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#31771.11

**NON-CONDEMNATION REDEVELOPMENT PLAN for
Block 715, Lots 1, 19, 20, 23, 25, and 26
Camden, Camden County, New Jersey**



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I. INTRODUCTION

This Non-Condemnation Redevelopment Plan (Plan) relates solely to a ± 23.37-acre tract on six (6) adjacent tax parcels situated between Mount Ephraim Avenue (NJ 168) and the Collingswood Borough in the south-eastern section of Camden City, otherwise identified as the Redevelopment Project Area (Project Area). The Project Area borders Woodlynne Borough to the north along the North Branch of Newton Creek. It also borders Collingswood Borough to the east opposite the Beesely Point Secondary railroad line. The Project Area comprises six (6) adjacent tax parcels on Block 715: Lots 1, 19, 20, 23, 25, and 26, and excludes Lot 22, which is a 0.43-acre parcel that contains a Popeye's restaurant.

The purpose of this Redevelopment Plan is to facilitate initial redevelopment strategies for the Redevelopment Project Area by:

1. Demolishing the existing ± 30,000 SF State and County Service Facilities building on Lot 19 and other activities to prepare the property for future redevelopment;
2. Clearing Lot 1 of all remaining improvements related to the property's former uses and other activities to prepare the property for future redevelopment;
3. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market the Mount Ephraim Road frontage of Lots 1 and 19 for future redevelopment consistent with those uses permitted and conditionally permitted in the C-3 zone Avenue to create a regional retail center for the southern neighborhoods of Camden City.
4. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market / develop the rear portions of Lots 1 and 19 for storage and maintenance of fleet vehicles used for government agencies and government contractors and for community solar photovoltaic energy generation.
5. Assisting in the voluntary relocation of the existing food market business on Lot 20, if requested by that property's owner, and developing any conceptual land use, circulation, and site development plans for the future redevelopment of the property for the uses identified above;
6. Designing and installing streetscape improvements along the Mount Ephraim commercial corridor gateway to create a landscape boulevard, as recommended in the Fairview Neighborhood Partnership Plan;
7. Developing flood control and stormwater management plans to address potential climate change vulnerabilities in the Project Area, including repair/reconstruction of bulkheads along the North Branch of Newton Creek; and
8. Designing and installing a recreational greenway, including a multi-use trail connecting to other portions of a greenway network, including lands along the banks of the North Branch of Newton Creek.

II. DEFINITIONS

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law (LRHL), are pertinent to this Redevelopment Plan:

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 pursuant to 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 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 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.

III. REDEVELOPMENT PLAN

A. Property Description

The following table identifies the address, acreage, owner, and current uses for the six (6) properties within Block 715 in the Project Area, as shown and approximated on the State’s GIS tax parcel data layer. (The official Camden City Tax Maps do not include Lot 26.) (See **Fig. 1 Location Map** in the **Appendix**.)

| Block | Lot | Address | Acres | Owner | Use |
|-------|-----|-------------------------|-------|--|--|
| 715 | 1 | 2630 Mount Ephraim Ave. | 6.21 | Camden County 520 Market Street, 14 th Floor Camden, NJ 08102 | Temporary construction trailer(s) and temporary storage sheds |
| 715 | 19 | 2600 Mount Ephraim Ave. | 10.88 | Camden County 520 Market Street, 14 th Floor Camden, NJ 08102 | ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building |
| 715 | 20 | 2620 Mount Ephraim Ave. | 3.22 | Mount Ephraim, LLC 2620 Mount Ephraim Ave. Camden, NJ 08104 | ± 4,000 SF Food Market and storage trailers |
| 715 | 23 | Mount Ephraim Ave. | 0.42 | Myron M. Levin Trust 5201 Route 38 Pennsauken NJ 08109 | Tidal Flat |
| 715 | 25 | Mount Ephraim Ave. | 1.24 | CONRAIL c/o Tax Dept. 3 Commercial Place #209 Norfolk, VA 23510 | Beasley Point Secondary Freight Railroad |
| 715 | 26 | Mount Ephraim Ave. | 1.40 | NJDEP 401 East State Street Trenton, NJ 08608 | North Branch of Newton Creek (tidal) |

B. Redevelopment Plan

In N.J.S.A. 40A:12A-7a., the LRHL requires all Redevelopment Plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the Project Area...."The LRHL requires the outline to indicate the following information:

1. Relationship to Definite Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the Redevelopment Plan to indicate:

Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

This Redevelopment Plan relates to the City’s local objectives, as expressed in its Master Plan and other land, community, and economic development documents, as follows:

1. **Land Use Objectives:** As detailed in section **V. Relationship to Local Development Regulations** of this report, the Redevelopment Plan’s proposed land use and building requirements correlate with current and projected economic development trends that may not necessarily relate to the regional retail land use development objectives identified in the City’s 2002 Master Plan and the Zoning and Land Use Ordinance.

This is because the nature of brick-and-mortar regional retail and commercial uses has experienced a seismic shift since the early 2000s, as evidenced by:

- The rise in on-line shopping, which now represents about 15% of the total US retail market;

- The downsizing / closure of three (3) nearby regional malls: the Gallery, Moorestown Mall, and Echelon Mall, that no longer survive without their former department store anchors; and
- The complete redevelopment of the nearby Audubon Shopping Center with a Walmart store just 1.5 miles to the south in 2005.

Secondly, the relative sizes and geometries of Lot 1, which is set back 450' from another property fronting Mount Ephraim Avenue, and of Lot 19, which is about 1,000' deep, have not been successfully occupied for the last 50 years. Realistically, without substantial anchor tenants, a regional shopping corridor may be able to occupy a frontage depth 200' to 300' along a major highway. NJDEP mapping indicates that this portion of the Project Area is within the flood hazard area, which further complicates future real estate investment. Typically, the "rear" of such properties would be occupied by other uses, such as residential or industrial development. The Camden Redevelopment Agency has not been successful in attracting a major retail tenant, such as that envisioned in the neighborhood plan, for the last 30 years.

Although Mount Ephraim Avenue is a NJ highway south of Ferry Avenue, this section of the Avenue is an "inner-city" area with no direct access to nearby US 130. (The Fairview Neighborhood Partnership Plan recommends connecting this section of the Avenue to US 130 with a connecting boulevard through Block 715, Lot 2.)

Given these factors, the Redevelopment Plan recommends that the land use objectives be modified to promote and encourage:

- Permitted C-3 zone commercial uses and mixed-use buildings with multi-family uses above permitted ground-level commercial uses;
 - Vehicular fleet storage and maintenance for government agencies and government contractors when set back 300' from Mount Ephraim Avenue; and
 - Community solar photovoltaic energy systems when set back 300' from Mount Ephraim Avenue.
- Population Density / Housing Objectives: Because residential uses are not suitable, practicable, and sustainable uses within the Redevelopment Project Area, the Redevelopment Plan does not include a component that addresses these local objectives.
 - Traffic and Public Transportation Objectives: The Redevelopment Plan recommends that future redevelopment of the Project Area include the design and installation of streetscape improvements along the Mount Ephraim commercial corridor gateway to create a landscaped boulevard, as recommended in the Fairview Neighborhood Partnership Plan.
 - Public Utilities / Infrastructure Objectives: The Redevelopment Plan recommends that future redevelopment in the Project Area develop flood control and stormwater management plans to address potential climate change vulnerabilities in the Project Area, including repair/reconstruction of bulkheads along the North Branch of Newton Creek.
 - Recreational and Community Facilities Objectives: The Redevelopment Plan recommends that future redevelopment in the Project Area include the design and installation of a recreational greenway, including a multi-use trail connecting to other portions of a greenway network, including lands along the banks of the North Branch of Newton Creek.
 - Other Public Improvement Objectives: Not applicable.

2. Proposed Land Use and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires the Redevelopment Plan to indicate:

Proposed land uses and building requirements in the Project Area.

2.a Permitted Principal Uses

The permitted principal uses shall be the following:

1. Banks and financial and insurance service uses.
2. Business service establishments.
3. Commercial recreation facilities.
4. Eating and drinking establishments, including taverns and sit-down, carry-out, and drive-through restaurants.
5. Professional, scientific, and technical service uses, also known as “office uses.”
6. Retail sales establishments.
7. Personal and household service uses, excluding funeral homes.
8. Shopping centers consisting of the above permitted uses.
9. Mixed-use buildings consisting of multi-family residential uses on the upper floors of the above permitted uses.
10. Floodplain management / stormwater management facilities.
11. Light manufacturing, assembly, and related commercial uses, including outdoor storage.
12. Vehicular fleet storage and maintenance for government agencies and government contractors when set back 300’ from Mount Ephraim Avenue; and
13. Community solar photovoltaic energy systems when set back 300’ from Mount Ephraim Avenue.
14. City, County, and State uses and facilities.
15. More than one (1) principal use and principal structure allowed per lot.

2.b Permitted Accessory Uses

The permitted accessory uses shall be the following:

1. Business office space for the above permitted uses.
2. Employee cafeterias and outdoor recreational areas.
3. Fences and walls, per § 870-197.
4. HVAC, emergency electrical generators, and other mechanical equipment.
5. Maintenance, security, and storage sheds,
6. Off-street parking and loading, per §§ 870-214 and 870-230 through 870-241.
7. Flood control and stormwater management facilities.
8. Roof-mounted solar photovoltaic energy equipment, per § 870-266.
9. Sidewalk cafes, per § 870-217.
10. Signs, per § 870-253.

2.c Prohibited Principal and Accessory Uses

The prohibited principal and accessory uses shall be the following:

1. Automobile body shops, car washes, major and minor repair shops, and new and use sales or leasing establishments, and
2. Self-service storage facilities that rent or lease storage space, such as rooms, lockers, garages, and containers, also known as storage units, to individuals and businesses, as defined by N.J.S.A. 2A:44-188.
3. Uses prohibited per § 870-37 and § 870-74.

2.d. Conditionally Permitted Principal Uses

The conditionally permitted principal and accessory uses shall be the following:

1. Public utility facilities, per § 870-191.

2. Wireless telecommunications facilities, per § 870-210 and 870-211.
3. Automobile service stations, gasoline stations, and motor vehicle service stations, per § 870-210.A though L.

2.e Development Application Requirements

Land development applications shall include the information required on the City's development application checklists.

2.f. Area and Height Regulations

The Redevelopment Project Area's area and height regulations shall be the same as those for non-residential uses in the underlying zoning district, per § 870-76.

2.g Site Design Guidelines

2.g.1 Access and Circulation

The Redeveloper shall provide 5'-wide sidewalks for pedestrian circulation along NJ 168, as well as interior sidewalks for walking from those streets and between buildings and parking areas. These sidewalk areas shall be improved with shade trees and appropriate street furniture.

2.g.2 Environmental Performance Standards

The Camden Redevelopment Agency shall enforce compliance with State's Air Pollution Noise Control regulations (N.J.A.C. 7:27-14) and Noise Control regulations (N.J.A.C. 7:29) during construction, while the City shall do so upon the Redeveloper's receipt of a certificate of occupancy.

2.g.3 Landscaping and buffering, per §§ 870-244 through 870-250.

2.g.4 Lighting fixtures and equipment, per § 870-243.

2.g.5 Solid waste management and recycling facilities, per §§ 870-255 and 870-257.

2h. Deviations from Provisions of this Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for variances and deviations from this Redevelopment Plan or other municipal development ordinances, other than with respect to the nature of relief as set forth under N.J.S.A. 40:55D-70d. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected Redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of Camden's Zoning and Land Use Ordinance, or from the design standards set forth in this Redevelopment Plan or other municipal development ordinances.

The Redeveloper shall make all requests for such relief to the Planning Board accompanied by a complete application for development, as otherwise required by ordinance. The Planning Board shall make its decisions on such requests accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

3. Provisions for Relocation

N.J.S.A. 40A:12A-7a.(3) requires the Redevelopment Plan to indicate:

Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Project Area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

The Camden Redevelopment Agency will not disturb or eliminate any existing residences to implement this Redevelopment Plan. Therefore, this Redevelopment Plan does not require resident relocation provisions.

4. Identification of Property to be Acquired

N.J.S.A. 40A:12A-7a.(4) requires the Redevelopment Plan to indicate:

An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan.

The Redevelopment Plan does not anticipate the need to acquire any property in this Non-Condensation Redevelopment Area.

5. Relationship with Other Plans

N.J.S.A. 40A:12A-7a.(5) requires the Redevelopment Plan to indicate:

Any significant relationship of the Redevelopment Plan to (a) the Master Plans of contiguous municipalities, (b) the Master Plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.).

a. Contiguous Municipalities

Camden City shares common boundaries with the city of Gloucester City, the townships of Pennsauken, Cherry Hill, and Haddon, and the boroughs of Collingswood, Woodlynne, Oaklyn, and Audubon Park in Camden County and the City of Philadelphia in Pennsylvania. The Redevelopment Project Area is adjacent to Collingswood and Woodlynne boroughs but separated from Collingswood by a freight railroad corridor and from Woodlynne by a wetlands stream corridor. The proposed uses should not have any significant visual, noise, or traffic impacts and should not adversely affect the adjacent municipalities' Master Plan goal and objectives.

b. Camden County

The Redevelopment Plan is consistent with and implements the following Camden County plans:

2014 Camden County Comprehensive Plan which identifies Camden City as the County's Metropolitan Core, which is a Priority Growth Investment Area (PGIA). The plan's Land Use Policy Goal #3 is to "support and promote the vitality and revitalization of the City of Camden" and the plan's Highway Policy Goals #2 and #3, respectively, are to "support the County's economic activity and vitality," and to "improve mobility and accessibility for the County's residents and products."

The Redevelopment Plan does this by enabling the Camden Redevelopment Agency to leverage the powers of the LRHL to support economic development while remediating existing environmental contamination issues and addressing endemic flooding along US 30 in the Redevelopment Project Area that continues to encumber the regional transportation network.

c. New Jersey

The New Jersey State Planning Commission adopted the *State Development and Redevelopment Plan (SDRP)* on June 12, 1992. The Commission re-examined the *SDRP* and adopted a new plan on March 1, 2001. The *SDRP* delineates the Project Area as within the Metropolitan (PA1) Planning Area. The *SDRP* intends the Metropolitan Planning Area to provide for much of the State's future redevelopment by revitalizing cities and towns; promoting growth in compact forms; stabilizing older

suburbs; redesigning areas of sprawl; and protecting the character of existing stable communities. The Project Area is in PA1, which is the core of the State's Smart Growth Area.

6. Affordable Housing Impacts

N.J.S.A. 40A:12A-7a.(6) requires the Redevelopment Plan to indicate:

As of the date of the adoption of the resolution finding the area to be in need of Redevelopment, an inventory of all housing units affordable to low and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the Redevelopment Plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

This Redevelopment Plan does not provide for the demolition, rehabilitation, or construction of any affordable housing. Therefore, the provision of an analysis of affordable housing impacts does not apply.

7. Affordable Housing Replacement Provisions

N.J.S.A. 40A:12A-7a.(7) requires the Redevelopment Plan to indicate:

A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, which is subject to affordability controls and that is identified as to be removed because of implementation of the Redevelopment Plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or near the Redevelopment Area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

There are no residential uses within the Redevelopment Project Area. Therefore, this Redevelopment Plan requirement does not apply.

8. Zero-Emission Vehicle Infrastructure

N.J.S.A. 40A:12A-7a.(7) requires the Redevelopment Plan to indicate:

Proposed locations for zero-emission vehicle fueling and charging infrastructure within the Project Area in a manner that appropriately connects with an essential public charging network.

This Redevelopment Plan shall require Redevelopers to install electric vehicle charging infrastructure within the Redevelopment Project Area in accordance with P.L. 2021 c.171. The locations of such infrastructure will be determined during the development review process.

IV. AFFORDABLE HOUSING PROVISIONS

N.J.S.A. 40A:12A-7b. indicates:

A Redevelopment Plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal Master

Plan.

Camden City does not have a court-approved Housing Element and Fair Share Plan to address its Third Round Obligation up to 2025. The City Code of Ordinances does not require residential or non-residential developers to pay affordable housing fees or to designate or deed restrict any number or percentage of residential units for modern, low, or very low-income households. For this reason, the Redevelopment Plan does not include any provisions for affordable housing.

V RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS

N.J.S.A. 40A:12A-7c. requires the Redevelopment Plan to indicate:

The Redevelopment Plan shall describe its relationship with pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.).

This Redevelopment Plan incorporates all those other chapters of the Camden City Code related to land development, such as Chapter 870 Zoning and Land Use. This Redevelopment Plan only supersedes those ordinance regulations identified in **Section III B.2. Proposed Land Uses and Building Requirements** of this Redevelopment Plan.

These proposed permitted uses do not include the following uses, which are not suitable, practicable, and sustainable within this particular modified C-3 Regional Commercial Zone along the Mount Ephraim Avenue (NJ 168) commercial gateway corridor or in the “rear” portions of the Project Area properties set back more than 300’ from the Avenue:

- a. Club, social or fraternal.
- b. Funeral home.
- c. Parks, playgrounds or recreation areas, community center building, and libraries.
- d. Public, private or parochial educational institutions.

This Redevelopment Plan specifically adds two (2) new permitted principal uses in the “rear” portion of the Project Area, when set back 300’ from the Avenue:

1. Vehicular fleet storage and maintenance for government agencies and government contractors; and
2. Community solar photovoltaic energy systems.

Otherwise, the various other permitted uses in the C-3 are regrouped into these broader categories:

1. Banks and financial and insurance service uses.
2. Business service establishments.
3. Commercial recreation facilities.
4. Eating and drinking establishments, including taverns and sit-down, carry-out, and drive-through restaurants.
5. Professional, scientific, and technical service uses, also known as “office uses.”
6. Retail sales establishments.
7. Personal and household service uses, excluding funeral homes.

The Redevelopment Plan expands the list of permitted accessory uses to include such modern ordinary and customary accompanying uses and structures as:

1. Business office space for the above permitted uses,
2. Employee cafeterias and outdoor recreational areas,
3. HVAC, emergency electrical generators, and other mechanical equipment,
4. Maintenance, security, and storage sheds,
5. Flood control and stormwater management facilities, and

6. Roof-mounted solar and photovoltaic equipment, per § 870-266.

In addition to the prohibited uses listed in § 870-37 and § 870-74, the Redevelopment Plan also prohibits the following uses that are not conducive or supportive of an inner-city regional commercial zone:

1. Automobile body shops, car washes, major and minor repair shops, and new and use sales or leasing establishments, and
2. Self-service storage facilities that rent or lease storage space, such as rooms, lockers, garages, and containers, also known as storage units, to individuals and businesses, as defined by N.J.S.A. 2A:44-188.

The Redevelopment Plan continues to conditionally permit public utility facilities, wireless telecommunication facilities, and automobile service stations, gasoline stations, and motor vehicle service stations; however, it does not propose to continue the six (6) different types of supportive need housing or parabolic dish antennae, the latter of which is no longer technologically relevant.

1. Public utility facilities, per § 870-191.
2. Wireless telecommunications facilities, per § 870-210 and 870-211.
3. Child-care centers, subject to the requirements of § 870-203.

The Zoning and Land Use Ordinance (§ 870-36) currently permits City uses and facilities in every zoning district. The Redevelopment Plan recommends expanding this permission to include County and State facilities, as well. Finally, because the Ordinance currently prohibits it, much to the detriment of modern economic development practices, the Redevelopment Plan allows more than one (1) principal use and principal structure per lot.

Zoning Map

The Camden City Council shall amend the Zoning Map to indicate that this Redevelopment Plan shall apply for all future development and redevelopment for this Project Area.

Planning Board Discretion

In addition, the Planning Board is authorized to issue, at its discretion, bulk variances, design waivers, and other exceptions from the Proposed Land Uses and Building Requirements detailed in this Redevelopment Plan.

VI MUNICIPAL MASTER PLAN CONSISTENCY

N.J.S.A. 40A:12A-7d. requires that:

All provisions of the Redevelopment Plan shall be either substantially consistent with the municipal Master Plan or designed to effectuate the Master Plan; but the municipal governing body may adopt a Redevelopment Plan which is inconsistent with or not designed to effectuate the Master Plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the Redevelopment Plan.

In addition to the Master Plan-related comments above in **Section V. Relationship to Local Development Regulations**, the Redevelopment Plan is substantially consistent with and designed to effectuate Camden's 2002 Master Plan:

V. Achieving a Dynamic Economy

Goal 1: Maintain and attract job generating businesses to the City.

3. *Develop mixed-use centers:* The Redevelopment Plan facilitates the generation of mixed-use development along Mt. Ephraim Avenue, which the City's Zoning and Land Use Ordinance currently prohibits in the C-3 Regional Commercial Zone.
7. *Upgrade infrastructure and basic government services:* The Redevelopment Plan will enable the City and County to work together to improve the "rear" portion of the Project Area to better store and maintain vehicle fleets used by their agencies and contractors, such as those used for public works, public safety, property demolition, solid waste and recycling collection, etc. It will also facility the development of a community solar photovoltaic energy system to capture renewable energy and distribute it to City residents and businesses meeting income and other qualifications.

Goal 4: Create compact and lively retail centers along the City's major commercial corridors .

1. *Consolidate scattered commercial areas along major roadways:* The Redevelopment Plan will foster redevelopment of commercial and mixed-use development along this section of underutilized and scattered buildings along Mt. Ephraim Avenue.

VII. Maintaining and Improving the Environment

Goal 1: Pursue clean-up of known areas containing environmental issues

1. *Monitor and enforce clean-up and remediation of known contaminated sites:* The Redevelopment Plan requires the clean-up and remediation of the Project Area's hazardous materials.

Goal 2: Develop and maintain a diversified City-wide open space network.

1. *Consolidate existing park and open space inventories:* The Redevelopment Plan will facilitate the rehabilitation of undevelopable tidal portions of the Newton Creek corridor, which is an important ecological feature in the City's open space network.

Goal 3: Establish a Camden greenway system.

1. *Develop a linear greenway network along river corridors:* The Redevelopment Plan encourages the subdivision of the undevelopable tidal portions of the Newton Creek corridor and other areas for a future passive open space element of the City's greenway system.

VIII Integrating Camden's Transportation Network

Goal 5: Promote and maintain pedestrian and bicycle networks within the downtown, the waterfront area and in neighborhoods.

2. *Improve sidewalk and bicycle systems:* The Redevelopment Plan requires the Redeveloper to provide 5'-wide sidewalks for pedestrian circulation along NJ 168. These sidewalk areas are to be improved with shade trees and appropriate street furniture.

In summary, this Redevelopment Plan for the Redevelopment Project Area is either consistent with the primary goals of Camden City's Master Plan or designed to effectuate them.

VII OTHER PROVISIONS

A. Designation of Redevelopment Entity and Redeveloper.

1. Camden City Council has designated the Camden Redevelopment Agency and the Camden County Improvement Authority to implement Redevelopment Plans and projects in the area designated by this Redevelopment Plan in the Redevelopment Area (N.J.S.A. 40: 12A-4).

2. The Camden Redevelopment Agency, as authorized by the City Council, shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).
3. The designated Redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, subject to the terms of a negotiated Redevelopment Agreement(s). The Redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, subject to the terms of a negotiated Redevelopment Agreement(s). Camden Redevelopment Agency shall require the Redeveloper to furnish escrows and performance guarantees. (N.J.S.A. 40:55D-53)

B. Compliance with Development Regulations.

1. Development, site plan, and subdivision within the Redevelopment Area shall be governed by the requirements of the City of Camden regulating Land Use Procedures, Zoning, Development, Site Plans, and Subdivisions, as well as the State of New Jersey governing development and redevelopment.
2. The Camden Redevelopment Agency and Redeveloper shall agree to comply with all applicable application submission requirements, design standards, and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden to the extent that they do not contradict this Redevelopment Plan and applicable law, and except where variances and waivers are properly approved by the Planning Board or Zoning Board of Adjustment.
3. The ordinance adopting the Redevelopment Plan shall contain an explicit amendment to the City's Zoning Map included in the Zoning and Land Use Ordinance. The Zoning Map, as amended, shall indicate the Redevelopment Area to which the Redevelopment Plan applies.
4. The Planning Board, or Zoning Board of Adjustment, as applicable, shall review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan.

C. General Provisions of the Redevelopment Plan.

1. Land use provisions and building requirements are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They provide references for the physical development of the Project Area. Developers have flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every possible design or land use solution. Rather, Camden Redevelopment Agency will evaluate proposals as to how well they achieve the objectives of this Redevelopment Plan.
2. The Camden Redevelopment Agency and the Planning Board specifically reserve the right to review and approve the Redeveloper's plan and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the Redevelopment Area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If Redevelopers make design changes after submission, no construction related to the changed project

features can take place until the Redevelopers submit a site plan and other pertinent drawings reflecting such additions or changes for both agencies' approval. This pertains to revisions and additions prior to, during, and after the completion of such improvements.

3. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City of Camden shall determine the amount and form of such performance guarantees.
4. Subdivisions of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and the City's Zoning and Land Use Ordinance. If parcels are combined that include the use or taking of public rights-of-way, thus interfering with existing circulation patterns, and creating a new street or tax block, the developer shall also be required to comply with the City's Zoning and Land Use Ordinance, as if the developer were proposing a subdivision or portion thereof.
5. The Redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79. (N.J.S.A. 40A:12A-1 *et seq.*).
6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic, or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to public health, safety, or general welfare.
7. No Redeveloper shall construct a building over an easement in the Project Area without prior written approval of the Camden Redevelopment Agency and the appropriate City of Camden authority.
8. The Redeveloper shall provide utility easements, when necessary, for approval by the City of Camden. The Redeveloper shall provide such easements within seven (7) working days after completion of project construction.
9. The developer of a specified project within the Redevelopment Area shall submit, if needed, a stormwater management plan as part of the design submission for review by the Planning Board and the appropriate City authority. Stormwater management in the Redevelopment Area shall minimize the quantity of stormwater entering the municipal sewer system or flowing directly into adjacent streams.
10. No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any successors or assignees, whereby land within the Redevelopment Project Area is restricted by the Camden Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. The disposition agreements shall include appropriate covenants, running with the land forever, which will prohibit such restrictions.
11. Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

D. Public Improvements.

Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). As its sole option, the City of Camden, or its designees, may opt to pay for all or part of these public improvements. The Redeveloper shall coordinate any water system improvements with the appropriate utility company. All off-tract improvements shall conform to City requirements.

E. Types of Proposed Redevelopment Actions.

Pursuant to N.J.S.A. 40A:12A-8, the City of Camden or the Camden Redevelopment Agency, may, upon adoption of a Redevelopment Plan, proceed with clearance, re-planning, development, and redevelopment of the Project Area designated in that plan. To perform and affect the purposes and terms of this Plan, the City of Camden or Camden Redevelopment Agency may:

1. Undertake Redevelopment Projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L.1992, c.79 (C.40A:12A-29);
2. Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22);
3. The Camden County Improvement Authority may acquire Block 1197, Lot 2 and Block 1208, Lot 2, by negotiation or condemnation. In addition, the Camden County Improvement Authority may acquire by condemnation any other land or building which is necessary for the Redevelopment Project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L.1971, c.361 (C.20:3-1 et seq.), **provided that** the land or building has been designated a Condemnation Redevelopment Area;
4. Clear any area owned or acquired and install, construct, or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the Redevelopment Plan;
5. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of Redevelopment Projects;
6. Arrange or contract with public agencies or Redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a Redeveloper to defray the costs of the Camden Redevelopment Agency, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to Redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to Redevelopers; and arrange or contract with public agencies or Redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a Redevelopment Area;
7. Except with regard to property subject to the requirements of P.L.2008, c.65 (C.40A:5-14.2 et al.),

lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a Redevelopment Plan, notwithstanding the provisions of any law, rule, or regulation to the contrary;

8. Enter upon any building or property in any Redevelopment Area to conduct investigations or make surveys, sounding or test borings necessary to carry out the purposes of this Act;
9. Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L.1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L.1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a Redevelopment Area;
10. Make, consistent with the Redevelopment Plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements;
11. Request that the Planning Board recommend to the City Council and that the City Council designate particular Areas as being in Need of Redevelopment or Rehabilitation in accordance with the provisions of this act and make recommendations for the Redevelopment or rehabilitation of such areas;
12. Study the recommendations of the planning board or governing body for the redevelopment of the area;
13. Publish and disseminate information concerning any Redevelopment Area, Plan, or Project; and
14. Do all things necessary or convenient to carry out its powers.

F. Time Limits.

The following provisions with respect to time limits shall govern this Redevelopment Plan:

1. Reasonable Time for Development: The Redeveloper of a project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable time, to be determined in an Agreement between the Camden Redevelopment Agency and the duly designated Redeveloper. (N.J.S.A. 40A: 12A-9)
2. Expiration of Redevelopment Plan: The provisions and regulations specified in this Redevelopment Plan shall continue in effect for a period of 25 years from the adoption of the Redevelopment Plan.
3. Certificates of Completion: Upon the issuance of a Certificate of Completion by the Camden Redevelopment Agency, the City shall deem that a Redevelopment Project is no longer in need of redevelopment for the purposes of implementation of this Redevelopment Plan.

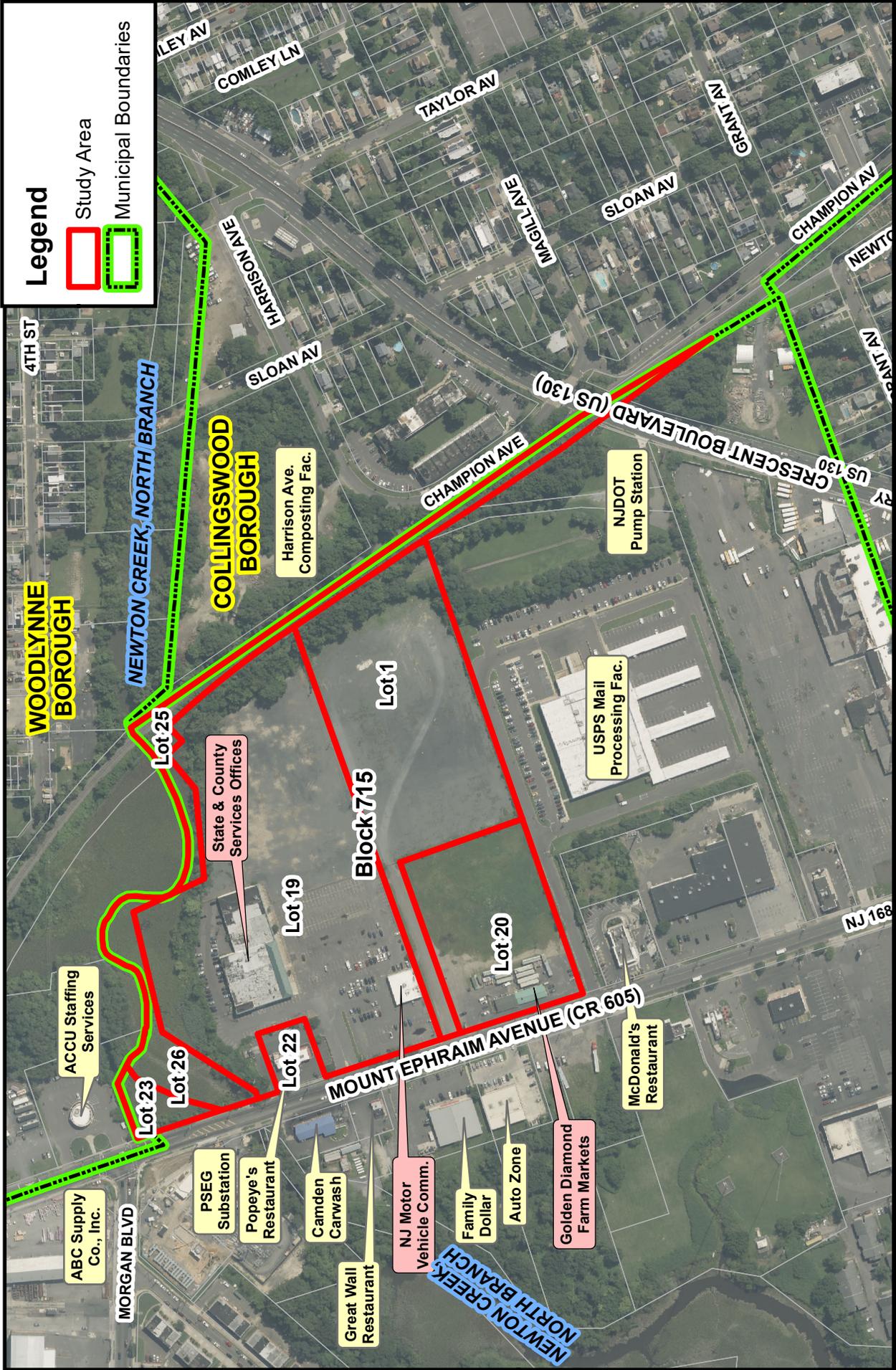
G. Procedures for Amending this Redevelopment Plan.

The City Council may amend this Redevelopment Plan from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 *et seq.*).

H. Supersedence, Repeal, and Severability

1. This Redevelopment Plan repeals all ordinances or parts of ordinances inconsistent with it to the extent of such inconsistency only.
2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions outlined in the City's Zoning and Land Use Ordinance, the provisions of this Redevelopment Plan – unless otherwise specified – shall prevail.
3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.

APPENDIX



Legend

- Study Area
- Municipal Boundaries



Fig. 1: Location Map
Block 715, Lots 1, 19, 20, 23, 25, & 26
Camden City, New Jersey