

August 21, 2024  
#31760.00

**REDEVELOPMENT PLAN  
for BLOCKS 1197 & 1208  
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**

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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

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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**

This Redevelopment Plan relates solely to a 10-acre tract along Admiral Wilson Boulevard (US 30) bound by Mickle Street to the north, S. 17<sup>th</sup> Street to the east, US 30 to the south, and S. 16<sup>th</sup> Street to the east. It includes all properties within Tax Blocks 1197 and 1208, which Stevens Street, now vacated, once separated. (The City's tax assessor has not yet consolidated these two tax blocks, which is unwieldy.)

This Redevelopment Project Area comprises four (4) individual parcels. Camden City Council (Council) designated one (1) of these, Block 1208, Lot 4, which is a 1.35-acre lot with frontage on S. 17<sup>th</sup> Street and part of a larger industrial property on Block 1197, Lot 2. as a redevelopment area in 2013. It then included it within the Admiral Wilson North Redevelopment Area Plan, which otherwise covers properties east of S. 17<sup>th</sup> Street.

This Redevelopment Plan amends the 2013 Redevelopment Plan by relocating Block 1208, Lot 4 to this 2024 Redevelopment Plan, which also includes Block 1197, Lot 2, and Block 1208, Lots 2 and 3, which Council designated as redevelopment areas in 2024. Doing so is necessary for the effective redevelopment of the Redevelopment Project Area. The Council has designated Block 1208, Lot 3 as a non-condemnation redevelopment area and Block 1197, Lot 2, and Block 1208, Lots 2 as condemnation redevelopment areas.

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

1. Demolishing the factory building on Block 1197, Lot 2;
2. Clearing Block 1197, Lot 2 and Block 1208, Lot 2 of all remains, debris, and other improvements related to the properties' former factory buildings;
3. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market the three (3) former industrial properties, i.e., Block 1197, Lot 2 and Block 1208, Lots 2 and 4, for future redevelopment;
4. Exploring environmental clean-up costs required to ready those three (3) properties for redevelopment;
5. Developing flood control and stormwater management plans to address severe flooding along US 30, formerly the bed of the Cooper River, particularly near the intersection of S. 17<sup>th</sup> Street; and
6. Assisting in the voluntary relocation of the business on Block 1208, Lot 3, if the Camden Redevelopment Agency can acquire that property for the effective redevelopment of the other three (3) properties, for the construction of required flood control and stormwater management facilities, or both.

## **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 Redevelopment Project Area, i.e., Block 1197, Lot 2; and Block 1208, Lots 2, 3, and 4 in the City of Camden, is bound by Mickle Street, S. 17<sup>th</sup> Street, Admiral Wilson Boulevard (US 30), and S. 26<sup>th</sup> Street. The following table identifies the estimated acreage and ownership of those parcels:

Block	Lot	Acres	Owner Name	Owner Address	Owner City, State, Zip
1197	2	2.25*	V Ponte & Sons, Inc.	268 West Street	New York, NY 10013
1208	2	2.88	V Ponte & Sons, Inc.	268 West Street	New York, NY 10013
1208	3	0.53	1700 AWB, LLC	1700 Admiral Wilson Boulevard	Camden, NJ 08105
1208	4	1.35	Camden Redevelopment Agency	520 Market Street 13 <sup>th</sup> Floor	Camden, NJ 08101

\*-Previous tax maps have identified this parcel as 4.3 acres in size.

#### 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 Transit-Oriented Development (TOD) land use development objectives identified in the City's 2002 Master Plan and the Zoning and Land Use Ordinance.

This is because those permitted principal civic, commercial, recreational, residential, and transportation uses and their associated accessory uses, as well as those conditionally permitted education and child / family care use, are not recommended as a suitable, practicable, and sustainable given the absence of the planned 17<sup>th</sup> Street NJ Transit RiverLine station, current and projected community and economic development trends, existing environmental contamination, current flood hazard regulations, and projected climate change vulnerability concerns.

Considering the above, the Redevelopment Plan recommends that permitted principal uses, such as

lodging, light manufacturing, logistics, floodplain management, and others proposed below, are suitable, practicable, and sustainable in the Redevelopment Project Area.

2. 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.
3. Traffic and Public Transportation Objectives: By identifying public floodplain management uses as a permitted principal use, the Redevelopment Plan relates to the local objective of correcting a regional transportation problem relating to the closure of US 30 and adjacent streets within and adjacent to the Redevelopment Project Area due to severe storm and tidal flooding.
4. Public Utilities / Infrastructure Objectives: See #3, above.
5. Recreational and Community Facilities Objectives: The Redevelopment Plan does not recommend commercial or public recreational uses as suitable, practicable, and sustainable use within the Redevelopment Project Area; therefore, the Redevelopment Plan does not include a component that addresses these local objectives.
6. Other Public Improvement Objectives: The Redevelopment Plan addresses the need to clean-up the Redevelopment Project Area's environmental contamination by enabling the Camden Redevelopment Agency to utilize the general provisions and enabling power of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A) to encourage remediation through redevelopment.

## **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.*

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

1. Demolishing the factory building on Block 1197, Lot 2;
2. Clearing Block 1197, Lot 2 and Block 1208, Lot 2 of all remains, debris, and other improvements related to the properties' former factory buildings;
3. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market the three (3) former industrial properties, i.e., Block 1197, Lot 2 and Block 1208, Lots 2 and 4, for future redevelopment;
4. Exploring environmental clean-up costs required to ready those three (3) properties for redevelopment;
5. Developing flood control and stormwater management plans to address severe flooding along US 30, formerly the bed of the Cooper River, and S. 17<sup>th</sup> Street; and
6. Assisting in the voluntary relocation of the business on Block 1208, Lot 3, if the Camden Redevelopment Agency can acquire that property for the effective redevelopment of the other three

(3) properties, for the construction of required flood control and stormwater management facilities, or both.

## **2.a Permitted Principal Uses**

The permitted principal uses shall be the following:

1. Commercial recreational uses,
2. Floodplain management / stormwater management facilities,
3. Hotel or motel, or extended family stay facilities,
4. Light manufacturing, assembly, and related commercial uses, including food processing and outdoor storage,
5. Logistics uses, meaning wholesale trade agents, brokers, and warehousing; commercial warehousing; packing / crating / hauling operations; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc., including cold storage and screened outdoor storage, but not off-site truck and trailer parking businesses,
6. Motor vehicle service stations, with or without convenience stores and food markets,
7. Research and development facilities,
8. Restaurants, including sit-down, carry-out, and drive-through,
9. City, County, and State uses and facilities, and
10. 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 permitted logistics 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. Multilevel parking structures, per § 870-232,
7. Off-street parking and loading, per §§ 870-214 and 870-230 through 870-241,
8. Flood control and stormwater management facilities,

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

### **2.d. Conditionally Permitted Principal Uses**

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

- a. Public utility facilities, per § 870-191.
- b. Wireless telecommunications facilities, per § 870-210 and 870-211.

### **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 § 870-120.

### **2.g Site Design Guidelines**

#### **2.g.1 Access and Circulation**

The redeveloper shall provide sidewalks for pedestrian circulation along the US 30 and adjacent municipal streets, as well as interior sidewalks for walking from those streets and between buildings and parking areas.

#### **2.g.2 Building Design**

- a. The overall size, height, and form of a building determines how large it appears and relates to its surroundings. A person relates better to building features that are of a size and scale like that of a human and/or an area's general landscape and building characteristics. Designers use the term "human scale" to describe how a person perceives a building element or a group of building elements in relation to themselves.

1. Building colors shall be comparable to and compatible with the colors of the City's historic urban fabric.
  2. The redeveloper shall screen all rooftop equipment from view by building parapets or with other materials harmonious with those used in the building facade.
- b. The redeveloper shall visually break down larger building masses into smaller components to establish a sense of human scale, add visual interest, prevent monotonous walls, and enhance access to light and views. Buildings should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts, such as:
1. Varying materials and/or material coloring to add visual interest and express traditional, human-scale facade widths. This may be vertical or horizontal. When applied in units, panels or modules, materials can help convey a sense of scale.
  2. Using accent lines, fenestration (door and window patterns), or other techniques to provide vertical or horizontal expression. They can help create rhythm and scale on a façade.
  3. Using wall plane offsets, i.e., notches or projections, such as columns, moldings, or pilasters extending the facade's full height to add visual interest and express traditional facade widths. They help create a sense of texture and provide depth and visual interest. Designers also use landscaping and lighting design to achieve similar effects.

### **2.g.3 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.4 Landscaping and buffering, per §§ 870-244 through 870-250.**

### **2.g.5 Lighting fixtures and equipment, per § 870-243.**

### **2.g.6 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 Camden County Improvement Authority may acquire Block 1197, Lot 2 and Block 1208, Lot 2. The Camden Redevelopment Agency or the Camden County Improvement Authority are authorized to use eminent domain to acquire the two (2) properties designated as condemnation redevelopment areas, i.e., Block 1197, Lot 2 and Block 1208, Lot 2, as permitted by law.

### **5. Relationship to 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**

Although 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 far removed from them and should have no significant impacts on the implementation of the goals and objectives of their master / comprehensive plans.

#### **b. Camden County**

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

- 1) 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.

- 2) 2021 Camden County Hazard Mitigation Plan which includes Annex chapter 9.9 for the City of Camden. (County Hazard Mitigation Plans do not supersede municipal land use planning police powers; however, municipalities like Camden often use them as part of their land use planning process.) By including floodplain management / stormwater management facilities as permitted principal uses, the Redevelopment Plan furthers the County plan's objectives, which identify the Redevelopment Project Area as:
- Completely within a FEMA Flood Hazard Zone that has a 1% annual chance of flooding (p. 18),
  - Completely within a NOAA Category 2 Storm Surge Area (p. 19),
  - Within a NOAA Sea Level Rise Hazard Area of +4 Feet for all of Block 1197, Lot 2 and Block 1208, Lot 3, and part of Block 1208, Lot 2 along S. 16<sup>th</sup> Street (p. 21), and
  - Within an area subject to flooding in the event of a Kaighn Avenue Tidal Dam failure (p. 25).

**c. New Jersey**

The New Jersey State Planning Commission adopted the *State Development and Redevelopment Plan (SDRP)* on June 12, 1992. The Commission reexamined 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 redevelopment 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 to 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.

#### **2002 Master Plan and Land Use Issues**

The Redevelopment Project Area's current zoning designation, TOD (Transit-Oriented Development) zone, permits, conditionally permits and prohibits a variety of uses to implement the City's 2002 Master Plan assumption that NJ Transit would build and operate a light rail commuter train station at 17<sup>th</sup> Street. (*Future Camden*, p. V- 30) When the NJ Transit RiverLine opened between Camden and Trenton in 2004, there was no 17<sup>th</sup> Street station. The Council enacted the City's TOD zone to encourage: residential development; retail sales and personal service uses; restaurants; civic, recreational, and entertainment uses; general and professional service (office) uses; train- and bus-related uses; and a regional visitor center, to transform the former heavy industrial area between the railroad and US 30 west of S. 20<sup>th</sup> Street into a new mixed-use

neighborhood. However, the TOD for this section of Camden never materialized for want of this anticipated NJ Transit RiverLine station and other reasons.

This TOD zone also suffered from the sub-prime residential mortgage crisis and the Great Recession of 2007-2009, which resulted in a wave of bank failures, home mortgage foreclosures, high unemployment rates, and a retraction of business investment across America that lasted for more than a decade. In Camden, these impacts were crueler and continue to this day.

The Redevelopment Project Area had been an intensively used industrial area from about 1895, when the Keystone Leather Company began its operation, until 1981 when the successors of the former R. Hollingshead Co. closed its operations there. A 1927 article in the Centennial Mirror indicated that the leather works plant, which stretched between S. 16<sup>th</sup> and 17<sup>th</sup> streets from Federal Street to the Cooper River, was 10 acres in size with 468,464 SF in floor area. Hazardous materials historically involved in leatherworking include formaldehyde, azo dyes, sodium sulfide, chlorinated paraffin, perfluorinated compounds, chromium, and other heavy metals, such as lead, cadmium, and mercury. Industries dumped most of these chemicals and other wastes into the tidal Cooper River.

The R. Hollingshead Co. moved its operations to the Redevelopment Project Area after a devastating fire consumed its original factory in 1940. The company and its successors, which owned all but Block 1208, Lot 3 of the Redevelopment Project Area, produced a wide variety of military and civilian chemicals, oils, and solvents from 1941 to 1981, many of which also included hazardous materials that it dumped into the Cooper River. V. Ponte & Sons purchased the industrial plant in 1982. Considering the amount of site contamination and NJDEP's stringent remediation requirements for residential development, the prospect for future housing development in the 7-acre Redevelopment Project Area may be too cost prohibitive given the level of cleanup required.

A decade later, the 2020-2023 COVID-19 global pandemic of 2020-2023 dealt another major blow to economic development, particularly to: retail sales and restaurant businesses, from the neighborhood-scale to national chains and regional shopping malls; office parks; and entertainment venues, such as cinemas and performance theaters, museums, art galleries and concert halls, that closed operations for more than a year. Small-scale, independent businesses, such as those most common in inner cities like Camden and first-ring suburbs took the hardest hit: many businesses never reopened.

The pandemic, which forced most office workers to work remotely from home and to switch to virtual meeting platforms, continued to crush the regional demand for office buildings that baby-boom workers accepted but millennial workers despise. Although Camden's Eds & Meds economic development strategy has been exceptionally successful, much of it is dependent on parking structures or commuter rail stations, of which the Redevelopment Project Area has none.

A wave of large-format speculative warehouses arose from the widening of the NJ Turnpike from Exits 6 to 9 (2014), the widening of the Panama Canal (2016), the dredging of the Port of NY and NJ harbor (2016), the dredging of the Delaware River channel (2017), and lifting of the Bayonne Bridge (2017) has flooded the region for the past decade. During and after the pandemic, logistics users, such as wholesale trade agents and brokers; warehouses and distribution facilities; freight carriers, and third-party transportation providers, took advantage of internet- and satellite-based e-commerce platforms, such as Amazon, Google, and Facebook, to transform commercial real estate. The pandemic accelerated the nation's switch to internet-based shopping and deflated the demand for "brick and mortar" retail stores of all types, including major chains like Sears, Walmart, JCPenney, and Kmart.

Considering the above, the Redevelopment Plan for this 7-acre Redevelopment Project Area, i.e., the land between S. 16<sup>th</sup> and S. 17<sup>th</sup> streets from US 30 to Mickle Street, recommends removing the following land use categories from the permitted principal land uses that the TOD district otherwise permits:

1. Civic Uses: public, private, or parochial educational institutions; institutional; eleemosynary, and philanthropic uses, as defined by the Ordinance; and community gardens.
2. Commercial Uses: banks, financial and insurance offices; business service uses; commercial recreation and entertainment facilities; convenience stores; grocery stores; offices, office buildings, office complexes, and medical offices; personal service uses; professional service uses; restaurants; and retail uses, including retail food establishments and shopping centers.
3. Private parks, playgrounds or recreation areas, community center buildings, and libraries.
4. Residential Uses: semidetached dwellings; duplex (two-family) dwellings; townhouse (attached/row) dwellings; and multifamily dwellings.
5. Transportation / Tourism Uses: bus terminals; Railroad passenger stations and railroad facilities and uses; and visitor information centers. (The 2002 Master Plan planned a regional visitor center in the Redevelopment Project Area.)
6. Uses permitted, per § 870-36, except for City uses and facilities. Although the Zoning and Land Use Ordinance permits the following uses in every zoning district, the Redevelopment Plan recommends that they are not suitable, practicable, and sustainable in the Redevelopment Project Area:
  - a. Institutional uses; eleemosynary or philanthropic institutions.
  - b. Community gardens, and
  - c. Reforestation.

In addition, the Redevelopment Plan recommends removing the following land use categories from the conditionally permitted principal land uses in the TOD district:

1. Child-care centers,
2. Community residences,
3. Family day-care homes,
4. Home occupation and home professional offices,
5. K through 12 schools, and
6. Modern food production facilities.

For the last identified use, the Redevelopment Plan recommends that modern food production facilities become a type of principal permitted light manufacturing use.

### **Stormwater Control and Management Issues**

Council last amended its stormwater control regulations (§ 725-12 through 23) in 2021 via MC – 5325, and its floodplain management regulations (§ 870-258) in 2023 via MC-5456. These regulations do not prohibit

development and redevelopment in the Redevelopment Project Area but prescribe how the Camden Redevelopment Agency and its redevelopers shall construct it to protect the public health, safety, and welfare from flooding. The Redevelopment Project Area is within FEMA's Special Flood Hazard Area, due to its proximity to the Cooper River, which lies just south across US 30. There is nothing in this Redevelopment Plan that supersedes these ordinances.

### **Suitable, Practicable, and Sustainable Development**

Given the above concerns, the Redevelopment Plan recommends replacing the existing C-4 zoning with more suitable, practicable, and sustainable land uses and development patterns for the Redevelopment Project Area, including:

1. Hotel or motel, or extended family stay facilities,
2. Logistics uses,
3. Light manufacturing, assembly, and related commercial uses,
4. Public floodplain management / stormwater management facilities,
5. Research and development facilities,
6. Public (City, County, and State) uses and facilities, and
7. More than one (1) principal use and principal structure allowed per lot.

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 Redevelopment 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:

### Chapter IV. Improving Housing and Neighborhoods

*Office - Light Industrial:* from Mickle Street to 250' south of that street, which includes all of Block 1197, Lot 2: "Office-light industrial land use redevelopment is proposed west of 20<sup>th</sup> Street on both sides of Federal Street to the Cooper River. An urban industrial park is suggested for development in this area with access from an improved 17th Street connection to Admiral Wilson Boulevard." (p. IV-15)

### Chapter V. Achieving a Dynamic Economy

*Redevelop urban office-light industrial park north of Admiral Wilson Boulevard generally between the Cooper River and 20th Street to the railyards accommodating a future light rail stop in the vicinity of 17<sup>th</sup> and Federal Streets and an improved 17th Street connection to the Admiral Wilson Boulevard:* "Another [proposed office-light industrial] area ... includes a frontage along Admiral Wilson Boulevard between the Cooper River and 17th Street." (p. V-12)

### Chapter VII. Maintaining and Improving the Environment

*Examine engineering alternatives to further correct periodic flooding of Admiral Wilson Boulevard:* "Admiral Wilson Boulevard: This roadway from 16th Street to Bank Street experiences chronic flooding of its cartway whenever the Cooper River spills over its banks. Spot improvements are not an effective solution to this periodic flooding problem that occurs during major storm events at this location.

Collaboration with the Army Corps of Engineers, the County, and the NJDEP is required to evaluate the feasibility of erecting a flood control dam where the Cooper River intersects with the back channel of the Delaware River. In the alternative, dredging and stabilizing the Cooper River channel approach to Admiral Wilson Boulevard from the State Street Bridge along with installing a widened box culvert crossing structure of Cooper River should be evaluated.

These types of improvements are geared toward increasing the capacity of the Cooper River channel to carry additional floodwater volume. The river channel east of the Admiral Wilson Boulevard crossing will also need to be evaluated for similar improvements." (p. VII-18)

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 redevelopment 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 the 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 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 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.