



PRELIMINARY INVESTIGATION OF A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT SAUNDERS & NORTH 30TH STREETS

Block 1104, Lots 50-53, 55-56, 59-60, 91, 93 & 95; and Block 1107, Lots 15-20 & 27-30

City of Camden, Camden County, New Jersey

Prepared by **LRK, Inc.** | October 22, 2025



Preliminary Investigation of a Non-Condemnation Area in Need of Redevelopment Saunders & North 30th Streets

Block 1104, Lots 50-53, 55-56, 59-60, 91, 93 & 93; and Block 1107, Lots 15-20 & 27-30
City of Camden, Camden County, New Jersey

Recommended by the Planning Board on Month ##, 20##

Adopted by the City Council by Resolution ##-#### on Month ##, 20##



Prepared for:

Camden Planning Board
Department of Development & Planning
520 Market Street, City Hall, Room 224
Camden, NJ 08102



Prepared by:

LRK, Inc.
1218 Chestnut Street, 5th Floor
Philadelphia, PA 19107

The original copy of this document was appropriately signed and sealed in accordance to N.J.S.A. 45:14A-1 et seq.

A handwritten signature in blue ink that reads "Nando Micale".

Nando Micale, FAIA, AICP, PP
NJPP License No. 5798

A handwritten signature in black ink that reads "Chris S. Cosenza".

Chris S. Cosenza, AICP, PP, LEED AP
NJPP License No. 6344



ACKNOWLEDGMENTS

MAYOR & CITY COUNCIL

Mayor	<i>Victor G. Carstarphen</i>	Council Member	<i>Sheila Davis</i>
President	<i>Angel Fuentes</i>	Council Member	<i>Falio Leyba-Martinez</i>
Vice President	<i>Arthur Barclay</i>	Council Member	<i>Jannette Ramos</i>
Council Member	<i>Christopher Collins</i>	Council Member	<i>Nohem G. Soria-Perez</i>

CITY STAFF

Business Administrator	<i>Timothy Cunningham, Esq.</i>
City Attorney	<i>Daniel Blackburn, Esq.</i>
Counsel to City Council	<i>Howard McCoach, Esq.</i>
City Clerk & Registrar	<i>Luis Pastoriza, MSM, RMC, CMR</i>
Director of Planning & Development / Zoning Officer	<i>Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS</i>

PLANNING BOARD

Class I Member	<i>Victor G. Carstarphen</i>	Class IV Member	<i>Ian Leonard</i>
Class II Member	<i>Keith L. Walker</i>	Class IV Member	<i>Omari Thomas</i>
Class III Member, Liaison	<i>Jannette Ramos</i>	Class IV Member	<i>Vacant</i>
Class IV Member, Chair	<i>Jose DeJesus, Jr.</i>	Class IV Member	<i>Vacant</i>
Class IV Member, Vice Chair	<i>Steven Lee</i>	Alternate I	<i>Brenda Fraction</i>
Class IV Member	<i>Erin Crean</i>	Alternate II	<i>Vacant</i>

PLANNING BOARD STAFF

Board Attorney	<i>James Burns, Esq.</i>
Board Engineer	<i>Dena Moore Johnson</i>
Board Secretary	<i>Angela Miller</i>
Director of Planning & Development / Zoning Officer	<i>Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS</i>

CAMDEN REDEVELOPMENT AGENCY

Executive Director	<i>Olivette Simpson</i>
Urban Planner	<i>Sanjana Arunachalam</i>
Project Coordinator & Property Asset Manager	<i>Sulena Robinson-Rivera</i>

TABLE OF CONTENTS

1 | INTRODUCTION

- 1.1 Overview 1
- 1.2 Study Authorization 1
- 1.3 Non-Condemnation 3
- 1.4 Scope of Study 3
- 1.5 Summary of Findings 5

2 | REDEVELOPMENT STATUTE

- 2.1 Purpose of the Redevelopment Statute 7
- 2.2 Advantages of a Redevelopment Plan 8
- 2.3 Redevelopment Procedure 9
- 2.4 Statutory Criteria 13

3 | STUDY AREA CONTEXT

- 3.1 Existing Conditions 17
- 3.2 Property Ownership 19
- 3.3 Property Assessment 21
- 3.4 Existing Land Use 23
- 3.5 Existing Zoning 27
- 3.6 Urban Enterprise Zone 31
- 3.7 Planning Context for Smart Growth 33

4 | STUDY AREA EVALUATION

- 4.1 Summary 41
- 4.2 Block 1104, Lot 50: SS Saunders 60 E 29th Street 47
- 4.3 Block 1104, Lot 51: SS Saunders 100 E 29th Street 49
- 4.4 Block 1104, Lot 52: SS Saunders 180 E 29th Street 51
- 4.5 Block 1104, Lot 53: 2930 Saunders Street 53
- 4.6 Block 1104, Lot 55: 2938 Saunders Street 55
- 4.7 Block 1104, Lot 56: 2940 Saunders Street 57
- 4.8 Block 1104, Lot 59: 2974 Saunders Street 59
- 4.9 Block 1104, Lot 60: 2951 Saunders Street 61
- 4.10 Block 1104, Lot 91: SS Saunders 160 E 29th Street 63
- 4.11 Block 1104, Lot 93: SS Saunders & 29th Street 65
- 4.12 Block 1104, Lot 95: NS Morrison St W 30th Street 67
- 4.13 Block 1107, Lot 15: SE Saunders & 30th Street 69
- 4.14 Block 1107, Lot 16: 3004 Saunders Street 71
- 4.15 Block 1107, Lot 17: SS Saunders 60E 30th Street 73
- 4.16 Block 1107, Lot 18: SS Saunders 80 E 30th Street 75
- 4.17 Block 1107, Lot 19: SS Saunders 100 E 30th Street 77
- 4.18 Block 1107, Lot 20: SS Saunders 120 E 30th Street 79
- 4.19 Block 1107, Lot 27: NE Morrison & 30th Street 81
- 4.20 Block 1107, Lot 28: NS Morrison 42 E 30th Street 83
- 4.21 Block 1107, Lot 29: 3005 Morrison Street 85
- 4.22 Block 1107, Lot 30: NS Morrison 84 E 30th Street 87

5.1 Conclusion..... 89

EXHIBITS

MAPS & TABLES

Map 1 Context Map 2

Map 2 Study Area Map 4

Table 1 Property Ownership 19

Map 3 Property Ownership Map 20

Table 2 Property Assessment 21

Map 4 City of Camden Tax Map Sheet 17.03 22

Map 5 City of Camden Tax Map Sheet 17.04 22

Map 6 Existing Land Use Map 24

Map 7 Aerial Map (2023) 26

Map 8 Aerial Map (2012) 26

Table 3 Land Use Regulations for the R-2 Zone 27

Map 9 Existing Zoning Map 28

Table 4 Bulk Regulations for the R-2 Zone - Single-Family 29

Table 5 Bulk Regulations for the R-2 Zone - Semi-Detached 29

Table 6 Bulk Regulations for the R-2 Zone - Duplex 30

Table 7 Bulk Regulations for the R-2 Zone - Townhouse 30

Map 10 Camden’s Urban Enterprise Zone Map 32

Table 8 Evaluation Summary 41

Map 11 Study Area Map 42

1 | INTRODUCTION

1.1 OVERVIEW

Camden’s vibrant waterfront, rich cultural heritage, and emerging neighborhoods are redefining its identity as a dynamic urban center in South Jersey. With direct access to Philadelphia via multiple transportation options and anchors like Rutgers and Rowan Universities, Cooper University Health Care, and Virtua Health, the City of Camden (the “City”) is positioned as both a hub for innovation and a welcoming home for residents.

Based on the City’s comprehensive master plan, *FutureCamden*, redevelopment efforts in Camden are guided by a commitment to neighborhood reinvestment, with particular focus on historically underserved neighborhoods such as the Rosedale / Dudley neighborhood in East Camden. As outlined in the master plan, this neighborhood is poised for revitalization through targeted site assembly of vacant properties to achieve cohesive project areas and the preparation of redevelopment plans, in accordance with the New Jersey Local Redevelopment and Housing Law (the “LRHL”) at N.J.S.A. 40:A:12A-1 et seq.

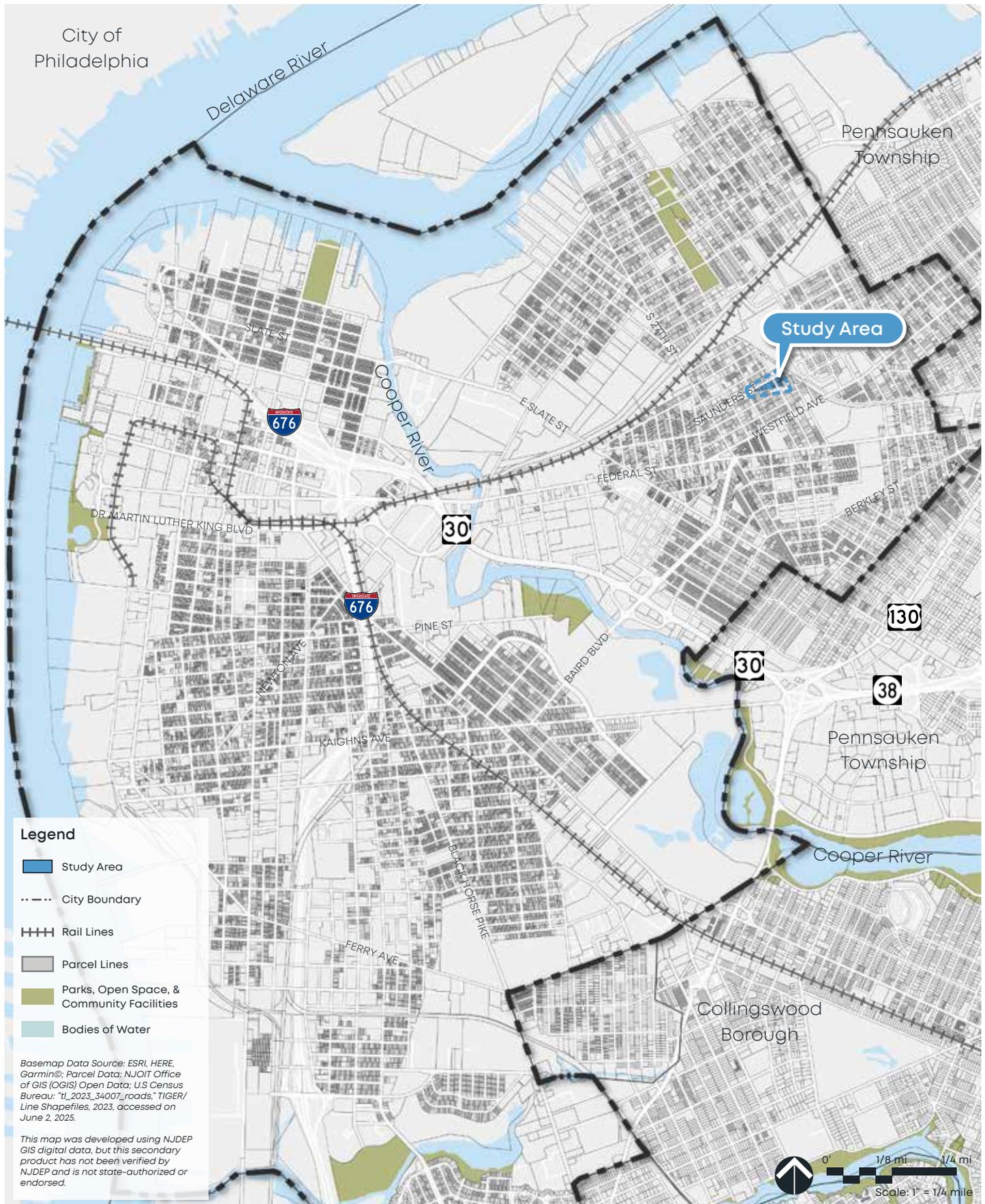
Within the Rosedale / Dudley neighborhood, the area around Saunders and North 30th Streets once featured two prominent community landmarks: the Hosanna AME Church and the 1929 Octavius V. Catto Elementary School. Over the years, both sites suffered from neglect, structural issues, and were each damaged by fire at different times. Both buildings have since been demolished, leaving the entire block vacant today.

This vacant block and adjacent vacant properties across North 30th Street now stand as a tangible opportunity for neighborhood investment. As such, the Mayor and City Council of the City of Camden (the “City Council”) determined that it was in the best interest of the City that a preliminary investigation be conducted to determine whether the vacant properties qualify as a “non-condemnation area in need of redevelopment.”

1.2 STUDY AUTHORIZATION

On September 9, 2025, the City Council adopted a resolution, authorizing and directing the Planning Board of the City of Camden (the “Planning Board”) to conduct a preliminary investigation (or “Study”) pursuant to N.J.S.A. 40A:12A-6 of the properties identified on the City Tax Maps as Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, and 93, and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29, and 30 (collectively, the “Study Area”) along with all streets and rights of way appurtenant thereto to determine whether all or a portion of the Study Area meets the statutory criteria set forth at N.J.S.A. 40A:12A-3 or -5 for designation as a “non-condemnation area in need of redevelopment” under the LRHL, and whether all or a portion of said Study Area should be designated as a “non-condemnation area in need of redevelopment.” On October 14, 2025, the City Council adopted a resolution, to amend and correct the prior resolution to include Block 1104, Lot 95 to be part of the Study Area.

Map 1. Context Map



1.3 NON-CONDEMNATION

As of 2013, the New Jersey State Legislature (the “Legislature”) requires that preliminary investigations state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (a “non-condemnation area in need of redevelopment”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (a “condemnation area in need of redevelopment”).

The City Council, in accordance with the above requirements, indicated in its resolution to the Planning Board that the Study Area was being considered as a “non-condemnation area in need of redevelopment.”

1.4 SCOPE OF STUDY

The scope of this planning effort encompassed the following tasks:

- Review the physical and digital records and reports pertaining to the properties within the Study Area;
- Review and assess the current land use, zoning classification, and other relevant data associated with the properties within the Study Area;
- Review the goals and objectives of municipal and state planning documents, and evaluate how they relate to the Study Area and the surrounding neighborhood;
- Conduct an inventory, catalog, and examine the physical conditions and characteristics of the existing buildings and site improvements within the Study Area;
- Clearly articulate to what extent the existing physical conditions and characteristics meet the statutory criteria for designation as “non-condemnation area in need of redevelopment”; and
- Indicate findings and propose recommendations relative to determining if the Study Area should be designated as a “non-condemnation area in need of redevelopment.”

As part of this multi-step process, a site inspection of the grounds within the Study Area and the surrounding neighborhood was conducted in order to observe and document the existing physical conditions and characteristics of the Study Area.

Additionally, the scope of this Study included a request for and/or a review of the following documents:

- Department of Development & Planning: land development approvals, permits, and violations;
- Bureau of License & Inspections: licenses, permits, and violations;
- Camden Redevelopment Agency: records and planning documents;

Map 2. Study Area Map



*Note: Aerial base imagery is based on older 2024-2025 imagery and reflects buildings in the Study Area that may no longer be present.

- Camden County Health Department: licenses, permits, and violations;
- Camden County Police Department & Office of the Fire Marshal: incident reports;
- Bureau of Revenue Collections: property ownership and tax assessment data, and history of tax payments and liens;
- Environmental notification and status reports;
- Geographic Information System (GIS) maps, aerial orthophotography, shape files, and available data sets;
- Sanborn maps & historic aerial photography;
- City of Camden Tax Maps;
- City of Camden Land Use Ordinance and Zoning Map;
- Camden Master Plan and neighborhood plans; and
- New Jersey State Development and Redevelopment Plan.

1.5 SUMMARY OF FINDINGS

Ultimately, this Study finds that the Study Area displays characteristics which satisfy the statutory criteria - and provides a recommendation - that the entire Study Area be designated a “non-condemnation area in need of redevelopment.”

It should be noted that this Study does not constitute an endorsement or recommendation for a specific plan or strategy for the Study Area. Any subsequent redevelopment plan, plan amendment, or strategy remains in the purview of the City Council.

This Study serves as the “map [and] a statement setting forth the basis for the investigation,” as required by the LRHL at N.J.S.A. 40A:12A-6.b(1). The Planning Board shall advertise, notice, and conduct a public hearing; at this hearing, the Planning Board “shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record,” in accordance with the LRHL at N.J.S.A. 40A:12A-6.b(4).

At the conclusion of the hearing, the Planning Board shall make a recommendation, by resolution, to the City Council as to whether it should designate all or a part of the Study Area as a “non-condemnation area in need of redevelopment.”

Page Intentionally Blank

2 | REDEVELOPMENT STATUTE

2.1 PURPOSE OF THE REDEVELOPMENT STATUTE

In 1992, the Legislature enacted the LRHL, which was largely based on the 1949 Blighted Areas Act. The Legislature revised, consolidated, and ultimately replaced the State’s various redevelopment statutes with a new statute concerning redevelopment and housing by the State’s local governments.

The LRHL was designed by the Legislature to guide municipalities and local governments through the process of rehabilitation and redevelopment, finding at N.J.S.A. 40A:12A-2.a. that:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

Generally speaking, the LRHL is a planning and financial tool that grants municipalities and local governments a number of redevelopment powers, including the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting physical development most conducive to the social and economic improvement of the State and its municipalities.

According to the LRHL, before the municipality is authorized to exercise any redevelopment powers, a specified area must be designated a rehabilitation and/or redevelopment area by resolution, and a redevelopment plan must be prepared and adopted by ordinance. In order to utilize the power of eminent domain, the area must have been designated as a “condemnation area in need of redevelopment” or have been designated as a redevelopment area before the effective date of P.L. 2013, c. 159.

Once an area has been designated a rehabilitation and/or redevelopment area, a redevelopment plan may be prepared to utilize various planning and financial tools to eliminate the conditions that cause the area to be considered a rehabilitation and/or redevelopment area, to make redevelopment projects more feasible by utilizing financial subsidies or other incentive programs offered by various agencies, and to foster public-private partnerships that facilitate the desired redevelopment of the area.

From a practical standpoint, a redevelopment plan is essentially a combined “mini” master plan and zoning ordinance for the designated rehabilitation and/or redevelopment area, and may prescribe specific zoning regulations and detailed development and design standards that reflect the community’s vision and desired improvement of the area.

The redevelopment planning process has been used successfully throughout the State, including within the City, to creatively improve properties which meet the statutory criteria into healthier, more vibrant, and/or economically productive land uses.

2.2 ADVANTAGES OF A REDEVELOPMENT PLAN

The advantages of a redevelopment plan are that it empowers additional municipal authority by permitting the use of special flexible Smart Growth planning tools otherwise not available under conventional zoning, including the following:

- Offers more flexibility than conventional zoning which is not limited to redevelopment involving the built form, and can include specific structures to be preserved, specific areas to be up-zoned or down-zoned, and specific areas to be preserved as open space and improved as public gathering spaces or parks, as well as the provision for off-tract infrastructure improvements and community benefits.
- The preparation of a site-specific conceptual plan that can prescribe specific land uses, area requirements, intensity of use, residential density, build-to lines, setbacks, coverage requirements, height, scale, massing, form, and site layout including the location of new structures and parking areas, pedestrian improvements, and streetscape improvements, as well as the provision for off-site improvements.
- The exercise of greater control over design of any project including detailed development and design standards regulating the layout, design, and appearance of future buildings and site improvements.
- The ability to require certain green infrastructure, sustainable design, and universal design features and strategies to be incorporated into the project.
- Empowers the municipality to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period of time.
- Enables the municipality and the redeveloper / property owner to work in a productive public-private partnering process.
- Authorizes the municipality to designate a qualified redeveloper and define the role and obligations of the redeveloper through a redevelopment agreement that helps protect community interests.
- Makes eligible for certain types of technical and financial assistance from the State to be utilized at the option of the municipality.

2.3 REDEVELOPMENT PROCEDURE

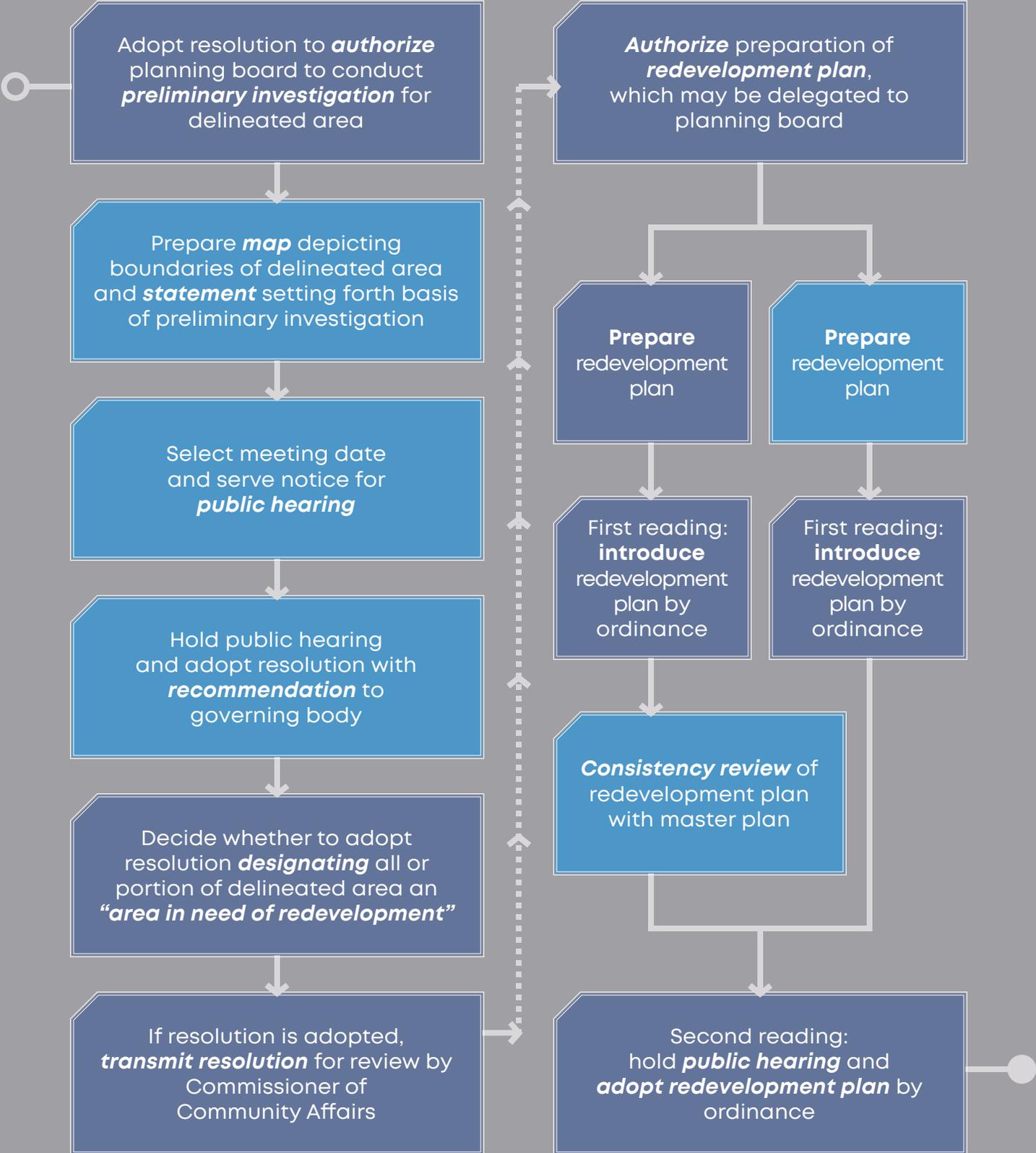
The LRHL provides a detailed process for the municipality and local government to follow in order to exercise its redevelopment powers. This process is meant, in part, to ensure that the public is given adequate notice and an opportunity to participate in the public process and that the governing body acts in concert with the goals and objectives of the municipality's master plan. Recognizing the planning board's role as the steward of the master plan, these steps require the planning board to make recommendations to the governing body.

A summary of the process is more fully described on the following pages.

REDEVELOPMENT PROCEDURE SUMMARY

Preliminary Investigation

Redevelopment Plan



Governing Body
 Planning Board

PRELIMINARY INVESTIGATION

The following is a summary of N.J.S.A. 40A:12A-6, concerning the procedure for the preliminary investigation for determination of a delineated area as a redevelopment area, as well as related public hearing and notice requirements:

- The process begins as the governing body, by resolution, authorizes the planning board to undertake a preliminary investigation to determine whether the delineated area is an “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5.
 - The resolution shall state whether the “area in need of redevelopment” determination shall authorize the municipality to use all redevelopment powers other than the use of eminent domain (in which case, it shall be referred to as a “non-condemnation area in need of redevelopment”) or if shall authorize all redevelopment powers including the use of eminent domain (in which case, it shall be referred to as a “condemnation area in need of redevelopment”).
- The planning board then prepares a **map** depicting the boundaries of the delineated area, the location of various properties included therein, and a **statement** setting forth the basis for the preliminary investigation. Generally, the governing body or the planning board, by resolution, enters into an agreement with a licensed professional planner to prepare a summary report presenting the findings of the preliminary investigation (that is, the map and the statement).
- After the preliminary investigation is complete, the planning board specifies a date for and gives notice of a public hearing.
 - The notice shall set forth the general boundaries for the delineated area and shall state that a map (and statement) has been prepared and can be inspected at the municipal clerk’s office. Consistent with the governing body’s initial resolution, the notice shall specifically state that the “area in need of redevelopment” determination shall not or shall authorize with municipality to exercise the power of eminent domain.
 - A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two (2) consecutive weeks, and the last publication shall not be less than 10 days prior to the hearing date.
 - A copy of the notice shall be mailed at least 10 days prior to the hearing date to the last owner of, and claimants of an interest in, each property within the delineated area.
- At the public hearing, the planning board, generally through the licensed professional planner, presents the findings of the preliminary investigation, and allows for all interested parties to give testimony. All oral or written objections are made part of the public record. At the conclusion of the public hearing, the planning board, by resolution, recommends whether all or a portion of the delineated area be determined (or not be determined) by the governing body to be an “area in need of redevelopment.”
- After receipt of the recommendation from the planning board, the governing body, by resolution, may determine that all or a portion of the delineated area as an “area in need of redevelopment.”
- When the resolution is adopted, the municipal clerk shall transmit a copy of the resolution to the Commissioner of Community Affairs for review. The determination shall not take effect without approval of the commissioner. If the commissioner does not issue an approval or disapproval within 30 calendar days, the determination shall be deemed

approved. If the determination is of an area in which development or redevelopment is encouraged (by any State law or regulation), the determination shall take effect immediately after transmission.

- The notice of the determination shall be served within 10 days after the determination, upon the last owner of each property within the delineated area and any person who filed a written objection.
- If the governing body's initial resolution stated that the "area in need of redevelopment" determination shall not or shall authorize with municipality to exercise the power of eminent domain, the notice shall indicate that the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain; any legal action to challenge the determination must be commenced within 45 days of receipt of notice.

REDEVELOPMENT PLAN

Following the designation of a delineated area as a rehabilitation or redevelopment area, a redevelopment plan, or an amendment or revision to an existing redevelopment plan, may be prepared. The following is a summary of N.J.S.A. 40A:12A-7, concerning the procedure for adoption of a redevelopment plan as well as related public hearing requirements:

- Either the governing body can prepare a redevelopment plan, or it can direct the planning board prepare a redevelopment plan, setting forth the goals, objectives, and specific actions to be taken with regard to the designated rehabilitation or redevelopment area in accordance with the criteria established under N.J.S.A. 40A:12A-7.
- If the governing body prepares the redevelopment plan, the governing body introduces the redevelopment plan via ordinance for first reading and adopts a resolution referring the proposed redevelopment plan to the planning board for review and recommendation to the governing body, in the same manner as adoption of land development ordinances.
 - The planning board, within 45 days after referral, reviews the proposed redevelopment plan and adopts a resolution containing a report and recommendations to governing body. The report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning the inconsistencies and other appropriate matters.
 - The governing body holds a public hearing on the redevelopment plan ordinance and, taking into consideration the recommendations of the planning board, may then act on the redevelopment plan by passing the ordinance adopting the redevelopment plan.
- If the planning board prepares the redevelopment plan, the governing body is relieved of the referral requirements contained above. After the redevelopment plan is prepared, the governing body introduces the redevelopment plan via ordinance for first reading and thereafter holds a public hearing on the redevelopment plan ordinance, in the same manner as adoption of other municipal ordinances.
- In either case, where the redevelopment plan supersedes the existing zoning ordinance, rather than constituting an overlay zoning, the governing body also adopts an amendment to the zoning map.

2.4 STATUTORY CRITERIA

In 1947, the New Jersey Constitution was amended to add the so-called “Blighted Areas Clause,” which was initially intended by the Legislature to provide for a wide range of activities to facilitate investment in what it viewed as blighted areas. Article VIII, Section III, paragraph 1 of the Constitution reads as follows:

“The clearance, replanning, development or redevelopment of blighted areas shall be a public purpose and public use, for which private property may be taken or acquired. Municipal, public or private corporations may be authorized by law to undertake such clearance, replanning, development or redevelopment; and improvements made for these purposes and uses, or for any of them, may be exempted from taxation, in whole or in part, for a limited period of time during which the profits of and dividends payable by any private corporation enjoying such tax exemption shall be limited by law. The conditions of use, ownership, management and control of such improvements shall be regulated by law.”

The LRHL implements this provision of the Constitution by authorizing municipalities and local governments to designate a “redevelopment area” or “area in need of redevelopment,” as defined pursuant to N.J.S.A. 40A:12A-3.

The LRHL further elaborates that a delineated area may be determined to be in need of redevelopment if, after a preliminary investigation, the governing body concludes that the delineated area exhibits any one (1) of the eight (8) statutory criteria listed under N.J.S.A. 40A:12A-5, which are outlined on the opposite page.

It is noted that the LRHL does not require all properties located within a delineated area to be in need of redevelopment, but rather that a majority or generality of properties meet the criteria for determination.

In fact, the very definition of “redevelopment area” or “area in need of redevelopment” as referred to above continues by stating that “[a] redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part [emphasis added].” This is commonly referred to as the “Section 3” criteria.

Furthermore, according to *The Redevelopment Handbook: A Guide to Rebuilding New Jersey’s Communities, 3rd Edition*, this “section” allows for the inclusion of properties that do not meet the statutory criteria but are “essential to be included in the designation to effectively redevelop the area.”

Examples include properties located within and surrounded by otherwise designated areas, properties that are needed to provide access to an area to be redeveloped, properties that are needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area’s successful redevelopment.

REDEVELOPMENT STATUTORY CRITERIA

- A | Deterioration.** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B | Abandoned Commercial and Industrial Buildings.** 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.
- C | Public or Unimproved Vacant Land.** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D | Obsolete Layout and Design.** 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 | Property Ownership and Title Issues.** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F | Fire and Natural Disasters. 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 | Urban Enterprise Zones.** In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c. 303 (C. 52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C. 40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C. 40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C. 40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- H | Smart Growth Consistency.** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

APPLICATION OF “G” CRITERION - URBAN ENTERPRISE ZONES

The “G” criterion under the LRHL applies to municipalities designated as an Urban Enterprise Zone (“UEZ”) under the New Jersey Urban Enterprise Zones Act of 1983.

According to the statutory requirements, this criterion may only be used for the purpose of granting tax exemptions within the Urban Enterprise Zone in accordance with the provisions of the Long Term Tax Exemption Law at N.J.S.A. 40A:20-1 et seq. or through the adoption of a tax abatement and exemption ordinance in accordance with the provisions of the Five-Year Exemption and Abatement Law at N.J.S.A. 40A:21-1 et seq.

A municipality will not be able to exercise any other redevelopment powers including, among others, the adoption of a redevelopment plan, for the delineated area within the Urban Enterprise Zone unless one or more properties are found to meet at least one other statutory criterion for being designated as an “area in need of redevelopment.”

APPLICATION OF “H” CRITERION - SMART GROWTH CONSISTENCY

The “H” criterion under the LRHL applies to properties if “the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

Elaborating further, according to *The Redevelopment Handbook: A Guide to Rebuilding New Jersey’s Communities, 3rd Edition*, smart growth is “an approach to planning that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities.”

Smart growth is best defined as development that encourages compact, transit-accessible, pedestrian-oriented, and environmental sustainable development. The core principles of Smart Growth as outlined by the Smart Growth Network and cited by the United States Environmental Protection Agency include:

- Mix land uses;
- Take advantage of compact building design;
- Create a range of housing opportunities and choices;
- Create walkable neighborhoods;
- Foster distinctive, attractive communities with a strong sense of place;
- Preserve open space, farmland, natural beauty, and critical environmental areas;
- Strengthen and direct development towards existing communities;
- Provide a variety of transportation choices;
- Make development decisions predictable, fair, and cost effective; and
- Encourage community and stakeholder collaboration in development decisions.

Smart growth is a concept that is inherent in the New Jersey State Development and Redevelopment Plan (the “State Plan”). The New Jersey Office for Planning Advocacy has developed a definition of a “Smart Growth Area” to include an area classified as any one of the following:

- Metropolitan Planning Area (PA1) in the State Plan;
- Suburban Planning Area (PA2) in the State Plan;
- A designated center in the State Plan;
- An area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission;
- A smart growth area designated by the New Jersey Meadowlands Commission; or
- A Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

Generally speaking, the analysis in relation to the “H” criterion should include an evaluation of the planning context for the delineated area, including whether smart growth principles are promoted by the municipality in its master plan or other planning documents, regional plans, and the State Plan. It should be noted, however, that this analysis generally focuses on the future redevelopment of the delineated area, as opposed to reviewing existing conditions and applying an objective analysis as with the other statutory criteria.

As such, planning professionals typically do not rely solely on the “H” criterion when analyzing whether the property qualifies as an “area in need of redevelopment,” especially in the case of a “condemnation area in need of redevelopment.” Nevertheless, the criterion remains part of the redevelopment statute and is intended to promote smart growth principles and align local planning efforts with broader state-level objectives, and can be utilized to supplement other statutory criteria in the evaluation of existing land uses in this context, particularly in the case of a “non-condemnation area in need of redevelopment.”

3

STUDY AREA CONTEXT

3.1 EXISTING CONDITIONS

The Study Area is situated in Rosedale / Dudley neighborhood in East Camden, located on the south side of Saunders Street, north side of Morrison Street, and between North 29th Street and North 30th Street, as well as on the opposite side of North 30th Street.

The Study Area includes 21 properties encompassing 21 tax lots within Block 1104 and a portion of Block 1107. The entire Study Area is currently vacant land. It is noted that Block 1104, Lot 53 (commonly known as 2930 Saunders Street) was the original site of the Octavius V. Catto Elementary School. The long-vacant school building was demolished by the City following a fire in May 2024. The school was rebuilt and reopened in 2007 as the Octavius V. Catto Family School at the corner of Westfield Avenue and North Dudley Street. Additionally, Block 1104, Lot 55 (commonly known as 2938 Saunders Street) was the former site of the Hosanna AME Church, which the City demolished in recent years.

The Study Area is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land. To the north, along Saunders Street, are a water tower, vacant lots, residences, and parking lots associated with religious institutions. To the south, along Morrison Street, are the rear yards of homes facing High Street and a religious institution fronting North 30th Street. It is noted that a portion of Saunders Street north of Block 1107 is unpaved and lacks public sidewalks, while Morrison Street between North 29th Street and North 30th Street is essentially a dirt pathway with no public sidewalks.

Bird's Eye View of Existing Conditions



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

Ground-Level Views of Existing Conditions



3.2 PROPERTY OWNERSHIP

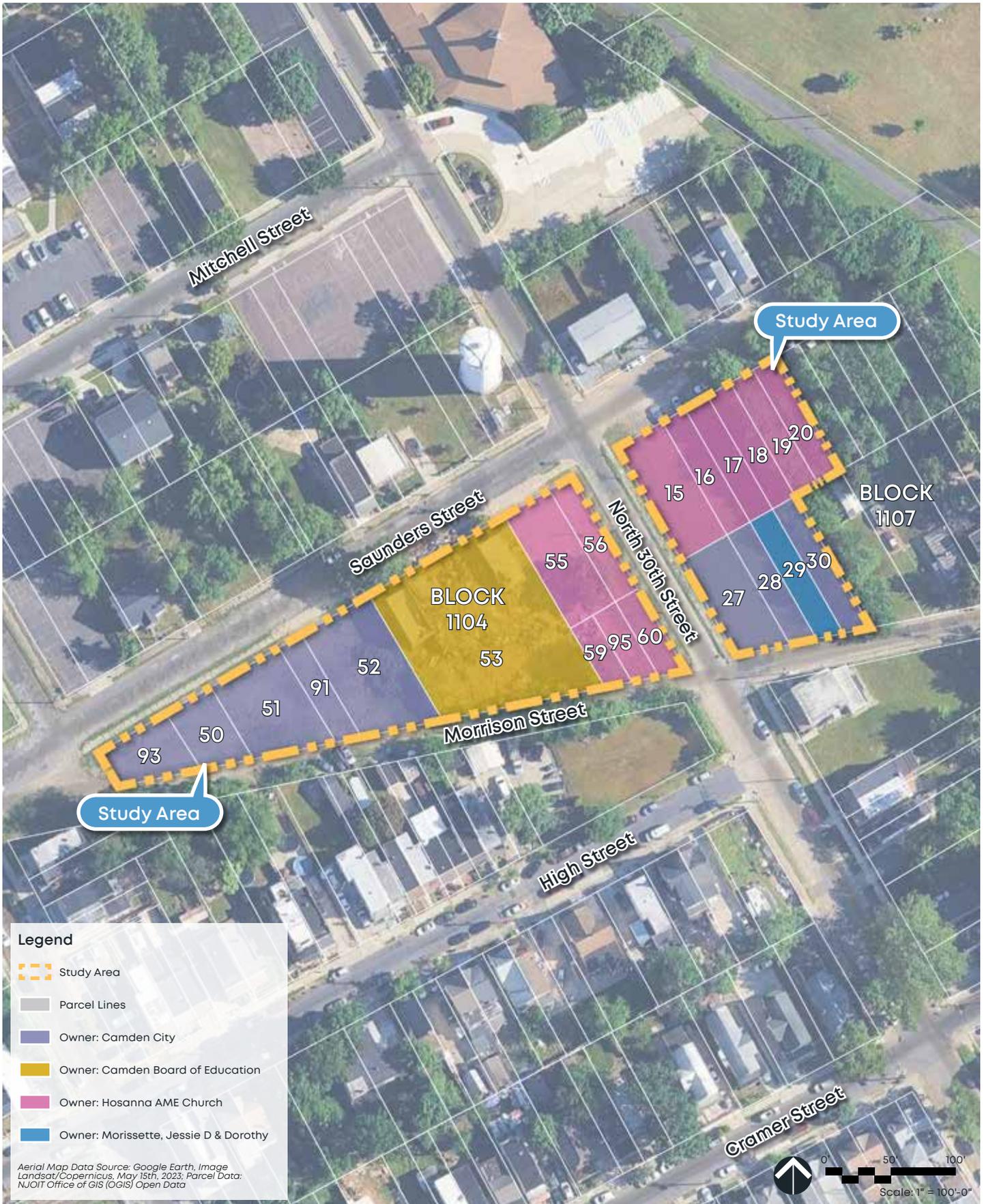
The Study Area has diverse ownership, with the majority of properties owned by either the Hosanna AME Church or the City of Camden. Two (2) exceptions include Block 1107, Lot 29, which is privately owned, and Block 1104, Lot 53, which is owned by the Camden Board of Education. All 21 properties, taken together, comprises approximately 1.55 acres, as summarized in the table below.

Table 1. Property Ownership

Block	Lot	Class	Address	Owner	Acreage ¹
1104	50	15C	SS Saunders 60 E 29th St	Camden City	0.05
1104	51	15C	SS Saunders 100 E 29th St	Camden City	0.10
1104	52	15C	SS Saunders 180 E 29th St	Camden City	0.14
1104	53	15A	2930 Saunders St	Camden Board of Education	0.36
1104	55	4A	2938 Saunders St	Hosanna AME Church	0.09
1104	56	1	2940 Saunders St	Hosanna AME Church	0.05
1104	59	1	2974 Morrison St	Hosanna AME Church	0.03
1104	60	1	2951 Morrison St	Hosanna AME Church	0.03
1104	91	15C	SS Saunders 160 E 29th St	Camden City	0.04
1104	93	15C	SS Saunders & 29th St	Camden City	0.06
1104	95	1	NS Morrison St W 30th St	Hosanna AME Church	0.03
1107	15	1	SE Saunders & 30th St	Hosanna AME Church	0.09
1107	16	1	3004 Saunders St	Hosanna AME Church	0.05
1107	17	1	SS Saunders 60E 30th St	Hosanna AME Church	0.05
1107	18	1	SS Saunders 80 E 30th St	Hosanna AME Church	0.05
1107	19	1	SS Saunders 100 E 30th St	Hosanna AME Church	0.05
1107	20	1	SS Saunders 120 E 30th St	Hosanna AME Church	0.05
1107	27	15C	NE Morrison & 30th St	Camden City	0.08
1107	28	15C	NS Morrison 42 E 30th St	Camden City	0.05
1107	29	1	3005 Morrison St	Morrisette, Jessie D & Dorothy	0.05
1107	30	15C	NS Morrison 84 E 30th St	Camden City	0.05
Total					1.55

Note 1: The acreage values listed are approximate and were derived by calculating the area utilizing available online GIS mapping tools provided by the New Jersey Department of Environmental Protection. Therefore, the acreage values listed in the table above may not match the acreage values found in property tax records.

Map 3. Property Ownership Map



3.3 PROPERTY ASSESSMENT

Property tax records derived from the Camden County Property Assessment Search Hub and the City of Camden Bureau of Revenue Collections were analyzed to determine the land, improvement, and net assessed value of each property within the Study Area, as well as the prior year’s property taxes billed, as summarized in the table below.

It is noted that the Study Area has a improvement ratio of approximately 44%, meaning that, given that it is less than 50%, assessed land value is greater than assessed improvement value. Additionally, all privately-owned properties all have liens, held by the City of Camden.

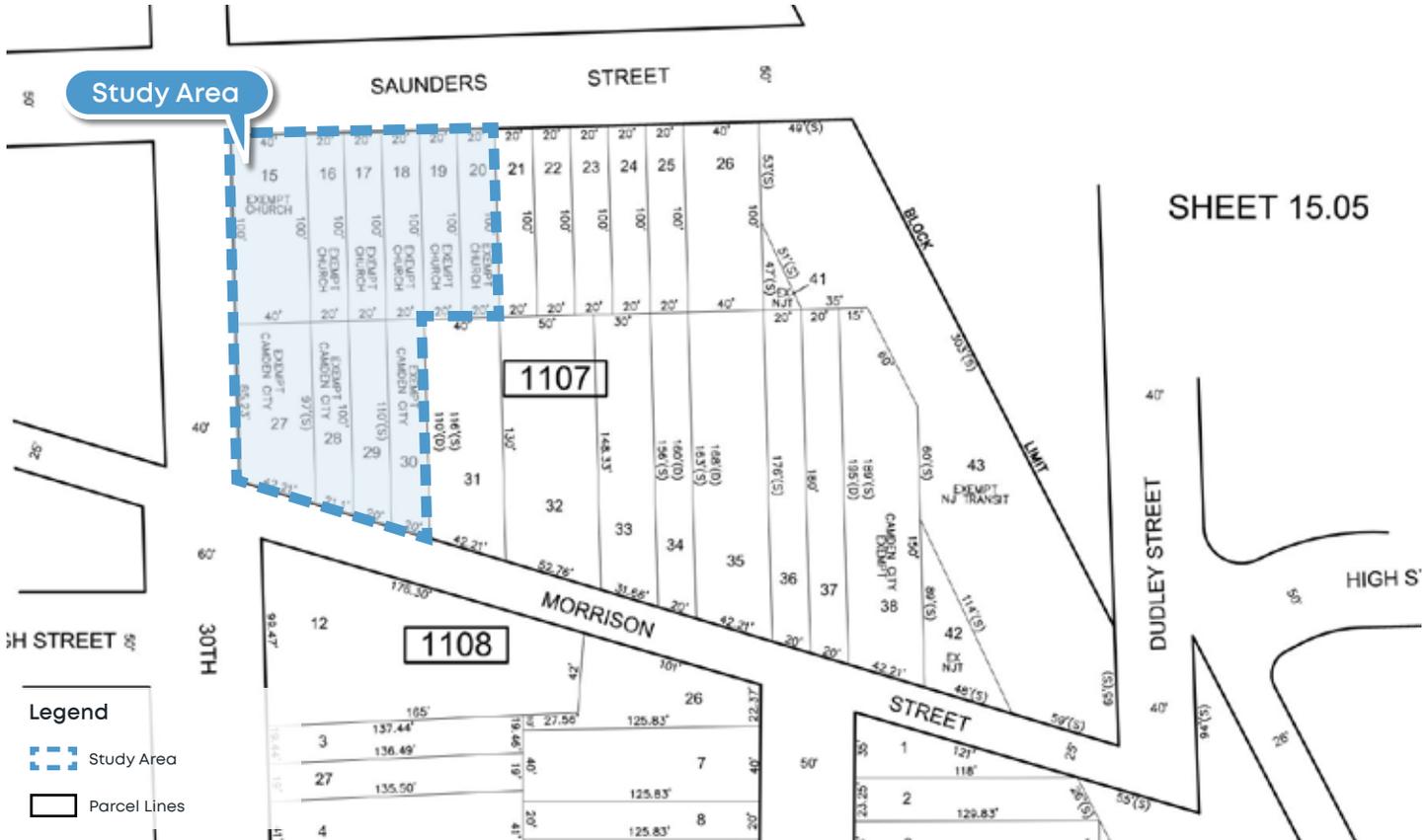
Table 2. Property Assessment

Block	Lot	Assessed Land Value	Assessed Improvement Value	Net Assessed Value	Prior Year Taxes
1104	50	\$22,300	\$0	\$22,300	\$0
1104	51	\$27,600	\$0	\$27,600	\$0
1104	52	\$29,400	\$0	\$29,400	\$0
1104	53	\$60,000	\$342,500	\$402,500	\$0
1104	55	\$23,000	\$28,500	\$51,500	\$1,824.65
1104	56	\$19,000	\$0	\$19,000	\$673.17
1104	59	\$19,000	\$0	\$19,000	\$673.17
1104	60	\$17,900	\$0	\$17,900	\$634.20
1104	91	\$18,400	\$0	\$18,400	\$0
1104	93	\$19,800	\$0	\$19,800	\$0
1104	95	\$17,600	\$0	\$17,600	\$623.57
1107	15	\$23,000	\$0	\$23,000	\$814.89
1107	16	\$19,000	\$0	\$19,000	\$673.17
1107	17	\$19,000	\$0	\$19,000	\$673.17
1107	18	\$19,000	\$0	\$19,000	\$673.17
1107	19	\$19,000	\$0	\$19,000	\$673.17
1107	20	\$19,000	\$0	\$19,000	\$673.17
1107	27	\$22,100	\$0	\$22,100	\$0
1107	28	\$19,200	\$0	\$19,200	\$0
1107	29	\$19,000	\$0	\$19,000	\$673.17
1107	30	\$19,200	\$0	\$19,200	\$0
Totals		\$471,500	\$371,000	\$842,500	\$9,282.67

Map 4. City of Camden Tax Map Sheet 17.03



Map 5. City of Camden Tax Map Sheet 17.04



3.4 EXISTING LAND USE

Sites & Facilities - The Study Area does not contain any sites that are enumerated through the New Jersey Department of Environmental Protection (“NJDEP”) New Jersey Environmental Management System (“NJEMS”). Sites that are listed on the NJEMS may be regulated by the NJDEP under one or more of its regulatory permitting or enforcement programs, or they may otherwise be of some interest to a NJDEP program.

Land - There are no wetlands as identified by the NJDEP and no high risk (1.0% chance of flooding) or low-to-moderate risk (0.2% chance of flooding) flood hazard areas as identified by the Federal Emergency Management Agency (“FEMA”) within the Study Area.

Utilities - The Study Area is serviced by PSE&G for electric utilities, PSE&G for gas utilities, New Jersey American Water for water utilities, and is located within the Camden County Municipal Utilities Authority sewer service area.

Historic Preservation - According to the 2023 Historical Districts GIS map prepared by Camden County, the Study Area does not contain any properties listed in the New Jersey and National Registers of Historic Places.

Soils & Geology - Upon review of the Web Soil Survey provided by the Natural Resources Conservation Service (“NRCS”), an agency of the United States Department of Agriculture (“USDA”), the Study Area contains a single map unit identified as “URgB—Urban land-Cramerhill complex, 0 to 5 percent slopes.” This soil map unit is characterized as very deep, well-drained soils, typically with an 80 inch depth to the water table.

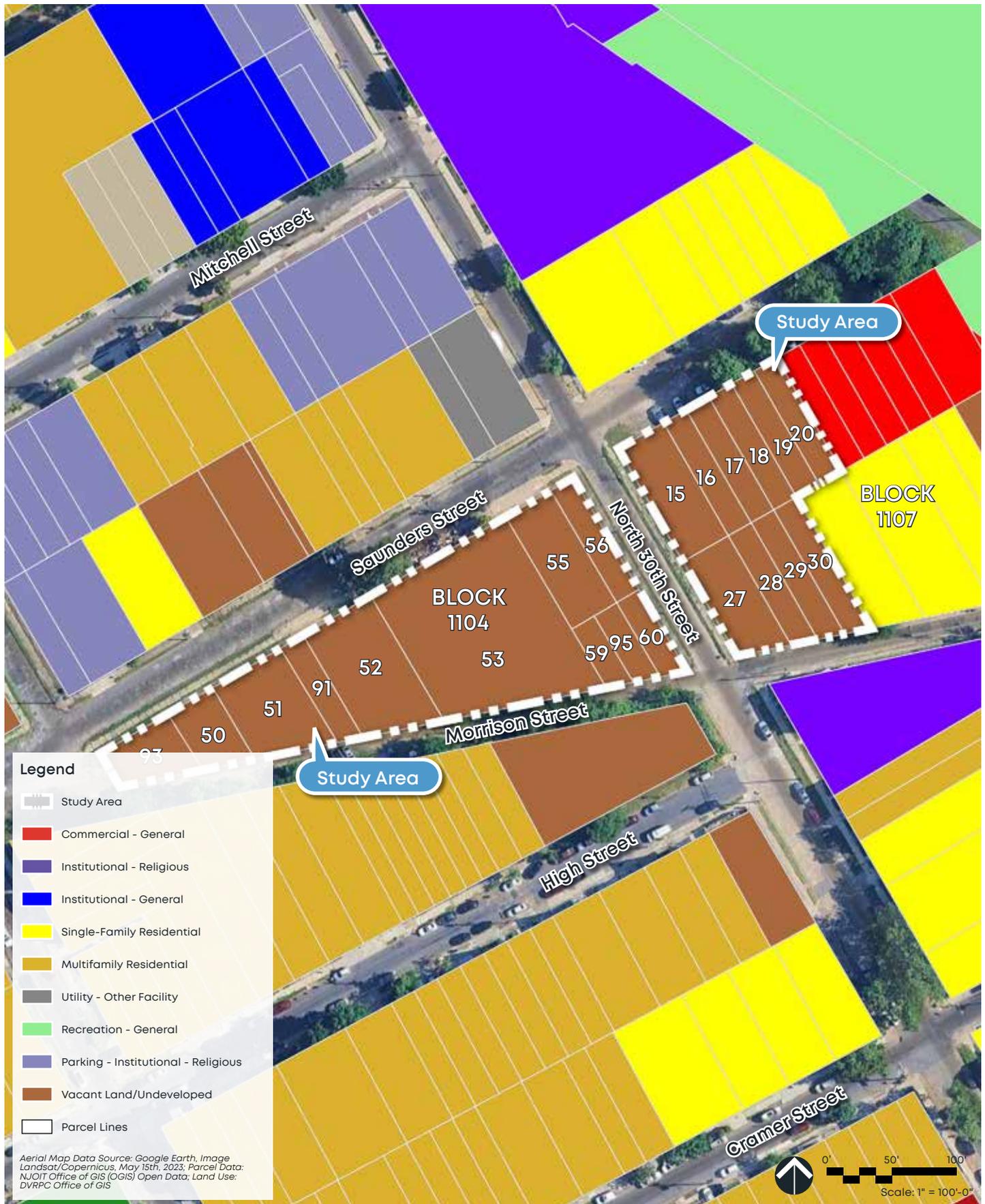
All of City of Camden is situated within the Coastal Plain geological region, atop the Potomac Formation (Kp3, characterized by sand, fine to coarse-grained, interbedded with white, red, or yellow clay) and Magothy Formation (Kmg, characterized by quartz sand, fine to coarse-grained, interbedded with thin-bedded clay or clay silt), and a small portion atop the Merchantville Formation (Kmv, characterized by glauconite sand to quartz-glauconite sand, clayey and silty.) The Study Area is situated within the Magothy Formation.

Land Use - As previously noted, the entire Study Area presently contains vacant land, and is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land.

The land use map, as shown on the following page, was generally derived from the Delaware Valley Regional Planning Commission (“DVRPC”) 2023 Camden County Map, with minor updates, but may not accurately reflect specific land uses, including where there are a mix of uses.

The original data depicted that most of the Study Area was designated as vacant or undeveloped land, with Block 1104, Lots 53 and 55, identified as educational and religious institutional uses. However, as of the time of this Study, those properties are now vacant or undeveloped land, and the land use map has been updated accordingly.

Map 6. Existing Land Use Map



VACANT LAND

As previously noted, the entire Study Area currently consists of vacant land. A review of historical aerial orthophotography from 2012, obtained from the New Jersey Office of Information Technology (NJOIT), indicates that - aside from Block 1104, Lots 53 and 55 - all other properties within the Study Area have been vacant for more than 10 years.

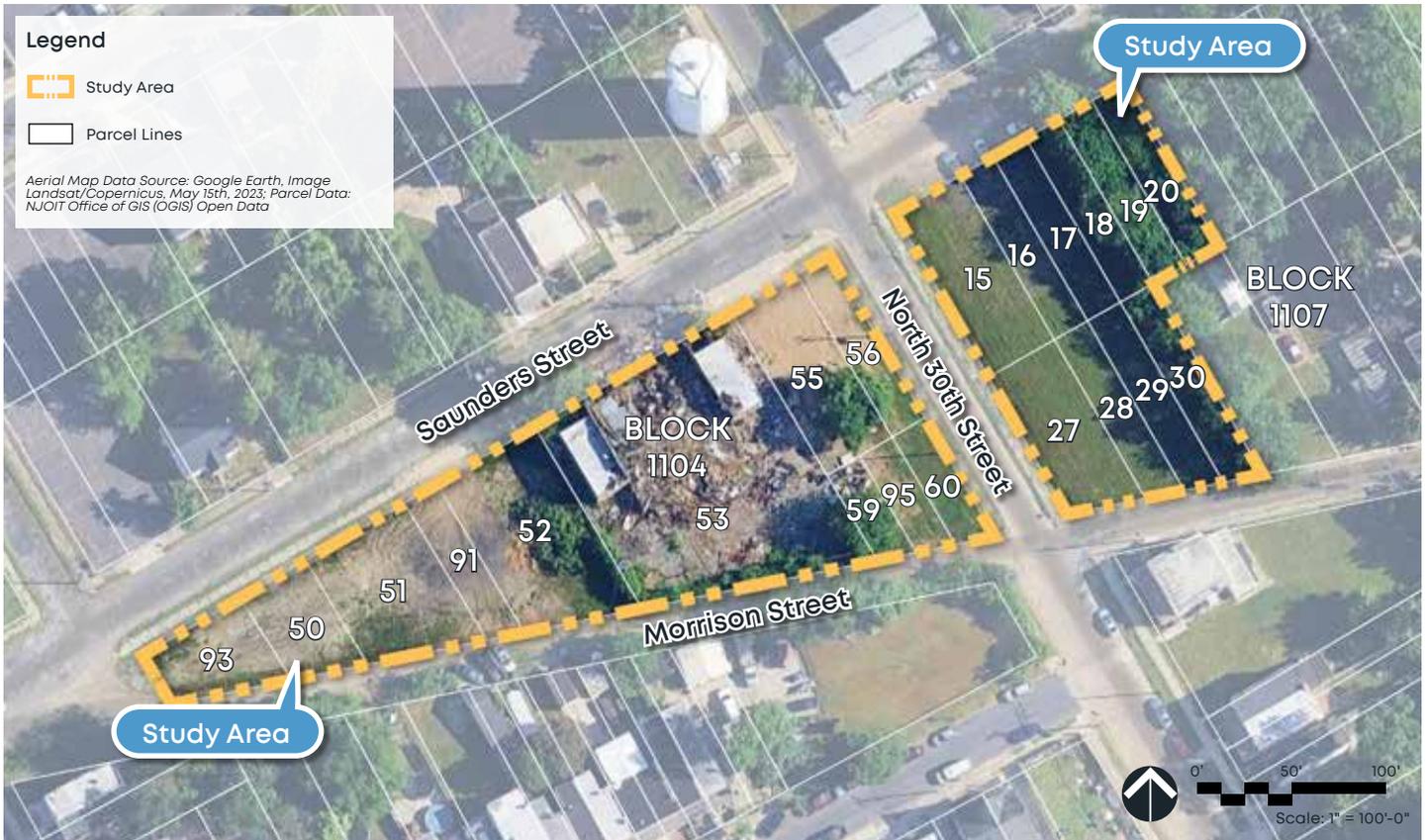


Current site photo of Block 1104, Lot 53 showing vacant land (Photo taken June 2025)



Current site photo of Block 1104, Lot 55 showing vacant land (Photo taken June 2025)

Map 7. Aerial Map (2023)



Map 8. Aerial Map (2012)



3.5 EXISTING ZONING

The entire Study Area is situated within the R-2 Residential Zone. The R-2 Zone generally permits single-family detached dwellings, semidetached dwellings, two-family dwellings, and townhouses. Each type of development has specific bulk requirements appropriate to their respective types of development, and height may range from a minimum of two (2) stories to a maximum of three (3) stories.

A summary of the specific zoning requirements - including permitted and prohibited uses as well as bulk regulations for each permitted use type - for the R-2 Zone are outlined in the tables below and on the following pages.

Table 3: Land Uses Regulations for the R-2 Zone

Applicability
Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95; Block 1107, Lots 15, 16, 17, 18, 19, 20, 21, 27, 28, 29 & 30
Permitted Uses
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 areas, community center buildings, and libraries; and Public, private, or parochial educational institutions.
Accessory Uses
In-ground and above-ground swimming pools; Accessory buildings and structures; Off-street parking and private garages; Fences and walls; Signs; and Porches, decks and patios.
Prohibited Uses
Signs in any form except as permitted in [Chapter 870]; Lodging houses, boardinghouses, rooming houses, multifamily dwellings or any combination thereof; and Wireless telecommunications facilities.
Conditional Uses
Places of worship; Community residences for person with head injuries and for the developmentally disabled and/or community shelters for victims of domestic violence, as required by N.J.S.A. 40:55D-66.1; Family day-care homes; Parabolic dish antennas; Public utility facilities; Cemetery; and Home occupation and home professional offices.

Map 9. Existing Zoning Map



Legend

-  Study Area
-  R-2 Residential Zone
-  CV-2 Conservation Overlay Zone
-  Parcel Lines

Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023; Parcel Data: NJGIT Office of GIS (OGIS) Open Data

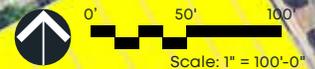


Table 4: Bulk Regulations for the R-2 Zone - Single-Family

Bulk Regulations - Single-Family			
Lot		Height	
Min. Lot Area (SF)	3,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	30	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 5: Bulk Regulations for the R-2 Zone - Semi-Detached

Bulk Regulations - Semi-Detached			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	4,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft) ²	10 ³	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Zero feet for common wall.

Table 6: Bulk Regulations for the R-2 Zone - Duplex

Bulk Regulations - Duplex			
Lot		Height	
Min. Lot Area (SF)	4,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	40	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 7: Bulk Regulations for the R-2 Zone - Townhouse

Bulk Regulations - Townhouse			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	60%
Min. 1 Side Yard (Ft)	Varies ²	Max. Impervious Coverage	80%
Min. 2 Side Yards (Ft)	N/A		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Interior lots at zero feet; end of corner lots at 10 feet.

3.6 URBAN ENTERPRISE ZONE

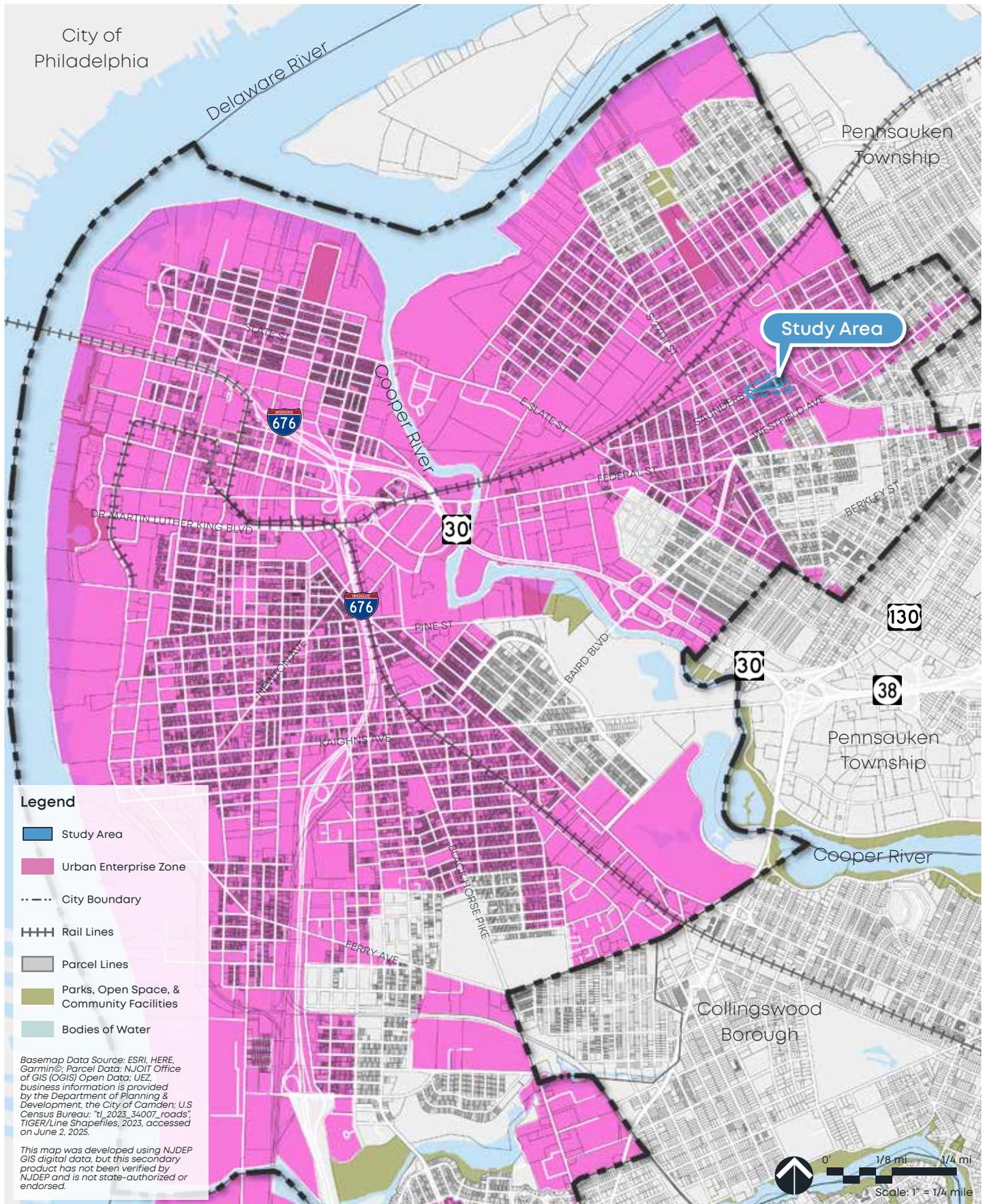
Following the enactment of the New Jersey Urban Enterprise Zones Act of 1983, a significant portion of the City of Camden was designated an Urban Enterprise Zone (“UEZ”) by resolution adopted on August 9, 1984, and by Ordinance No. MC-2067 adopted on September 27, 1984.

The program was created as part of a broader strategy to revitalize designated urban communities and stimulate their growth by encouraging businesses to develop and create private sector jobs through public and private investment. Additionally, participating businesses within the UEZ receive a reduced sales tax rate, as well as tax exemptions on certain purchases, including capital equipment acquired and investments made to build a new facility or expand or upgrade an existing facility.

The City of Camden was one of first municipalities to participate in the State-wide program. In Camden’s Urban Enterprise Zone, the program has included a number of reinvestment projects, including a business facade program, Camden Strong Façade, as well as small business loan and marketing initiatives. Taken together, the program is helping to uplift Camden’s small business community, which, in turn, is helping to uplift its residents and neighborhoods.

As seen in Map 10 on the following page, the entire Study Area is situated within Camden’s Urban Enterprise Zone.

Map 10. Camden's Urban Enterprise Zone Map



3.7 PLANNING CONTEXT FOR SMART GROWTH

CITY OF CAMDEN MASTER PLAN

The City's comprehensive master plan, *FutureCamden*, was adopted in March 2002, and has been reexamined in 2008 and 2018 (collectively, the "Master Plan"). The Master Plan provides the following goals:

- Reinforcing Camden's Role in the Philadelphia-South Jersey Region;
- Improving Housing and Neighborhoods;
- Achieving a Dynamic Economy;
- Capitalizing on the City's Physical and Historical Assets;
- Maintaining and Improving the Environment;
- Integrating Camden's Transportation System;
- Achieving Improved Public Facilities, Education and Safety; and
- Translating the Master Plan into Action.

The Master Plan contains language that supports redevelopment and revitalization, noting in the Land Use Plan that "where neighborhoods were distressed, recommended policies have been developed which target deteriorating, vacant and blighted properties."

Within the Housing Plan, the following recommendations aim to improve housing and neighborhoods in the City:

- Creating a coordinated City-wide housing and community development program;
- Restructuring the management of vacant and underutilized properties;
- Retaining, empowering and attracting middle income households; and
- Establishing economically integrated neighborhoods and deconcentrating poverty.

Additionally, the Master Plan proposes a combination of conservation, rehabilitation, and revitalization strategies specific to the Rosedale / Dudley neighborhood. Among them, the Master Plan recommends "target[ing] site assembly for rehab and new housing production efforts around areas involving school, modernization activities and ongoing neighborhood improvement efforts."

Various action steps to implement this recommendation include identifying City-owned properties, preparing redevelopment plans "for targeted areas to enable site development areas," begin site assembly "to achieve cohesive project areas rather than treatment of individual properties," and, once assembled, transfer site control to "community-based non-profit development organizations or private developers for block-wide improvement." Additionally, the Master Plan recommends that "units designated for elderly households" be incorporated in new projects within the neighborhood.

MY EAST CAMDEN NEIGHBORHOOD PLANS

In October 2013, the *My East Camden* neighborhood plan was published, presenting a five-year, resident-driven vision for revitalizing the East Camden neighborhoods of Marlton, Dudley, Stockton, and Rosedale. At the time, the plan noted that while the population for the City of Camden as a whole continued to decline, East Camden was experiencing growth and neighborhood stability. The plan sought to build on this momentum through extensive community engagement, helping residents and stakeholders articulate a shared strategic vision for the future of East Camden.

The guiding principle of the plan is “Cultivating Community” - leveraging existing neighborhood assets and resident values to foster a healthy and viable future for East Camden. To achieve this vision, the plan outlined four overarching goals:

- Improve Neighborhood Conditions
- Foster Commercial Revitalization & Economic Development
- Improve Housing
- Enhance Culture, Arts, Open Space & the Public Realm

Among the many findings and recommendations, the plan recommends infill development to complete the residential fabric of neighborhoods, and strategies to create small public spaces and improve pedestrian and cyclist access.

In November 2021, the *My East Camden Neighborhood Plan* was published, providing an updated 10-year neighborhood plan that builds upon the 2013 plan. While continuing to emphasize the theme of “Cultivating Community,” the updated plan shifted focus toward actionable steps, implementation strategies, and potential funding sources. It highlighted the importance of resident leadership and collaboration through the newly formed My East Camden Collaborative. The 2021 plan identifies several key goals, including:

- Increase Accessibility and Improve Physical Conditions
- Center Residents and Local Businesses in Economic Development Initiatives
- Improve Sustainability and Environmental Resiliency
- Support Arts, Culture, Community, and Health
- Enhance Communication and Collaboration

Together, the 2013 and 2021 plans establish a strategic framework for advancing East Camden's resilience and long-term development.

DUDLEY & ROSEDALE NEIGHBORHOOD DEVELOPMENT PLAN

In 1990, the Camden Redevelopment Agency completed a study of the Rosedale / Dudley neighborhood, which evolved into a comprehensive analysis and action plan for the area's revitalization. This effort, led by the Dudley and Rosedale Planning Task Force, resulted in the Dudley and Rosedale Neighborhood Development Plan, completed in 1994 and adopted by City Council in 2000.

Although the plan is now well over 30 years old, it remains relevant today and, as noted previously, is referenced in the Master Plan. The goals and objectives outlined in the plan continue to inform local planning efforts.

The primary purpose of the plan is to “create neighborhoods which offer housing opportunities for low, moderate and middle income residents,” while also improving physical infrastructure and encouraging property enhancements. This plan emphasizes that this vision be supported by supportive community facilities, including: health and day care facilities, community and recreation centers, and parks and playgrounds.

The plan identifies nine (9) key revitalization topics, each with its own set of policies, including: Zoning, Housing, Economic Development, Public Facilities, Open Space, Public Safety, Traffic and Transportation, Urban Design, and Implementation.

One of the plan's key challenges or “revitalization target” is inappropriate zoning, recognizing the underlying zoning at the time prohibits apartments, despite such types of uses in the neighborhood, which “creates obstacles to development of new housing.” Another revitalization target is undeveloped land, recognizing that “vacant lots deflates property values, inflates the appearance of decline, and reflects poor planning. Many lots are overgrown with weeds and harbor rodents. These conditions delay and challenge future development.”

A primary goal related to housing is to ensure the improvement and development of neighborhood housing. One of the objectives to achieve this goal is to foster and control future housing development, along with several specific strategies, including:

- Aggressively acquire abandoned land for redevelopment;
- Productively reuse City land for housing development;
- Promote new housing, especially infill construction; and
- Promote housing for senior and disabled citizens.

Additionally, a primary goal related to open space is to reuse vacant land productively. One of the specific strategies directly pertains to the Study Area, which recommends the creation of “a park or garden on the lot at 29th & Morrison Streets.”

Based on the above, it is clear that the Master Plan and other planning efforts support the use of rehabilitation and redevelopment in targeted areas within the Rosedale / Dudley neighborhood, and any future redevelopment plan for the Study Area should be developed with consideration of these goals, recommendations, and strategies.

Page Intentionally Blank

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In March 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (the “State Plan”). The purpose of the State Plan is to:

“Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”

The State Plan promotes Smart Growth in New Jersey by guiding State-level development and redevelopment policy as well as local and regional planning efforts to centers and areas where infrastructure is available or could be extended to developed or developing suburbs and urban areas.

According to the State Plan, statewide goals are to be achieved through the flexible application of State Plan’s statewide polices, which are designed to improve the planning and coordination of public policy decisions among all levels of government.

The State Plan’s eight (8) statewide goals are as follows:

Goal 1: Revitalize the State’s cities and towns.

Goal 2: Conserve the State’s natural resources and systems.

Goal 3: Promote beneficial economic growth, development and renewal for all New Jersey residents.

Goal 4: Protect the environment, prevent and clean up pollution.

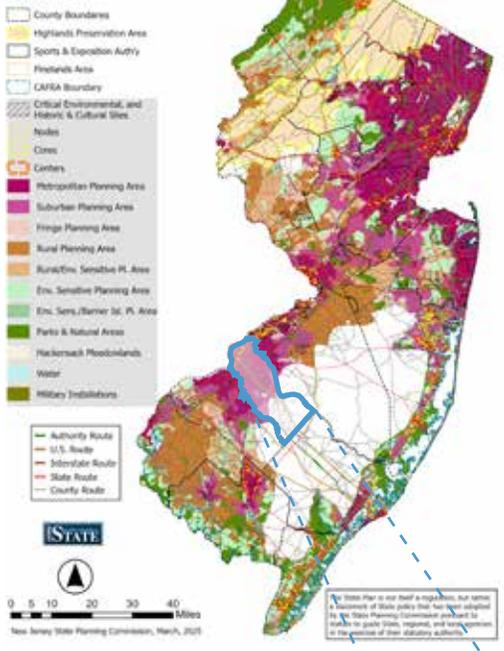
Goal 5: Provide adequate public facilities and services at a reasonable cost.

Goal 6: Provide adequate housing at a reasonable cost.

Goal 7: Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

Goal 8: Ensure sound and integrated planning and implementation statewide.

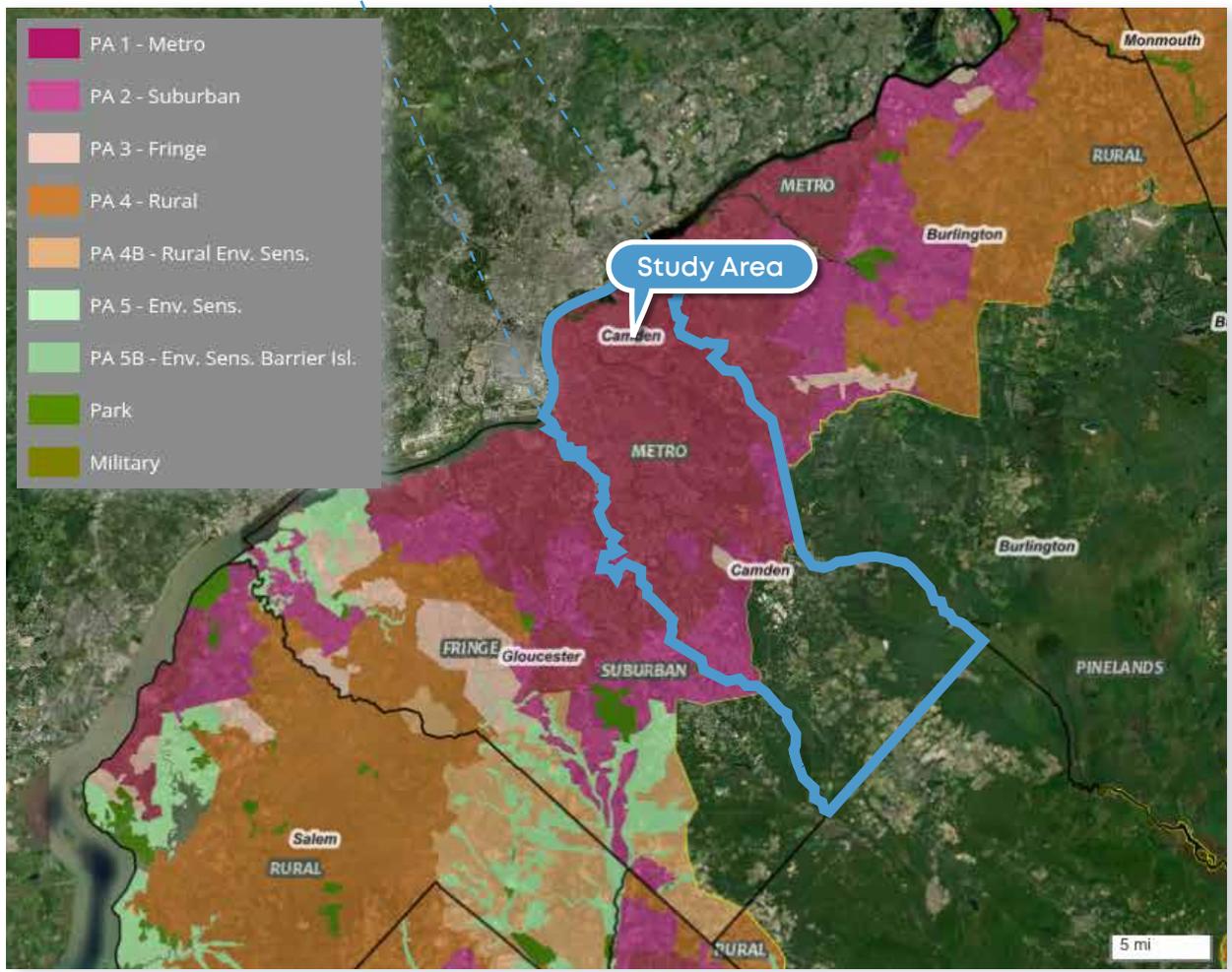
Map of the State Development and Redevelopment Plan



STATE PLAN POLICY MAP

The State Plan also provides a State Plan Policy Map, as shown to the left, which divides the State into several planning areas as well as the identification of “centers” and “environs.” Planning areas serve a critical role in the State Plan by setting forth policy objectives that guide implementation of the State Plan’s statewide polices within each area, guide local planning on the location and size of centers within their respective planning areas, and protect or enhance the environs of these centers.

The City of Camden is situated within the Metropolitan Planning Area (PA1) as depicted on the [State Plan] Policy Map of the State Development and Redevelopment Plan [for] New Jersey as shown on this page. Additionally, the City received designated center status as an “Urban Center” on June 12, 1992, which remains in effect without expiration.



STATE PLAN - METROPOLITAN PLANNING AREA (PA1)

According to the State Plan Policy Map, the Study Area is situated within the Metropolitan Planning Area (PA1), which classification denotes a Smart Growth area and generally includes developed communities that range from large urban centers to post-war suburbs.

In the Metropolitan Planning Area, the State Plan's goals and objectives are as follows:

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

The State Plan provides a series of policy objectives intended as guidelines for planning activities in the Metropolitan Planning Area, including:

- Promote redevelopment and development neighborhoods of Centers;
- Provide a full range of housing choices through redevelopment;
- Promote economic development by encouraging infill development, public/private partnerships and infrastructure improvements that support an identified role for the community;
- Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile; and
- Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. Coordinate historic preservation with tourism efforts.

STATE PLAN - URBAN CENTER

According to the State Plan Policy Map, the Study Area is situated within a designated Urban Center, which is one of five (5) types of Centers provided by the State Plan. These Centers - Urban, Regional, Town, Village, and Hamlet - are the State's preferred vehicle for accommodating future growth in a sustainable and coordinated manner.

The State Plan recognizes the many benefits of Centers, as they promote a compact and efficient development pattern that is preferred over sprawl. This approach provides for significant cost savings, as the form and structure of a Center is able to utilize existing infrastructure and offer the flexibility to evolve and adopt over time in response to changing market conditions. Ultimately, Centers help foster vibrant communities, protect the environment, and contribute to a higher overall quality of life for residents.

As an Urban Center - the largest type of the five (5) types of Centers - it offers "the most diverse mix of industry, commerce, services, residences and cultural facilities." The State Plan recognizes that while all Urban Centers have suffered decline, they are generally defined as fully developed communities with an extensive infrastructure network, and well-positioned to support compact, mixed-use, and transit-accessible development.

4 | STUDY AREA EVALUATION

4.1 SUMMARY

The following is an evaluation of each property within the Study Area as it relates to the statutory criteria for designation as a “non-condemnation area in need of redevelopment.” The evaluations were based on site inspections of the grounds as well as a review of each property’s physical characteristics and conditions, occupancy, ownership status, and other relevant data.

Ultimately, this Study finds that the Study Area displays characteristics which satisfy the statutory criteria set forth at N.J.S.A. 40A:12A-3 or -5 for designation as a “non-condemnation area in need of redevelopment” under the LRHL.

The table below summarizes the findings of this Study regarding the statutory criterion’s applicability to each property within the Study Area.

Table 8. Evaluation Summary

Block	Lot	Address	Statutory Criteria								Sec. 3	
			A	B	C	D	E	F	G	H		
1104	50	SS Saunders 60 E 29th St			X					X	X	
1104	51	SS Saunders 100 E 29th St			X					X	X	
1104	52	SS Saunders 180 E 29th St			X					X	X	
1104	53	2930 Saunders St								X	X	X
1104	55	2938 Saunders St								X	X	X
1104	56	2940 Saunders St			X					X	X	
1104	59	2974 Morrison St			X					X	X	
1104	60	2951 Morrison St			X					X	X	
1104	91	SS Saunders 160 E 29th St			X					X	X	
1104	93	SS Saunders & 29th St			X					X	X	
1104	95	NS Morrison St W 30th St			X					X	X	
1107	15	SE Saunders & 30th St			X					X	X	
1107	16	3004 Saunders St			X					X	X	
1107	17	SS Saunders 60E 30th St			X					X	X	
1107	18	SS Saunders 80 E 30th St			X					X	X	
1107	19	SS Saunders 100 E 30th St			X					X	X	
1107	20	SS Saunders 120 E 30th St			X					X	X	
1107	27	NE Morrison & 30th St			X					X	X	
1107	28	NS Morrison 42 E 30th St			X					X	X	
1107	29	3005 Morrison St			X					X	X	
1107	30	NS Morrison 84 E 30th St			X					X	X	

Map 11. Study Area Map



*Note: Aerial base imagery is based on older 2024-2025 imagery and reflects buildings in the Study Area that may no longer be present.

APPLICATION OF CRITERION “A”

A property will satisfy Criterion “A” for redevelopment where “the generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.”

Given that none of the properties within the Study Area contain extant buildings, there is no evidence that any of the properties satisfy Criterion “A.”

APPLICATION OF CRITERION “B”

A property will satisfy Criterion “B” for redevelopment where “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.”

Given that none of the properties within the Study Area contain extant buildings, there is no evidence that any of the properties satisfy Criterion “B.”

APPLICATION OF CRITERION “C”

A property will satisfy Criterion “C” for redevelopment where “land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”

Within the Study Area, eight (8) properties are owned by the municipality, including Block 1104, Lots 50, 51, 52, 91, and 93, and Block 1107, Lots 27, 28, and 30. Additionally, 11 properties are privately owned, including Block 1104, Lots 56, 59, 60, and 95, and Block 1107, Lots 15, 16, 17, 18, 19, 20, and 29. A review of historical aerial orthophotography from 2012 indicates that these privately-owned properties have remained vacant for a period of at least 10 years.

Although these 19 properties are neither remote nor lacking access to developed areas within the municipality, and are not constrained by unusual topographic or soil conditions, the fact that each vacant property is adjacent to another vacant property within the Study Area, and adjacent to other vacant and boarded-up properties within the surrounding distressed neighborhood, have discouraged private development. As such, it can reasonably be concluded that, by reason of their location, and prevailing conditions of those properties, within the context of the Study Area and the surrounding neighborhood, they are not likely to be developed through the instrumentality of private capital.

It is noted that at least two (2) properties within Block 1104 have frontage only on Morrison Street. Given that the public right-of-way is substandard and the “street” itself is merely a dirt pathway, those properties are effectively land-locked and lack proper access. Furthermore, several properties within the Study Area are undersized by virtue of their size and shape, such that they cannot be independently developed without site assembly with several adjacent properties. While these specific conditions alone may not necessarily satisfy the statutory criteria, they contribute significantly to the long-term vacancy of the properties and further support the conclusion that these properties are not likely to be developed through the instrumentality of project capital.

Therefore, Block 1104, Lots 50, 51, 52, 56, 59, 60, 91, 93, and 95, and Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29, and 30 satisfy Criterion “C.”

As to Block 1104, Lot 53, while the Camden Board of Education is considered to be public body that functions within and for the municipality, it is considered a separate legal entity and not the municipality for purposes of the statutory criteria. Additionally, while the property is now vacant, it has only been so for approximately one (1) year. As to Block 1104, Lot 55, while the property is now vacant, it has only been so for a few years (i.e., less than 10 years).

Therefore, there is no evidence that Block 1104, Lots 53 and 55 satisfy Criterion “C.”

APPLICATION OF CRITERION “D”

A property will satisfy **Criterion “D”** for redevelopment where “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”

Given that none of the properties within the Study Area contain extant buildings or improvements, there is no evidence that any of the properties satisfy Criterion “D.”

APPLICATION OF CRITERION “E”

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

The City conducts an annual tax sale as a means of enforcing the collection of delinquent municipal charges such as property taxes, water and sewer fees, and other assessments. Properties may be listed in the tax sale if those charges remain unpaid. At the time of the tax sale, prospective purchasers bid on the interest rate they will earn on the tax sale certificate, thus becoming a lien. Generally speaking, where there are multiple bidders the certificate is awarded to the bidder offering the lowest interest rate; where there are no bidders, the lien reverts back to the City and is classified a municipal lien.

Once a municipal lien is in place, all subsequent charges are automatically attached to the municipal lien and continue to accrue interest. A lien - whether, it is held by a private party of the City - remains in effect until it is redeemed by the property owner, at which point all outstanding charges and interest must be paid in full.

All of the privately-owned properties within the Study Area have municipal liens and are presently vacant. It is noted that one of the municipal liens for Block 1107, Lot 29 has been in place since 1987, while all other municipal liens were attached within the past few months.

Generally speaking, it is reasonable to infer that the liens impede site assembly and discourage redevelopment, contributing to the stagnant and unproductive condition of the entire Study Area, which has, in turn, negatively impacted the surrounding area in a number of ways.

However, a formal title search has not been conducted to determine whether there are additional liens, title issues, or other encumbrances exist. Ultimately, while the presence of municipal liens is relevant, it may not be appropriate to consider it to be sufficient to satisfy the statutory criteria without further investigation.

Therefore, there is no evidence that any of the properties satisfy Criterion “E.”

APPLICATION OF CRITERION “F”

A property will satisfy Criterion “F” for redevelopment where “areas, in excess of five (5) 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.”

While the former Octavius V. Catto Elementary School was destroyed by fire and subsequently demolished as a result, the property itself - and none of the other properties within the Study Area for that matter, whether individually or in combination - exceeds five (5) acres in area.

Therefore, there is no evidence that any of the properties satisfy Criterion “F.”

APPLICATION OF CRITERION “G”

A property will satisfy Criterion “G” for redevelopment where it is located in an enterprise zone designated pursuant to the New Jersey Urban Enterprise Zones Act.

Given that the entire Study Area is situated within Camden’s Urban Enterprise Zone, all of the properties satisfy Criterion “G.”

APPLICATION OF CRITERION “H”

A property will satisfy Criterion “H” for redevelopment where “the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

As outlined in Chapter 3, the Master Plan - including the Dudley & Rosedale Neighborhood Development Plan - sets forth a range of goals, recommendations, and strategies intended to promote smart growth principles within the Study Area and surrounding neighborhood. These planning efforts emphasize coordinated reinvestment in underutilized land and neighborhood improvements to support long-term revitalization.

Given the above, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, all of the properties satisfy Criterion “H.”

APPLICATION OF “SECTION 3” CRITERIA

A property will satisfy the “Section 3” criteria where the “lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Block 1104, Lots 53 and 55 cannot satisfy several of the statutory criteria, mainly because the buildings contained thereon were demolished recently, and the properties have been vacant for less than 10 years.

Nevertheless, these two (2) properties constitute the proverbial “hole in the donut” for the successful implementation of future redevelopment of the block. As such, in addition to meeting Criteria “G” and “H,” the properties also align with the intent and purpose of the so-called “**Section 3**” criteria of the LRHL. While this is typically applied in cases where other statutory criteria are not met, its relevance here further reinforces the inclusion of these properties as essential to the effective redevelopment of the Study Area.

Therefore, Block 1104, Lots 53 and 55 satisfy the “Section 3” criteria.

4.2 BLOCK 1104, LOT 50 | SS SAUNDERS 60 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.05 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and/or lot width for certain use types, the property has a non-conforming lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 2,302 square feet (0.05 acres) in area, with 40 feet of frontage along Saunders Street, 41.13 feet of frontage along Morrison Street, and has an average depth of approximately 58 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high generally along the perimeter of the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.3 BLOCK 1104, LOT 51 | SS SAUNDERS 100 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.10 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

Redevelopment Designation(s):
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and/or lot width for certain use types, the property has a non-conforming lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 4,413 square feet (0.10 acres) in area, with 60 feet of frontage along Saunders Street, 64.54 feet of frontage along Morrison Street, and has an average depth of approximately 74 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high generally along the perimeter of the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.4 BLOCK 1104, LOT 52 | SS SAUNDERS 180 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.14 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

Redevelopment Designation(s):
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 6,030 square feet (0.14 acres) in area, with 60 feet of frontage along Saunders Street, 62.17 feet of frontage along Morrison Street, and has an average depth of approximately 101 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by broken asphalt, loose stones, and dirt, as well as an oversized curb cut along Saunders Street. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, driveway apron, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.5 BLOCK 1104, LOT 53 | 2930 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:
Camden Board of
Education

Property Owner Address:
1033 Cambridge Street
Camden, NJ 08105

Acreage:
0.36 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 15,720 square feet (0.36 acres) in area, with 120 feet of frontage along Saunders Street, 124.75 feet of frontage along Morrison Street, and has an average depth of approximately 131 feet.

The property is presently vacant, with only a chain-link fence along the perimeter of the property. Along the Saunders Street frontage, there is a public sidewalk and a single mature street tree. Along Morrison Street, there are neither public sidewalks nor street trees.

This property is the former site of the Octavius V. Catto Elementary School. The long-vacant school building was demolished by the City following a fire.

RECORDS SUMMARY

In May 2024, the Fire Department reported an incident involving a building fire. Nearly a dozen other incidents were reported between 2008 and 2013, most of them involving an alarm system activation. No other records were found. Upon review of historical aerial orthophotography, the property has been vacant for approximately one (1) year.



PROPERTY INSPECTION FINDINGS

The property is generally being maintained, by virtue of the apparent lack of vegetation and the chain-link fence along the perimeter of the property. However, along Saunders Street, the public sidewalk is in extremely poor condition, exhibiting severe cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk. Additionally, Morrison Street itself is essentially a dirt pathway.

SUMMARY

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

Given that the property is situated within the middle of the Study Area, and its inclusion is necessary for the effective redevelopment of the Study Area as a whole, the property satisfies the so-called "*Section 3*" criteria.

4.6 BLOCK 1104, LOT 55 | 2938 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.09 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

The property is a mid-block lot, located on the south side of Saunders Street. The property is regular in shape, 4,000 square feet (0.09 acres) in area, with 40 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with only a single tree near the rear of the property. Along the Saunders Street frontage, there is a public sidewalk but no street trees.

This property is the former site of the Hosanna AME Church, which suffered from and eventually succumbed to structural issues, and was demolished by the City in recent years.

RECORDS SUMMARY

In December 2019, the Fire Department reported an incident involving a building fire. No other records were found. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001311 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for only a few years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, with large piles of trash around the base of the tree. During site inspection, two (2) persons were rummaging through the trash. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Saunders Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration.

SUMMARY

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

Given that the property is situated within the middle of the Study Area, and its inclusion is necessary for the effective redevelopment of the Study Area as a whole, the property satisfies the so-called "*Section 3*" criteria.

4.7 BLOCK 1104, LOT 56 | 2940 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a corner lot, located on the south side of Saunders Street and west side of North 30th Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, 100 feet of frontage along North 30th Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along both Saunders and North 30th Streets, there is a public sidewalk, but no street trees,.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001312 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting some vegetative overgrowth and dirt in various areas throughout the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Saunders Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration. Along North 30th Street, the public sidewalk is in fair condition, with some vegetative overgrowth encroaching into the sidewalk.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.8 BLOCK 1104, LOT 59 | 2974 MORRISON STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.03 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 1,120 square feet (0.03 acres) in area, with 20.85 feet of frontage along Morrison Street, and has an average depth of approximately 56 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a municipal currently a lien on the property, with tax certificate no. 25001313 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and a large pile of trash was observed on the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway with various piles of dirt and debris placed on it.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.9 BLOCK 1104, LOT 60 | 2951 MORRISON STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.03 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a corner lot, located on the north side of Morrison Street and west side of North 30th Street. The property is irregularly shaped, approximately 1,306 square feet (0.03 acres) in area, with 20.85 feet of frontage along Morrison Street, 72.48 feet of frontage along North 30th Street, and has an average depth of approximately 69 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there are neither public sidewalks nor street trees, and along North 30th Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001314 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and multiple piles of trash were observed on the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway with various piles of dirt and debris placed on it. Along North 30th Street, the public sidewalk is in fair condition, with some vegetative overgrowth encroaching into the sidewalk.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.10 BLOCK 1104, LOT 91 | SS SAUNDERS 160 E 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.04 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

Redevelopment Designation(s):
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block through lot, located on the south side of Saunders Street and north side of Morrison Street. The property is irregular in shape, approximately 1,740 square feet (0.04 acres) in area, with 20 feet of frontage along both Saunders and Morrison Streets, and has an average depth of approximately 87 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by broken asphalt, loose stones, and dirt, as well as an oversized curb cut along Saunders Street. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk, driveway apron, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion “C.”*

Given that the entire Study Area is situated within Camden’s Urban Enterprise Zone, the property satisfies *Criterion “G.”*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion “H.”*

4.11 BLOCK 1104, LOT 93 | SS SAUNDERS & 29TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.06 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

**Redevelopment
Designation(s):**
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and/or lot width for certain use types, the property has a non-conforming lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a corner lot, located on the south side of Saunders Street, north side of Morrison Street, and east side of North 29th Street. The property is irregular in shape, approximately 2,613 square feet (0.06 acres) in area, with 60.62 feet of frontage along Saunders Street, 65 feet of frontage along Morrison Street, 30.83 feet of frontage along North 29th Street, and has an average depth of approximately 41 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there is a public sidewalk but no street trees. Along Morrison Street and North 29th Street, there are neither public sidewalks nor street trees.



RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.

PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway. Along Saunders Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk and roadway. The curb ramp is not accessible, and the adjacent depressed curb and inlet are in poor condition.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.12 BLOCK 1104, LOT 95 | NS MORRISON ST W 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.03 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 1,250 square feet (0.03 acres) in area, with 20.85 feet of frontage along Morrison Street, and has an average depth of approximately 63 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001315 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and a large pile of trash was observed on the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Morrison Street itself is essentially a dirt pathway with various piles of dirt and debris placed on it.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.13 BLOCK 1107, LOT 15 | SE SAUNDERS & 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.09 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property conforms to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone.

The property is a corner lot, located on the south side of Saunders Street and east side of North 30th Street. The property is rectangular in shape, 4,000 square feet (0.09 acres) in area, with 40 feet of frontage along Saunders Street and 100 feet of frontage along North 30th Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees, and along North 30th Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

The Fire Department reported motor vehicle accidents along the frontage of the property, in December 2013 and June 2022. No other records were found. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001319 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved. Along North 30th Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk and roadway. The curb ramp is not accessible, and the adjacent depressed curb is in poor condition.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.14 BLOCK 1107, LOT 16 | 3004 SAUNDERS STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001320 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion “C.”*

Given that the entire Study Area is situated within Camden’s Urban Enterprise Zone, the property satisfies *Criterion “G.”*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion “H.”*

4.15 BLOCK 1107, LOT 17 | SS SAUNDERS 60E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001321 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion “C.”*

Given that the entire Study Area is situated within Camden’s Urban Enterprise Zone, the property satisfies *Criterion “G.”*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion “H.”*

4.16 BLOCK 1107, LOT 18 | SS SAUNDERS 80 E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001322 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high along the chain-link fence. The property appears to be used as an informal parking area, as evidenced by gravel, dirt, and the presence of parked vehicles on the property and/or within the immediate area. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.17 BLOCK 1107, LOT 19 | SS SAUNDERS 100 E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with only a chain-link fence around the perimeter of Lots 19 and 20. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001323 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

PROPERTY INSPECTION FINDINGS

The property is essentially a small, fenced-in wooded and heavily overgrown lot. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PAI) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.18 BLOCK 1107, LOT 20 | SS SAUNDERS 120 E 30TH STREET

PROPERTY INFORMATION

Property Owner:

Hosanna AME Church;
Rev Wade

Property Owner Address:

PO BOX 692
Medford, NJ 08055

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the south side of Saunders Street. The property is rectangular in shape, 2,000 square feet (0.05 acres) in area, with 20 feet of frontage along Saunders Street, and has an average depth of 100 feet.

The property is presently vacant, with only a chain-link fence around the perimeter of Lots 19 and 20. Along Saunders Street, there are neither public sidewalks nor street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 25001324 issued on April 8, 2025. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

PROPERTY INSPECTION FINDINGS

The property is essentially a small, fenced-in wooded and heavily overgrown lot. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. In addition to there being neither public sidewalks nor street trees, Saunders Street itself is unpaved.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.19 BLOCK 1107, LOT 27 | NE MORRISON & 30TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.08 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

Redevelopment Designation(s):
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot area and lot width for certain use types, the property has a non-conforming lot depth for all use types. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a corner lot, located on the north side of Morrison Street and east side of North 30th Street. The property is irregular in shape, approximately 3,484 square feet (0.08 acres) in area, with 42.21 feet of frontage along Morrison Street and 85.23 feet of frontage along North 30th Street, and has an average depth of approximately 91 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street and North 30th Street, there are public sidewalks but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high and trash was observed along the frontage of the property. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along both Morrison Street and North 30th Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, with vegetative overgrowth encroaching into the sidewalk and roadway. The curb ramp is not accessible, and the adjacent depressed curb and inlet are in poor condition.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

4.20 BLOCK 1107, LOT 28 | NS MORRISON 42 E 30TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.05 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

Redevelopment Designation(s):
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While there is sufficient lot width for certain use types, the property has a non-conforming lot area and lot depth for all use types, and the required setbacks would result in a significantly limited building footprint. Ultimately, a variance would be required for any type of development, if the scope of such development was limited to this individual property.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 1,970 square feet (0.05 acres) in area, with 21.1 feet of frontage along Morrison Street, and has an average depth of approximately 99 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Morrison Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, and vegetative overgrowth encroaching into the sidewalk and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion “C.”*

Given that the entire Study Area is situated within Camden’s Urban Enterprise Zone, the property satisfies *Criterion “G.”*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion “H.”*

4.21 BLOCK 1107, LOT 29 | 3005 MORRISON STREET

PROPERTY INFORMATION

Property Owner:

Morrisette, Jesse D &
Dorothy

Property Owner Address:

3000 Morrison Street
Camden, NJ 08105

Acreage:

0.05 acres

Land Use:

Vacant Land

Zoning:

R-2 Residential

**Redevelopment
Designation(s):**

N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 2,100 square feet (0.05 acres) in area, with 20 feet of frontage along Morrison Street, and has an average depth of approximately 105 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of tax data, there is a currently a municipal lien on the property, with tax certificate no. 37673 issued on October 9, 1987. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Morrison Street, the public sidewalk is in poor condition, exhibiting cracking and deterioration, and vegetative overgrowth encroaching into the sidewalk and roadway.

SUMMARY

Given that the property has been vacant for at least 10 years, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion “C.”*

Given that the entire Study Area is situated within Camden’s Urban Enterprise Zone, the property satisfies *Criterion “G.”*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion “H.”*

4.22 BLOCK 1107, LOT 30 | NS MORRISON 84 E 30TH STREET

PROPERTY INFORMATION

Property Owner:
Camden City

Property Owner Address:
PO BOX 95120
Camden, NJ 08101

Acreage:
0.05 acres

Land Use:
Vacant Land

Zoning:
R-2 Residential

Redevelopment Designation(s):
N/A

STATUTORY CRITERIA MET:

- A. Deterioration
- B. Abandoned
- C. Public/Vacant
- D. Obsolete Layout
- E. Title Issues
- F. Natural Disaster
- G. Urban Enterprise
- H. Smart Growth
- Section 3



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus, May 15th, 2023

OVERVIEW

The property does not conform to all of the lot size standards (i.e., lot area, lot width, and lot depth) for all four (4) of the residential use types permitted in the R-2 Residential Zone. While the property has sufficient lot size characteristics for certain use types, a variance would be required for others, if the scope of such development was limited to this individual property. Additionally, the required setbacks would result in a limited building footprint for certain use types.

The property is a mid-block lot, located on the north side of Morrison Street. The property is irregular in shape, approximately 2,260 square feet (0.05 acres) in area, with 20 feet of frontage along Morrison Street, and has an average depth of approximately 113 feet.

The property is presently vacant, with no buildings, site improvements, or trees. Along Morrison Street, there is a public sidewalk but no street trees.

RECORDS SUMMARY

No records were available for the property. Upon review of historical aerial orthophotography, the property has been vacant for at least 10 years.



PROPERTY INSPECTION FINDINGS

The property is generally not actively maintained, exhibiting vegetative overgrowth well over a foot high. The lack of maintenance and/or deteriorating conditions constitute a nuisance or hazard to persons and/or adjacent properties. Along Morrison Street, the public sidewalk and curb cut are in poor condition, exhibiting cracking and deterioration, and vegetative overgrowth encroaching into the sidewalk, driveway apron, and roadway.

SUMMARY

Given that the property is owned by the City of Camden, and that by reason of its location being surrounded by other vacant land, it is not likely to be developed through the instrumentality of private, the property satisfies *Criterion "C."*

Given that the entire Study Area is situated within Camden's Urban Enterprise Zone, the property satisfies *Criterion "G."*

Given the alignment between smart growth principles and the goals, recommendations, and strategies outlined for the Study Area and surrounding neighborhood in the Master Plan, and considering that the entire Study Area is situated within the Metropolitan Planning Area (PA1) and that the City of Camden is designated as an Urban Center under the State Plan, the property satisfies *Criterion "H."*

5 | CONCLUSION

5.1 CONCLUSION

The foregoing report was prepared at the direction of the City Council and on behalf of the Planning Board to conduct a Study pursuant to N.J.S.A. 40A:12A-6 of the Study Area and determine whether all or a portion of the Study Area meets the statutory criteria set forth at N.J.S.A. 40A:12A-3 or -5 for designation as a “non-condemnation area in need of redevelopment” under the LRHL, and whether all or a portion of said Study Area should be designated as a “non-condemnation area in need of redevelopment.”

The analysis contained herein shows that this designation is appropriate for the Study Area due to: municipal-owned land, or unimproved vacant land that has remained so for a period of at least 10 years, and that by reason of its location, are not likely to be developed through the instrumentality of private capital; being situated within Camden’s Urban Enterprise Zone; and being situated within an area that is consistent with and promotes smart growth planning principles. Additionally, in the case of certain properties within the Study Area, this designation is appropriate not only because it meets the criteria established above, but also because it aligns with the intent and purpose of the so-called “Section 3” criteria.

Overcoming these existing hindrances while taking advantage of opportunities for redevelopment - as envisioned in the Master Plan and State Plan - would allow these properties to become potentially more useful and valuable for contributing to and serving the public health, safety, and welfare of the surrounding area and the overall community.

For the reasons articulated in this Study, it is recommended that the City Council and the Planning Board take the action necessary as prescribed by the LRHL to declare the Study Area as a “non-condemnation area in need of redevelopment.”

Page Intentionally Blank





SAUNDERS & NORTH 30TH STREETS REDEVELOPMENT PLAN

Block 1104, Lots 50-53, 55-56, 59-60, 91, 93 & 95; and Block 1107, Lots 15-20 & 27-30
City of Camden, Camden County, New Jersey

Prepared by **LRK, Inc.** | October 24, 2025



Saunders & North 30th Streets Redevelopment Plan

Block 1104, Lots 50-53, 55-56, 59-60, 91, 93 & 93; and Block 1107, Lots 15-20 & 27-30
City of Camden, Camden County, New Jersey

Recommended by the Planning Board on Month ##, 20##

Adopted by the City Council by Resolution ##-#### on Month ##, 20##



Prepared for:

Camden Planning Board

Department of Development & Planning
520 Market Street, City Hall, Room 224
Camden, NJ 08102



Prepared by:

LRK, Inc.

1218 Chestnut Street, 5th Floor
Philadelphia, PA 19107

The original copy of this document was appropriately signed and sealed in accordance to N.J.S.A. 45:14A-1 et seq.

A handwritten signature in blue ink that reads "Nando Micale".

Nando Micale, FAIA, AICP, PP
NJPP License No. 5798

A handwritten signature in black ink that reads "Chris S. Cosenza".

Chris S. Cosenza, AICP, PP, LEED AP
NJPP License No. 6344



ACKNOWLEDGMENTS

MAYOR & CITY COUNCIL

Mayor	<i>Victor G. Carstarphen</i>	Council Member	<i>Sheila Davis</i>
President	<i>Angel Fuentes</i>	Council Member	<i>Falio Leyba-Martinez</i>
Vice President	<i>Arthur Barclay</i>	Council Member	<i>Jannette Ramos</i>
Council Member	<i>Christopher Collins</i>	Council Member	<i>Nohem G. Soria-Perez</i>

CITY STAFF

Business Administrator	<i>Timothy Cunningham, Esq.</i>
City Attorney	<i>Daniel Blackburn, Esq.</i>
Counsel to City Council	<i>Howard McCoach, Esq.</i>
City Clerk & Registrar	<i>Luis Pastoriza, MSM, RMC, CMR</i>
Director of Planning & Development / Zoning Officer	<i>Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS</i>

PLANNING BOARD

Class I Member	<i>Victor G. Carstarphen</i>	Class IV Member	<i>Ian Leonard</i>
Class II Member	<i>Keith L. Walker</i>	Class IV Member	<i>Omari Thomas</i>
Class III Member, Liaison	<i>Jannette Ramos</i>	Class IV Member	<i>Vacant</i>
Class IV Member, Chair	<i>Jose DeJesus, Jr.</i>	Class IV Member	<i>Vacant</i>
Class IV Member, Vice Chair	<i>Steven Lee</i>	Alternate I	<i>Brenda Fraction</i>
Class IV Member	<i>Erin Crean</i>	Alternate II	<i>Vacant</i>

PLANNING BOARD STAFF

Board Attorney	<i>James Burns, Esq.</i>
Board Engineer	<i>Dena Moore Johnson</i>
Board Secretary	<i>Angela Miller</i>
Director of Planning & Development / Zoning Officer	<i>Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO, CPZBS</i>

CAMDEN REDEVELOPMENT AGENCY

Executive Director	<i>Olivette Simpson</i>
Urban Planner	<i>Sanjana Arunachalam</i>
Project Coordinator & Property Asset Manager	<i>Sulena Robinson-Rivera</i>

TABLE OF CONTENTS

1 | INTRODUCTION

- 1.1 Overview 1
- 1.2 Purpose of this Redevelopment Plan 3

2 | REDEVELOPMENT STATUTE

- 2.1 Purpose of the Redevelopment Statute 5
- 2.2 Advantages of a Redevelopment Plan 6
- 2.3 Redevelopment Procedure 7
- 2.4 Statutory Criteria 9

3 | PROJECT AREA DESCRIPTION

- 3.1 Existing Conditions 11
- 3.2 Property Ownership 13
- 3.3 Existing Land Use 15
- 3.4 Existing Zoning 17

4 | RELATIONSHIP TO OTHER PLANS

- 4.1 Relationship to the City’s Land Development Ordinance 21
- 4.2 Relationship to the City’s Master Plan 21
- 4.3 Relationship to Contiguous Municipalities 25
- 4.4 Relationship to Camden County 25
- 4.5 Relationship to the State Plan 27

5 | VISION

- 5.1 Vision for the Project Area 31
- 5.2 Statement of Goals and Objectives 31

6 | PROPOSED ZONING REGULATIONS

- 6.1 Purpose and Overview 33
- 6.2 Land Use Regulations 35
- 6.3 Area & Bulk Regulations 37
- 6.4 Supplementary Regulations 38
- 6.5 Development & Design Standards 39
- 6.6 Development of Public Electric Vehicle Charging Infrastructure 41
- 6.7 Affordable Housing 41

7 | GENERAL PROVISIONS

7.1	Applicability	43
7.2	Definitions	43
7.3	Redevelopment Entity	43
7.4	Redeveloper Selection	43
7.5	Development Procedure	44
7.6	Amendments to Approved Redevelopment Plan	45
7.7	Duration of Redevelopment Plan Restrictions	45
7.8	Certificates of Completion	45
7.9	Property Acquisition	45
7.10	Relocation of Displaced Residents or Businesses	46
7.11	Adverse Influences	46
7.12	Discrimination Ban	46
7.13	Severability	46

EXHIBITS

MAPS & TABLES

Map 1	Context Map	2
Table 1	Property Ownership	3
Map 2	Project Area Map	4
Table 2	Property Ownership	13
Map 3	Property Ownership Map	14
Map 4	Existing Land Use Map	16
Table 3	Land Use Regulations for the R-2 Zone	17
Map 5	Existing Zoning Map	18
Table 4	Bulk Regulations for the R-2 Zone - Single-Family	19
Table 5	Bulk Regulations for the R-2 Zone - Semi-Detached	19
Table 6	Bulk Regulations for the R-2 Zone - Duplex	20
Table 7	Bulk Regulations for the R-2 Zone - Townhouse	20
Map 6	Proposed Zoning Map	34

1 | INTRODUCTION

1.1 OVERVIEW

Camden’s vibrant waterfront, rich cultural heritage, and emerging neighborhoods are redefining its identity as a dynamic urban center in South Jersey. With direct access to Philadelphia via multiple transportation options and anchors like Rutgers and Rowan Universities, Cooper University Health Care, and Virtua Health, the City of Camden (the “City”) is positioned as both a hub for innovation and a welcoming home for residents.

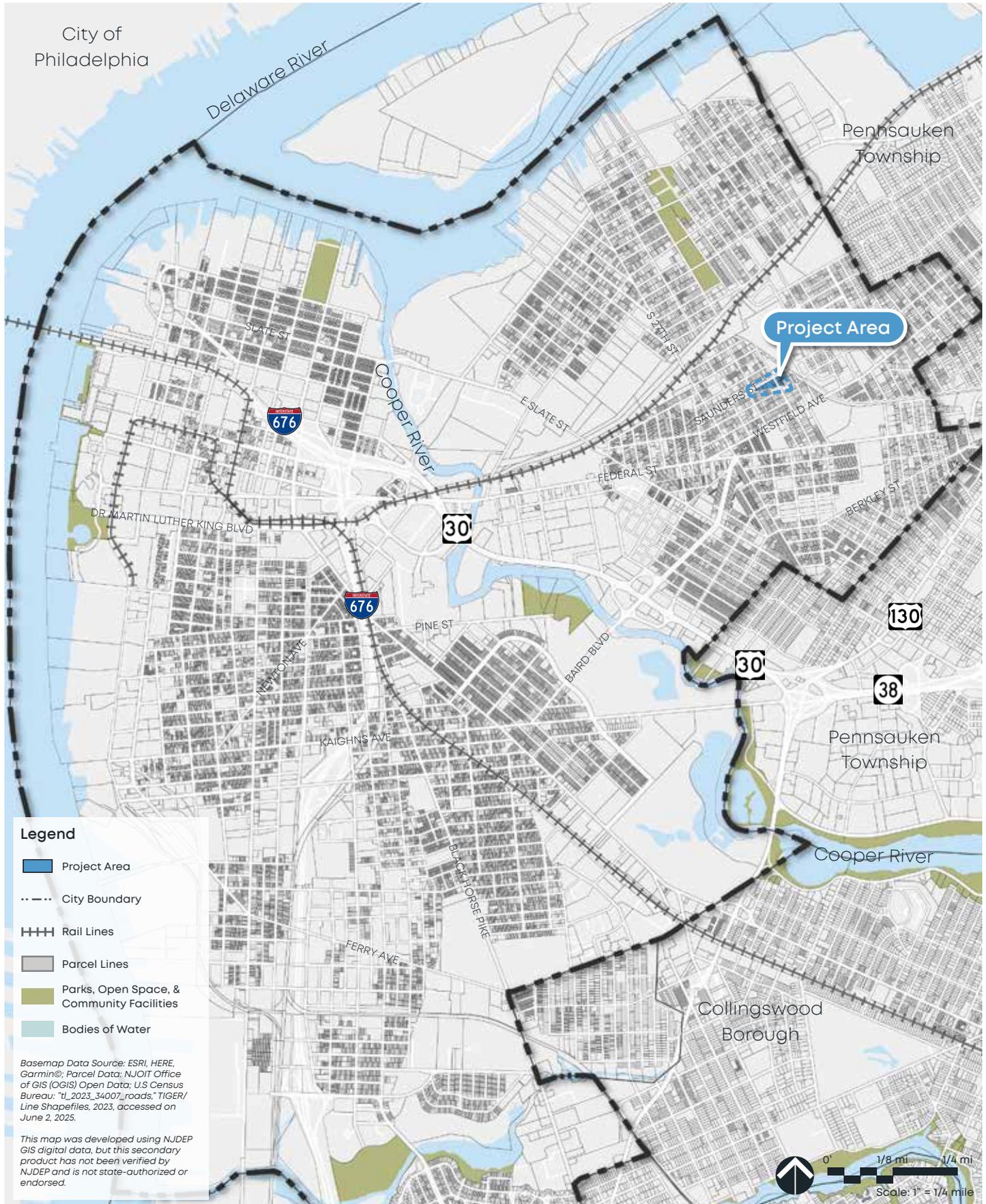
Based on the City’s comprehensive master plan, *FutureCamden*, redevelopment efforts in Camden are guided by a commitment to neighborhood reinvestment, with particular focus on historically underserved neighborhoods such as the Rosedale / Dudley neighborhood in East Camden. As outlined in the master plan, this neighborhood is poised for revitalization through targeted site assembly of vacant properties to achieve cohesive project areas and the preparation of redevelopment plans, in accordance with the New Jersey Local Redevelopment and Housing Law (the “LRHL”) at N.J.S.A. 40:A:12A-1 et seq.

Within the Rosedale / Dudley neighborhood, the area around Saunders and North 30th Streets once featured two prominent community landmarks: the Hosanna AME Church and the 1929 Octavius V. Catto Elementary School. Over the years, both sites suffered from neglect, structural issues, and were each damaged by fire at different times. Both buildings have since been demolished, leaving the entire block vacant today.

This vacant block (Parcel A) and adjacent vacant properties across North 30th Street (Parcel B) now stand as a tangible opportunity for neighborhood investment. As such, the Mayor and City Council of the City of Camden (the “City Council”) determined that it was in the best interest of the City that a preliminary investigation be conducted to determine whether the vacant properties qualify as a “non-condemnation area in need of redevelopment.”

On September 9, 2025, the City Council adopted a resolution, authorizing and directing the Planning Board of the City of Camden (the “Planning Board”) to conduct a preliminary investigation, as well as to prepare a redevelopment plan upon the basis of the preliminary investigation. On October 14, 2025, the City Council adopted a resolution, to amend and correct the prior resolution to include an additional lot to be part of the preliminary investigation and redevelopment plan.

Map 1. Context Map



1.2 PURPOSE OF THIS REDEVELOPMENT PLAN

Accordingly, the purpose of this redevelopment plan is to provide a shared vision and project-specific zoning standards for a community-based affordable senior housing project. To that end, in order to stimulate private investment, promote community benefits, prevent further deterioration, and advance desirable rehabilitation and/or redevelopment within the City (all consistent with the vision, goals, and objectives of the Master Plan), the City Council seeks to rehabilitate and/or redevelop Block 1104, Lots 50-53, 55-56, 59, 60, 91, 93 & 95; and Block 1107, Lots 15-20, and 27-30 (collectively, the “Project Area”) in accordance with this redevelopment plan entitled “Saunders and North 30th Streets Redevelopment Plan” (the “Redevelopment Plan”). As provided in Chapter 6, the Project Area is divided into two planned areas referred to as “Parcel A” and “Parcel B” as depicted on Map 2 on the following page.

Additionally, to facilitate neighborhood improvements as envisioned in the Master Plan, this project aims to make various streetscape improvements along 30th between the two parcels and along the Saunders Street section of Parcel A. Improvements along Morrison Street are proposed to serve as an alley for both Parcel A and for properties addressed along High Street.

Table 1. Property Ownership

Block	Lot	Parcel	Class	Address	Owner	Acreage
1104	50	A	15C	SS Saunders 60 E 29th St	Camden City	0.05
1104	51	A	15C	SS Saunders 100 E 29th St	Camden City	0.10
1104	52	A	15C	SS Saunders 180 E 29th St	Camden City	0.14
1104	53	A	15A	2930 Saunders St	Camden Board of Education	0.36
1104	55	A	4A	2938 Saunders St	Hosanna AME Church	0.09
1104	56	A	1	2940 Saunders St	Hosanna AME Church	0.05
1104	59	A	1	2974 Morrison St	Hosanna AME Church	0.03
1104	60	A	1	2951 Morrison St	Hosanna AME Church	0.03
1104	91	A	15C	SS Saunders 160 E 29th St	Camden City	0.04
1104	93	A	15C	SS Saunders & 29th St	Camden City	0.06
1104	95	A	1	NS Morrison St W 30th St	Hosanna AME Church	0.03
1107	15	B	1	SE Saunders & 30th St	Hosanna AME Church	0.09
1107	16	B	1	3004 Saunders St	Hosanna AME Church	0.05
1107	17	B	1	SS Saunders 60E 30th St	Hosanna AME Church	0.05
1107	18	B	1	SS Saunders 80 E 30th St	Hosanna AME Church	0.05
1107	19	B	1	SS Saunders 100 E 30th St	Hosanna AME Church	0.05
1107	20	B	1	SS Saunders 120 E 30th St	Hosanna AME Church	0.05
1107	27	B	15C	NE Morrison & 30th St	Camden City	0.08
1107	28	B	15C	NS Morrison 42 E 30th St	Camden City	0.05
1107	29	B	1	3005 Morrison St	Morrisette, Jessie D & Dorothy	0.05
1107	30	B	15C	NS Morrison 84 E 30th St	Camden City	0.05
Total						1.55

Map 2. Project Area Map



2 | REDEVELOPMENT STATUTE

2.1 PURPOSE OF THE REDEVELOPMENT STATUTE

In 1992, the New Jersey State Legislature (the “Legislature”) enacted the LRHL, which was largely based on the 1949 Blighted Areas Act. The Legislature revised, consolidated, and ultimately replaced the State’s various redevelopment statutes with a new statute concerning redevelopment and housing by the State’s local governments.

The LRHL was designed by the Legislature to guide municipalities and local governments through the process of rehabilitation and redevelopment, finding at N.J.S.A. 40A:12A-2.a. that:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

Generally speaking, the LRHL is a planning and financial tool that grants municipalities and local governments a number of redevelopment powers, including the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting physical development most conducive to the social and economic improvement of the State and its municipalities.

According to the LRHL, before the municipality is authorized to exercise any redevelopment powers, a specified area must be designated a rehabilitation and/or redevelopment area by resolution, and a redevelopment plan must be prepared and adopted by ordinance. In order to utilize the power of eminent domain, the area must have been designated as a “condemnation area in need of redevelopment” or have been designated as a redevelopment area before the effective date of P.L. 2013, c. 159.

Once an area has been designated a rehabilitation and/or redevelopment area, a redevelopment plan may be prepared to utilize various planning and financial tools to eliminate the conditions that cause the area to be considered a rehabilitation and/or redevelopment area, to make redevelopment projects more feasible by utilizing financial subsidies or other incentive programs offered by various agencies, and to foster public-private partnerships that facilitate the desired redevelopment of the area.

From a practical standpoint, a redevelopment plan is essentially a combined “mini” master plan and zoning ordinance for the designated rehabilitation and/or redevelopment area, and may prescribe specific zoning regulations and detailed development and design standards that reflect the community’s vision and desired improvement of the area.

The redevelopment planning process has been used successfully throughout the State, including within the City, to creatively improve properties which meet the statutory criteria into healthier, more vibrant, and/or economically productive land uses.

2.2 ADVANTAGES OF A REDEVELOPMENT PLAN

The advantages of a redevelopment plan are that it empowers additional municipal authority by permitting the use of special flexible Smart Growth planning tools otherwise not available under conventional zoning, including the following:

- Offers more flexibility than conventional zoning which is not limited to redevelopment involving the built form, and can include specific structures to be preserved, specific areas to be up-zoned or down-zoned, and specific areas to be preserved as open space and improved as public gathering spaces or parks, as well as the provision for off-tract infrastructure improvements and community benefits.
- The preparation of a site-specific conceptual plan that can prescribe specific land uses, area requirements, intensity of use, residential density, build-to lines, setbacks, coverage requirements, height, scale, massing, form, and site layout including the location of new structures and parking areas, pedestrian improvements, and streetscape improvements, as well as the provision for off-site improvements.
- The exercise of greater control over design of any project including detailed development and design standards regulating the layout, design, and appearance of future buildings and site improvements.
- The ability to require certain green infrastructure, sustainable design, and universal design features and strategies to be incorporated into the project.
- Empowers the municipality to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period of time.
- Enables the municipality and the redeveloper / property owner to work in a productive public-private partnering process.
- Authorizes the municipality to designate a qualified redeveloper and define the role and obligations of the redeveloper through a redevelopment agreement that helps protect community interests.
- Makes eligible for certain types of technical and financial assistance from the State to be utilized at the option of the municipality.

2.3 REDEVELOPMENT PROCEDURE

The LRHL provides a detailed process for the municipality and local government to follow in order to exercise its redevelopment powers. This process is meant, in part, to ensure that the public is given adequate notice and an opportunity to participate in the public process and that the governing body acts in concert with the goals and objectives of the municipality's master plan. Recognizing the planning board's role as the steward of the master plan, these steps require the planning board to make recommendations to the governing body.

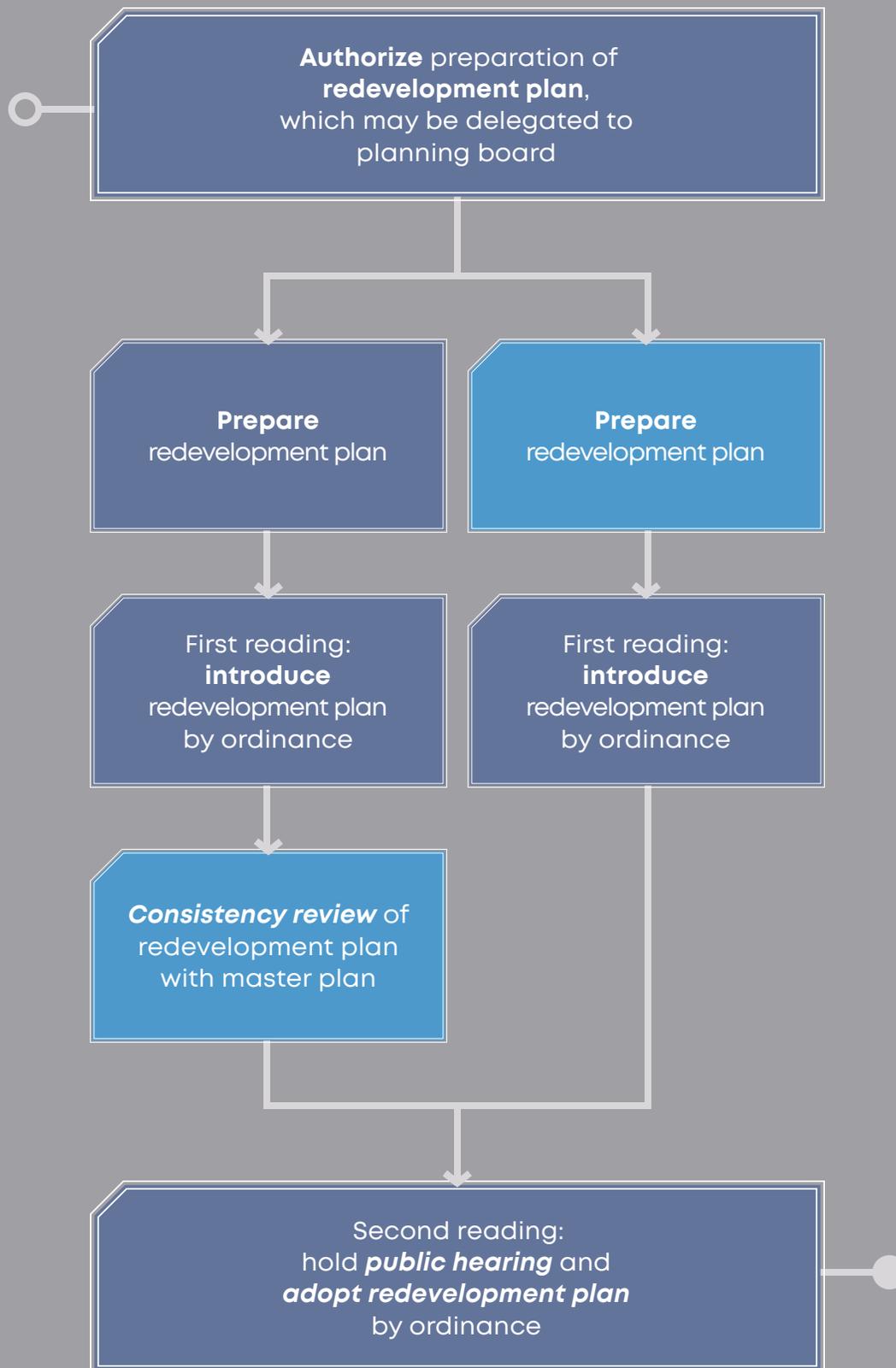
A summary of the process is more fully described below and on the following page.

REDEVELOPMENT PLAN

Following the designation of a delineated area as a rehabilitation or redevelopment area, a redevelopment plan, or an amendment or revision to an existing redevelopment plan, may be prepared. The following is a summary of N.J.S.A. 40A:12A-7, concerning the procedure for adoption of a redevelopment plan as well as related public hearing requirements:

- Either the governing body can prepare a redevelopment plan, or it can direct the planning board prepare a redevelopment plan, setting forth the goals, objectives, and specific actions to be taken with regard to the designated rehabilitation or redevelopment area in accordance with the criteria established under N.J.S.A. 40A:12A-7.
 - If the governing body prepares the redevelopment plan, the governing body introduces the redevelopment plan via ordinance for first reading and adopts a resolution referring the proposed redevelopment plan to the planning board for review and recommendation to the governing body, in the same manner as adoption of land development ordinances.
 - The planning board, within 45 days after referral, reviews the proposed redevelopment plan and adopts a resolution containing a report and recommendations to governing body. The report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning the inconsistencies and other appropriate matters.
 - The governing body holds a public hearing on the redevelopment plan ordinance and, taking into consideration the recommendations of the planning board, may then act on the redevelopment plan by passing the ordinance adopting the redevelopment plan.
 - If the planning board prepares the redevelopment plan, the governing body is relieved of the referral requirements contained above. After the redevelopment plan is prepared, the governing body introduces the redevelopment plan via ordinance for first reading and thereafter holds a public hearing on the redevelopment plan ordinance, in the same manner as adoption of other municipal ordinances.
- In either case, where the redevelopment plan supersedes the existing zoning ordinance, rather than constituting an overlay zoning, the governing body also adopts an amendment to the zoning map.

REDEVELOPMENT PLAN PROCEDURE SUMMARY



2.4 STATUTORY CRITERIA

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the designated area or portion thereof, including the proposed land uses and building requirements for the area. Specifically, N.J.S.A. 40A:12A-7(a) requires the provisions listed on the following page.

STATUTORY REQUIREMENTS OF A REDEVELOPMENT PLAN

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- 1** | Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- 2** | Proposed land uses and building requirements in the project area.
- 3** | Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- 4** | An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- 5** | Any significant relationship of the redevelopment plan to:
 - (a) the master plans of contiguous municipalities;
 - (b) the master plan of the county in which the municipality is located; and,
 - (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C. 52:18A-196 et al.).
- 6** | As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985, c. 222 (C. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- 7** | A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L. 1985, c. 222 (C. 52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L. 1985, c. 222 (C. 52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
- 8** | Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

3 | PROJECT AREA DESCRIPTION

3.1 EXISTING CONDITIONS

The Project Area is situated in Rosedale / Dudley neighborhood in East Camden, located on the south side of Saunders Street, north side of Morrison Street, and between North 29th Street and North 30th Street, as well as on the opposite side of North 30th Street.

The Project Area includes 21 properties encompassing 21 tax lots within Block 1104 and a portion of Block 1107. The entire Project Area is currently vacant land. It is noted that Block 1104, Lot 53 (commonly known as 2930 Saunders Street) was the original site of the Octavius V. Catto Elementary School. The long-vacant school building was demolished by the City following a fire in May 2024. The school was rebuilt and reopened in 2007 as the Octavius V. Catto Family School at the corner of Westfield Avenue and North Dudley Street. Additionally, Block 1104, Lot 55 (commonly known as 2938 Saunders Street) was the former site of the Hosanna AME Church, which the City demolished in recent years.

The Project Area is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land. To the north, along Saunders Street, are a water tower, vacant lots, residences, and parking lots associated with religious institutions. To the south, along Morrison Street, are the rear yards of homes facing High Street and a religious institution fronting North 30th Street. It is noted that a portion of Saunders Street north of Block 1107 is unpaved and lacks public sidewalks, while Morrison Street between North 29th Street and North 30th Street is essentially a dirt pathway with no public sidewalks.

Bird's Eye View of Existing Conditions



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus; February 2024

Ground-Level Views of Existing Conditions



3.2 PROPERTY OWNERSHIP

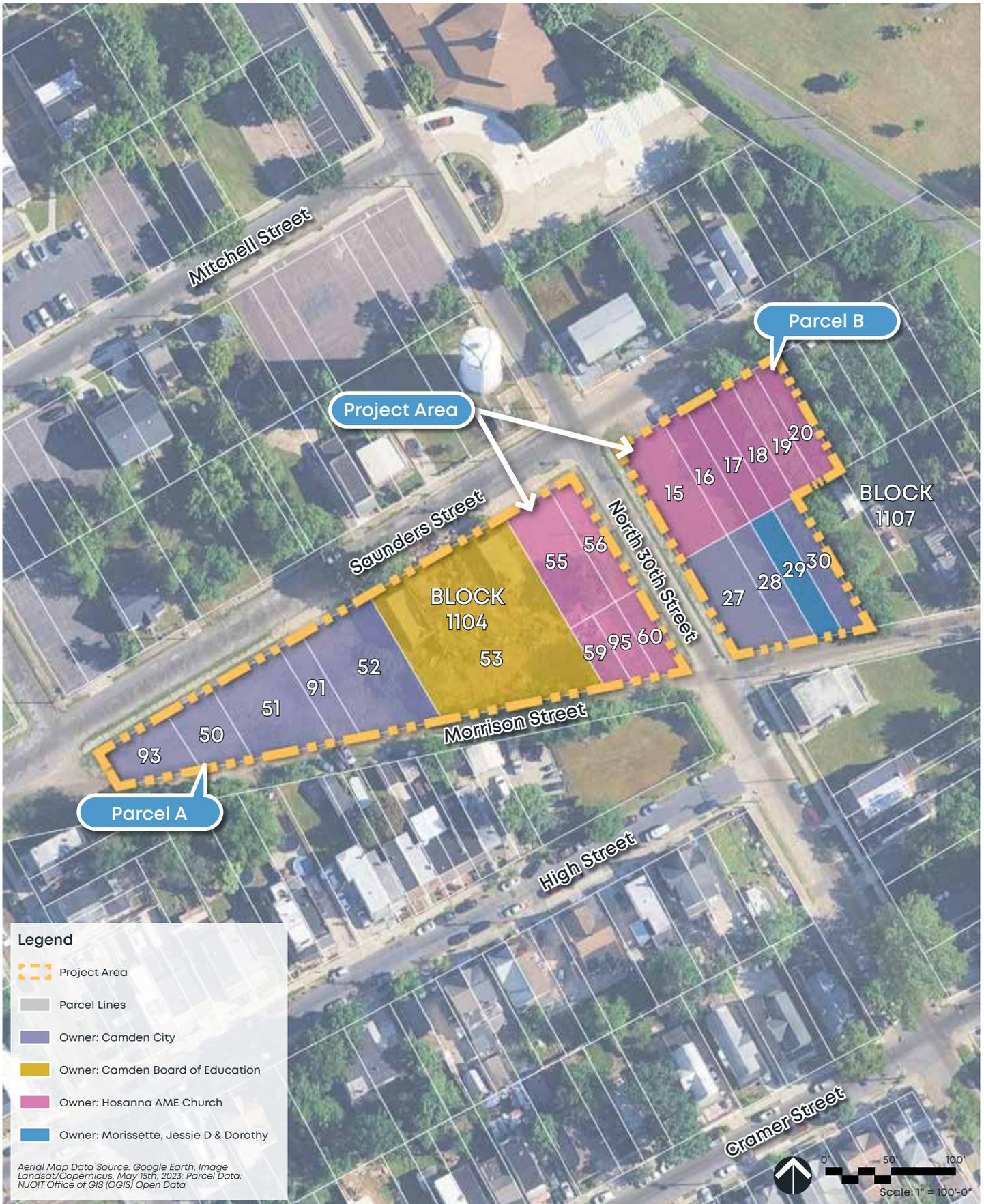
The Project Area has diverse ownership, with the majority of properties owned by either the Hosanna AME Church or the City of Camden. Two (2) exceptions include Block 1107, Lot 29, which is privately owned, and Block 1104, Lot 53, which is owned by the Camden Board of Education. All 21 properties, taken together, comprises approximately 1.55 acres, as summarized in the table below.

Table 2. Property Ownership

Block	Lot	Class	Address	Owner	Acreage ¹
1104	50	15C	SS Saunders 60 E 29th St	Camden City	0.05
1104	51	15C	SS Saunders 100 E 29th St	Camden City	0.10
1104	52	15C	SS Saunders 180 E 29th St	Camden City	0.14
1104	53	15A	2930 Saunders St	Camden Board of Education	0.36
1104	55	4A	2938 Saunders St	Hosanna AME Church	0.09
1104	56	1	2940 Saunders St	Hosanna AME Church	0.05
1104	59	1	2974 Morrison St	Hosanna AME Church	0.03
1104	60	1	2951 Morrison St	Hosanna AME Church	0.03
1104	91	15C	SS Saunders 160 E 29th St	Camden City	0.04
1104	93	15C	SS Saunders & 29th St	Camden City	0.06
1104	95	1	NS Morrison St W 30th St	Hosanna AME Church	0.03
1107	15	1	SE Saunders & 30th St	Hosanna AME Church	0.09
1107	16	1	3004 Saunders St	Hosanna AME Church	0.05
1107	17	1	SS Saunders 60E 30th St	Hosanna AME Church	0.05
1107	18	1	SS Saunders 80 E 30th St	Hosanna AME Church	0.05
1107	19	1	SS Saunders 100 E 30th St	Hosanna AME Church	0.05
1107	20	1	SS Saunders 120 E 30th St	Hosanna AME Church	0.05
1107	27	15C	NE Morrison & 30th St	Camden City	0.08
1107	28	15C	NS Morrison 42 E 30th St	Camden City	0.05
1107	29	1	3005 Morrison St	Morrisette, Jessie D & Dorothy	0.05
1107	30	15C	NS Morrison 84 E 30th St	Camden City	0.05
Total					1.55

Note 1: The acreage values listed are approximate and were derived by calculating the area utilizing available online GIS mapping tools provided by the New Jersey Department of Environmental Protection. Therefore, the acreage values listed in the table above may not match the acreage values found in property tax records.

Map 3. Property Ownership Map



3.3 EXISTING LAND USE

Sites & Facilities - The Study Area does not contain any sites that are enumerated through the New Jersey Department of Environmental Protection (“NJDEP”) New Jersey Environmental Management System (“NJEMS”). Sites that are listed on the NJEMS may be regulated by the NJDEP under one or more of its regulatory permitting or enforcement programs, or they may otherwise be of some interest to a NJDEP program.

Land - There are no wetlands as identified by the NJDEP and no high risk (1.0% chance of flooding) or low-to-moderate risk (0.2% chance of flooding) flood hazard areas as identified by the Federal Emergency Management Agency (“FEMA”) within the Study Area.

Utilities - The Study Area is serviced by PSE&G for electric utilities, PSE&G for gas utilities, New Jersey American Water for water utilities, and is located within the Camden County Municipal Utilities Authority sewer service area.

Historic Preservation - According to the 2023 Historical Districts GIS map prepared by Camden County, the Study Area does not contain any properties listed in the New Jersey and National Registers of Historic Places.

Soils & Geology - Upon review of the Web Soil Survey provided by the Natural Resources Conservation Service (“NRCS”), an agency of the United States Department of Agriculture (“USDA”), the Study Area contains a single map unit identified as “URgB—Urban land-Cramerhill complex, 0 to 5 percent slopes.” This soil map unit is characterized as very deep, well-drained soils, typically with an 80 inch depth to the water table.

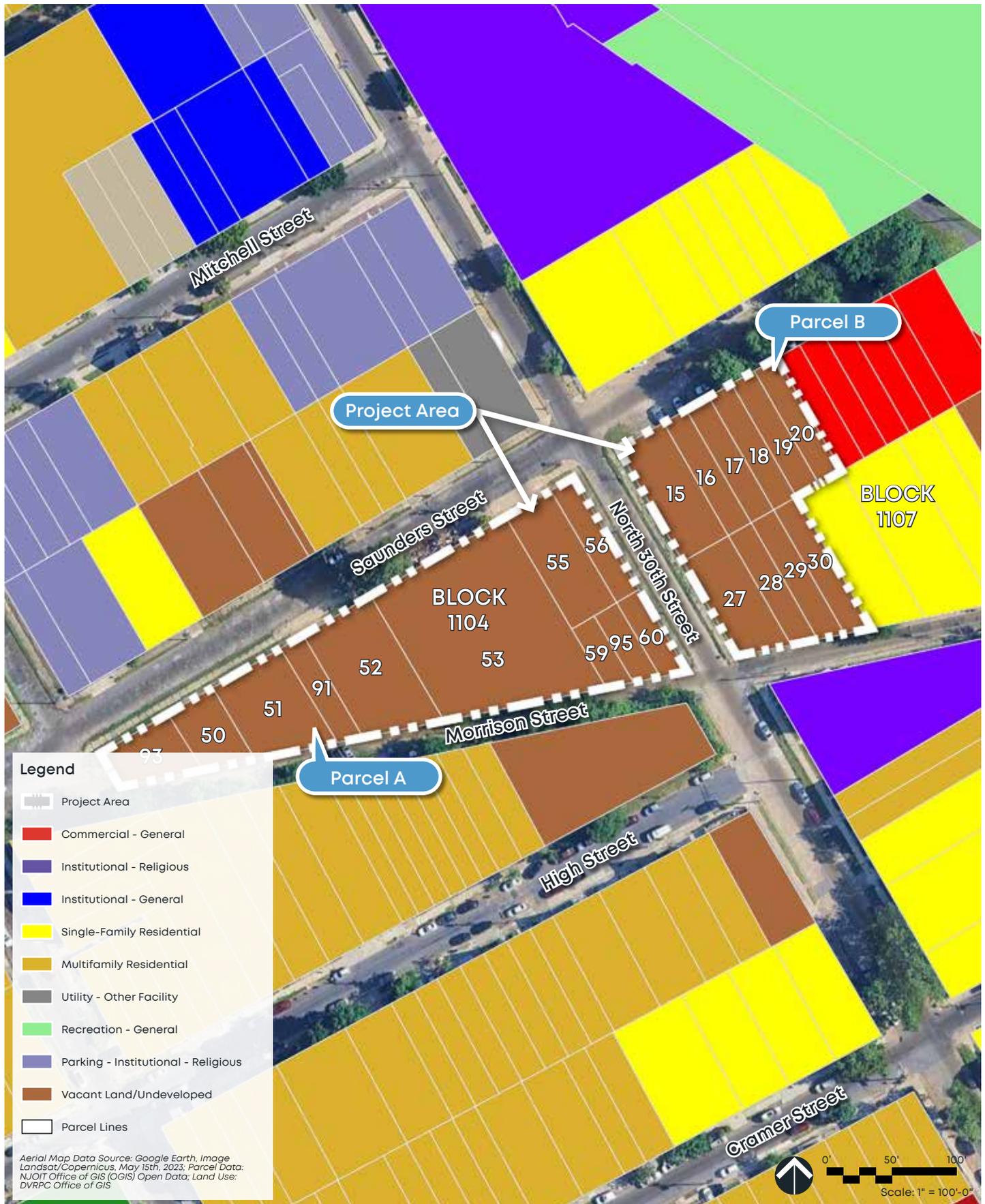
All of City of Camden is situated within the Coastal Plain geological region, atop the Potomac Formation (Kp3, characterized by sand, fine to coarse-grained, interbedded with white, red, or yellow clay) and Magothy Formation (Kmg, characterized by quartz sand, fine to coarse-grained, interbedded with thin-bedded clay or clay silt), and a small portion atop the Merchantville Formation (Kmv, characterized by glauconite sand to quartz-glauconite sand, clayey and silty.) The Study Area is situated within the Magothy Formation.

Land Use - As previously noted, the entire Study Area presently contains vacant land, and is surrounded by a mix of land uses, including religious institutions, utility facilities, parking facilities, low- to medium-density residential uses, and vacant land.

The land use map, as shown on the following page, was generally derived from the Delaware Valley Regional Planning Commission (“DVRPC”) 2023 Camden County Map, with minor updates, but may not accurately reflect specific land uses, including where there are a mix of uses.

The original data depicted that most of the Study Area was designated as vacant or undeveloped land, with Block 1104, Lots 53 and 55, identified as educational and religious institutional uses. However, as of the time of this Study, those properties are now vacant or undeveloped land, and the land use map has been updated accordingly.

Map 4. Existing Land Use Map



3.4 EXISTING ZONING

The entire Study Area is situated within the R-2 Residential Zone. The R-2 Zone generally permits single-family detached dwellings, semidetached dwellings, two-family dwellings, and townhouses. Each type of development has specific bulk requirements appropriate to their respective types of development, and height may range from a minimum of two (2) stories to a maximum of three (3) stories.

A summary of the specific zoning requirements - including permitted and prohibited uses as well as bulk regulations for each permitted use type - for the R-2 Zone are outlined in the tables below and on the following pages.

Table 3: Land Uses Regulations for the R-2 Zone

Applicability
Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93 & 95; Block 1107, Lots 15, 16, 17, 18, 19, 20, 21, 27, 28, 29 & 30
Permitted Uses
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 areas, community center buildings, and libraries; and Public, private, or parochial educational institutions.
Accessory Uses
In-ground and above-ground swimming pools; Accessory buildings and structures; Off-street parking and private garages; Fences and walls; Signs; and Porches, decks and patios.
Prohibited Uses
Signs in any form except as permitted in [Chapter 870]; Lodging houses, boardinghouses, rooming houses, multifamily dwellings or any combination thereof; and Wireless telecommunications facilities.
Conditional Uses
Places of worship; Community residences for person with head injuries and for the developmentally disabled and/or community shelters for victims of domestic violence, as required by N.J.S.A. 40:55D-66.1; Family day-care homes; Parabolic dish antennas; Public utility facilities; Cemetery; and Home occupation and home professional offices.

Map 5. Existing Zoning Map



Table 4: Bulk Regulations for the R-2 Zone - Single-Family

Bulk Regulations - Single-Family			
Lot		Height	
Min. Lot Area (SF)	3,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	30	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 5: Bulk Regulations for the R-2 Zone - Semi-Detached

Bulk Regulations - Semi-Detached			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	4,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft) ²	10 ³	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Zero feet for common wall.

Table 6: Bulk Regulations for the R-2 Zone - Duplex

Bulk Regulations - Duplex			
Lot		Height	
Min. Lot Area (SF)	4,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	40	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	40%
Min. 1 Side Yard (Ft)	10	Max. Impervious Coverage	60%
Min. 2 Side Yards (Ft)	25		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Table 7: Bulk Regulations for the R-2 Zone - Townhouse

Bulk Regulations - Townhouse			
Lot		Height	
Min. Lot Area (SF)	2,000	Min. Height (Stories)	2
Max. Lot Area (SF)	8,000	Min. Height (Ft)	30
Min. Lot Width (Ft)	20	Max. Height (Stories)	3
Min. Lot Depth (Ft)	100	Max. Height (Ft)	35
Yards/Setbacks		Coverage	
Min. Front Yard (Ft) ¹	10	Max. Lot Coverage	60%
Min. 1 Side Yard (Ft)	Varies ²	Max. Impervious Coverage	80%
Min. 2 Side Yards (Ft)	N/A		
Min. Rear Yard (Ft)	20		

Note 1: Where existing buildings on each of two (2) adjacent lots are less than the minimum front yard setback requirement, the average of the front yard setbacks of the two (2) adjacent lots shall be the required minimum front yard setback requirement, but not less than five (5) feet.

Note 2: Interior lots at zero feet; end of corner lots at 10 feet.

4 | RELATIONSHIP TO OTHER PLANS

4.1 RELATIONSHIP TO THE CITY’S LAND DEVELOPMENT ORDINANCE

The zoning standards set forth in this Redevelopment Plan shall supersede the underlying zoning within the Project Area.

4.2 RELATIONSHIP TO THE CITY’S MASTER PLAN

CITY OF CAMDEN MASTER PLAN

The City’s comprehensive master plan, *FutureCamden*, was adopted in March 2002, and has been reexamined in 2008 and 2018 (collectively, the “Master Plan”). The Master Plan provides the following goals:

- Reinforcing Camden’s Role in the Philadelphia-South Jersey Region;
- Improving Housing and Neighborhoods;
- Achieving a Dynamic Economy;
- Capitalizing on the City’s Physical and Historical Assets;
- Maintaining and Improving the Environment;
- Integrating Camden’s Transportation System;
- Achieving Improved Public Facilities, Education and Safety; and
- Translating the Master Plan into Action.

The Master Plan contains language that supports redevelopment and revitalization, noting in the Land Use Plan that “where neighborhoods were distressed, recommended policies have been developed which target deteriorating, vacant and blighted properties.”

Within the Housing Plan, the following recommendations aim to improve housing and neighborhoods in the City:

- Creating a coordinated City-wide housing and community development program;
- Restructuring the management of vacant and underutilized properties;
- Retaining, empowering and attracting middle income households; and
- Establishing economically integrated neighborhoods and deconcentrating poverty.

Additionally, the Master Plan proposes a combination of conservation, rehabilitation, and revitalization strategies specific to the Rosedale / Dudley neighborhood. Among them, the Master Plan recommends “target[ing] site assembly for rehab and new housing production efforts around areas involving school, modernization activities and ongoing neighborhood improvement efforts.”

Various action steps to implement this recommendation include identifying City-owned properties, preparing redevelopment plans “for targeted areas to enable site development areas,” begin site assembly “to achieve cohesive project areas rather than treatment of individual properties,” and, once assembled, transfer site control to “community-based non-profit development organizations or private developers for block-wide improvement.” Additionally, the Master Plan recommends that “units designated for elderly households” be incorporated in new projects within the neighborhood.

MY EAST CAMDEN NEIGHBORHOOD PLANS

In October 2013, the *My East Camden* neighborhood plan was published, presenting a five-year, resident-driven vision for revitalizing the East Camden neighborhoods of Marlton, Dudley, Stockton, and Rosedale. At the time, the plan noted that while the population for the City of Camden as a whole continued to decline, East Camden was experiencing growth and neighborhood stability. The plan sought to build on this momentum through extensive community engagement, helping residents and stakeholders articulate a shared strategic vision for the future of East Camden.

The guiding principle of the plan is “Cultivating Community” - leveraging existing neighborhood assets and resident values to foster a healthy and viable future for East Camden. To achieve this vision, the plan outlined four overarching goals:

- Improve Neighborhood Conditions
- Foster Commercial Revitalization & Economic Development
- Improve Housing
- Enhance Culture, Arts, Open Space & the Public Realm

Among the many findings and recommendations, the plan recommends infill development to complete the residential fabric of neighborhoods, and strategies to create small public spaces and improve pedestrian and cyclist access.

In November 2021, the *My East Camden Neighborhood Plan* was published, providing an updated 10-year neighborhood plan that builds upon the 2013 plan. While continuing to emphasize the theme of “Cultivating Community,” the updated plan shifted focus toward actionable steps, implementation strategies, and potential funding sources. It highlighted the importance of resident leadership and collaboration through the newly formed My East Camden Collaborative. The 2021 plan identifies several key goals, including:

- Increase Accessibility and Improve Physical Conditions
- Center Residents and Local Businesses in Economic Development Initiatives
- Improve Sustainability and Environmental Resiliency
- Support Arts, Culture, Community, and Health
- Enhance Communication and Collaboration

Together, the 2013 and 2021 plans establish a strategic framework for advancing East Camden's resilience and long-term development.

DUDLEY & ROSEDALE NEIGHBORHOOD DEVELOPMENT PLAN

In 1990, the Camden Redevelopment Agency completed a study of the Rosedale / Dudley neighborhood, which evolved into a comprehensive analysis and action plan for the area's revitalization. This effort, led by the Dudley and Rosedale Planning Task Force, resulted in the *Dudley and Rosedale Neighborhood Development Plan*, completed in 1994 and adopted by City Council in 2000.

Although the plan is now well over 30 years old, it remains relevant today and, as noted previously, is referenced in the Master Plan. The goals and objectives outlined in the plan continue to inform local planning efforts.

The primary purpose of the plan is to “create neighborhoods which offer housing opportunities for low, moderate and middle income residents,” while also improving physical infrastructure and encouraging property enhancements. This plan emphasizes that this vision be supported by supportive community facilities, including: health and day care facilities, community and recreation centers, and parks and playgrounds.

The plan identifies nine (9) key revitalization topics, each with its own set of policies, including: Zoning, Housing, Economic Development, Public Facilities, Open Space, Public Safety, Traffic and Transportation, Urban Design, and Implementation.

One of the plan's key challenges or “revitalization target” is inappropriate zoning, recognizing the underlying zoning at the time prohibits apartments, despite such types of uses in the neighborhood, which “creates obstacles to development of new housing.” Another revitalization target is undeveloped land, recognizing that “vacant lots deflates property values, inflates the appearance of decline, and reflects poor planning. Many lots are overgrown with weeds and harbor rodents. These conditions delay and challenge future development.”

A primary goal related to housing is to ensure the improvement and development of neighborhood housing. One of the objectives to achieve this goal is to foster and control future housing development, along with several specific strategies, including:

- Aggressively acquire abandoned land for redevelopment;
- Productively reuse City land for housing development;
- Promote new housing, especially infill construction; and
- Promote housing for senior and disabled citizens.

Additionally, a primary goal related to open space is to reuse vacant land productively. One of the specific strategies directly pertains to the Study Area, which recommends the creation of “a park or garden on the lot at 29th & Morrison Streets.”

SUMMARY OF REDEVELOPMENT PLAN RELATIONSHIP

This Redevelopment Plan is consistent with and advances numerous goals, recommendations, and strategies outlined in the Master Plan, including the 2013 *My East Camden* neighborhood plan, 2021 *My East Camden Neighborhood Plan*, and the 1994 *Dudley & Rosedale Neighborhood Development Plan*.

More specifically, the 2013 and 2021 plans identified several priorities through extensive resident engagement, and this Redevelopment Plan advances many of these goals:

1. Vision & Location

The 2013 *My East Camden* neighborhood plan and 2021 *My East Camden Neighborhood Plan* set forth a resident-driven vision for the East Camden community, including the Rosedale / Dudley neighborhood. Additionally, the Project Area's location and consistency with the City's *FutureCamden* Master Plan and the *Dudley & Rosedale Neighborhood Development Plan* reflect and advance this neighborhood vision.

2. Vacant Properties & Redevelopment

Residents consistently raised concerns about vacant and neglected properties, particularly the Catto and Dudley school sites. Both "My East Camden" plans emphasized reducing vacancies through acquisition, demolition, and redevelopment. This Redevelopment Plan directly fulfills this by redeveloping the vacant Catto school site and adjacent Hosanna AME Church sites.

3. Housing Opportunities (Seniors)

The 2021 *My East Camden Neighborhood Plan* calls for 50 new affordable housing units, noting East Camden's aging population. The 2013 *My East Camden* neighborhood plan emphasized improving and expanding housing options, and the 1994 *Dudley & Rosedale Development Plan* specifically recommended housing for senior and disabled citizens. This Redevelopment Plan addresses this priority through its focus on high-quality, affordable senior housing, supporting residents' ability to age in place within their established neighborhood.

4. Public Realm & Physical Improvements

Both "My East Camden" plans called for stronger sidewalks, road conditions, urban tree canopy, and public realm improvements to make neighborhoods safer, more walkable, and better maintained. This Redevelopment Plan reflects this vision with new sidewalks, street trees, landscaping, alley improvements, and small public spaces, directly fulfilling the goals articulated in both plans, and the City's *FutureCamden* Master Plan as a whole.

4.3 RELATIONSHIP TO CONTIGUOUS MUNICIPALITIES

The Project Area is not physically contiguous to the adjacent municipalities of Pennsauken Township, Collingswood Borough, and Gloucester City. Given the Project Area's location within the City and distance from municipal boundaries, the redevelopment of the Project Area will generally not impact or affect those communities. Additionally, this Redevelopment Plan encourages redevelopment to occur in an already developed area.

Therefore, it is anticipated that this Redevelopment Plan will not conflict with the master plans of Pennsauken Township, Collingswood Borough, and Gloucester City.

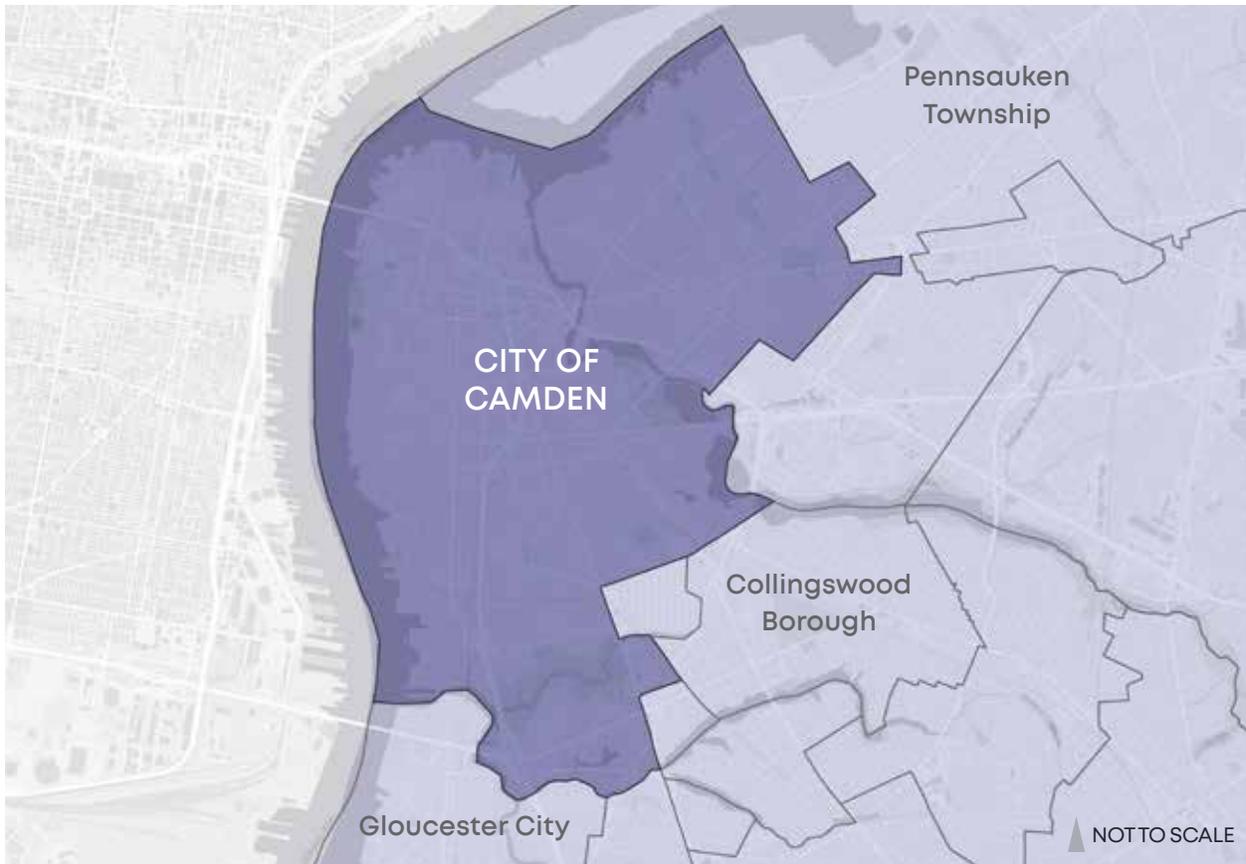
4.4 RELATIONSHIP TO CAMDEN COUNTY

The Camden County Comprehensive Plan, published in 2014, combines Land Use, Transportation, Open Space and Farmland Preservation, and Sustainability plans to guide development and growth patterns through 2040. The plan focuses on three guiding principles:

- Vibrancy promotes economic and social interaction through the strengthening of downtowns, mixed-use centers, and strong, well-connected neighborhoods.
- Proximity promotes sustainable, compact land use patterns in areas with existing infrastructure, in addition to enhanced multi-modal connections in suburban, urban, and rural areas, allowing undeveloped and natural areas to remain untouched.
- Durability promotes long-term sustainable policies and land use patterns that ensure that Camden County meets the social, economic, and environmental needs of its current and future residents.

This Redevelopment Plan aligns with the goals of the Camden County Comprehensive plan by promoting neighborhood vibrancy, compact development, and efficient land use through redevelopment of vacant land.

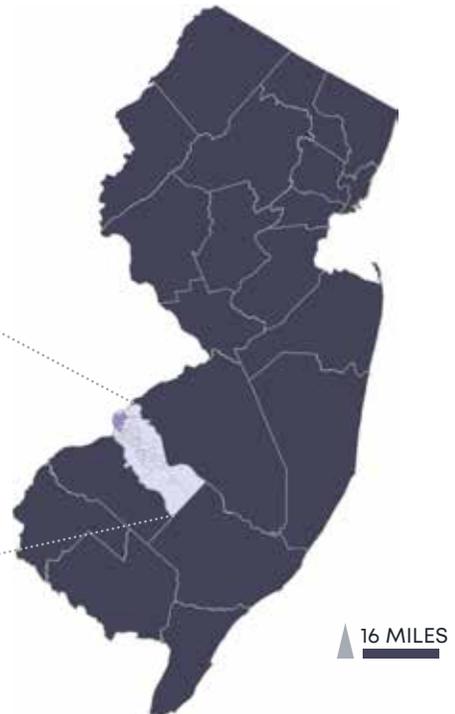
Therefore, it is anticipated that this Redevelopment Plan will not conflict with the Camden County Comprehensive Plan.



Camden County



State of New Jersey



4.5 RELATIONSHIP TO THE STATE PLAN

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In March 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (the “State Plan”). The purpose of the State Plan is to:

“Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”

The State Plan promotes Smart Growth in New Jersey by guiding State-level development and redevelopment policy as well as local and regional planning efforts to centers and areas where infrastructure is available or could be extended to developed or developing suburbs and urban areas.

According to the State Plan, statewide goals are to be achieved through the flexible application of State Plan’s statewide polices, which are designed to improve the planning and coordination of public policy decisions among all levels of government.

The State Plan’s eight (8) statewide goals are as follows:

Goal 1: Revitalize the State’s cities and towns.

Goal 2: Conserve the State’s natural resources and systems.

Goal 3: Promote beneficial economic growth, development and renewal for all New Jersey residents.

Goal 4: Protect the environment, prevent and clean up pollution.

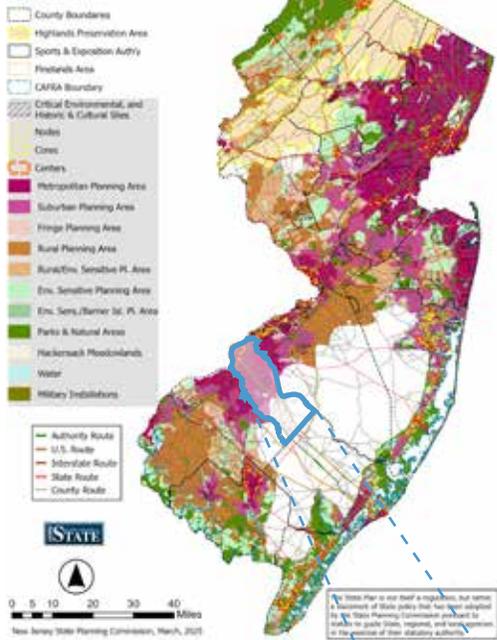
Goal 5: Provide adequate public facilities and services at a reasonable cost.

Goal 6: Provide adequate housing at a reasonable cost.

Goal 7: Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

Goal 8: Ensure sound and integrated planning and implementation statewide.

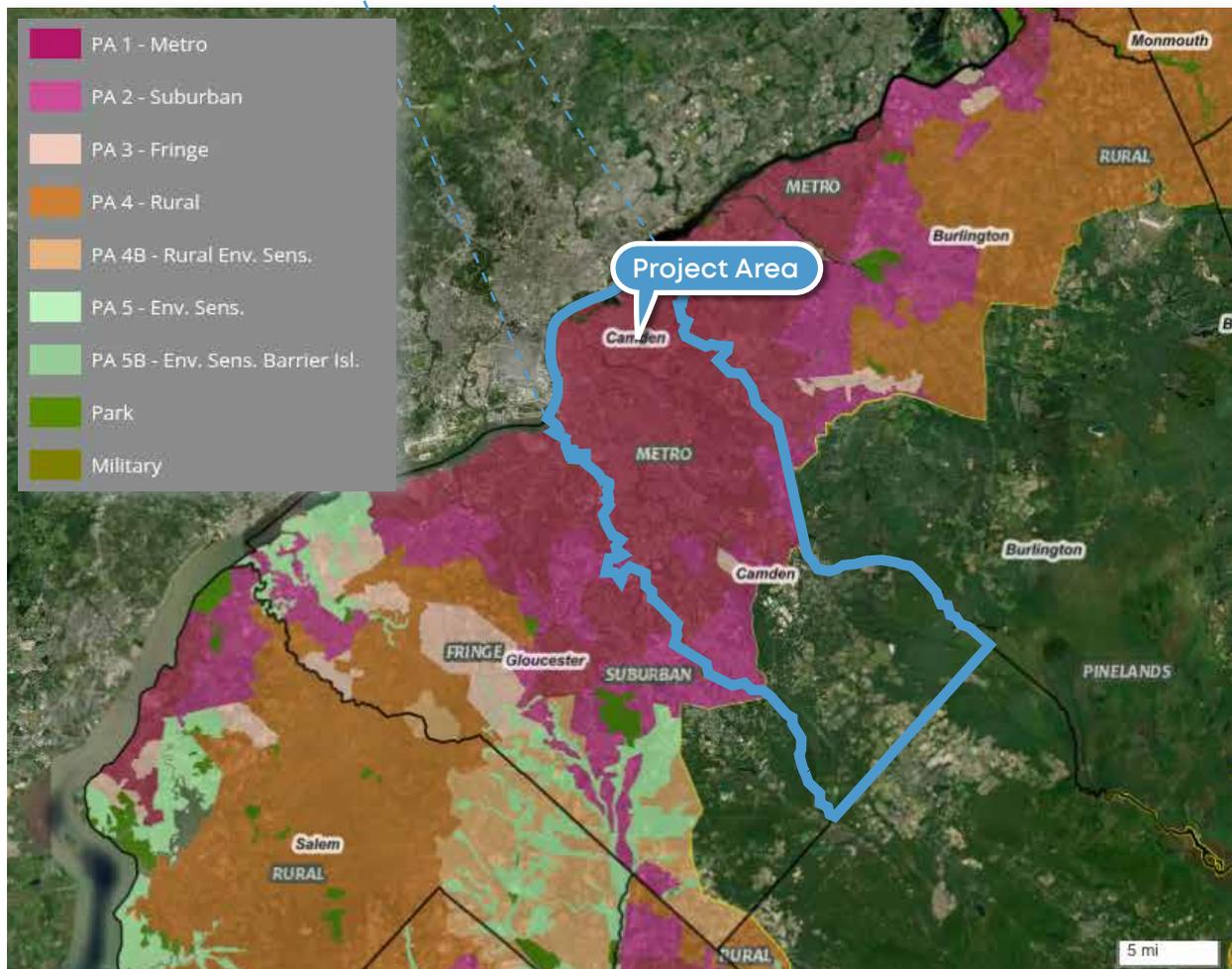
Map of the State Development and Redevelopment Plan



STATE PLAN POLICY MAP

The State Plan also provides a State Plan Policy Map, as shown to the left, which divides the State into several planning areas as well as the identification of “centers” and “environs.” Planning areas serve a critical role in the State Plan by setting forth policy objectives that guide implementation of the State Plan’s statewide policies within each area, guide local planning on the location and size of centers within their respective planning areas, and protect or enhance the environs of these centers.

The City of Camden is situated within the Metropolitan Planning Area (PA1) as depicted on the [State Plan] Policy Map of the State Development and Redevelopment Plan [for] New Jersey as shown on this page. Additionally, the City received designated center status as an “Urban Center” on June 12, 1992, which remains in effect without expiration.



STATE PLAN - METROPOLITAN PLANNING AREA (PA1)

According to the State Plan Policy Map, the Project Area is situated within the Metropolitan Planning Area (PA1), which classification denotes a Smart Growth area and generally includes developed communities that range from large urban centers to post-war suburbs.

In the Metropolitan Planning Area, the State Plan's goals and objectives are as follows:

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

The State Plan provides a series of policy objectives intended as guidelines for planning activities in the Metropolitan Planning Area, including:

- Promote redevelopment and development neighborhoods of Centers;
- Provide a full range of housing choices through redevelopment;
- Promote economic development by encouraging infill development, public/private partnerships and infrastructure improvements that support an identified role for the community;
- Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile; and
- Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. Coordinate historic preservation with tourism efforts.

STATE PLAN - URBAN CENTER

According to the State Plan Policy Map, the Project Area is situated within a designated Urban Center, which is one of five (5) types of Centers provided by the State Plan. These Centers - Urban, Regional, Town, Village, and Hamlet - are the State's preferred vehicle for accommodating future growth in a sustainable and coordinated manner.

The State Plan recognizes the many benefits of Centers, as they promote a compact and efficient development pattern that is preferred over sprawl. This approach provides for significant cost savings, as the form and structure of a Center is able to utilize existing infrastructure and offer the flexibility to evolve and adopt over time in response to changing market conditions. Ultimately, Centers help foster vibrant communities, protect the environment, and contribute to a higher overall quality of life for residents.

As an Urban Center - the largest type of the five (5) types of Centers - it offers "the most diverse mix of industry, commerce, services, residences and cultural facilities." The State Plan recognizes that while all Urban Centers have suffered decline, they are generally defined as fully developed communities with an extensive infrastructure network, and well-positioned to support compact, mixed-use, and transit-accessible development.

5.1 VISION FOR THE PROJECT AREA

Located at the heart of the Dudley neighborhood, the assembly of public and private properties along Saunders Street from North 29th Street to the far corner of North 30th Street back to Morrison Street can be a catalyst for broader revitalization in the neighborhood. With a need for senior housing in Camden, the vision is to provide a high-quality, affordable senior building as a first step in this revitalization process.

5.2 STATEMENT OF GOALS & OBJECTIVES

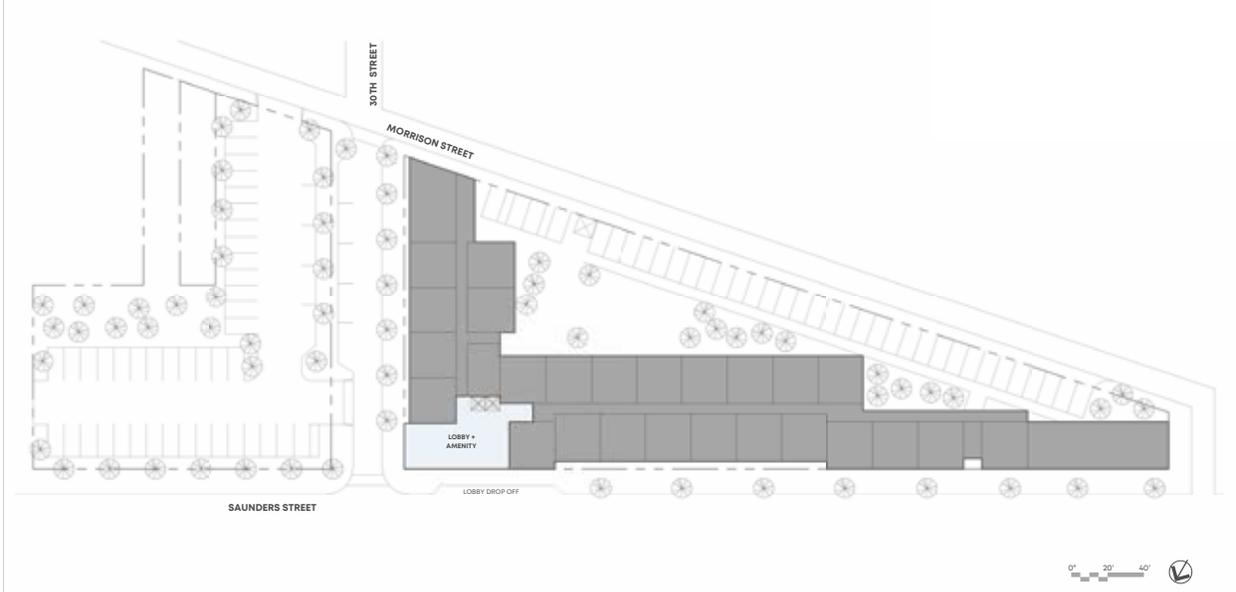
The City seeks to alleviate the conditions found in the Project Area and support the use and re-use of properties to better serve the public health, safety, and welfare of the community and the region. As such, this Redevelopment Plan seeks to implement the following general goals and objectives that apply to all redevelopment projects:

- A. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the Project Area to be considered an “area in need of rehabilitation” and, where applicable, an “area in need of redevelopment.”
- B. The stimulation of private investment in the Project Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation and, where applicable, redevelopment.
- C. The making available of the full range of benefits and inducements for the Project Area, including: federal, state, county, and local government funding.
- D. Foster public-private partnerships to accomplish revitalization of the Project Area in a manner that best serves the needs of the community, strengthens the local economy, attracts residents and small businesses to the area, and contributes to the continuing vitality of the neighborhood and City.

Additionally, this Redevelopment Plan is also intended to advance the following specific goals and objectives as it relates to the Project Area:

- A. Provide a high-quality, affordable senior building to address the need for senior housing in Camden.
- B. Specifically focus on opportunities for seniors in the neighborhood to “age in place” by offering rental opportunities that fosters community.
- C. Provide for off-street parking for residents of the building and visitors to the building.
- D. Formalize an alley (Morrison Street) to support parking for the building and access to the rear-yard parking for homes that face onto High Street.
- E. Create a safe, walkable environment through new sidewalks, street trees, and extensive landscaping compatible with other areas in the neighborhood and City.
- F. Provide neighborhood gathering spaces, both inside and outside of the building, that will build on and foster a sense of community in the neighborhood.

Concept Plan



Bird's Eye View of Concept Plan



Aerial Map Data Source: Google Earth, Image Landsat/Copernicus; February 2024

6

PROPOSED ZONING REGULATIONS

6.1 PURPOSE & OVERVIEW

Any development that occurs within the Project Area shall comply with all statutes of the State of New Jersey governing development, rehabilitation, and redevelopment, including but not limited to the Municipal Land Use Law (the “MLUL”) at N.J.S.A. 40:55D-1 et seq. and the Local Redevelopment and Housing Law (the “LRHL”) at N.J.S.A. 40A:12A-1 et seq. Additionally, it is necessary to establish the following:

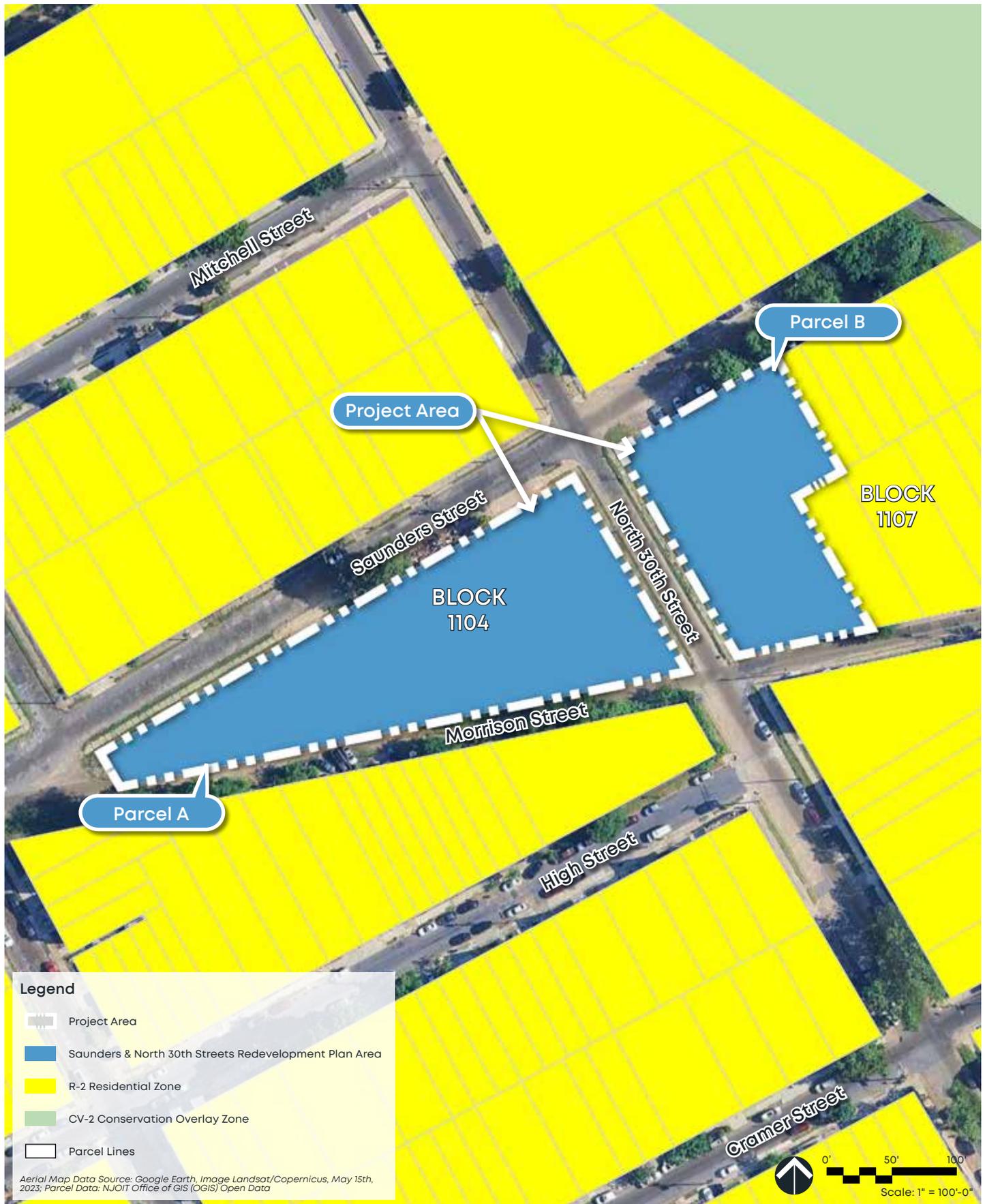
- A. The development, rehabilitation, or redevelopment of the Project Area shall effectuate the Vision and the established Goals and Objectives of this Redevelopment Plan.
- B. The zoning regulations set forth in this Redevelopment Plan shall supersede the underlying zoning within the Project Area as provided for in N.J.S.A. 40A:12A-7c.
- C. It is intended and expressly understood that any zoning regulations and development and design standards not specifically addressed in this Redevelopment Plan shall continue to apply as set forth in the Zoning and Land Use Ordinance of the City of Camden, (the “Ordinance”) and all other codes and regulations as set forth in the Code of the City of Camden (the “Code”) not contravened in this Redevelopment Plan.
- D. Unless otherwise provided herein, all words and phrases used herein shall have the same definitions provided in the Ordinance and the Code.

This Redevelopment Plan addresses multiple areas within the overall Project Area, each exhibiting differences in planned intensity and nature of development. As such, the Project Area is divided into the following areas:

- A. Parcel A: Block 1104, Lots 50, 51, 52, 53, 55, 56, 59, 60, 91, 93, and 95.
- B. Parcel B: Block 1107, Lots 15, 16, 17, 18, 19, 20, 27, 28, 29, and 30.

Additionally, the area and bulk regulations as prescribed herein shall apply to the boundaries of the above-defined Parcels as generally depicted on Map 6, and not to individual lots that may be created as a result of a consolidation and/or subdivision. In the event there is any discrepancy between the boundaries of the Parcels as depicted on Map 6 and individual lots that may be created as a result of a consolidation and/or subdivision, the consolidation and/or subdivision shall control so long as the consolidation and/or subdivision does not substantially deviate from the general boundaries of each Parcel as depicted on Map 6 and such consolidation and/or subdivision plan is approved by the Director of Planning and Development and/or the Camden Redevelopment Agency prior to being filed with the Planning Board.

Map 6. Proposed Zoning Map



6.2 LAND USE REGULATIONS

The regulations pertaining to land use regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board shall not grant variances from these regulations as they constitute mandatory components of this Redevelopment Plan. More than one principal use shall be permitted on each Parcel and any individual lot, except to individual lot applications for single- or two-family detached dwellings.

6.2.1. PERMITTED PRINCIPAL USES

- A. The following principal uses and structures shall be permitted on Parcel A:
1. Multi-family apartments.
 2. Townhomes and stacked townhomes.
 3. Offices including executive, administrative, general, professional, technology, software, startup/incubator space, medical, dental, health care, rehabilitation facilities, and similar uses.
 4. Co-working & shared spaces and collaborative workspaces.
 5. Personal services, including but not limited to barbershops, hairdressers, dry-cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
 6. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
 7. Retail food establishments.
 8. Nursery schools and day-care centers, and adult day-care centers.
 9. Schools and educational institutions, including individual and group instruction.
 10. Places of worship, including administrative offices, religious education classrooms, meeting rooms, multipurpose rooms, kitchens and dining areas, and nursery schools or day care centers.
 11. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes, or by Camden County for county purposes.
 12. Parks, playgrounds or recreation areas, community center buildings, and libraries.
 13. Public, private, or parochial educational institutions.

- B. The following principal uses and structures shall be permitted on Parcel B:
1. Any principal use or structure permitted on Parcel A.
 2. Duplex (two-family) dwellings.
 3. Semidetached dwellings.
 4. Single-family detached dwellings.
 5. Off-street parking, associated with a principal use or structure on Parcel A.

6.2.2. PERMITTED ACCESSORY USES

- A. The following accessory uses and structures shall be permitted on all Parcels:
1. Driveways, on-street parking, off-street parking areas, private garages, and off-street loading areas.
 2. Active and passive recreational amenities, including business centers, media rooms, fitness centers, physical fitness studios, courtyards, gardens, pools, roof top terraces, and other similar amenities.
 3. Property management and leasing offices.
 4. Plazas, courtyards, gardens, patios, pedestrian walkways, alleys, ramps, stairways, and similar types of public and semi-public open spaces.
 5. In-ground and aboveground swimming pools and/or other structures customarily incidental to a private swimming pool on a property.
 6. Fences, walls, retaining walls, hedges, and other similar landscape elements.
 7. Signs.
 8. Other uses and structures deemed to be ancillary and customarily incidental accessory uses and structures with respect to uses permitted hereunder.

6.2.3. PROHIBITED USES

- A. Any use prohibited in the R-2 Residential Zone, except uses otherwise permitted herein.

6.2.4. CONDITIONAL USES

- A. Any conditional use permitted in the R-2 Residential Zone, except places of worship.

6.3 AREA & BULK REGULATIONS

The regulations pertaining to area, setback, coverage, and height regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board may grant variances from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.3.1. AREA & BULK REGULATIONS

A. The following area and bulk standards shall apply to each Parcel:

Area Requirements

1. Minimum Lot Area: N/A
2. Minimum Lot Width: N/A
3. Minimum Lot Depth: N/A

Setback Requirements

4. Minimum Yard Setbacks from all Parcel lines: 0 feet.

Coverage Requirements

5. Maximum Building Coverage: 60%
6. Maximum Impervious Coverage: 80%

Height* Requirements

7. Maximum Building Height in stories: 3 stories.
8. Maximum Building Height in feet: 40 feet.

*Height is defined in Section 6.4.2. below.

B. The following bulk standards shall apply to all accessory structures, inclusive of A/C condenser units, generators, above-ground oil tanks, and other mechanical equipment:

Setback Requirements

1. Minimum Yard Setbacks from all Parcel lines: 0 feet.

Height* Requirements

2. Maximum Building Height in stories: 1 1/2 stories.
3. Maximum Building Height in feet: 25 feet.

*Height is defined in Section 6.4.2. below.

6.4 SUPPLEMENTARY REGULATIONS

The regulations pertaining to supplementary regulations contained herein shall apply to all development within the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board may grant variances from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.4.1. PERMITTED PROJECTIONS

- A. Cornices, eaves, chimneys, gutters, downspouts, cantilevered roofs, balconies and bay windows shall be permitted to project not more than three (3) feet from the building into any public right-of-way.
- B. Belt courses, windowsills and other similar ornamental features may project not more than one (1) foot into any public right-of-way.
- C. Ramps and stairways leading to a building entrance may project into any public right-of-way.
- D. Awnings and canopies may project not more than five (5) feet into any public right-of-way, provided that they have a minimum vertical clearance of eight (8) feet and shall not project beyond the edge of pavement or curb line along a parking area, driveway, or street.

6.4.2. DEFINITION OF HEIGHT

- A. Building height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the building at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the building.
- B. Building height calculations shall exclude building service equipment (e.g., condensers, cooling towers, exhaust fans, and other similar mechanical equipment) and any associated screening devices, solar panels, bulkheads, stair enclosures, roof access stairwells, elevator penthouses, skylights or atrium structures, flagpoles, and architectural appurtenances (e.g., chimneys, cupolas, towers, belfries, lanterns, spires, steeples, and other similar elements), provided that such shall not extend more than 10 feet above the allowable building height. Additionally, building height calculations shall exclude fire walls, parapet walls, cornices, and other similar elements, provided that such shall not extend more than three (3) feet above the allowable building height.
- C. Mezzanines and lofts that qualify as mezzanines under the International Building Code (Section 505.2) shall not constitute a story or half story and shall be considered part of the story below.

6.5 DEVELOPMENT & DESIGN STANDARDS

The regulations pertaining development and design standards contained herein shall apply to all development in the Project Area, which shall supersede current applicable regulations contained in the Ordinance. The Planning Board may grant exceptions from these standards, pursuant to N.J.S.A. 40:55D-51.

6.5.1 OVERALL CIRCULATION, PARKING & OFF-SITE REQUIREMENTS.

- A. The overall streetscape immediately adjacent to the Project Area shall be designed to enhance the public realm, by emphasizing pedestrian safety, accessibility, and connectivity throughout the Project Area.
- B. The overall development shall be designed to provide for a series of interconnected common open spaces, in the form of small-scale public gathering spaces at the intersection of Saunders Street and North 29th Street, as well as with walkways and public sidewalks, to allow for pedestrians to walk around the Project Area.
- C. The overall development shall be permitted to provide for head-in off-street parking spaces and off-street loading areas, directly accessible from Morrison Street. Additionally, Morrison Street, which presently functions as an alley serving the properties addressed on High and Saunders Streets, shall be improved so as to allow for rear access for the benefit of those homes that face onto High Street.

6.5.2. PARKING REQUIREMENTS

- A. Parking requirements for non-residential uses shall be regulated as follows:
 - 1. There shall be no parking required for non-residential uses.
- B. Parking requirements for residential uses shall be regulated as follows:
 - 1. The minimum parking requirement for residential uses shall be 1.00 parking spaces per dwelling unit.
 - 2. It is recognized that the residential parking requirements established herein are less than the maximum number of parking spaces required under the New Jersey Residential Site Improvement Standards (“RSIS”) at N.J.A.C. 5:21-1 et seq.
 - 3. Consequently, the City Council in adopting this Redevelopment Plan is establishing alternative parking standards from RSIS pursuant to N.J.A.C. 5:21-4.14.(c) that better reflect local conditions, including: i. household characteristics; ii. access to mass transit; iii. geographic location (e.g., urban versus suburban location); and/or iv. [availability of] off-site parking resources.
 - 4. Tandem parking shall be permitted, provided that both parking spaces are associated with the same dwelling unit.
- C. Provisions for electric vehicle (“EV”) charging infrastructure and/or stations shall

be provided on each Parcel in accordance with State law, including P.L. 2021, c. 171. Installation of electric vehicle supply equipment (“EVSE”) may be provided in lieu of Make-Ready parking spaces, as those terms are defined in P.L. 2021, c. 171.

- D. Parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of the mix of uses, parking demands of specific uses, proximity public transportation and/or documented arrangements for shared parking supported by analyses consistent with the Urban Land Institute’s Shared Parking Analysis or other generally accepted standards applicable to shared parking.
- E. Parking requirements for each Parcel shall be satisfied with parking facilities located on the Parcel, except that parking requirements may be satisfied by relying on parking facilities located on another Parcel within the Project Area.
- F. Provisions for bicycle parking shall be provided to accommodate a minimum of one (1) bicycle for every 10 parking spaces provided on each Parcel, with one or more of the following: indoor bicycle storage rooms, appropriately sized storage areas within the building, and/or on wall-mounted hooks, ceiling hooks, or closets within a residential unit, and/or exterior bicycle rack(s). A minimum of 50% of the required bicycle parking shall be provided prior to the issuance of any Certificate of Occupancy, with future bicycle parking to be provided upon request by tenants.
- G. Bicycle parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that use will not generate a need for such facilities, or where the anticipated need is less than what would be required under this section or can be accommodated on another Parcel within the Project Area.

6.5.3. SITE PLAN STANDARDS, EXCEPTIONS AND SUPPLEMENTAL REGULATIONS

Per Section 870-186 Redevelopment Areas of Article XXVIII Exceptions and Supplemental Regulations, the preceding regulations outlined in 6.3 and 6.4 shall apply to the Project Area.

6.6 DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Provisions for electric vehicle (“EV”) charging infrastructure and stations for where parking facilities are provided on-site and to be made available to users within the Project Area are regulated in Section 6.5.2 of this Redevelopment Plan.

This Redevelopment Plan does not anticipate the need for and development of zero-emission vehicle fueling and charging infrastructure within the Project Area that would connect to a public charging network. However, if in the future, where a portion of the on-site parking facilities are shared with the public, a portion of those parking spaces to be shared with the public are encouraged to be provided with public EV charging infrastructure and stations.

Provisions for the development of public EV charging infrastructure and stations shall be addressed in accordance with any Redevelopment Agreement entered into between the Redeveloper and the Redevelopment Entity.

6.7 AFFORDABLE HOUSING

The City does not anticipate the removal of any Uniform Housing Affordability controlled housing units due to the implementation of this Redevelopment Plan. Because it is anticipated that no affordable housing units are to be removed due to the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

Provisions for affordable housing within the Project Area, where applicable, shall be addressed in accordance with the City’s affordable housing ordinances and Housing Element & Fair Share Plan, or, if applicable, in accordance with any Redevelopment Agreement entered into between the Redeveloper and the Redevelopment Entity.

Page Intentionally Blank

7 | GENERAL PROVISIONS

7.1 APPLICABILITY

The provisions and development procedures contained in this chapter shall apply to all projects within the Project Area.

7.2 DEFINITIONS

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

7.3 REDEVELOPMENT ENTITY

The Camden Redevelopment Agency shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A:12A-4.c for purposes of carrying out this Redevelopment Plan.

In doing so, the Camden Redevelopment Agency shall have the powers as set forth in N.J.S.A. 40A:12A-15 and N.J.S.A. 40A:12A-22, and all other relevant provisions and statutes, to effectuate all of its duties, responsibilities, and all other activities as permitted by law in the execution and implementation of this Redevelopment Plan.

7.4 REDEVELOPER SELECTION

The Redevelopment Entity may, pursuant to N.J.S.A. 40A:12A-8 and upon adoption of this Redevelopment Plan, select a single “Redeveloper” or multiple Redevelopers for the rehabilitation and/or redevelopment of the Project Area or portion thereof.

The Redevelopment Entity shall select the Redeveloper(s) based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of this Redevelopment Plan, and any additional criteria that demonstrate the Redeveloper’s ability to implement the Vision and the established Goals and Objectives of this Redevelopment Plan.

EXCEPTION FOR SINGLE- AND TWO-FAMILY DETACHED DWELLINGS

In the case of individual lot applications for single- or two-family detached dwellings, where such uses are permitted by this Redevelopment Plan, the Redevelopment Entity shall not be required to select a Redeveloper, and the property owner or any applicant with the property owner’s consent, shall not be required to be named a Redeveloper in order to develop a single- or two-family detached dwelling.

7.5 DEVELOPMENT PROCEDURE

7.5.1 REDEVELOPMENT AGREEMENT

Execution of a Redevelopment Agreement shall not be a mandatory checklist item for any Application for Development as the term is defined in N.J.S.A. 40:55D-3.

7.5.2 APPLICATIONS FOR DEVELOPMENT

Preliminary and final site plan and/or subdivision applications for any property within the Project Area shall be in accordance with the requirements with this Redevelopment Plan, and all applicable provisions of the Ordinance and the MLUL. Applications shall be accompanied by such maps, documents and materials in accordance with all relevant development application checklists.

7.5.3 PLANNING BOARD REVIEW

Preliminary and final site plan and/or subdivision review shall be conducted by the Planning Board pursuant to the MLUL. Applicants before the Planning Board shall provide public notice of such site plan and/or subdivision application in accordance with the public notice requirements as set forth in N.J.S.A. 40:55D-12(a) and (b).

7.5.4 DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN

All applications requesting relief for deviations from this Redevelopment Plan or the Ordinance shall be governed by the MLUL or any existing, or to be adopted, redevelopment plan for a specific site within the Project Area, provided that:

- A. No deviations shall be granted that result in: (i) the granting of a variance under N.J.S.A. 40:55D-70(d) through (d)6; (ii) deviating from contractual obligations of a Redeveloper to the Redevelopment Entity; or (iii) deviating from any other mandatory component of this Redevelopment Plan. Any such deviations shall require an amendment to this Redevelopment Plan at the option of the Redevelopment Entity.
- B. Variances may be granted from provisions set forth in “Area & Bulk Standards” and “Supplementary Regulations” of this Redevelopment Plan or applicable provisions set forth in the Ordinance. Consideration of such variances shall be undertaken pursuant to N.J.S.A. 40:55D-70.c.
- C. Exceptions may be granted from provisions set forth in “Development & Design Standards” of this Redevelopment Plan or applicable provisions set forth in the Ordinance. Consideration of such exceptions shall be undertaken pursuant to N.J.S.A. 40:55D-51.
- D. Consideration of any request for waiver of submission requirements shall be undertaken pursuant to N.J.S.A. 40:55D-10.3.

EXCEPTION FOR SINGLE- AND TWO-FAMILY DETACHED DWELLINGS

In the case of individual lot applications for single- or two-family detached dwellings, where such uses are permitted by this Redevelopment Plan, the property owner or any applicant with the property owner's consent, shall not be required to enter into a Redevelopment Agreement with the Redevelopment Entity or be subject to Planning Board Review. All applications requesting relief for deviations from this Redevelopment Plan or the Ordinance shall be governed by the MLUL, and be subject to review of the Zoning Board of Adjustment.

7.6 AMENDMENTS TO APPROVED REDEVELOPMENT PLAN

The City may amend, revise or modify this Redevelopment Plan from time to time in accordance with the provisions of the LRHL, as may be amended from time to time.

7.7 DURATION OF REDEVELOPMENT PLAN RESTRICTIONS

This Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the City first approves this Redevelopment Plan.

7.8 CERTIFICATES OF COMPLETION

Upon completion of any project within the Project Area, the Redeveloper shall submit for a Certificate of Completion.

7.9 PROPERTY ACQUISITION

The Project Area has been designated as a "non-condemnation area in need of redevelopment." As a result, the LRHL does not authorize property acquisition by eminent domain. Therefore, no eminent domain is anticipated or enabled by this Redevelopment Plan under the LRHL. To the extent property will be acquired, all such property must be acquired by the designated Redeveloper(s) through private negotiation with the property owner(s).

Notwithstanding the above, nothing herein shall preclude any governmental entity, including the City, from utilizing eminent domain, in accordance with other applicable laws, to acquire any property for a public purpose.

7.10 RELOCATION OF DISPLACED RESIDENTS OR BUSINESSES

Presently, there are neither residents nor businesses within the Project Area. Therefore, it is anticipated that there will be no displacement of either residents or businesses requiring a Workable Relocation Assistance Plan at this time.

7.11 ADVERSE INFLUENCES

No use shall be permitted which will produce corrosive, toxic or noxious fumes, offensive noise, vibrations, smoke, dust, odors, heat, glare, and other objectionable influences found to be detrimental to the public health, safety or general welfare.

7.12 DISCRIMINATION BAN

No covenant, lease, conveyance, or other instrument shall be effected or executed by the Redevelopment Entity or any Redeveloper whereby land, structures, occupancy or use of any part of the Project Area upon the basis of race, creed, color, national origin/nationality, ancestry, religion, age, sex, pregnancy, gender identity or expression, affectional or sexual orientation, marital status, familial status, or disability or perceived disability. Appropriate covenants shall prohibit such restrictions and shall be included in all instruments.

7.13 SEVERABILITY

If any portion of this Redevelopment Plan, including any word, phrase, clause, section, or provision, should be judged invalid, illegal, or unconstitutional by a court of competent jurisdiction, such order shall not affect the remaining portions of this Redevelopment Plan which shall remain in full force and effect.

