

NORTH CAMDEN WATERFRONT STUDY AREA AREA IN NEED OF REDEVELOPMENT STUDY

Prepared for:

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Cover aerial photo source: Cooper's Ferry Partnership

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INTRODUCTION

Introduction

The following investigation has been prepared for the City of Camden Department of Development & Planning to determine whether portions of the North Camden waterfront (the study area) meet the requirements for designation as an “Area In Need of Redevelopment” as established under New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A. The study was authorized by the Council of the City of Camden on March 9, 2010 through resolution #16 MC-10:870 and amended January 10, 2012.

This report is based on review of data gathered from the City of Camden as well as field investigation of the site’s land use, occupancy, and physical condition.

FutureCAMDEN is the City’s first Comprehensive Master Plan revision in twenty-five years. The plan was adopted by the Planning Board on March 12, 2012 and creates a framework for the physical development of the City. FutureCAMDEN identifies a number of goals which are relevant to the study area including:

- 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
- Translating the Master Plan into Action

North Camden’s unique waterfront location and available public properties primed for development create a singular opportunity for the City to advance the goals of the Comprehensive Master Plan.





Aerial view of the study area looking towards Center City Philadelphia.

Location and Context

The North Camden waterfront study area encompasses fifty-four (54) acres and is located in the Cooper's Poynt section of the North Camden neighborhood. The entire study area sits within the boundaries of U.S. Census Tract 6007 and is bounded by the Delaware River at the west and north, variously Point Street, Front Street, and Delaware Avenue to the east, and the Ben Franklin Bridge to the south (See Figure 2).

Figure 1 Context Map

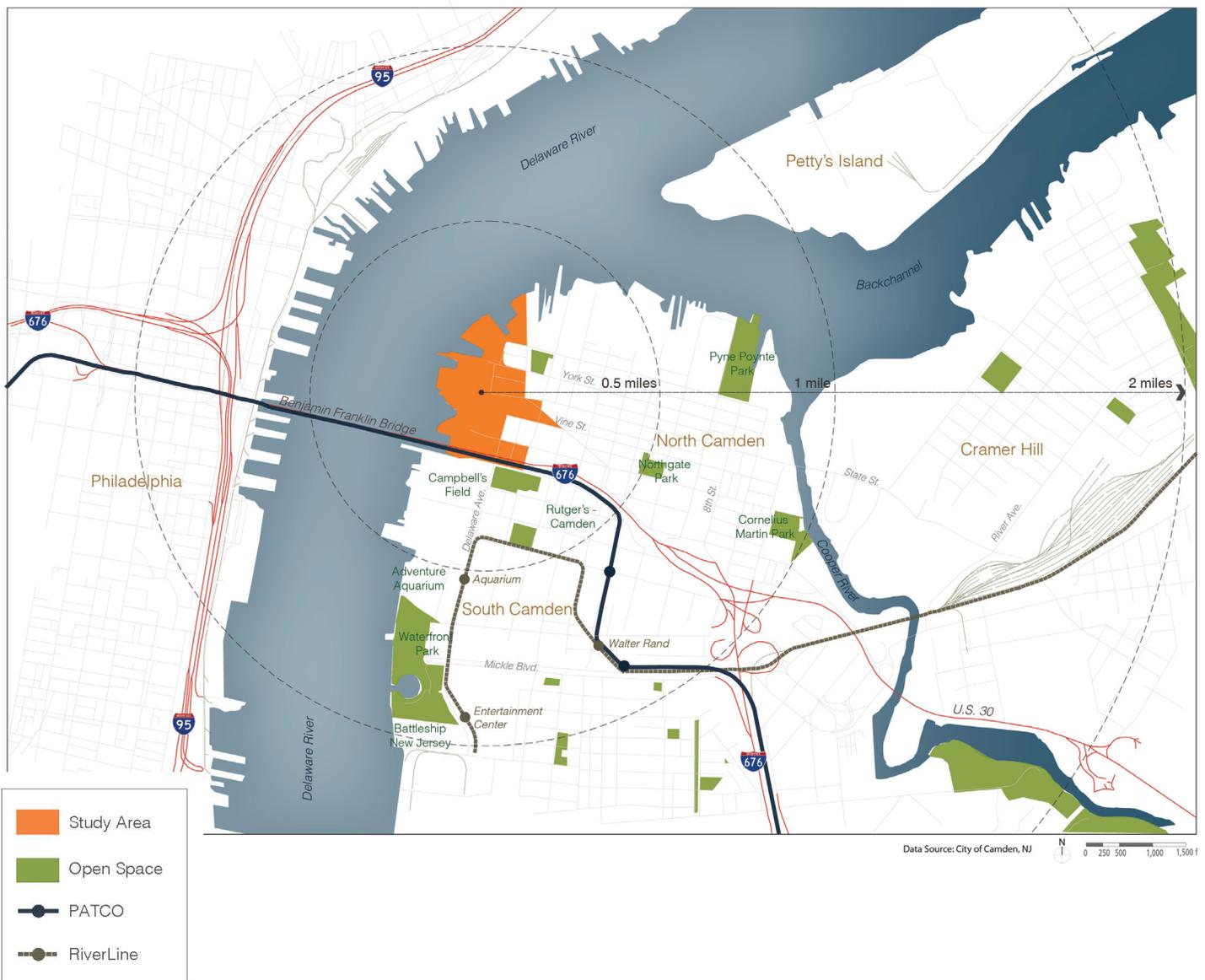
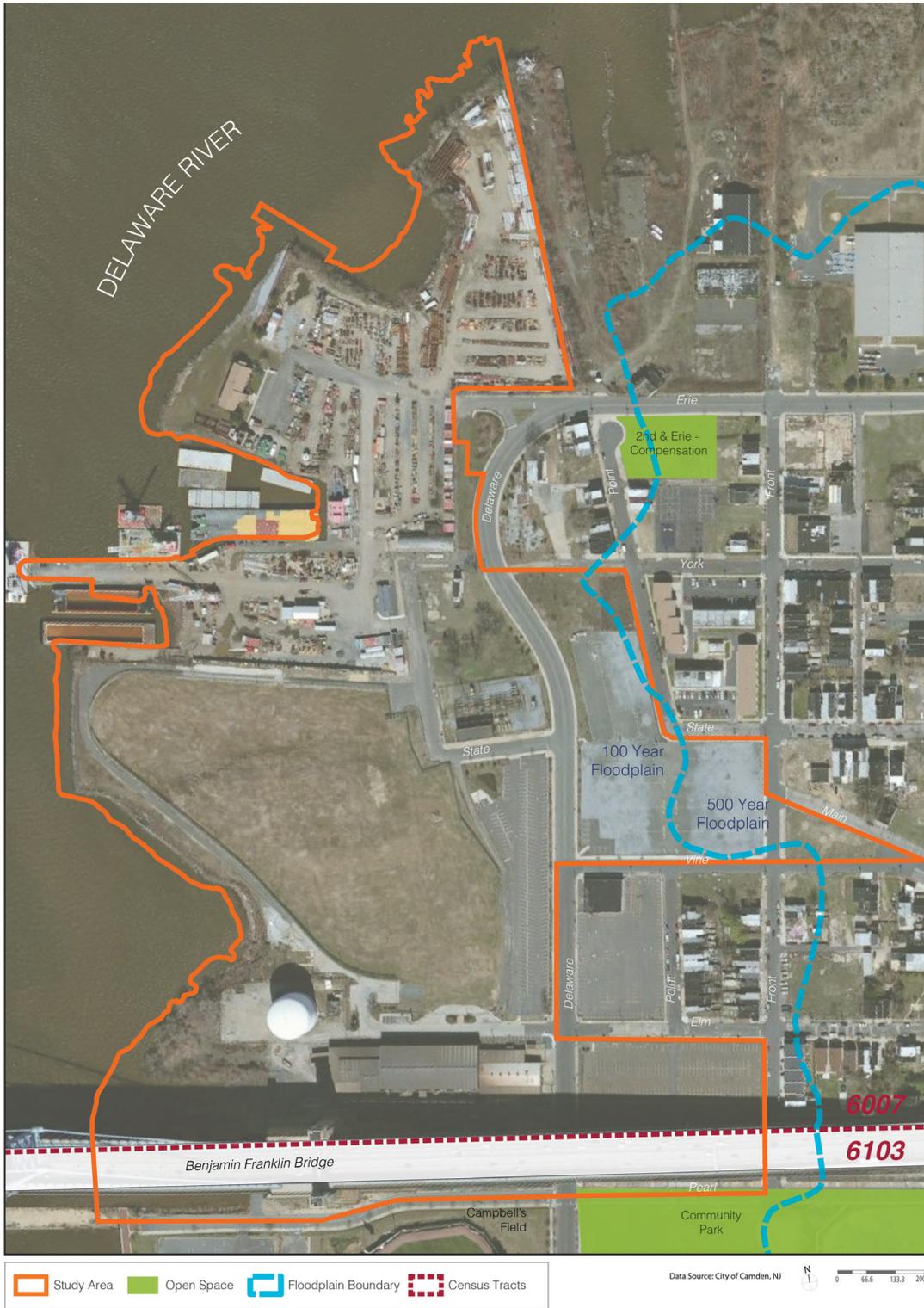


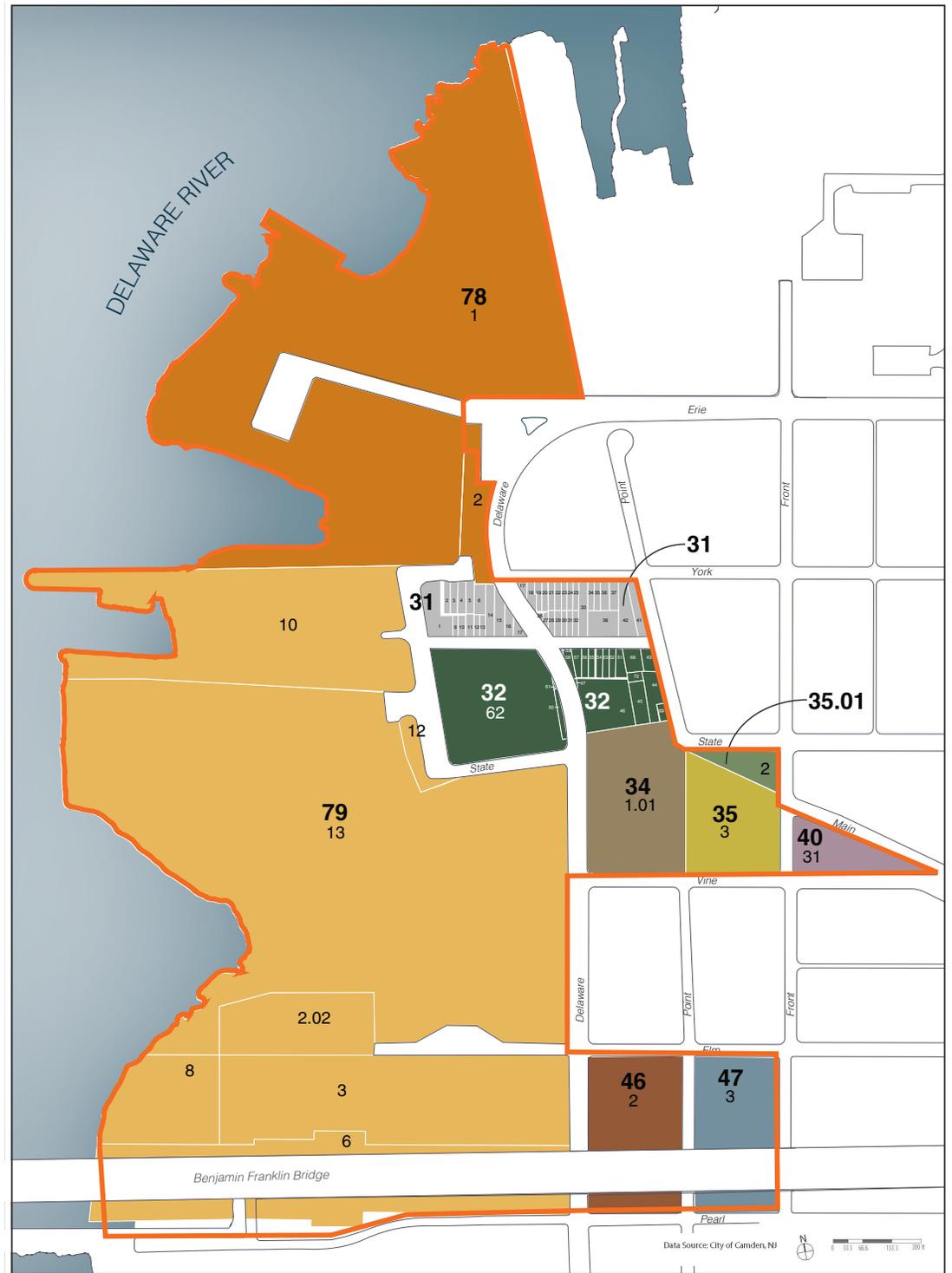
Figure 2 Study Area Boundaries



Tax Blocks and Lots

The North Camden waterfront study area consists of 10 City of Camden tax blocks and 73 tax lots (see Figure 3). Table 1 contains a list of tax blocks and lots reflecting the most recent data from the City of Camden Tax Assessors Office.

Figure 3



Note: Parcel ownership, lots sizes, and assessed values were obtained from municipal tax records. WRT takes no responsibility for the accuracy of tax records provided by the City of Camden.

Table 1

BLOCK/LOT	LOCATION	LAND USE	OWNERSHIP	ACREAGE	ASSESSED VALUE
31					
1	NE Wood & Delaware Ave	Vacant	Joseph Fitzpatrick	0.12	\$65,400
2	4 York St	Vacant	City of Camden	0.02	\$10,200
3		Vacant	City of Camden	0.02	\$16,200
4	8 York St	Residential	Andrew Townsend	0.02	\$71,600
5	10 York St	Vacant	City of Camden	0.02	\$10,000
6		Vacant	City of Camden	0.04	\$11,500
9	3 Wood St	Vacant	Joseph Fitzpatrick	0.01	\$9,200
10	NE Wood & Delaware Ave	Vacant	Joseph Fitzpatrick	0.01	\$9,300
11	NE Wood & Delaware Ave	Vacant	Joseph Fitzpatrick	0.02	\$9,300
12	3 Wood St	Vacant	Joseph Fitzpatrick	0.01	\$9,200
13	3 Wood St	Vacant	Joseph Fitzpatrick	0.01	\$9,200
14	14 York St	Vacant	City of Camden	0.05	\$18,600
15		Vacant	City of Camden	0.05	Data Not Available
16		Vacant	W Clay ET UX	0.02	\$12,800
17	22 York St	Vacant	City of Camden	0.008	\$15,200
18	24 York St	Parking	New Jersey DOT	0.02	\$12,100
19	26 York St	Parking	City of Camden	0.02	\$63,100
20	26 York St	Parking	City of Camden	0.02	Data Not Available
21	26 York St	Parking	City of Camden	0.02	Data Not Available
22	26 York St	Parking	City of Camden	0.02	Data Not Available
23	26 York St	Parking	City of Camden	0.01	Data Not Available
24	26 York St	Parking	City of Camden	0.01	Data Not Available
25	26 York St	Parking	City of Camden	0.02	Data Not Available
26	23 Wood St	Parking	City of Camden	0.004	\$31,700
27	23 Wood St	Parking	City of Camden	0.008	Data Not Available
28	23 Wood St	Parking	City of Camden	0.02	Data Not Available
29	23 Wood St	Parking	City of Camden	0.02	Data Not Available
30	23 Wood St	Parking	City of Camden	0.02	Data Not Available
31	23 Wood St	Parking	City of Camden	0.02	Data Not Available
32	23 Wood St	Parking	City of Camden	0.02	Data Not Available
33	26 York St	Parking	City of Camden	0.05	Data Not Available
34	SS York 86 W Of Point	Parking	Joseph Sandor	0.02	\$10,000
35	SS York 71 W Of Point	Parking	JoAnn Sandor	0.02	\$10,000
36	SS York 55 W Of Point	Parking	William Sandor	0.02	\$10,000
37	SS York 40 W Of Point	Parking	Mary Ellen Sandor	0.02	\$10,000
38	NS Wood 67 W Of Point	Parking	Elizabeth Farrell	0.08	\$14,600
41	48 York St	Parking	Chrch-God Genesarth	0.06	\$12,700
42	48 York St	Parking	My Brothers Keeper	0.08	\$85,200
32					
43	NE State & Delaware Ave	Parking	City of Camden	0.03	\$10,700
44	NE State & Delaware Ave	Parking	City of Camden	0.07	\$12,400
45	NE State & Delaware Ave	Parking	Clark Felker	0.07	\$22,900
46	845 Point St	Parking	City of Camden	0.27	\$66,600
47	NE State & Delaware Ave	Parking	City of Camden	0.002	\$11,900
50	NE State & Delaware Ave	Public Utility	City of Camden	0.03	\$11,900
51	NE State & Delaware Ave	Parking	City of Camden	0.03	\$32,200
52	54 Wood St	Parking	City of Camden	0.02	Data Not Available
53	NE State & Delaware Ave	Parking	City of Camden	0.02	Data Not Available
54	NE State & Delaware Ave	Parking	City of Camden	0.02	Data Not Available
55	NE State & Delaware Ave	Parking	City of Camden	0.02	\$71,300
56	NE State & Delaware Ave	Parking	City of Camden	0.02	Data Not Available
57	NE State & Delaware Ave	Parking	City of Camden	0.02	Data Not Available
58	46 Wood St	Parking	City of Camden	0.02	Data Not Available
59	46 Wood St	Parking	City of Camden	0.001	Data Not Available
61	46 Wood St	Public Utility	City of Camden	0.002	Data Not Available
62	NE State & Delaware Ave	Public Utility	Pub. Serv.-Electr./Gas	1.18	\$173,800
68	NE State & Delaware Ave	Parking	City of Camden	0.05	\$11,600
69	NE State & Delaware Ave	Parking	City of Camden	0.01	\$9,300
72	NE State & Delaware Ave	Parking	City of Camden	0.02	\$9,000
34					
1.01	SE State & Delaware Ave	Parking	City of Camden	1.53	\$89,200
35					
3	SE Vine & Front St	Parking	Conrail	1.03	\$133,200
35.01					
2	Inter State & Main St	Parking	City of Camden	0.21	\$20,600
40					
31	NE Vine & Front St	Vacant	City of Camden	0.20	\$56,000
46					
2		Parking	Data Not Available	1.46	Data Not Available
47					
3	SW Front & Elm St	Parking	New Jersey DOT	1.24	\$8,500
78					
1	NW Erie & Point St	Industrial/Warehousing	M P Howlett Inc.	27.27	\$1,253,300
2	WS Del, State to York St	Industrial/Warehousing	M P Howlett Inc.	0.42	\$464,800
79					
2.02		Public Utility	City of Camden	1.03	\$8,000
3	WS Delaware 100 S Elm St	Industrial/Warehousing	F W Winter Inc.	2.94	\$915,700
6		Public Utility	New Jersey DOT	5.31	\$8,000
8	WS Delaware 100 S Elm St	Industrial/Warehousing	F W Winter Inc.	2.26	\$108,700
10	WS Del, State to York St	Vacant	M P Howlett Inc.	6.75	\$520,100
12	WS Delaware W Del & Elm	Vacant	City of Camden	0.12	\$8,400
13	WS Delaware W Del & Elm	Vacant	New Jersey DOC	23.8	\$47,461,100

Background and Context



Situated between the Delaware and Cooper Rivers, early Camden enjoyed significant growth during the late 17th century as a result of an extensive ferry system built along the eastern shore of the Delaware River. The early ferry system served as a trade route between West Jersey and growing Philadelphia, and it supported a number of industries and small settlements which later consolidated to become the City of Camden. With access to this vital transportation network, North Camden became home to a number of industries including shipbuilding, candle making, blacksmithing, and tanning. In 1835, rail service replaced the waterways as the region's principal transportation network. By the mid-1850s there were three railroad lines with terminals in the City of Camden including the Camden and Amboy railroad, the West Jersey Railroad, and the Camden Atlantic railroad. Early maps of North Camden show the train lines going directly through the study area along what is currently the alignment of Main Street to connect to ferry docks on the riverfront.

Camden enjoyed significant growth during the late 17th century as a result of an extensive ferry system built along the eastern shore of the Delaware River.

At the turn of the Century, Camden's industrial economy drew an influx of immigrants who increased the city's population to 120,000 (FutureCAMDEN Master Plan Report, 2002). Camden's economy continued to flourish through the mid-1920s until the Great Depression of the 1930s slowed the city's economic growth. The opening of the Benjamin Franklin Bridge in 1926 greatly altered Camden's development. The bridge provided easy access to Philadelphia from other areas of New Jersey, diminishing dependence on the ferries and decreasing Camden's economic advantage. After World War II, residents and businesses began leaving Camden for the growing inner-ring suburban communities. With the decline of industry, the city's population continued to dwindle from its peak of 125,000 in 1950 (FutureCAMDEN Master Plan Report, 2002) to 77,344 in 2010 (U.S. Census). The last vestiges of significant industry along the North Camden waterfront disappeared by the early 1970s along with the rail infrastructure that supported it. The waterfront has since had a number of uses which have not served to bolster the local economy or provide significant jobs. The area has suffered from disinvestment and long periods of decline characterized by vacant, underutilized properties.

In 1985, the state constructed the Riverfront State Prison on the banks of the river just north of the Benjamin Franklin Bridge. At the time of the prison's construction, the City of Camden's population had fallen to below 85,000 people (U.S. Census 1980 Camden population 84,910). The medium-security facility further reinforced public perception of the neighborhood as a place of crime, vacancy, and abandonment.

In 1990, the State of New Jersey attempted to construct a second prison in the neighborhood, which gave rise to a grass-roots effort to fight the State's plans and forge a community-driven vision for the waterfront. The effort to fight the prison led to the creation of the non-profit community organization Save Our Waterfront (SOW). SOW led the visioning effort that resulted in the 1993 North Camden Neighborhood Plan, which advocated for waterfront parks, affordable high- and low-rise housing, a human services center (with facilities for childcare, a health clinic, a college, a transportation center, and a police substation), and a small commercial center.

In 1995 and 1996, park plans were developed, including the Camden Greenways Concept Plan. The park concepts included public access along the riverfront, recreation facilities, enhancement of environmental resources, and ensuring safety and security for park users.

In 2005, the Delaware River Port Authority (DRPA) commissioned a study of the potential for reuse of North Camden's waterfront and opportunities for mixed-use development at the site of the former prison. The resulting Riverfront State Prison Site Reuse Study, completed in 2006 by Clarke Caton Hintz, looked at opportunities for dense mixed-use development and publicly accessible open space at the site of the former state prison.

In 2007, SOW joined with Cooper's Ferry Development Corporation, now Cooper's Ferry Partnership (CFP), to hire consultants to update the 1993 North Camden Neighborhood Plan. The 2008 plan included a core neighborhood plan completed by Interface Studio and the North Camden Waterfront Park Plan completed by WRT. The plans describe a community-supported vision for mixed-use development, services, and facilities to serve the existing community and attract new residents using the neighborhood's locational assets to bring much needed investment to the waterfront.

This plan was followed up in 2009 by a WRT-led stakeholder workshop. The workshop participants created a more detailed concept for the prison site in keeping with the principles of the Neighborhood and Waterfront Park Plans. The concept that emerged was entitled A Vision of Cooper's Poynt, a location name not used much since the ferries stopped running. This vision plan anticipated the planned closure and demolition of the prison and, based on a community charrette process, provided more detail for the development of the study area. This vision plan creates the basis for investigating the Area In Need of Redevelopment in this report and the development of the North Camden Waterfront Study Area Redevelopment Plan.

The demolition of the Riverfront State Prison in 2010 was heralded as one of the most important events to take place in the city in the last half century. The prison has served as a barrier to development and investment in the neighborhood, and the demolition of the prison provides a unique opportunity to redevelop prime waterfront land.

References: <http://www.ci.camden.nj.us/history/industrialization.html>

Existing Zoning

Zoning regulations describe permitted land uses within the study area. The City of Camden designates most of the area as MW1 and GI-1. East of Delaware Avenue are small parcels zoned for residential and commercial uses. Below are descriptions of the zoning categories that apply within the study area.

R-2 RESIDENTIAL ZONE

A small section of the study area is zoned R-2 residential.

PERMITTED USES INCLUDE:

- Single-family detached dwellings.
- Semi-detached 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.
- Public, private, or parochial educational institutions.
- Accessory uses including structures and off street parking

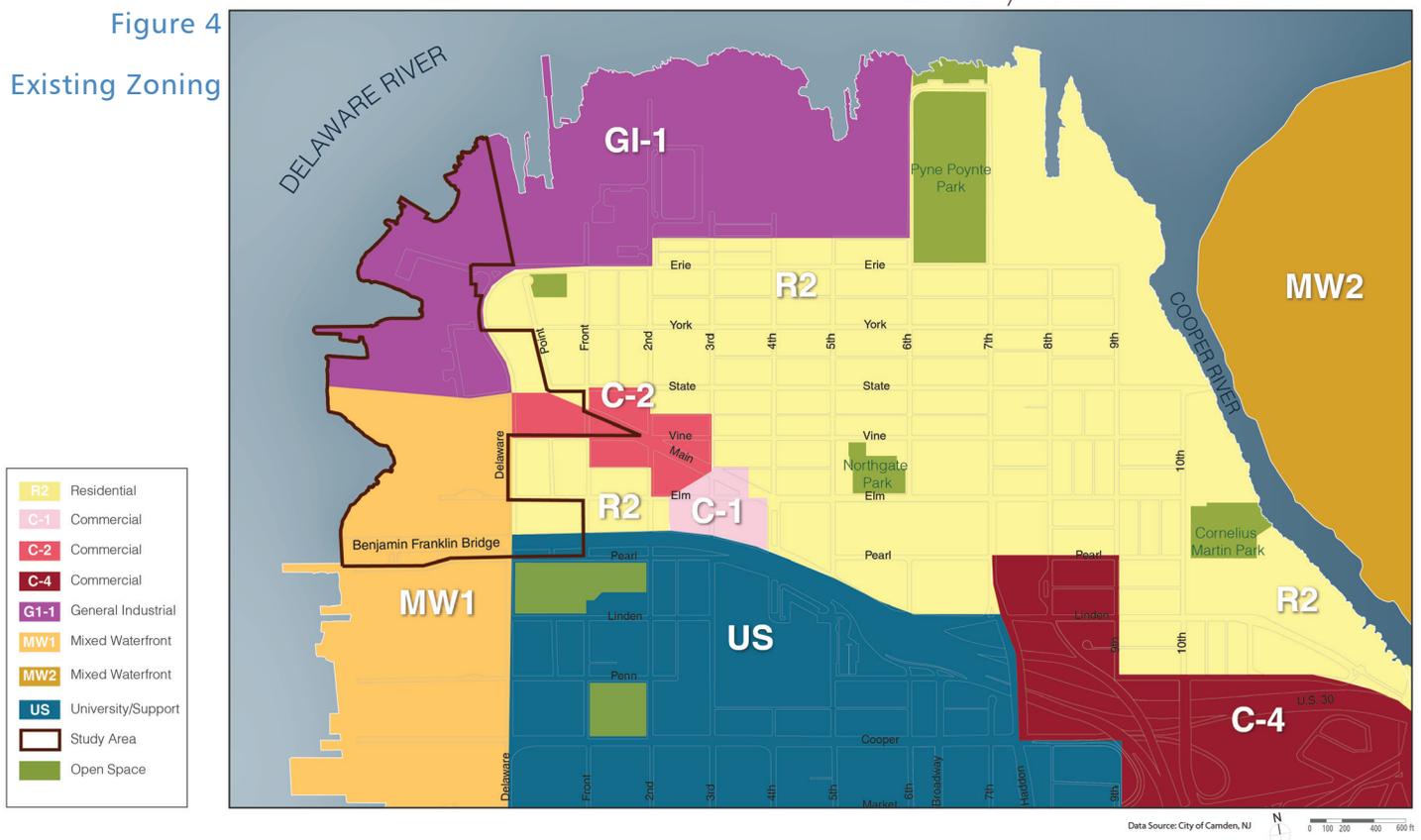
PROHIBITED USES INCLUDE:

- Signs in any form except as permitted in this Ordinance.
- Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- Wireless Telecommunication Facilities

CONDITIONAL USES INCLUDE:

- Place of Worship
- Community Residences

Figure 4
Existing Zoning



- Family Day care
- Public Utility

C-2 COMMERCIAL ZONE

PERMITTED USES INCLUDE:

- Single-family detached dwellings.
- Semi-detached dwellings.
- Duplex (two-family) dwellings.
- Townhouse (attached/row) dwellings.
- Banks, financial and insurance offices.
- Business services.
- Club, social or fraternal.
- Convenience stores.
- Funeral home.
- Furniture and home furnishings.
- Offices, office building and office complex.
- Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- Residential uses above non-residential first floor.
- Restaurants, not including carryout, and drive-through.
- Retail stores
- Retail food establishments.
- Retail sales, outdoor.
- Shopping centers.
- Buildings, structures, and uses owned and

operated by the City of Camden for municipal purposes.

- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Public, private or parochial educational institutions.
- Accessory uses including structures and off street parking
-

PROHIBITED USES INCLUDE:

- Auto sales, services, repair
- Car wash
- Lumber and building supply storage
- Commercial recreational facility
- Garden Center

CONDITIONAL USES INCLUDE:

- Family day care
- Child care centers
- Public utilities
- Home occupations
- Bed and breakfast

G1-1 GENERAL INDUSTRIAL ZONE

PERMITTED USES INCLUDE:

- Manufacturing (i.e., light industrial operations, such as electronics, machine parts and small component assembly, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating.
- Stockyards and Slaughterhouses
- Wholesaling of goods and services, including warehousing or storage of goods, and cargo in transit provided that all activities and inventories are conducted entirely within an enclosed structure and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- Foundries, forge shops and boiler works.
- Scientific or research development laboratories.
- Offices, office building and office complex.
- Junkyard and automobile graveyards.
- Pilot plant.
- Professional Offices.
- Restaurants, including sit-down, carryout, and drive-through.
- Commercial Recreation facility.
- Lumber and building supply sales and storage.
- Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.

PROHIBITED USES INCLUDE:

- Residential uses.
- Signs in any form except as permitted in the Zoning Ordinance.

- Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- Auto Body shop.
- Storage of poisonous gases and hazardous materials.

CONDITIONAL USES INCLUDE:

- Child care centers.
- Parabolic dish antennae.
- Public utility facilities.
- Wireless telecommunication facilities.

MW-1 MIXED WATERFRONT ZONE

PERMITTED USES INCLUDE:

- Townhouse
- Multi-family
- Bus terminals
- Business services
- Convenience stores
- Banks, financial and insurance offices
- Offices, office building and office complex
- Personal services
- Professional and private offices
- Restaurants
- Retail
- Sports arenas, stadiums
- Commercial recreational facilities
- Railroad passenger stations and railroad facilities and uses.
- Hotel or Motel, or Extended Family Stay facility.
- Theaters, museums, art galleries and concert halls.
- Aquariums.

- Visitor Information Centers.
- 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.
- Marinas, docks, wharfs, piers, and bait and tackle shops.

Accessory uses include: multi-level parking structures and sidewalk cafes

PROHIBITED USES INCLUDE:

- Signs in any form except as permitted in this Ordinance.
- Auto Body Shop.
- Junk yards and automobile graveyards.
- Lumber and building supply sales and storage.
- Wholesale, storage, and warehouse facilities.
- Car Wash.
- Automobile Service Stations, Gasoline Stations, or Motor Vehicle
- Services Stations.

CONDITIONAL USES INCLUDE:

- Parabolic dish antennae
- Public utility facilities
- Wireless Telecommunication Facilities
- Child Care Centers

Existing Land Use

The majority the study area 34.3% (18.5 acres) is currently used for industrial and warehousing uses. F.W. Winter Inc. & Co. employs about 25 people and manufactures metal and alloy powders. Its 60,000 sf facility occupies a waterfront location adjacent to the Benjamin Franklin Bridge. Weeks Marine Inc.'s 27.69 acre site is used primarily for the storage of marine-related salvage materials and dredging equipment. A large portion of the study area 29.1% (15.7 acres) is currently vacant. Another 12.8% (6.9 acres) is being used as temporary surface parking. There is one residential property on a .02 acre lot between Weeks Marine and the PSE&G substation. The property appeared to be vacant as of the writing of this report. The rest of the study area 24% includes public utilities (PSE&G and Conrail 6.5 acres), and roads and rights-of-way (6.38 acres).

According to the New Jersey Department of Environmental Protection (NJDEP) there are two known contaminated sites within the North Camden Study Area. NJDEP annually reports on contaminated sites throughout the state. Since Camden's waterfront has a long history of industrial use, soil quality may be impacted. These sites may require more environmental assessment and investigation during redevelopment to determine contamination and develop a plan for remediation. In addition to the two industrial sites within the study area, the NJDEP has designated four North Camden waterfront properties contiguous to the study area and directly northeast of the study area as a Brownfield Development Area.

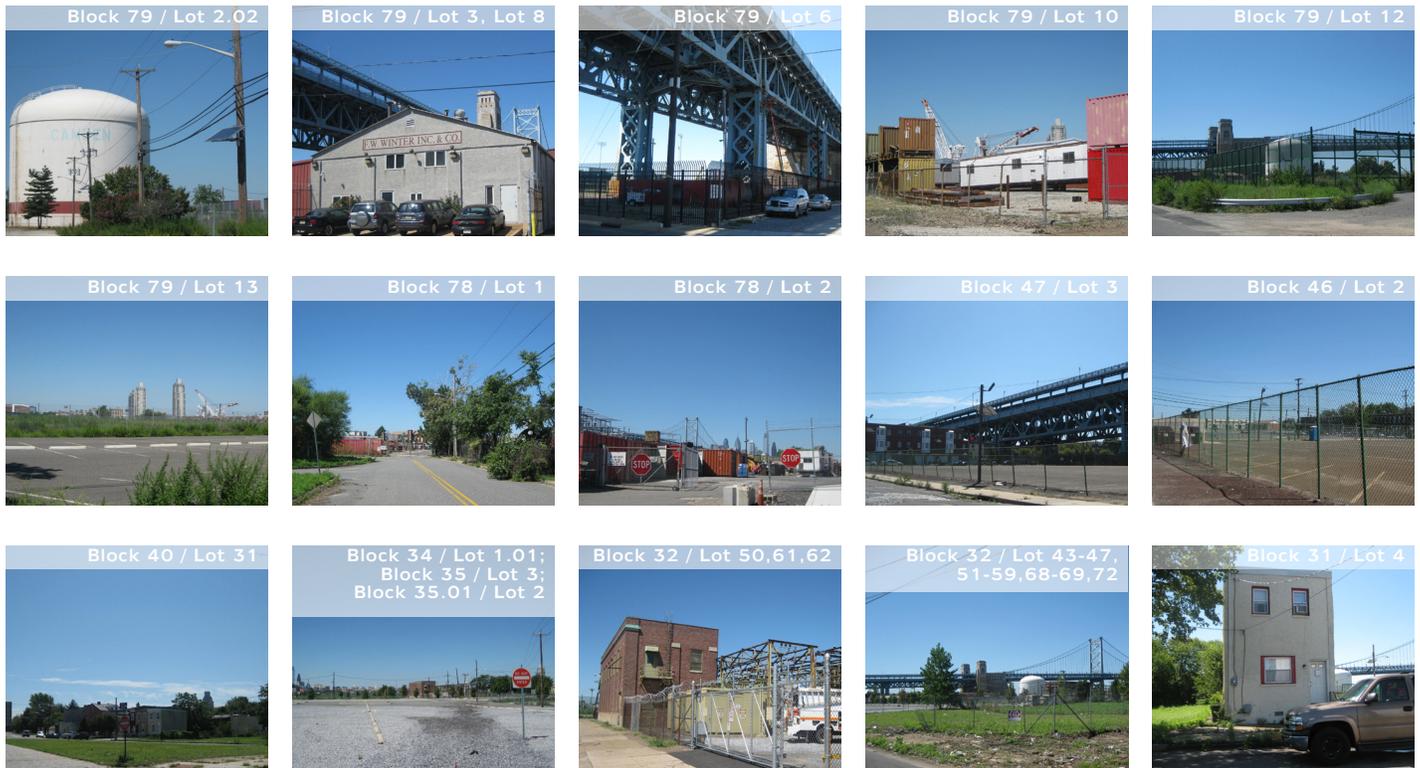


Figure 5 Environmental Conditions

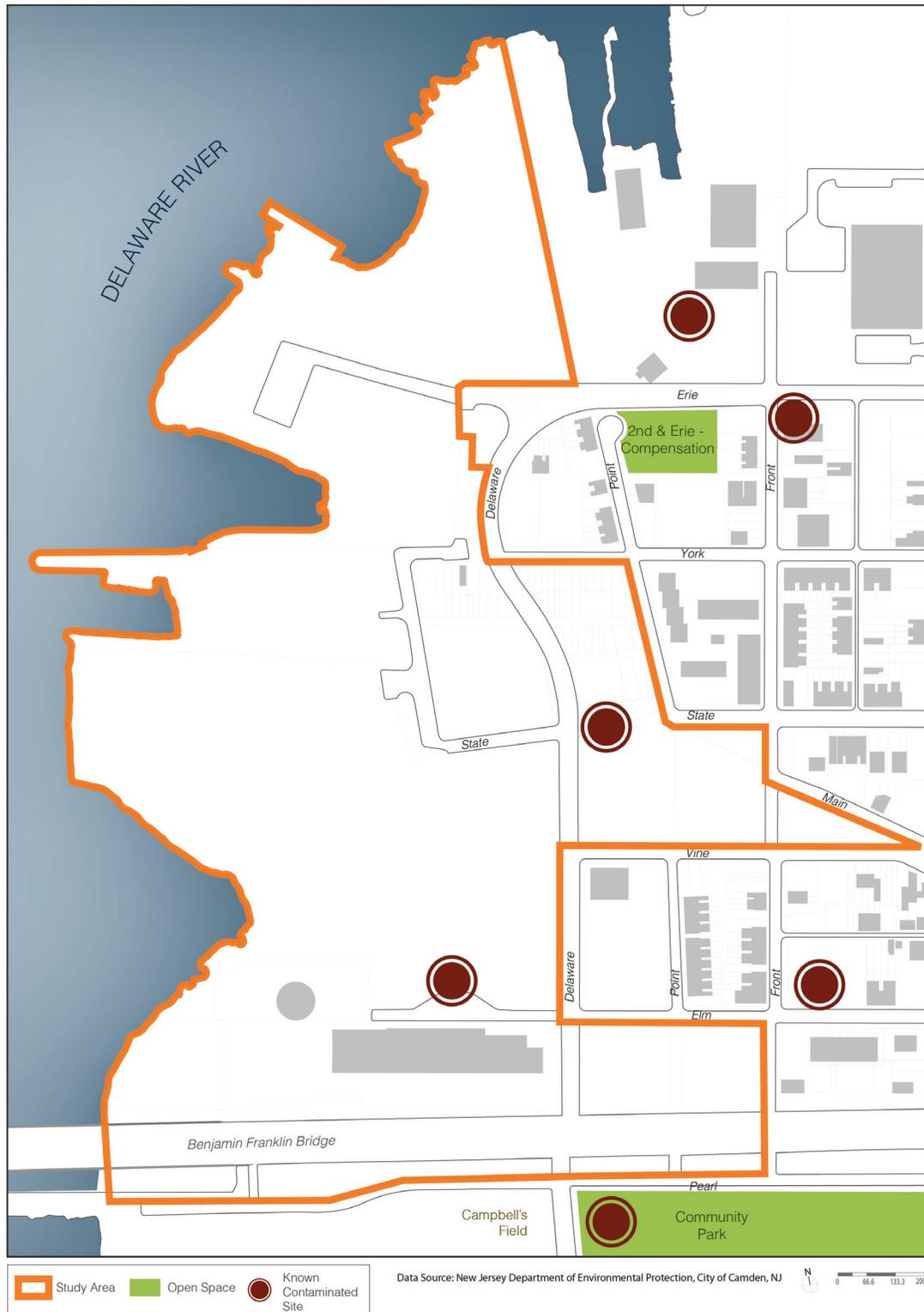
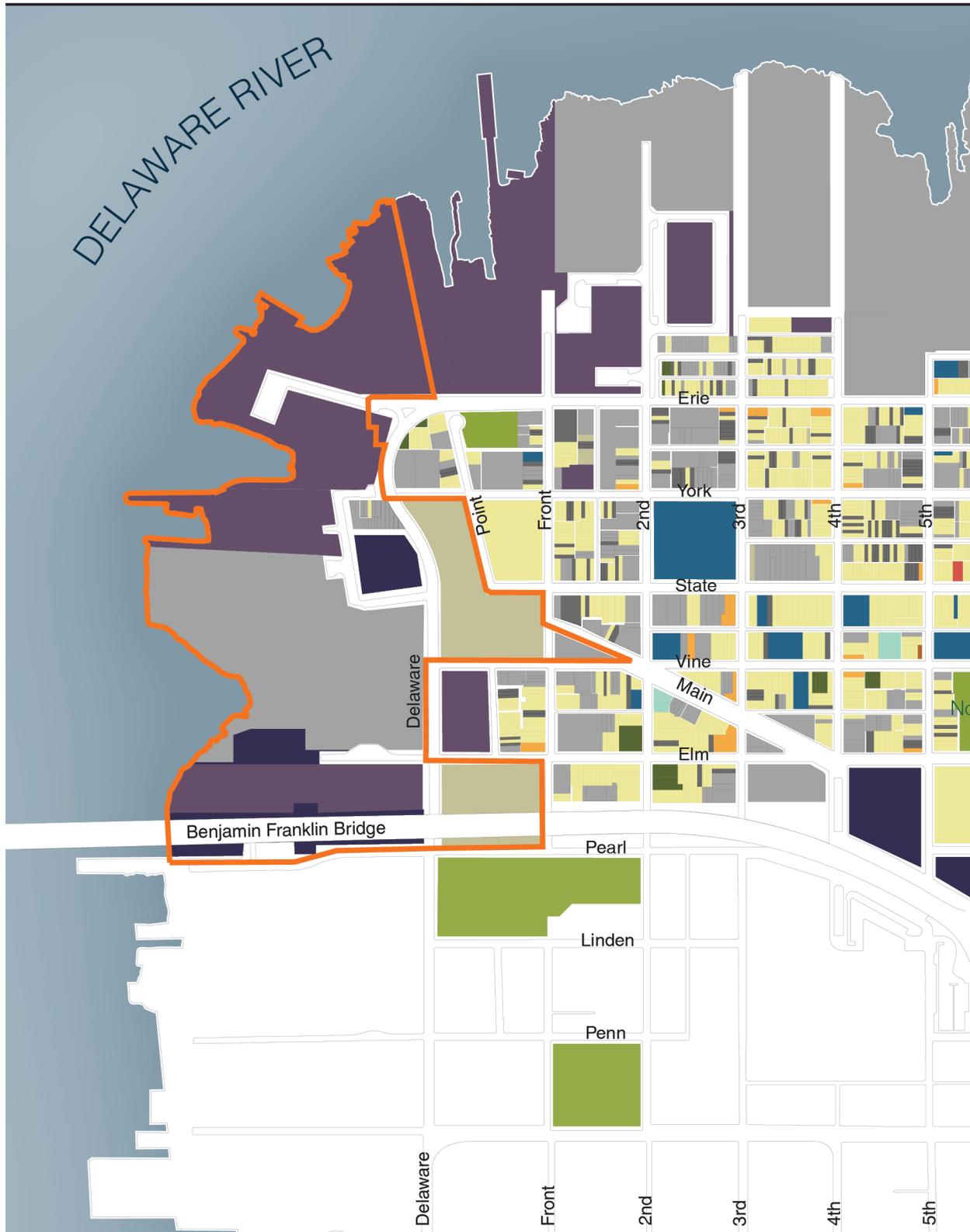
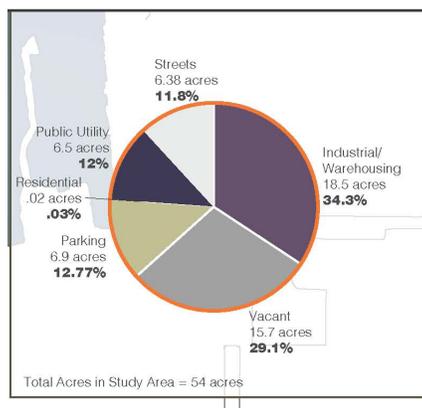
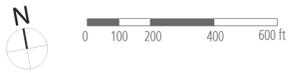


Figure 6 Existing Land Uses





Data Source: City of Camden, NJ



Property Vacancy

A field survey was conducted to visually verify property occupancy and building conditions. Conducted in September 2011, the survey included the 12 blocks within the North Waterfront study area and revealed that a large portion of the site (22.6 acres, 42%) is currently vacant. Another 12.77% have no structures and are currently being used as parking. Map 6 identifies vacant parcels.

- The F.W. Winter industrial site appears to be in

good condition.

- The Weeks Marine property does not have any significant structures but is mainly used for storage and sorting of a wide range of marine-related salvage material. Some of the fencing on the Weeks Marine property along Erie Street appears to be damaged and is littered with debris and plant materials, which may be a result of a recent storm.
- The former Riverfront State Prison site is predominately vacant and is fenced in, with one parking area. The part of the site adjacent to Delaware Avenue is overgrown with weeds.
- The one residential property on York Street appears to be in fair condition. The property may be vacant.



F.W. Winter Inc. & Co.



Former Riverfront State Prison Site (vacant)



Weeks Marine Inc.



Residential property on York Street (Vacant)

Streets & Infrastructure Conditions

Traffic Planning and Design in cooperation with ABR Consultants prepared an infrastructure assessment in 2009. The study focused on the existing roadway and utility infrastructure of the North Camden AINR study area. Below is a summary of the assessment.

Streets

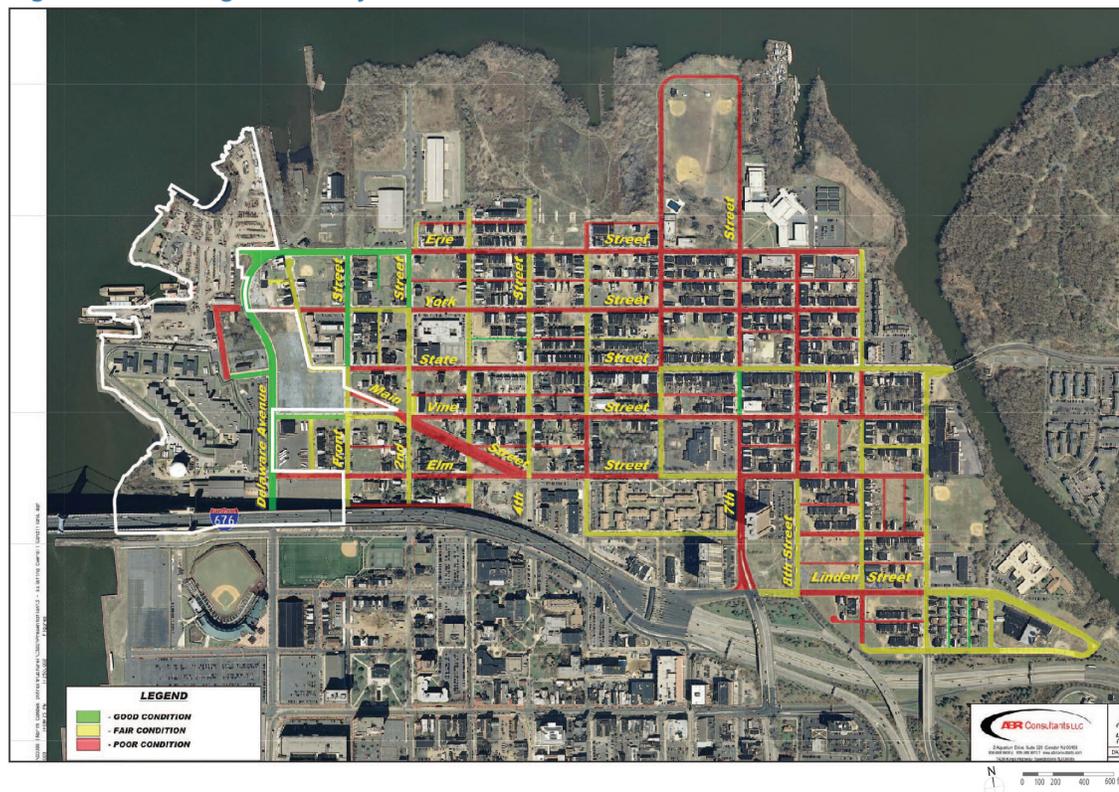
The majority of existing streets that connect through the study area have a 60' right-of-way. State Street has a 70' right-of-way. The portion of Delaware Avenue within the study area was recently rebuilt and is in fairly good condition. York Street, Elm Street, and State Street were in fair condition, defined as "functionally adequate, but in need of repair to handle existing demands."

There is water and gas service along existing streets, but it does not extend past Delaware Avenue towards the river. The study did not identify any planned infrastructure improvements or development projects within the study area.

Stormwater and Sanitary System

The sewer system within the study area is a combined system that is not permitted under current New Jersey Department of Environmental Protection (NJDEP) regulations, which require separation of storm and sanitary sewers. The "majority of the system's main structures are constructed of brick, with the minor arteries constructed of vitrified clay or reinforced concrete pipe (RCP). " Based on observations made by the engineers for the study and their conversations with residents, the majority of the stormwater inlets were filled with debris, causing flooding during storm events. New development along the waterfront would require infrastructure that meets current standards, including the separation of storm and sanitary sewers.

Figure 7 Existing Roadway Condition Assessment



Water Mains

United Water of Camden provides water service within the study area. All areas are provided with service, with the water lines ranging from 2” to 30” ductile iron pipe. Conversations with residents within the study area suggest that “brown water” flows from their taps intermittently. An existing water tower, located adjacent to the existing prison site, is a functional tower that services areas in North Camden. There are no plans to demolish or relocate the tower at this time.

Gas Mains

Meetings with representatives from PSE&G disclosed that major networks of gas mains are more than capable of handling current demand within the study area. However, PSE&G identified that the gas mains are currently under low pressure. PSE&G noted that the North Camden area is serviced by a main line along Front Street. PSE&G would like to upgrade the system to a high pressure system that will be serviced from an access at the State Street Bridge. PSE&G is coordinating with Camden County

regarding the feasibility of incorporating such utility infrastructure upgrades into the reconstruction of the bridge.

Based on the infrastructure assessment, much of the roadway and transportation infrastructure (including stormwater management) throughout the study area are currently not suitable and in need of phased upgrades. New waterfront infrastructure should highlight the connection of the core neighborhood to the waterfront by having similar characteristics as the existing neighborhood streets, including 60-foot rights-of-way width and 38-foot cartways. The design and location of management infrastructure for waterfront development should connect to systems in the surrounding core neighborhood, including those proposed to be improved as part of this project. The design of utilities for the new waterfront roadways (water mains, gas mains, and electric) should account for the potential waterfront development as a whole, so as to minimize post-development utility upgrades.

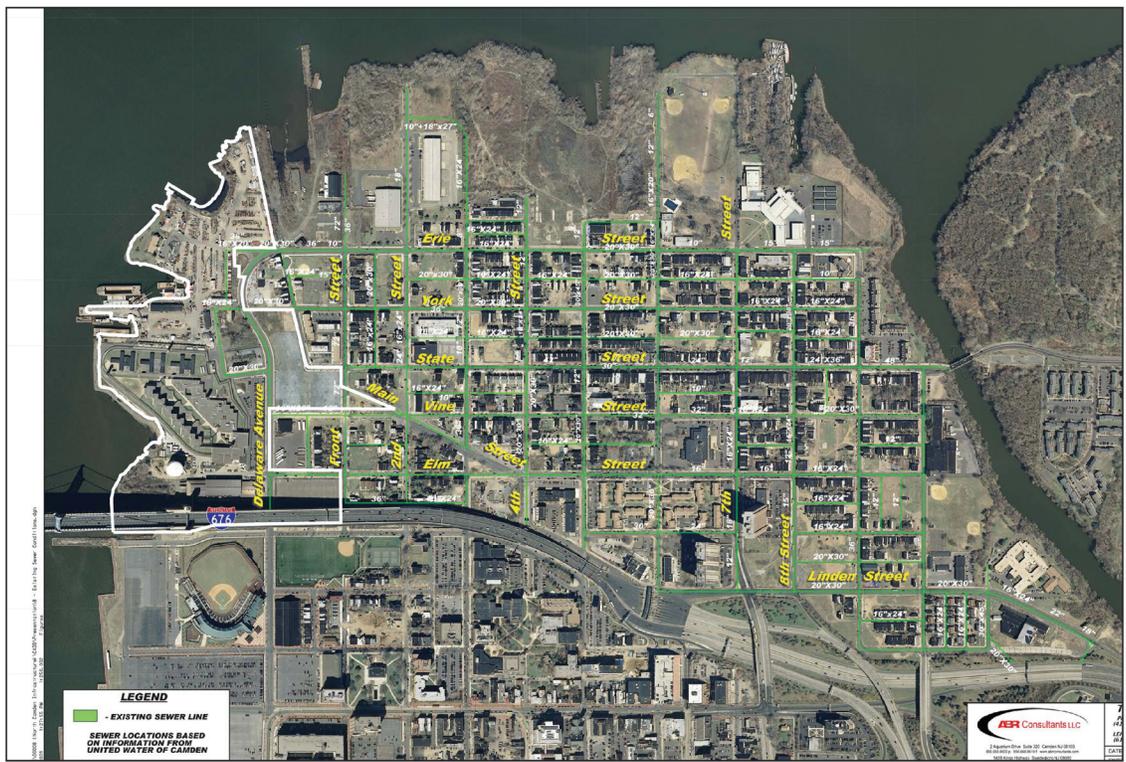
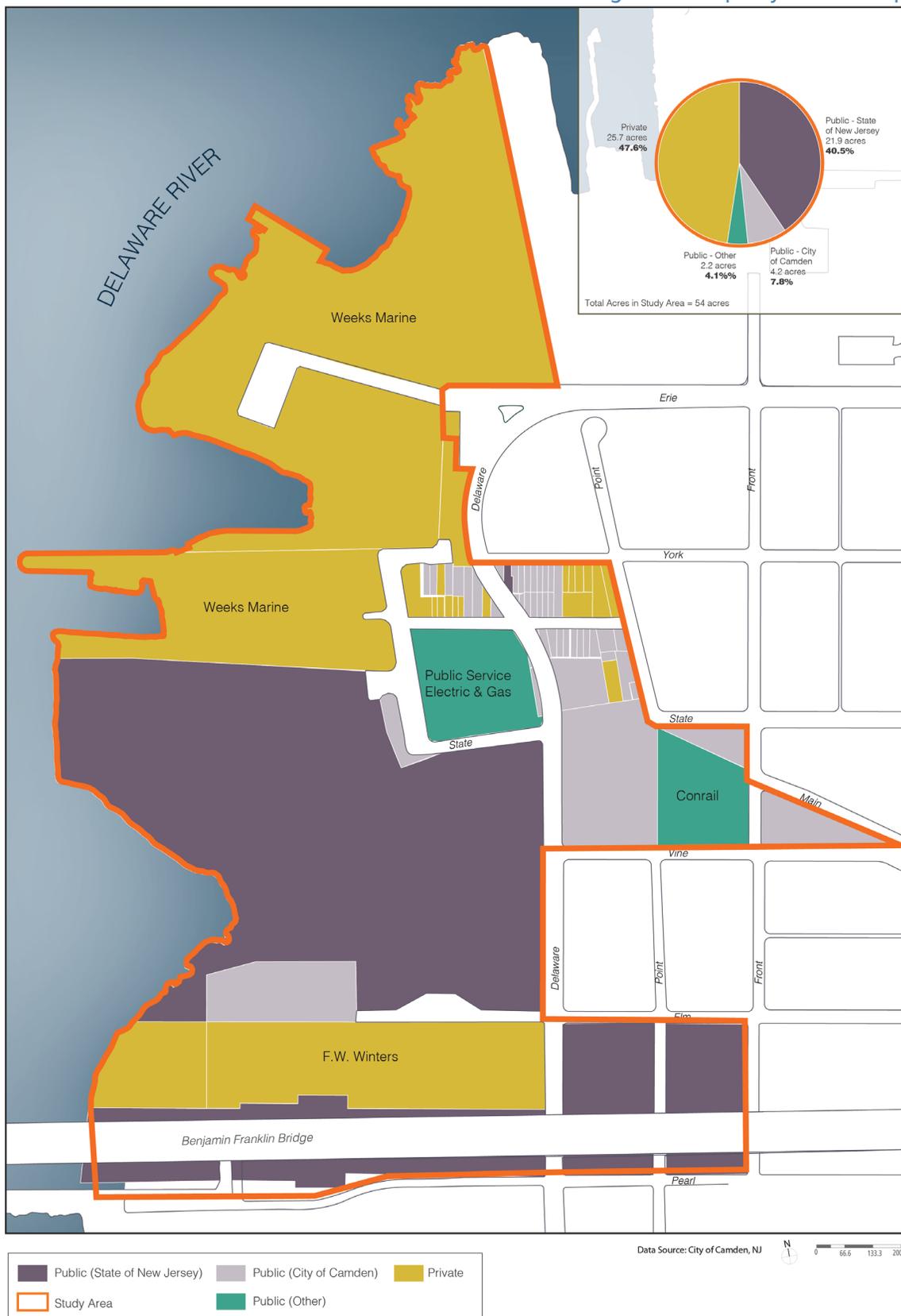


Figure 8 Existing Combined Stormwater and Sanitary Sewer

Property Ownership

City property records indicate there are 69 properties within the study area. Review and analysis of property records from the Tax Assessor's Office and the Tax Collector's Office indicate that approximately 5 properties totaling 21.9 acres are owned by the State of NJ. Approximately 45 properties totaling 4.2 acres are owned by the City of Camden. The largest private property owners are Week's Marine, with 15.2 acres, and F.W. Winters, with 3.5 acres.

Figure 9 Property Ownership



Data Source: City of Camden, NJ

STATUTORY CRITERIA

Statutory Criteria

Any determination of an area in need of development must be pursuant to NJSA 40:12A as set forth in the Local Redevelopment and Housing Law. So that such a determination can be made, after investigation, notice, and proper hearing as provided in section 6 of P.L. 1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area at least one of the following conditions set out in the statute must be found to exist:

A. Deterioration (N.J.S.A. 40A:12A-5.a) – 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 (N.J.S.A. 40A:12A-5.b) – The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

C. Public and Vacant Land (N.J.S.A. 40A:12A-5.c) – 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 (N.J.S.A. 40A:12A-5.d) – Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

E. Property Ownership and Title Issues (N.J.S.A. 40A:12A-5.e) – A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

F. Fire and Natural Disasters (N.J.S.A. 40A:12A-5.f) – Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

G. Urban Enterprise Zones (N.J.S.A. 40A:12A-5.g) - 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 (N.J.S.A. 40A:12A-5.h) – The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. (<http://nj.gov/state/planning/maps/smartgrowthareasmmap.pdf>)

The following section analyzes each property within the study area to determine whether one or more of these conditions are present.

DETERMINATION OF NEED

Primary Findings

The entire North Camden Waterfront Study Area meets criteria G and H pursuant to NJSA 40:12A as set forth in the Local Redevelopment and Housing Law. The study area meets criterion G: Urban Enterprise Zones (N.J.S.A. 40A:12A-5.g) by being a part of the Camden Urban Enterprise Zone.

The City of Camden was designated as an Urban Enterprise Zone in October 1984 following the New Jersey Urban Enterprise Zone Act of 1983, which authorized the provision of tax incentives and other benefits to businesses in targeted distressed urban areas throughout the State of New Jersey.

The study area is also consistent with Smart Growth planning principles set forth in criterion H: Smart Growth Consistency (N.J.S.A. 40A:12A-5.h) because the redevelopment of the study area is within one of the Designated Centers of the New Jersey State Plan, as published on the State's listed dated 10/17/12, and would promote Smart Growth objectives by concentrating development in an area that takes advantage of existing community assets, creates a range of housing opportunities, fosters walkable neighborhoods, and develops a mix of land uses.

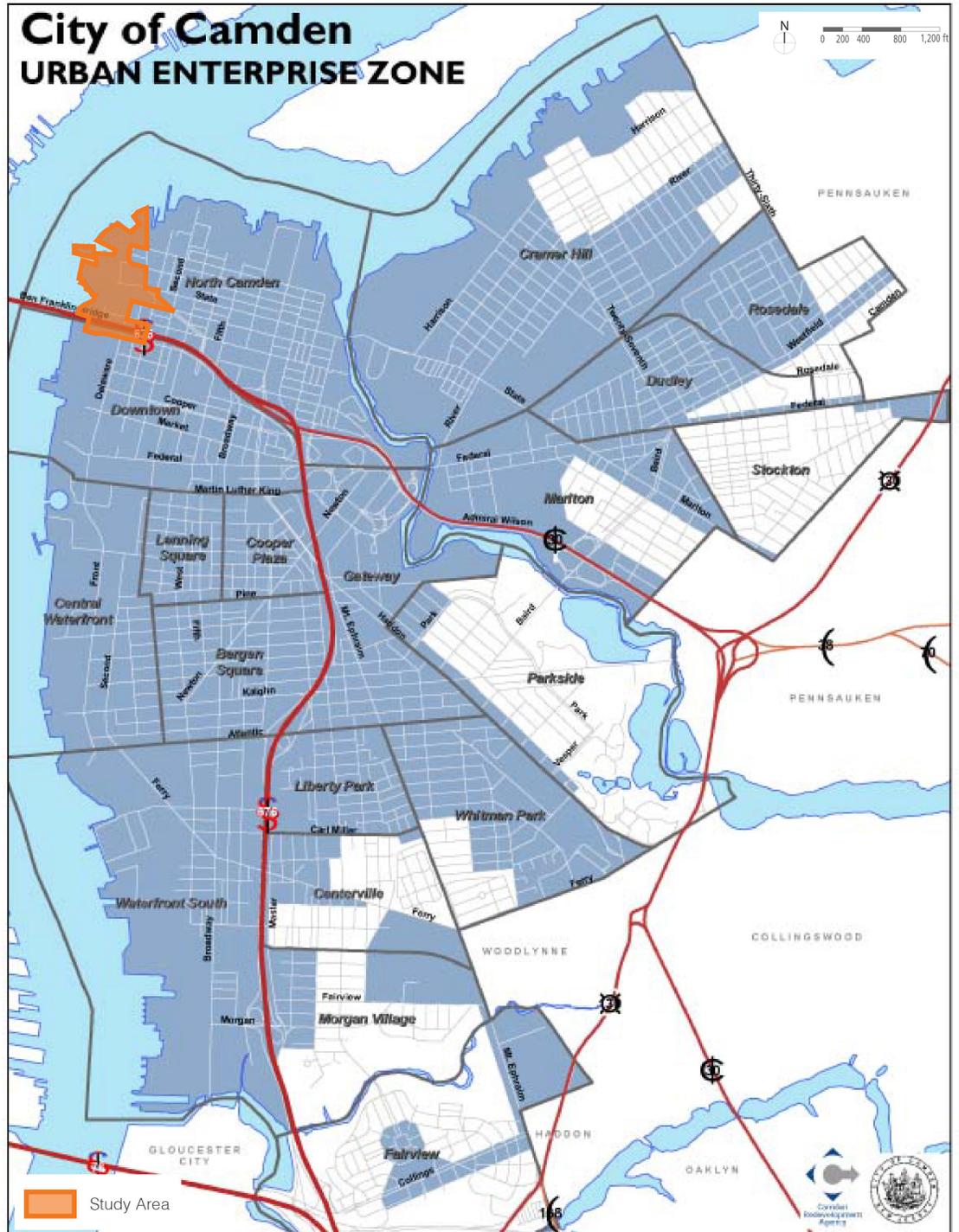
Smart Growth Principles

In order to create and maintain great neighborhoods, the Smart Growth Network developed a set of ten basic principles:

	Smart Growth Principle	North Camden Study Area
1	Mix land uses	✓
2	Take advantage of compact building design	✓
3	Create a range of housing opportunities and choices	✓
4	Create walkable neighborhoods	✓
5	Foster distinctive, attractive communities with a strong sense of place	✓
6	Preserve open space, farmland, natural beauty, and critical environmental areas	
7	Strengthen and direct development towards existing communities	✓
8	Provide a variety of transportation choices	✓
9	Make development decisions predictable, fair, and cost effective	✓
10	Encourage community and stakeholder collaboration in development decisions	✓

Table 2 Smart Growth Principles

Map 10 Urban Enterprise Zone



Parcel Findings

In addition to the Primary Findings for the study area as an Area in Need of Redevelopment, the specific parcels meet criterion C: Public and Vacant Land (N.J.S.A. 40A:12A-5.c) and criterion E: Lack of Proper Utilization (N.J.S.A. 40A:12A-5.e).

The table below lists the parcels within the North Camden Waterfront study area that are owned by the City (4.29 acres) and State of NJ (31.8 acres). Over 22 acres (42% of the study area) are vacant land and another 27.69 acres are currently underutilized in respect to the best use of the waterfront as identified by the previous community-supported planning efforts. Throughout the planning processes for both the North Camden Neighborhood Plan and Waterfront Park Plan, stakeholders advocated for bringing the waterfront back as a vibrant mixed-use district that provided new housing and services and showcased an attractive, publicly-accessible waterfront park. Specific plan priorities identified through the Cooper's Poynt Vision process include:

- Make the waterfront accessible to the public through the extension of the existing street grid towards the river and the creation of a continuous waterfront promenade.

- Increase neighborhood density with new residential development while respecting the character of the existing community.
- Create a development framework that encourages a mixture of uses to increase services and bring vitality to the area.

The consensus-driven vision plan proposed:

- An extension of the existing east/west street grid and the development of two new north/south roads to the west of Delaware Avenue.
- A public riverfront park accessible from new riverfront streets.
- A linear park lining an extended State Street, connecting the riverfront to the existing community.
- Mid- to high-rise, mixed-use development fronting the waterfront park, decreasing in height and density closer to the existing neighborhood east of Delaware Avenue.
- Infill residential development within the existing neighborhood replacing the numerous vacant lots, creating a consistent urban edge, and promoting neighborhood safety.

Table 3 Municipally Owned Lots

Ownership	Block	Lots
City of Camden	31	2-3, 5-6, 14-15, 17, 19-33
	32	43-44, 46-47, 50-59, 61, 68-69, 72
	35.01	2
	40	31
	79	2.02, 12
State of New Jersey	46	2
	47	3
	79	6, 13

Figure 11 Land Use and Vacancy- 1995



1995 Aerial Photograph
Data Source: NJGIN

The FW Winter Inc. property, although not underutilized or in a state of disrepair, is included in the redevelopment area based on the allowance under the law 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.

The inclusion of this waterfront property will allow MWI zoning to extend from downtown to the rest of the waterfront. The NJDEP has designated four properties along the Delaware River as Brownfield Development areas to provide the support needed to successfully remediate and reuse a significant portion of North Camden's underutilized waterfront properties. The North Camden Waterfront study area is directly adjacent to this brownfield area. The redevelopment of the study area would enable the redevelopment started in the Central Waterfront to expand to these brownfield opportunity sites.

Conclusion

The preceding investigation and findings lead to the recommendation that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that the North Camden Waterfront Study Area, as delineated in this report, is in need of redevelopment in accordance with the Local Redevelopment and Housing Law. The findings of this investigation indicate that the North Camden Waterfront Study Area qualifies as an area in need of redevelopment, having:

1. In its entirety met criteria G and H;
2. Individual parcels that meet criteria C and E; and
3. Included parcels that are necessary for effective redevelopment.

The investigation and findings lead to the recommendation that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that the North Camden Waterfront Study Area, as delineated in this report, is in need of redevelopment in accordance with the Local Redevelopment and Housing Law.

APPENDIX

APPENDIX A: CITY COUNCIL AUTHORIZATION

WY

RESOLUTION AMENDING RESOLUTION MC-10-870 REQUESTING THE PLANNING BOARD AND THE DIVISION OF PLANNING OF THE CITY OF CAMDEN TO CONDUCT AN INVESTIGATION AND PREPARE AN AREA IN NEED OF REDEVELOPMENT STUDY AND A REDEVELOPMENT PLAN FOR PROPERTY IN THE NORTH CAMDEN WATERFRONT STUDY AREA (CENSUS TRACT: COOPER POINT 6007)

WHEREAS, the Council of the City of Camden by Resolution #16 MC-10:870 adopted March 9, 2010 authorized a Resolution requesting the Planning board and the division of Planning of the City of Camden to conduct an investigation and prepare an area in need of redevelopment study and a redevelopment plan for property in the North Camden Waterfront Study Area (census tract: Cooper Point 6007); and

WHEREAS, it is necessary to amend the Resolution to correct the list of Blocks and Lots for the proposed redevelopment area attached hereto as Exhibit "A"; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Resolution #16 MC-10:870 adopted March 9, 2010 is hereby amended to correct the list of Blocks and Lots for the proposed redevelopment area attached hereto as Exhibit "A".

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

Date of Introduction: January 10, 2012

The above has been reviewed and approved as to form.


MARC A. RIONDINO
City Attorney


FRANCISCO MORAN
President, City Council

ATTEST: 
LUIS PASTORIZA
Municipal Clerk



October 13, 2011

Dr. Edward C. Williams
Dir. of Planning & Development
Department of Development & Planning
EdWillia@ci.camden.nj.us

Re: North Camden AINR
WRT #6859.01

Dear: Mr. Williams

As we discussed on August 17th, there has been a discrepancy in the blocks and lots to be included in the Area in Need of Redevelopment Study and Redevelopment Plan for the North Camden Waterfront Study Area. The blocks and lots listed in the RFP include:

- Block 79 Lots 2.02, 3, 8, 13
- Block 78 Lots 1, 2
- Block 31 Lots 1-6, 9-32, 34-38, 71
- Block 32 Lots 62
- Block 46 Lots 51
- Block 47 Lots 3
- Block 32 Lots 43-46, 51-61, 68, 69, 72
- Block 40 Lot 31

That list does not match the map in the same RFP which includes these additional blocks and lots:

Block	Lot
79	10, 12
31	17, 33, 41, 42
32	50
34	1.01
35	3
35.01	2

Based on the data provided to us on 8/29/2011 and the information included in the RFP we have corrected the list and map of the lots and blocks included in the study area to be

EXHIBIT "A"



October 13, 2011
Page 2

consistent as listed below and in the attached map. This revised list and map will serve as the basis for the AINR Study and Redevelopment Plan.

Blocks and Lots included in AINR Study and Redevelopment Plan:

- Block 78 Lot 1, 2**
- Block 79 Lots 2.02, 3, 6, 8, 10, 12, 13**
- Block 46 Lot 2**
- Block 47 Lot 3**
- Block 34 Lot 1.01**
- Block 35 Lot 3**
- Block 35.01 Lot 2**
- Block 40 Lot 31**
- Block 32 Lot 43-47, 50-59, 61, 62, 68, 69, and 72**
- Block 31 Lot 1-6, 9-38, 41, 42**

Sincerely,

Garlen Capita
Project Manager

CC: Joshua Warner, AICP
Planner & GIS Specialist
Camden Redevelopment Agency
JoWarner@ci.camden.nj.us

Nando Micale
NMicale@ph.WRTdesign.com

Attached:
NC_StudyArea_100520_v2.pdf
RFPPLANNERFORNorthCamden1110_page03.pdf
Lot Block.pdf
Lot Block_Close-Up.pdf

MAR:dh
01-10-12

**RESOLUTION AMENDING RESOLUTION MC-10-870 REQUESTING THE
PLANNING BOARD AND THE DIVISION OF PLANNING OF THE CITY OF CAMDEN
TO CONDUCT AN INVESTIGATION AND PREPARE AN AREA IN NEED OF
REDEVELOPMENT STUDY AND A REDEVELOPMENT PLAN FOR PROPERTY IN
THE NORTH CAMDEN WATERFRONT STUDY AREA
(CENSUS TRACT: COOPER POINT 6007**

WHEREAS, the Council of the City of Camden by Resolution #16 MC-10:870 adopted March 9, 2010 authorized a Resolution requesting the Planning board and the division of Planning of the City of Camden to conduct an investigation and prepare an area in need of redevelopment study and a redevelopment plan for property in the North Camden Waterfront Study Area (census tract: Cooper Point 6007); and

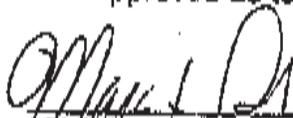
WHEREAS, it is necessary to amend the Resolution to correct the list of Blocks and Lots for the proposed redevelopment area attached hereto as Exhibit "A"; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Resolution #16 MC-10:870 adopted March 9, 2010 is hereby amended to correct the list of Blocks and Lots for the proposed redevelopment area attached hereto as Exhibit "A".

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

Date of Introduction: January 10, 2012

The above has been reviewed and approved as to form.


MARC A. RIONDINO
City Attorney

FRANCISCO MORAN
President, City Council

ATTEST:

LUIS PASTORIZA
Municipal Clerk



October 13, 2011
Page 2

consistent as listed below and in the attached map. This revised list and map will serve as the basis for the AINR Study and Redevelopment Plan.

Blocks and Lots included in AINR Study and Redevelopment Plan:

Block 78 Lot 1, 2
Block 79 Lots 2.02, 3, 6, 8, 10, 12, 13
Block 46 Lot 2
Block 47 Lot 3
Block 34 Lot 1.01
Block 35 Lot 3
Block 35.01 Lot 2
Block 40 Lot 31
Block 32 Lot 43-47, 50-59, 61, 62, 68, 69, and 72
Block 31 Lot 1-6, 9-38, 41, 42

Sincerely,

Garlen Capita
Project Manager

CC: Joshua Warner, AICP
Planner & GIS Specialist
Camden Redevelopment Agency
JoWarner@ci.camden.nj.us

Nando Micale
NMicale@ph.WRTdesign.com

Attached:
NC_StudyArea_100520_v2.pdf
RFPPLANNERFORNorthCamden1110_page03.pdf
Lot Block.pdf
Lot Block_Close-Up.pdf

CITY OF CAMDEN

MEMORANDUM

REQUEST FOR CITY COUNCIL ACTION

To: Christine Jones-Tucker, Esq., Business Administrator

From: Dr. Edward C. Williams, PP, AICP, Director

Date: December 8, 2011

Date of Council Meeting: January 10, 2012

Department Making Request: Development of Development and Planning
Division of Planning and Zoning

Type of Action Being Requested: Resolution

Title of Ordinance/Resolution: Resolution correcting resolution MC#870 relative to directing the Planning Board to develop an area of need of redevelopment study and redevelopment plan for the North Camden Waterfront Study Area.

Brief Description of Proposed Action: The purpose of this council action is to correct MC #870 to include a corrected list of Blocks and Lots for the proposed redevelopment area as listed in Exhibit A. (WRT Memo dated October 13, 2012).

Brief Description of Bidding Process: Not applicable

Amount of Proposed Grant: Not applicable

Appropriation Account to be Charged: Not applicable

Prepared by: Dr. Edward C. Williams, PP, AICP, Director

Approved by Dr. Edward Williams, Dir: _____

Approved by Bureau of Grants Management: _____

Approved by Finance Director: _____

Approved by Business Administrator: _____ 12/8/11

Approved by City Attorney: _____

Received by Municipal Clerk: _____

Handwritten signatures and dates are present over the signature lines. A large signature is written over the 'Approved by Dr. Edward Williams, Dir' line. Another signature is written over the 'Approved by Business Administrator' line, with the date '12/8/11' written next to it. A signature is also present over the 'Approved by City Attorney' line.

R-16

MAR:dh
03-09-10

RESOLUTION REQUESTING THE PLANNING BOARD AND THE
DIVISION OF PLANNING OF THE CITY OF CAMDEN TO CONDUCT AN
INVESTIGATION AND PREPARE AN AREA IN NEED OF REDEVELOPMENT STUDY
AND A REDEVELOPMENT PLAN FOR PROPERTY IN THE NORTH CAMDEN
NEIGHBORHOOD (CENSUS TRACTS: COOPER POINT 6007 & PYNE POINT 6008)

WHEREAS, N.J.S.A. 40A:12A-1, et seq., authorizes the governing body of any municipality, by resolution to have its Planning Board conduct a determination of need study for any areas of the municipality for the purpose of developing a redevelopment plan; and

WHEREAS, the City Council of the City of Camden considers it to be in the best interest of the City to have its Planning Board conduct such an investigation and study for the purpose of developing a redevelopment plan for the certain property in the North Camden neighborhood/US census tracts 6007 and 6008; and

WHEREAS, the areas to be studied in the North Camden neighborhood includes those parcels of land described and delineated as described in the study area boundaries and list of tax blocks and lots attached as Exhibit A on the official Tax Map of the City of Camden; and

WHEREAS, the present land uses within the subject areas indicated an under utilization of valuable property that would better serve the City of Camden if it were redeveloped; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Planning Board of the City of Camden is requested to conduct a Determination of Need Study for the purpose of developing a Redevelopment Plan for the certain property in the North Camden neighborhood; and

BE IT FURTHER RESOLVED, that the staff of the Planning Department, the Camden Redevelopment Agency and other appropriate City agencies, and their consultants assist the Planning Board in conducting said study and developing a Redevelopment Plan for the aforesaid property of the City; and

BE IT FURTHER RESOLVED, that said Determination of Need Study and Redevelopment Plan shall be submitted to the governing body for their review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1, et seq.

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

On Motion Of: _____

Dated: March 9, 2010

The above has been reviewed
and approved as to form.



HOWARD J. McCOACH
City Attorney

FRANCISCO MORAN
President, City Council

APPROVED: _____

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

CITY OF CAMDEN

MEMORANDUM

REQUEST FOR CITY COUNCIL ACTION

To: Christine Jones-Tucker, Esq., Business Administrator

From: Sandra Ross Johnson, Director

Date: February 4, 2010

Date of Council Meeting: Next Available Meeting

Department Making Request: Development of Development and Planning
Division of Planning and Zoning

Type of Action Being Requested: Resolution

Title of Ordinance/Resolution: Resolution directing the Planning Board to develop an area in need of redevelopment study and redevelopment plan for the North Camden Neighborhood (Census Tracts: Cooper Point 6007 and Pyne Point 6008).

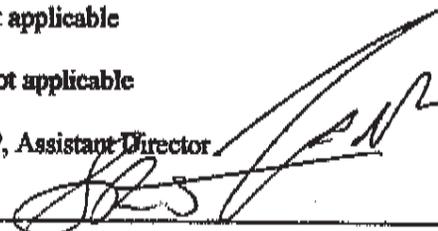
Brief Description of Proposed Action: The purpose of this action is to direct the Planning Board to produce these redevelopment documents to assess and plan for the redevelopment needs of this community.

Brief Description of Bidding Process: Not applicable

Amount of Proposed Grant: Not applicable

Appropriation Account to be Charged: Not applicable

Prepared by: Edward C. Williams, PP, AICP, Assistant Director

Approved by Sandra Ross Johnson: 

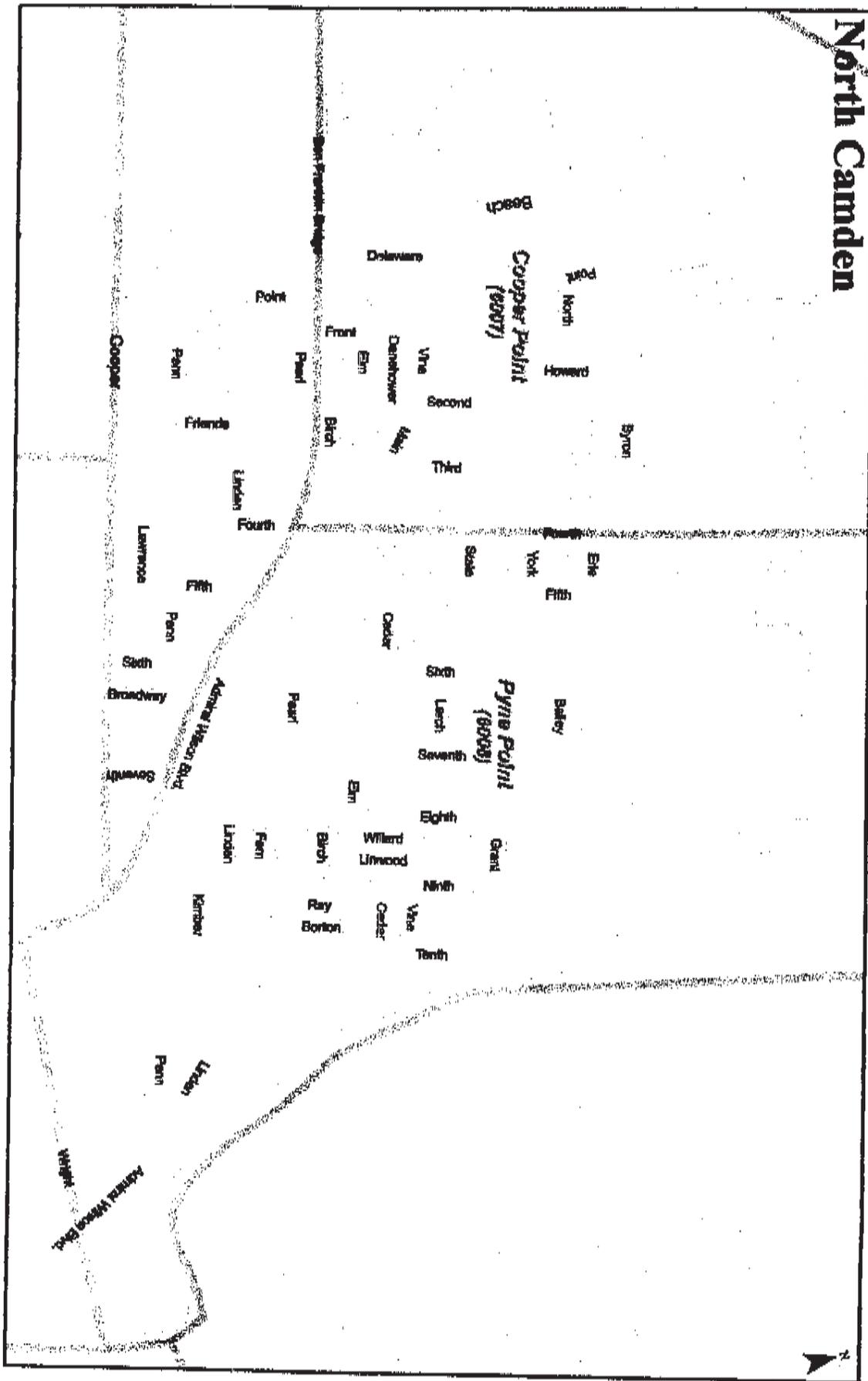
Approved by Bureau of Grants Management: _____

Approved by Finance Director: _____

Approved by Business Administrator:  2/4/10

Approved by City Attorney:  2/22/10

Received by Municipal Clerk: _____



Date: 2-4-10
 To: Christina Jones-Tucker Business Administrator
 Department Making Request: DDP
 Prepared By: Blaine PMA
 Type of Action Requested: (Resolution/Ordinance)
 Title: Parish
 Requested For Council Date:
 APPROVALS
 Relevant Director: [Signature] Date: 2/3/10
 Grants Management:
 Finance Director:
 City Attorney: [Signature] Date: 2/23/10
 Business Administrator: [Signature] Date: 2/4/10
 Municipal Clerk:
 *COO Signature Required For Walk-Ons
 Signature:
 Scheduled Council Date:

Brief Description of Proposed Action
 Due to the Planning Board to produce study and plan for North Camb.

Brief Description of Bidding Process
 Not applicable

Amount of Proposed Contract
 Appropriation Acct. to be Charged

ORDINANCES **RESOLUTIONS**

ORDINANCES		RESOLUTIONS	
A	Property Sale or Transfer	Y/N	E
1	Transaction description/summary including compensation (should include a description of the properties in the transaction)		1
			2
			3
2	Agreement		4
3	Council request form		F
4	Property description including address		1
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SCHEDULED CITY COUNCIL DATES		DUE DATE FOR DOCUMENTS	
Month	Day	Month	Day
October	13	September	21
October	27	October	5
November	10	October	19
November	25	November	2
December	8	November	16
December	22	November	30



RFP for Area in Need of Redevelopment Study and Redevelopment Plan for the North Camden Waterfront Study Area

2.0 INTRODUCTION

The City of Camden Department of Development and Planning and Camden Redevelopment Agency are seeking a licensed New Jersey State Professional Planner (P.P. and A.I.C.P.) for the preparation of a preliminary investigatory study and report to determine whether the North Camden Waterfront Study Area, ("Study Area") meets the statutory criteria for designation as "an area in need of redevelopment" pursuant to the local Redevelopment and Housing Law, N.J.S.A. 40A: 12 et seq. This study area includes the following:

Block 79 Lots 2,02, 3, 8, 13

Block 78 Lots 1,2

Block 31 Lots 1-6, 9-32, 34-38, 71

Block 32 Lots 62

Block 46 Lots 51

Block 47 Lots 3

Block 32 Lots 43-46, 51-61, 68, 69, 72

Block 40 Lot 31

If the findings of the preliminary investigation determine the Study Area to be in need of redevelopment, then the planning professional will prepare a redevelopment plan or a rehabilitation plan for the Study Area based on current redevelopment planning activities.

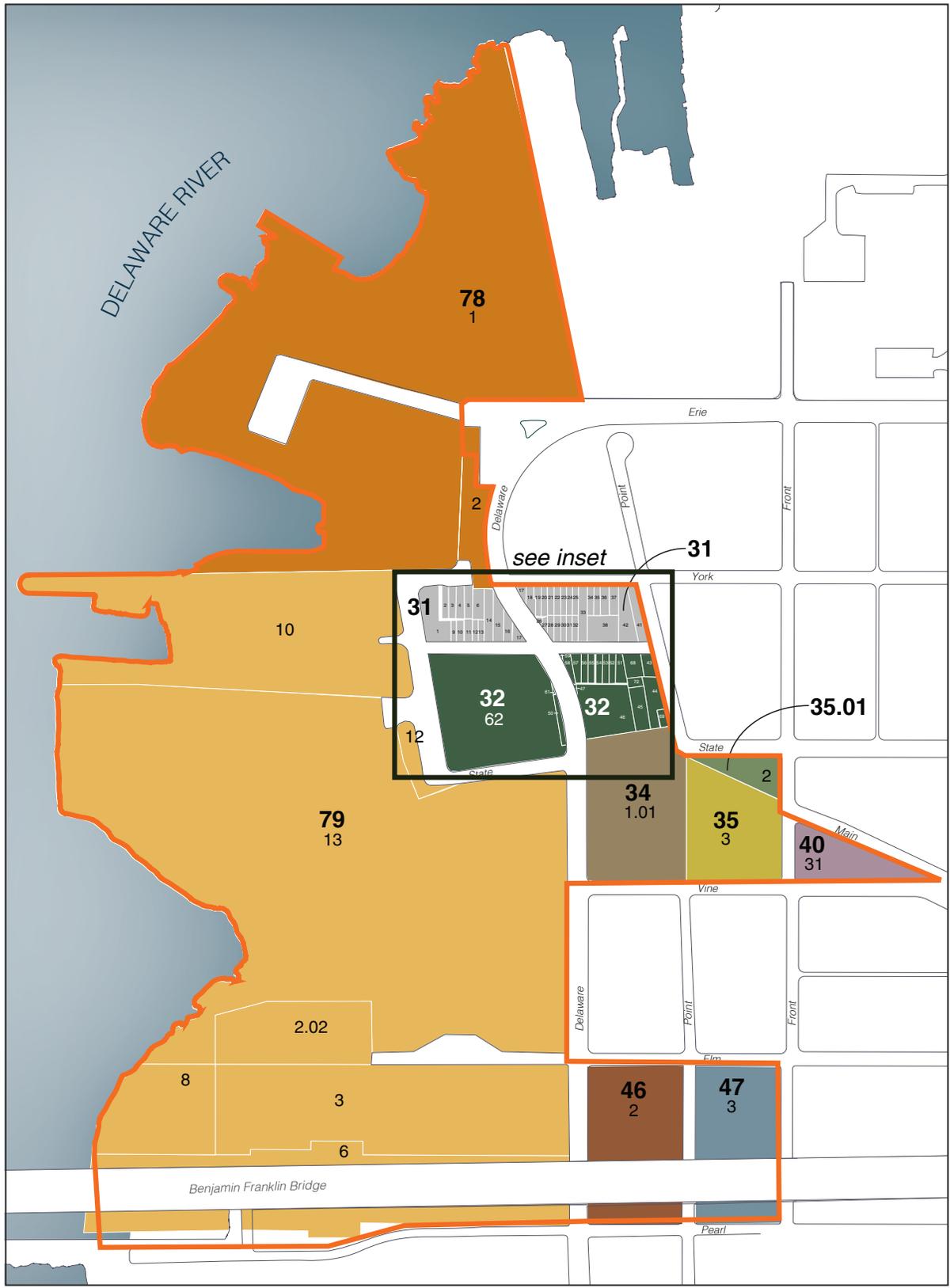
3.0 BACKGROUND

The North Camden Waterfront Study Area is defined as part of census tract # 6007, the Cooper Poynt neighborhood. The study area is located in the northwestern part of Camden, and is bounded by the Delaware River at the west and north, variously Point Street, Front Street, and Delaware Avenue to the east, and the Ben Franklin Bridge to the south. The North Camden Waterfront Study Area's 10 tax blocks contain approximately 69 properties (tax lots). See the attached map for reference.

Recent Planning Efforts

Led by Save our Waterfront, a community based coalition in North Camden, the entire North Camden neighborhood (census tracts 6007 and 6008) recently completed a comprehensive, award winning Neighborhood Plan in 2008. The North Camden Neighborhood Plan is based on four key principles derived from the original 1993 North Camden Plan. These include: no displacement, community control, increase employment opportunities As an official amendment to the City of Camden Master Plan, the North Camden Neighborhood Plan describes community values and sets forth a vision for the neighborhood, which includes the North Camden Waterfront Study Area. Several projects and programs have already been implemented as a result of the neighborhood plan, including designation of the neighborhood under the State's Neighborhood Revitalization Tax Credit (NRTC) program.

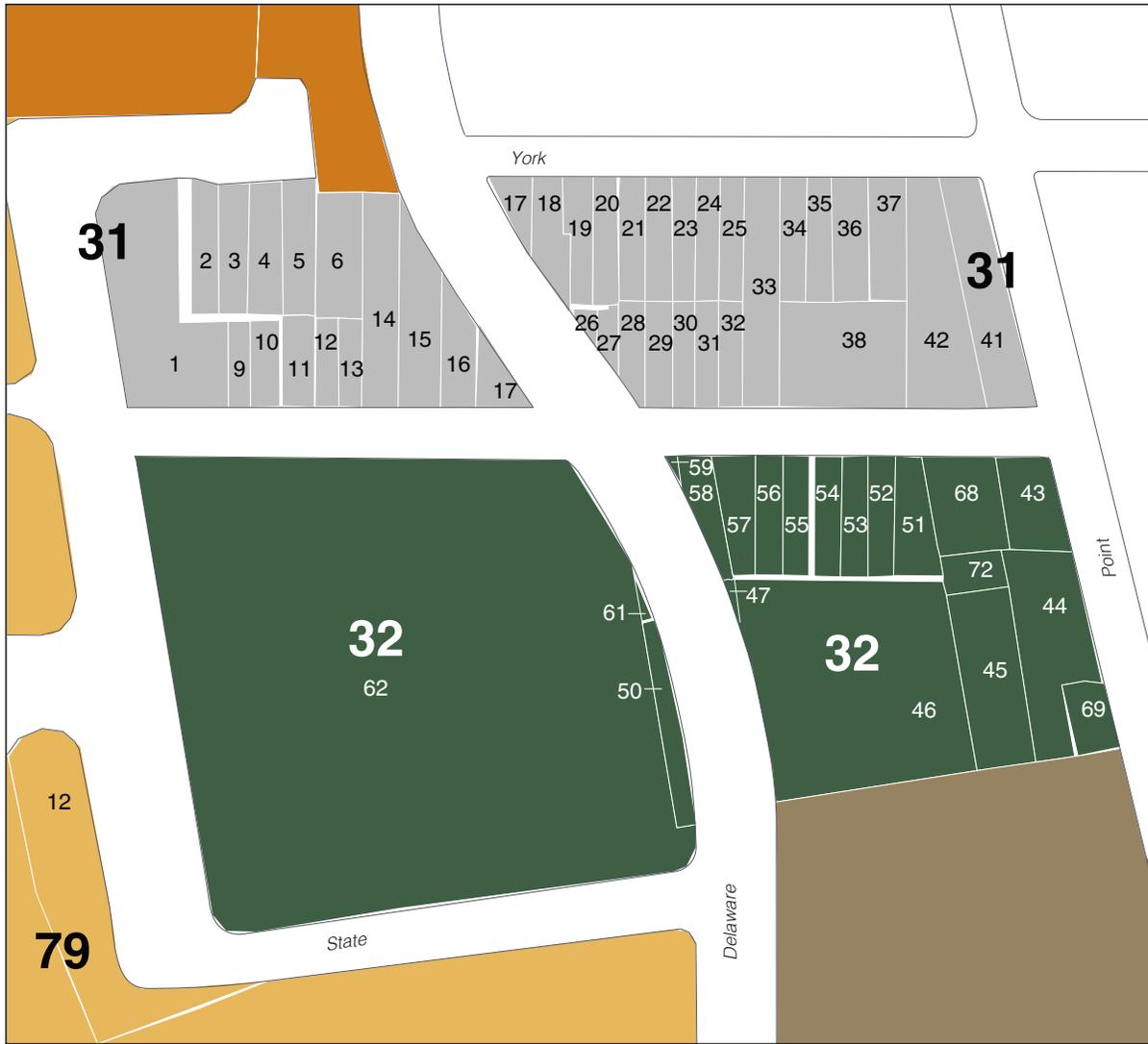
The North Camden Waterfront Park Plan was developed and adopted in conjunction with the Neighborhood Plan in 2008. Reconnecting the core neighborhood with the waterfront via street and pedestrian extensions, balancing waterfront development with public access and community needs, and providing active and passive recreation, as well as economic opportunities are major goals of the plan.



79 Block 79 Lot Study Area

Data Source: City of Camden, NJ 0 66.6 133.3 200 ft





79 Block 79 Lot

Data Source: City of Camden, NJ



