa Site, a vacant brownfield, causes an economic hindrance that lowers nearby property values, discourages investment, and creates a sense of neglect that further deteriorates neighborhood safety and cohesion. The Yaffa Site impacted all of the properties on the block, leaving them in a deleterious condition that necessitated demolition and impacting

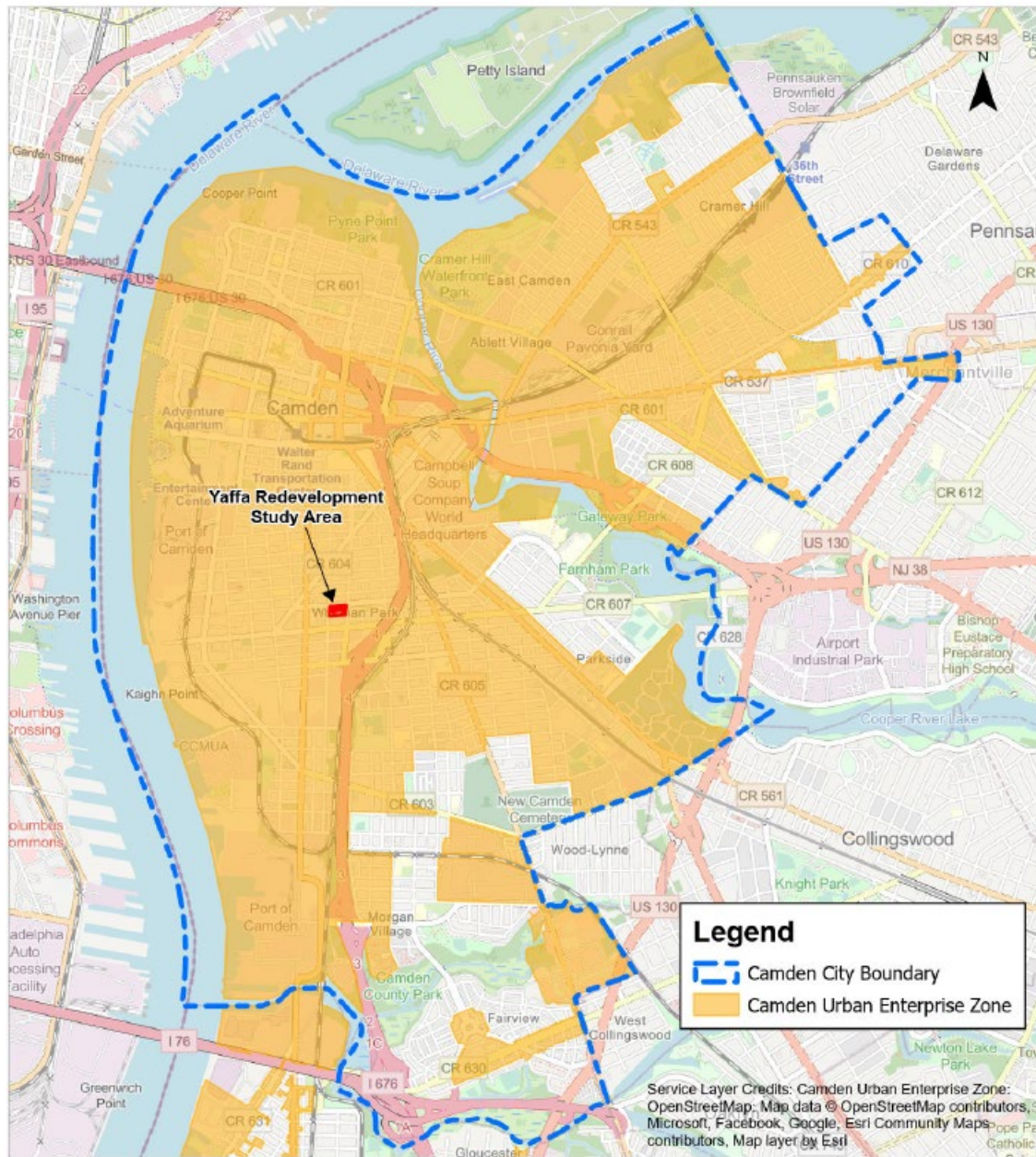
their ability to be redeveloped. This In addition, the contaminated nature of most of the Study Area creates negative environmental and social impact on the neighborhood. This formulates a stagnant and unproductive condition impeding the ability to be developed and causes a direct negative ripple effect on the welfare of the neighborhood and the community.



Image 3: Gravel on Block 331

This Study Area 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 2 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 2: Urban Enterprise Zone



0 0.5 1 Miles

Yaffa Redevelopment Study Area Camden Urban Enterprise Zone

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

The Study Area 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 principles of directing new growth into areas where infrastructure and services are available, limiting sprawl, protecting the environment, and enhancing existing communities.

The Study Area is located in the heart of the Bergen Square neighborhood, which includes existing infrastructure and strengthens the urban core rather than encouraging sprawl. The redevelopment of this Study Area 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.

VIII. Conclusion and Recommendations

The conclusions drawn from this Preliminary Investigation firmly establish that Block 331, Lots 46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119, & 120 meet the statutory criteria and should, therefore, be declared as a Condemnation Area In Need of Redevelopment.

Table 5: Summary of Compliance with Statutory Criteria			
Block	Lots	Statutory Criteria	Recommended Inclusion
331	46	Meets Criteria "C", "D" "G" & "H"	Yes
331	50	Meets Criteria "C", "D" "G" & "H"	Yes
331	41	Meets Criteria "C", "D" "G" & "H"	Yes
331	48	Meets Criteria "C", "D" "G" & "H"	Yes
331	49	Meets Criteria "C", "D" "G" & "H"	Yes
331	52	Meets Criteria "C", "D" "G" & "H"	Yes
331	53	Meets Criteria "C", "D" "G" & "H"	Yes
331	54	Meets Criteria "C", "D" "G" & "H"	Yes
331	55-65	Meets Criteria "C", "D" "G" & "H"	Yes
331	67	Meets Criteria "C", "D" "G" & "H"	Yes
331	75	Meets Criteria "C", "D" "G" & "H"	Yes
331	80	Meets Criteria "C", "D" "G" & "H"	Yes
331	86	Meets Criteria "C", "D" "G" & "H"	Yes
331	87	Meets Criteria "C", "D" "G" & "H"	Yes
331	88	Meets Criteria "D" "G" & "H"	Yes
331	89	Meets Criteria "C", "D" "G" & "H"	Yes
331	113	Meets Criteria "C", "D" "G" & "H"	Yes
331	114	Meets Criteria "C", "D" "G" & "H"	Yes
331	119	Meets Criteria "D" "G" & "H"	Yes
331	120	Meets Criteria "D" "G" & "H"	Yes

Appendix

- A) Resolution MC-25:10237 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 331, Lots 46, 50, 41, 48, 49, 52, 53, 54, 55-65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119, & 120, 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.

RESOLUTION MC-25: 10237
On Motion Of: Falio Leyba-Martinez
APPROVED: October 14th, 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 AS PART OF THE S. YAFFA & SONS SITE, INCLUDING BLOCK 331, LOTS 41, 46, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120, 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 as part of the S. Yaffa & Sons site including Block 331, Lots 41, 46, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 75, 80, 86, 87, 88, 89, 113, 114, 119 & 120 ("Study Area") on the Official Tax Map of the City of Camden, County of Camden, qualifies as an Area in Need of Redevelopment with 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 14th 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; and

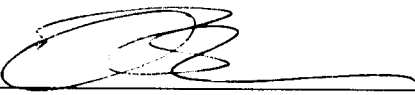
BE IT FURTHER RESOLVED that the Planning Board is hereby authorized and directed to prepare a draft redevelopment plan for the Study Area and to transmit same to Council for Council's further action, all as provided in N.J.S.A. 40A:12A- 7 (f).

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, 2005

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