

August 21, 2024  
#31760.0

**PRELIMINARY INVESTIGATION for DESIGNATION of a  
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT  
for Block 1221, Lots 3, 12, 12Q-B01 (Billboard), & 17  
Block 1238, Lot 3; Block 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15;  
Block 1250, Lots 7, 123, 124, 128, & 129; and Block 1251. Lot 11.  
City of Camden, Camden County, New Jersey**



**Prepared For:**

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

**Prepared By:**

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David Benedetti, AICP, PP  
NJ PP # 33LI00368300

---

Edward E. Fox III, AICP, PP  
NJ PP #33LI00510400

& Patrick VanBernum, Asst. Planner



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

Environmental Resolutions, Inc.  
815 East Gate Drive, Suite 103  
Mount Laurel, NJ 08054

*The report author signed and sealed the original document in accordance with  
Chapter 41 of Title 13 of the State Board of Professional Planners.*

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## **ACKNOWLEDGEMENTS**

### **Camden City Mayor**

Hon. Victor G. Carstarphen

### **Camden City Council**

Hon. Angel Fuentes, President

Sheila Davis, Vice President

Arthur Barclay

Christopher Collins

Falio Leyba-Martinez

Jannette Ramos

Nohem G. Soria-Perez

### **Camden City Staff**

Timothy Cunningham, Esq., Business Administrator

Luis Pastoriza, MSM, RMC, CMR, City Clerk & Registrar

Daniel Blackburn, Esq. City Attorney

Howard McCoach, Esq. Counsel to City Council

Edward C. Williams, PhD., PP, Planning & Development Director

### **Camden City Planning Board**

Jose DeJesus, Jr., Chair

Steven Lee, Vice Chair

Hon. Victor G. Carstarphen, Mayor

Erin Crean

Rashid Humphry

Ian Leonard

Thomas Omari

Jannette Ramos, Councilwoman

Keith L. Walker, Public Works Director

Brenda Fraction, Alternate #1

### **Camden City Planning Board Staff**

Edward C. Williams, PhD., PP, Planning & Development Director

Angela Miller, Board Secretary

James Burns, Esq., Board Attorney

Dena Moore Johnson, Board Engineer

## **I. INTRODUCTION**

### **A. Purpose & Properties**

This Preliminary Investigation (Study) for the Determination of Areas in Need of Non-Condensation Redevelopment relates solely to a 10.75-acre tract on seven (7) adjacent tax blocks along the Admiral Wilson Boulevard (US 30) corridor, otherwise identified as the “Study Area.” This study is pursuant to the adoption of the Council’s resolution authorizing the investigation, which is in **Appendix A**.

The Study Area comprises thirteen (13) individual tax parcels in the City of Camden (City), as referenced on the City’s 2015 tax maps:

- Block 1221, Lots 3, 12 and the monopole billboard (B01), & 17
- Block 1238, Lot 3, which Council’s resolution referenced as Lots 3 and 14;
- Block 1239, Lot 17;
- Block 1240, Lot 24, which Council’s resolution referenced as Lot 1;
- Block 1241, Lot 15;
- Block 1250, Lots 7, 123, 124, 128, & 129; and
- Block 1251. Lot 11.

Maps of these Study Area properties, as well as other adjacent redevelopment study areas, are in **Appendix B**.

- Figure 1: FEMA Flood Hazard Area Map
- Figure 2: NJDEP Wetlands Boundary Map
- Figure 3: MOD IV Land Use Map
- Figure 4: Zoning Map
- Figure 5: UEZ Map

### **B. Process**

Prior to making its designation recommendations, the Camden City Planning Board (Board) shall advertise, notice, and conduct a public hearing, in accordance with the Local Redevelopment and Housing Law (LRHL, N.J.S.A. 40A:12A), to hear from all persons who are interested in or who the designation may affect. The Board shall receive and consider all oral and written objections to any such designation and evidence in support of those objections and make them part of the public record.

After conducting its investigation and public hearing, the Board shall make a recommendation, by resolution, to the Council as to whether it should designate all or part of the Study Area as an Area in Need of Redevelopment.

The Board will use this Preliminary Investigation during its public hearing to determine whether the identified parcels in the Study Area qualify for designation Areas in Need of Non-Condensation Redevelopment under the LRHL, which would permit the Council, or its designated redevelopment entity, to exercise the powers provided by the Legislature for use in a redevelopment area **other than** the use of eminent domain.

### **C. Conclusion**

Based on the findings and evaluations identified in this report, we recommend that the Council designate all the properties within the Study Area as “Areas in Need of Redevelopment” because they individually meet several of the LRHL statutory criteria (N.J.S.A. 40A:12A-5) and/or are otherwise necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. We recommend that the Council designate these properties as “Areas in Need of Non-Condensation Redevelopment,” which would restrict the use of eminent domain in future redevelopment projects.

## II. STATUTE

The 1992 LRHL (N.J.S.A. 40A:12A-1 et seq.) as amended, provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands, buildings, or both, which are abandoned, decayed, undeveloped, underdeveloped, or are non-productive or underproductive and to effect redevelopment or rehabilitation of such areas into productive assets for the community. Its 2013 amendments clarified one of the criteria for designating redevelopment areas in New Jersey and emphasized that the use of eminent domain cannot justify property acquisition unless the property has blight, rather than merely not put to its optimal use. The amendment encouraged municipalities to engage in economic development initiatives by promoting and facilitating efforts to create local economic stimulus and job creation through tools and incentives available under the LRHL without the use of eminent domain.

Since 2013, resolutions authorizing municipal planning boards to undertake a preliminary investigation must state whether the redevelopment area determination authorizes the municipality to use the power of eminent domain in a “condemnation” redevelopment area or to limit that power and in a “non-condemnation” redevelopment area.

This report will assist the Board in making a recommendation to the Council, based on the presence or absence of the relevant statutory criteria, whether the Council should designate the properties, or some portion thereof, as Areas in Need of Redevelopment, as defined by the LRHL (N.J.S.A. 40A:12A-6).

## III. DEFINITIONS

The following definitions, which are set forth in the LRHL (N.J.S.A. 40A:12A-3), are pertinent to this preliminary investigation:

*Development* means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law.

*Redeveloper* means any person, firm, corporation, or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project.

*Redevelopment* means clearance, re-planning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public, or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

*Redevelopment area* or *Area in need of redevelopment* means an area determined to be in need of redevelopment under sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... 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.

*Redevelopment Entity* means a municipality, or an entity authorized by the governing body of a

municipality pursuant to subsection c. of section 4 of P.L.1992, c.79 (C.40A:12A-4), to implement redevelopment plans and carry out redevelopment projects in an area in need of redevelopment, or an area in need of rehabilitation, or both.

*Redevelopment Plan* means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

*Redevelopment / Rehabilitation Project* means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping, and administrative, community, health, recreational, educational, welfare facilities.

*Rehabilitation* means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

*Rehabilitation area or Area in need of rehabilitation* means any area determined to be in need of rehabilitation under section 14 of P.L.1992, c.79 (C.40A:12A-14).

## **IV. AREA IN NEED OF REDEVELOPMENT**

### **A. Process**

The LHRL (N.J.S.A. 40A:12A-6) sets forth a multi-step process that the Council and Board must follow to enable the Council to lawfully exercise the powers and activities to undertake a Preliminary Investigation for an Area in Need of Redevelopment. An outline of this process follows:

1. The Council directs the Board to undertake a Preliminary Investigation to determine whether an identified area or certain parts of it, meets the definition under the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., (LHRL) for designation as an Area in Need of Redevelopment:
  - a. The Council does this by resolution citing the LRHL including a map and list of the tax parcel numbers of the Study Area. (An Area in Need of Condemnation Redevelopment has the same designation criteria as an Area in Need of Non-Condemnation Redevelopment; however, there will be no possibility of using eminent domain powers in a subsequent Redevelopment Plan for an Area in Need of Non-Condemnation Redevelopment.) A Preliminary Investigation is also known as a Determination of Need Study or a Redevelopment Study.
2. With the assistance of a Professional Planner, the Board prepares a Preliminary Investigation, which is a land use planning and physical conditions analyses including:
  - a. A description of the physical conditions within the Study Area, as well as land uses, building and environmental conditions, site layout, obsolescence, vacancy status, etc.
  - b. A review of zoning and master plan designations for the Study Area.
  - c. An analysis describing how the Study Area, or parts of it, may or may not meet one or more of the criteria outlined in section 5 of P.L. 1992, c.79 (C.40A-12A-5) or the definition of a Redevelopment Area in section 3 of P.L. 1992, c.79 (C.40A-12A-3).
  - d. The recommendations as to whether the Council should designate the Study Area or parts of it, as an “Area in Need of Redevelopment.”
3. The Board schedules and notices a public hearing on the proposed redevelopment designation of the Study Area:
  - a. The Board must give public notices of its scheduled public hearing twice: once a week for two (2) consecutive weeks, in the City’s official newspaper, and the last public notice must appear not less than ten (10) days before the hearing date.
  - b. The Board must mail a notice of its scheduled public hearing to the current owners of record of the Study Area properties not less than ten (10) days prior to the hearing date advising them that they have properties within the Study Area.
  - c. Notices must contain the public hearing’s date and time, as well as the hearing’s purpose, the studied properties’ potential eminent domain impacts a condemnation redevelopment area recommendation, and the location and public availability of the Preliminary Investigation.
  - d. A copy of the Professional Planner’s signed and sealed Preliminary Investigation report and map must be on file and available for public review not less than ten (10) days before the hearing date.
4. The Board holds the scheduled public hearing on the proposed redevelopment designation of the redevelopment study area:

- a. The Professional Planner presents the results of the Preliminary Investigation Report and Study Area at the public hearing.
  - b. The Board allows property owners and others who object to the proposed designation to present oral and written statements and to present evidence to support their objections. The Board shall receive all objections to such a determination and evidence in support of those objections, given orally or in writing, consider them, and make them part of the public record.
  - c. The Board must consider all evidence objectively and make recommendations on which, if any, of the properties in the Study Area meet one or more of the criteria outlined in section 5 of P.L. 1992, c.79 (C.40A-12A-5) or the definition of a Redevelopment Area in section 3 of P.L. 1992, c.79 (C.40A-12A-3).
  - d. The Board makes a recommendation about the Study Area properties' redevelopment designation, in the form of a resolution sent to the Council, based on "substantial evidence" by the statutory criteria.
5. After receiving a copy of the Board's resolution, the Council may designate, by resolution at a public meeting, all or a portion of the Study Area as an Area in Need of Redevelopment.
- a. The LHRL does not require the Council to provide any special notices to the public or individual property owners about the meeting when it schedules its discussion or vote on the designation.
  - b. The Council may delete or include properties in the Study Area not recommended for designation by the Board; however, the Council must state in its resolution the reasons for doing so. The Council may not designate any properties not included in its original Preliminary Investigation resolution to the Board.
6. Upon the adoption of the Council's resolution, the City Clerk shall transmit a copy of it to the NJDCA Commissioner (Commissioner) for its review. Because these Study Area properties are within an area targeted for potential redevelopment in the State Development and Redevelopment Plan's Policy Map, the LHRL does not require Commissioner's approval of the Council's designation resolution.
7. The Clerk shall service notice of the Council's designation resolution, within ten (10) days after the determination, upon all current owners of record of the Study Area properties and upon each person who presented oral and written statements on the public record in objection of the designation at the Board hearing.
8. Neither the Council nor its appointed Redevelopment Entity, may undertake any redevelopment activity as permitted by the LRHL, including property acquisition in a Redevelopment Area, until the Council adopts a Redevelopment Plan by ordinance, as outlined in section 7 of P.L. 1992, c.79 (C.40A-12A-7).
9. No action to acquire property in a Redevelopment Area occurs for 45 days after the adoption of the Council's designation resolution, if Objectors present their objection at the Board's public hearing, to allow for owners or interested parties to file lawsuits challenging the designation.

## **B. Statutory Criteria**

The LRHL (N.J.S.A. 40A:12A-5) indicates that a delineated Study Area, or parts of it, may be determined to be in need of redevelopment if after investigation, notice, and hearing, as provided in section 6 of P.L. 1992, c 79 (C.40A:12A-6), the Governing Body concludes, by resolution, that within the delineated Study Area any of the following conditions are found:

- a. The generality of buildings is 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. 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 (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- 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 ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein, or other similar conditions that impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, more than 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 automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the governing body and planning board have also taken the actions and fulfilled the requirements for determining that the area is in need of redevelopment as described above.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The City Council can make the finding that an Area in need of Redevelopment is a site-specific parcel or a larger area. The statutory charge for a positive finding of the redevelopment eligibility requires a demonstration, on a site or an area-wide basis, or generality of conditions, that existing conditions give evidence of blight, as demonstrated by the fact that the majority of the properties within the area satisfy one or more of the statutory criteria set forth at N.J.S.A. 40A:12A-5.

The City Council may include properties within a redevelopment area even though they do not meet any of the statutory criteria, where their inclusion is necessary for the effective redevelopment of the greater area. Professional Planners sometimes refer to these as “Section 3 Properties,” referring to the LHRL’s statutory definition of “Redevelopment Area.”

**V. PRELIMINARY INVESTIGATION STUDY**

**A. Property Description**

All the properties within the Study Area are along or adjacent to the northern (westbound) side of the US 30 corridor, between Bank Street and Pennsauken Township. The following table provides information about their address, acreage, ownership, and use:

Block	Lot	Address	Acres	Owner	Use
1221	3	2035 Admiral Wilson Blvd.	0.44	Brito Investments LLC 1120 N 23rd St. Camden, NJ 08105	Restaurant
1221	12 & 12 B01	2007 Admiral Wilson Blvd.	0.61	Kim, Kyong H 2007 Admiral Wilson Blvd. Camden, NJ 08105	Liquor Store & Billboard
1221	17	300 Block Randolph St. (south side - in jughandle)	1.40	NJDOT PO Box 600 Trenton, NJ 08625	Cleared land
1238	3	400 Block Maplewood St. (north side)	0.97	NJDOT PO Box 600 Trenton, NJ 08625	Cleared land
1239	17	500 Block Maplewood St. (north side)	0.80	Rubin, M; et al 451 Susquehanna Rd. Huntingdon Valley, PA 19006	Paved land
1240	24	2157 Admiral Wilson Blvd.	1.66	Rubin, M; et al 451 Susquehanna Rd. Huntingdon Valley, PA 19006	Wholesale & Masonry Contrac- tor
1241	15	2225 Admiral Wilson Blvd.	1.22	Lukoil North America, LLC 302 Harper Ave-Suite 303 Moorestown, NJ 08057	Gas station
1250	7	667 Maplewood St.	0.14	Intertrust Holdings Advertising, LLC, 905 Kings Highway North Cherry Hill, NJ 08034	Used Car Sales & Repair; Billboard
1250	123	2305-2311 Admiral Wilson Blvd.	0.87	2305-2311 Adm. Wilson Blvd. LLC, 2305-2311 Adm. Wilson Blvd., Camden, NJ 08105	Liquor store
1250	124	Maplewood St.	0.50	Rubin, M; et al 451 Susquehanna Rd. Huntingdon Valley, PA 19006	Used Car Sales & Repair
1250	128	2345 Admiral Wilson Blvd.	0.50	PC Shell Portfolio, LLC 875 Prospect St., Suite 303 La Jolla, Ca 92037	Gas Station (abandoned)
1250	129	2363 Admiral Wilson Blvd.	0.26	Alp Motor Corporation 451 Susquehanna Rd. Huntingdon Valley, PA 19006	Used Car Sales & Repair
1251	11	600 Block Maplewood St. (north side)	1.17	Rubin, M; et al 451 Susquehanna Rd. Huntingdon Valley, PA 19006	Cleared and partly paved land

**B. Land Use Planning Analysis**

That part of the Study Area west of Baird Boulevard (CR 608) and all those properties east of Baird Boulevard between Admiral Wilson Boulevard (US 30) and Maplewood Street, i.e., Blocks 1221, 1240, 1241, and 1250 are within the City’s C-4 zoning district. Study Area properties east of Baird Boulevard and north of Maplewood Street, i.e., Blocks 1238, 139, and 1251, are within the R-2 zoning district.

### **C. General Property Descriptions**

#### **Block 1221 (Between Baird Boulevard and Bank Street, from US 30 to Randolph Street)**

Lot 3: 2035 Admiral Wilson Boulevard is a completely paved 0.44-acre parcel that contains a 1-story, 2,100 SF, masonry block restaurant built in 1950. The restaurant building is built as the highway right-of-way (ROW) line, and its 40-space parking lot sits to the west. There is a smaller, 1-story masonry block accessory structure in the rear. It currently operates as the Golden Pearl Chinese Restaurant.

Lot 12: 2007 Admiral Wilson Boulevard is a 0.61-acre parcel that contains a 1-story, 6,666 SF, masonry block, liquor store restaurant with paved parking lots on the front and west sides of the building. Gravel pavement for additional parking covers more than half of the rear of the parcel. The property has two (2) driveways on the highway and one (1) on the access Baird Boulevard access ramp to the west. The tax parcel also contains a double-sided, static, monopole billboard identified as Q-B01. It is currently operating as Carool's Discount Liquor.

Lot 17: 300 Block Randolph Street, south side, is a vacant, cleared, and slightly sloped 1.40-acre parcel within Baird Boulevard access ramp jughandle. Historic aerial imagery indicates has been vacant since at least 1951. There are no identifiable stormwater or floodplain management structures on this NJDOT-owned parcel.

#### **Block 1238 (Between Baird Boulevard and Somerset Street, from Maplewood to Randolph Street)**

Lot 3: 400 Block Maplewood Street, north side, is a 0.97-acre L-shaped lot with frontage on the east side of Baird Boulevard and Maplewood Street. This parcel's elevated Baird Boulevard frontage is inaccessible and the Maplewood Street frontage dead ends at the US 30 overpass due to the grade level changes for this section of Baird Boulevard. Historic aerial imagery indicates has been vacant since at least 1951. There are no identifiable stormwater or floodplain management structures on this NJDOT-owned parcel.

#### **Block 1239 (Between Somerset Street and Thorndyke Avenue, from Maplewood to Randolph Street)**

Lot 17: 500 Block Maplewood Street, north side, is a graveled, vacant 0.80-acre parcel, which, according to historic aerial imagery, has been vacant since at least 1951. Prior owners used it since the 1960s for storing inventory in the 1960s through 1990s when this section of the US 30 was a regional automobile sales corridor.

#### **Block 1240 (Between Baird Boulevard and Somerset Street, from US 30 to Maplewood Street)**

Lot 24: 2157 Admiral Wilson Boulevard is a 1.66-acre parcel with primary frontage on US 30 and secondary frontages on Somerset and Maplewood streets. This parcel's elevated Baird Boulevard frontage is inaccessible and the Maplewood Street frontage dead ends at the US 30 overpass due to the grade level changes for this section of Baird Boulevard. This property was a major automobile dealership from the late 1940s until Sun Wholesalers purchased it in 1992 to operate its business from the masonry, 2-story office / showroom on the highway and the rear 1-story, corrugated metal service garage. The warehouse business erected a 1-story masonry block addition in 1965, which All Marble Granite & Tile Imports uses as its retail showroom, inventory storage, and fabrication plant. Although the City's 2015 tax maps indicate that Maplewood Street is a public ROW, the property owner has fenced off the street and uses it for outdoor granite and marble storage.

**Block 1241 (Between Somerset Street and Thorndyke Avenue, from US 30 to Maplewood Street)**

Lot 15: 2225 Admiral Wilson Boulevard is a 1.22-parcel with a c. 1990 gas station and small car wash, now operated by Lukoil. Historic aerial imagery indicates the property was formerly an automobile dealership dating to about 1955. NJDEP records indicate that the responsible party has remediated the property.

**Block 1250 (Between Thorndyke Avenue to Pennsauken Twp., from US 30 to Maplewood Street)**

Lots 7, 124, and 129: 2363 Admiral Wilson Boulevard are three (3) separate tax lots held by three (3) separate owners that function together as an L-shaped, 0.90-acre tract with a used car sales business that also does repairs. It operates from two (2) buildings that front on US 30 and Maplewood Street that flank the adjacent abandoned gas station on Lot 128. The business has sprawled onto Lot 7, which tax record indicate as vacant also despite its older double-sided billboard mounted on four (4) steel beams. It also has spread onto Pennsauken Township Block 6703, Lot 1, which Pennsauken Township Committee is now investigating for non-condemnation redevelopment area designation.

Lot 123: 2305-2311 Admiral Wilson Boulevard is a 0.87-acre parcel with primary frontage on US 30 and secondary frontages on Thorndyke Avenue and Maplewood Street. It includes a 1-story, masonry block liquor store with two (2) driveways on the highway and one (1) driveway on the building's western end to permit exiting motorists to back out onto Thorndyke Avenue. There are additional customer parking areas in front of the building, but most of the parking spaces are on the building's eastern side. Historic aerial photography indicates that the property may have formerly been an automobile dealership dating to about 1951.

Lot 128: 2345 Admiral Wilson Boulevard is a 0.70-acre parcel with an abandoned c. 1970 gas station and small car wash. Historic aerial imagery indicates the property was formerly an automobile dealership dating to about 1955. We could not find NJDEP records for this site indicating removal of underground storage tanks or investigation / resolution of environmental contamination issues.

**Block 1251 (Between Thorndyke Avenue and Pennsauken Twp., from Maplewood to Randolph Street)**

Lot 11: 600 Block Maplewood Street, north side is a vacant 0.80-acre parcel, partly paved, partly graveled, and partly overgrown with grass. According to historic aerial imagery, has been vacant since at least 1951. Prior owners used it since the 1960s for storing inventory in the 1960s through 1990s when this section of the US 30 was a regional automobile sales corridor.

#### **D. Redevelopment Criteria Analysis**

##### **Criterion A. Unwholesome Living or Working Conditions**

Statutory redevelopment criterion “A” indicates that a municipality may find a property to be in “need of redevelopment” when “the generality of buildings is 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.”

**Block 1250, Lot 128: 2345 Admiral Wilson Boulevard:** Although the City has sealed the property’s two (2) buildings in 2022 and barricaded the highway driveways from vehicular trespass in 2024, the property and its fuel pump equipment is the subject of repeated vandalism, which are unsafe as a potential fire hazard. This hazardous condition is conducive to unwholesome working conditions for those employees and patrons of the adjacent business to the north, east, and west of this abandoned gas station, as well as the thousands of motorists and passengers travelling along this section of the US 30 corridor.

***Finding: Block 1250, Lot 128 MEETS redevelopment criterion A.***

**Remaining Study Area Properties:** None of the other Study Area properties contain any dwelling units. There is no evidence to indicate that the buildings on the remaining Study Area properties have unwholesome working conditions.

***Finding: The remaining Study Area properties DO NOT MEET redevelopment criterion A.***

##### **Criterion B. Dilapidation, Vacancy, and Faulty Conditions**

Statutory redevelopment criterion “B” indicates that a municipality may find a property to be in “need of redevelopment” when “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 (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable property may be found to be in “need of redevelopment.”

**Block 1250, Lot 128: 2345 Admiral Wilson Boulevard:** The City sealed the property’s two (2) buildings in 2022 after the tenant lost its Camden City gas station license several years ago.

***Finding: Block 1250, Lot 128 MEETS redevelopment criterion B.***

**Remaining Study Area Properties:** The following Study Area properties have not been vacant and undeveloped for the past five (5) years: Block 1221, Lot 17; Block 1238, Lot 3; Block 1239, Lot 17, and Block 1251, Lot 11. Our records indicate that all the uses on the remaining improved properties within the Study Area were in operation and tenanted in 2022.

***Finding: The remaining Study Area properties DO NOT MEET redevelopment criterion B.***

##### **Criterion C. Unlikely to be Developed through the Instrumentality of Private Capital**

Statutory redevelopment criterion “C” indicates that a municipality may find a property to be in “need of redevelopment” when “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 development 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.”

***Finding: The Study Area properties DO NOT MEET redevelopment criterion C.***

**Criterion D. Building and Use Obsolescence**

Statutory redevelopment criterion “D” indicates that a municipality may find a property to be in “need of redevelopment” when its “buildings or improvements by reason of obsolescence and other factors are detrimental to the safety, health, morals, or welfare of the community.” The NJ Supreme Court’s March 2023 decision on *Kevin Malanga v. Township of West Orange* (A-45-21 / 086087) identified that, for a municipal governing body to designate a property consider redevelopment criterion “D” (N.J.S.A. 40A:12A-5.d), it must have sufficient proof that:

- a. Areas with buildings or improvements suffer from one or more specified redevelopment criteria conditions; AND
- b. As a result of the particular condition or conditions, it causes demonstrable, quantitative harm(s) “to the safety, health, morals, or welfare” of the community, e.g., municipality or surrounding area.

*Due to the lack of clarification of the evidence required to quantify such harms, as well as the nature of the surrounding properties, we defer any comment on the application of Criterion D in the Study Area, at this time.*

**Criterion E. Growing Lack or Total Lack of Proper Utilization of Areas**

Statutory redevelopment criterion “E” indicates that a municipality may find a property to be in “need of redevelopment” when “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 that 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.

New Jersey’s Industrial Site Recovery Act (ISRA) requires the “remediation of certain business operations (sites) prior to their sale or transfer or upon its cessation of on-site business operations.” Any person who owns the industrial establishment, owns the real property of an industrial establishment, or is the operator of the industrial establishment must comply with ISRA. Many industrial and former industrial site are left abandoned or are sub-let and under-utilized due to potential financial risks and legal exposures that this and similar state and federal regulations have on current property owners and future investors as a condition of title that directly affects a site’s “lack of proper utilization” and the public’s environmental health, safety, and general welfare.

Human activities, such as historic filling of the Coope River to “make” developable land and environmental contamination, has affected nearly every Study Area property. For example:

- In the 1920s historic fill included hazardous waste materials from adjacent Cooper River factories on the following Study Area properties: Block 1221, Lots 3, 12, and 17; Block 1238, Lot 3; and Block 1240, Lot 24. However, there is no evidence that indicates whether such contamination has exceeded a level that may discourage the undertaking of further improvements of those properties.
- Former Sunoco Gas Station #0004-5542, outside the Study Area at 2150 Admiral Wilson Boulevard, directly opposite Block 1240, Lot 1, has generated a contamination plume that adversely affects future groundwater use for that property and adjacent Block 1250, Lot 123. However, there is no evidence that indicates that such contamination, which is now in remediation, will discourage the undertaking of further improvements of those properties within a public water service area.
- A gas station formerly operating on Block 1241, Lot 15 has generated a contamination plume that adversely affects future groundwater use for that parcel and adjacent Block 1250, Lot 123. However, there is no evidence that indicates that such contamination, which is now in remediation, will

discourage the undertaking of further improvements of those properties within a public water service area.

- NJDEP has begun a review of potential groundwater contamination emanating from the now abandoned gas station at Block 1241, Lot 15.
- The main building on Block 1250, Lot 129, appears to have originally been a gas station with two (2) service bays. NJDEP does not appear to have an underground storage tank removal record for this property. ISRA remediation requirements do not appear to apply to the property owner, which has held the parcel since 1977.

**Block 1221, Lots 3, 12, and 17.**

***Finding:*** *There is no evidence to indicate that any of these properties, i.e., the restaurant, liquor store, and NJDOT-owned parcel, are environmentally contaminated or otherwise meets Criterion E.*

**Block 1238, Lot 3.**

***Finding:*** *There is no evidence to indicate that this NJDOT-owned property is environmentally contaminated or otherwise meets Criterion E.*

**Block 1239, Lot 3.**

***Finding:*** *There is no evidence to indicate that this undeveloped property is environmentally contaminated or otherwise meets Criterion E.*

**Block 1240, Lot 24.**

***Finding:*** *There is no evidence to indicate that this warehouse developed property is environmentally contaminated or otherwise meets Criterion E.*

**Block 1241, 15.**

***Finding:*** *There is no evidence to indicate that this property, which is a modern automobile service station, is environmentally contaminated or otherwise meets Criterion E.*

**Block 1250, Lots 7, 124, and 129.**

***Finding:*** *The former gas station on this tract dates back more than one-half century; however, there do not appear to be any NJDEP records indicating an approved removal of the underground storage tanks or any other self-reported environmental contamination investigation or remediation of the land. Therefore, it is reasonable to conclude that this tract is environmentally contaminated and MEETS Criterion E.*

**Block 1250, Lot 123.**

***Finding:*** *There is no evidence to indicate that this property, which is a large liquor store, is environmentally contaminated or otherwise meets Criterion E.*

**Block, Lot 128.**

***There do not appear to be any NJDEP records indicating an approved removal of the underground storage tanks or any other self-reported environmental contamination investigation or remediation of the land. Therefore, it is reasonable to conclude that this tract is environmentally contaminated and MEETS Criterion E.***

**Block 1251, Lot 11.**

***Finding:*** *There is no evidence to indicate that this undeveloped property is environmentally contaminated or otherwise meets Criterion E.*

**Criterion F. More than Five (5) Acres of Fire, Natural, or Other Casualty**

Statutory redevelopment criterion “F” indicates that a municipality may find a property in need of redevelopment when “areas, more than 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.” No such casualty has occurred in the Study Area.

***Finding: The Study Area properties DO NOT MEET redevelopment criterion F.***

**Criterion G. Urban Enterprise Zones (UEZs)**

Under statutory criterion “G,” Urban Enterprise Zones (UEZs) automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions, upon adoption of a redevelopment plan by ordinance. The Study Area is within Camden’s UEZ.

***Finding: All the Study Area properties MEET redevelopment criterion G.***

**Criterion H. Smart Growth**

Statutory redevelopment criterion “H” indicates that a municipality may find a property in need of redevelopment when designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Because Camden City is within the Metropolitan (PA-1) Planning Area on the State Plan Policy Map, the Study Area is within a designated “Smart Growth” planning area.

***Finding: All the Study Area properties MEET redevelopment criterion H.***

**VI. Conclusion and Findings**

Based on the findings and evaluations identified in this report, we recommend that the Council designate all three (3) of the properties within the Study Area as “Areas in Need of Redevelopment” because they individually meet the LRHL statutory criteria referenced in the table below.

Block	Lot	Meets Redevelopment Criterion								Summary
		A	B	C	D	E	F	G	H	
1221	3	NO	NO	NO	--	NO	NO	YES	YES	G, H
1221	12	NO	NO	NO	--	NO	NO	YES	YES	G, H
1221	17	NO	NO	NO	--	NO	NO	YES	YES	G, H
1238	3	NO	NO	NO	--	NO	NO	YES	YES	G, H
1239	17	NO	NO	NO	--	NO	NO	YES	YES	G, H
1240	24	NO	NO	NO	--	NO	NO	YES	YES	G, H
1241	15	NO	NO	NO	--	NO	NO	YES	YES	G, H
1250	7	NO	NO	NO	--	YES	NO	YES	YES	E, G, H
1250	123	NO	NO	NO	--	NO	NO	YES	YES	G, H
1250	124	NO	NO	NO	--	YES	NO	YES	YES	E, G, H
1250	128	YES	YES	NO	--	NO	NO	YES	YES	A, B, E, G, H
1250	129	NO	NO	NO	--	YES	NO	YES	YES	E, G, H
1251	11	NO	NO	NO	--	NO	NO	YES	YES	G, H

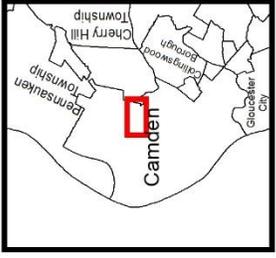
We recommend that City Council designate all the Study Area properties as an “Area in Need of Non-Condemnation Redevelopment” because we do not anticipate that City Council or its designated redevelopment entity will require the use of eminent domain in future redevelopment projects

**Appendix A**  
City of Camden Resolution

**Appendix B**

- Figure 1: FEMA Flood Hazard Area Map
- Figure 2: NJDEP Wetlands Boundary Map
- Figure 3: MOD IV Land Use Map
- Figure 4: Zoning Map

# Flood Hazard Areas - Study Area



**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR. SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL. 856-235-7170 FAX 856-273-9239

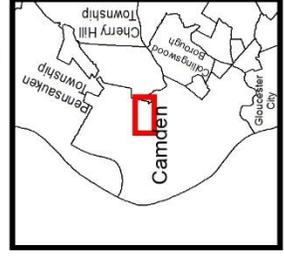
**Legend**

- Study Area
- Flood Hazard Areas
  - Without BFE
  - With BFE (Base Flood Elevation)
- Regulatory Floodway
- 100-Year Floodplain
- 0.2% Annual Chance Flood Hazard
- Parcels

Date: 2/2/2024    Drafted By: PVB



# Land Use (MOD IV) - Study Area



**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR. SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL: 856-238-7770 FAX: 856-273-9239

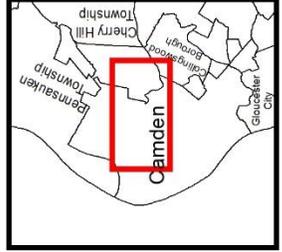
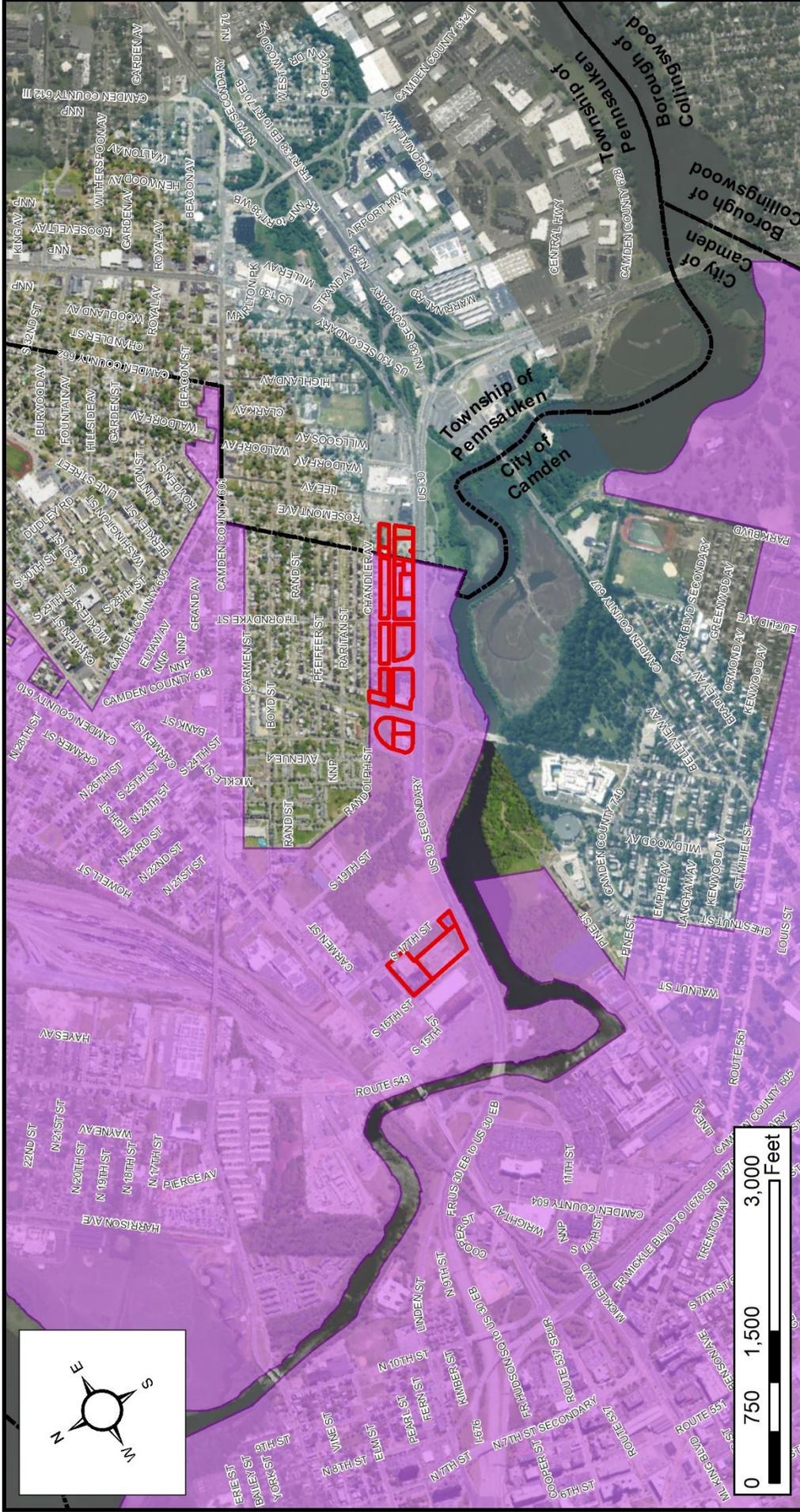
**Legend**

	Study Area		Land Use (MOD IV)		Other Public Exempt
	Parcels		No Data		Public Property
	Vacant		Residential		Church & Charitable
			Commercial		Cemeteries
			Industrial		Public School
			Apartment		Railroad

Date: 2/2/2024    Drafted By: PVB



# Urban Enterprise Zones (UEZs) - Study Area



**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR. SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL. 856-235-7170 FAX 856-273-9239

**Legend**

- Study Area
- Urban Enterprise Zones (UEZs)

Date: 2/13/2024    Drafted By: PVB

**Appendix C**  
Study Area Photographs

**Block 1221, Lot 3: 2035 Admiral Wilson Boulevard  
Golden Pearl Chinese Restaurant  
Meets Redevelopment Criteria G & H**



**Block 1221, Lot 12: 2007 Admiral Wilson Boulevard  
Carol's Discount Liquor Store & Billboard  
Meets Redevelopment Criteria G & H**



**Block 1221, Lot 17: 300 Block Randolph Street (south side - within jughandle)**

**Vacant, cleared land.**

**Meets Redevelopment Criteria G & H**



**Block 1238, Lot 3: 400 Block Maplewood Street (west side)**

**Vacant, cleared land.**

**Meets Redevelopment Criteria G & H**



**Block 1239, Lot 17: 500 Block Maplewood Street (north side)  
Vacant, paved land.  
Meets Redevelopment Criteria G & H**



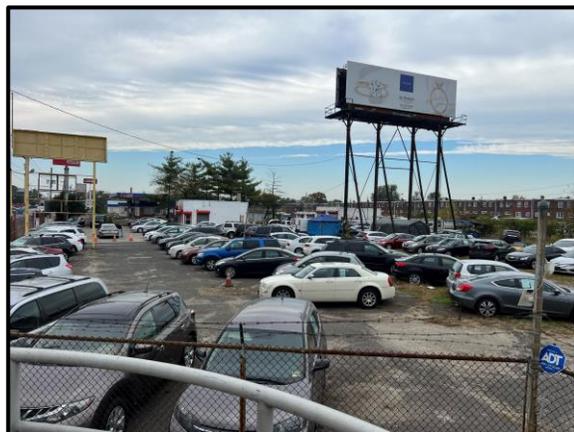
**Block 1240, Lot 24: 2157 Admiral Wilson Boulevard  
Sun Wholesalers; All Marble Granite & Tile Imports  
Meets Redevelopment Criteria G & H**



**Block 1241, Lot 15: 2225 Admiral Wilson Boulevard  
Lukoil Gas station  
Meets Redevelopment Criteria G & H**



**Block 1250, Lots 7, 124, & 129: 2363 Admiral Wilson Boulevard  
Used Car Sale, Car Repair, & Billboard  
Meets Redevelopment Criteria G & H**



**Block 1250, Lot 123: 2305-2311 Admiral Wilson Boulevard**  
**One Stop Liquor Outlet store**  
**Meets Redevelopment Criteria G & H**



**Block 1250, Lot 128: 2345 Admiral Wilson Boulevard**  
**Gas Station (abandoned)**  
**Meets Redevelopment Criteria A, B, G & H**



**Block 1251, Lot 11: 600 Block Maplewood Street (north side)**  
**Vacant, cleared and partly paved land.**  
**Meets Redevelopment Criteria G & H**

