

FAIRVIEW NEIGHBORHOOD  
(Yorkship Village)

Redevelopment Area  
Investigation

City of Camden  
Camden County, New Jersey  
July 19, 2001  
FINAL DRAFT



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# 1. Introduction

## 1.1 Background

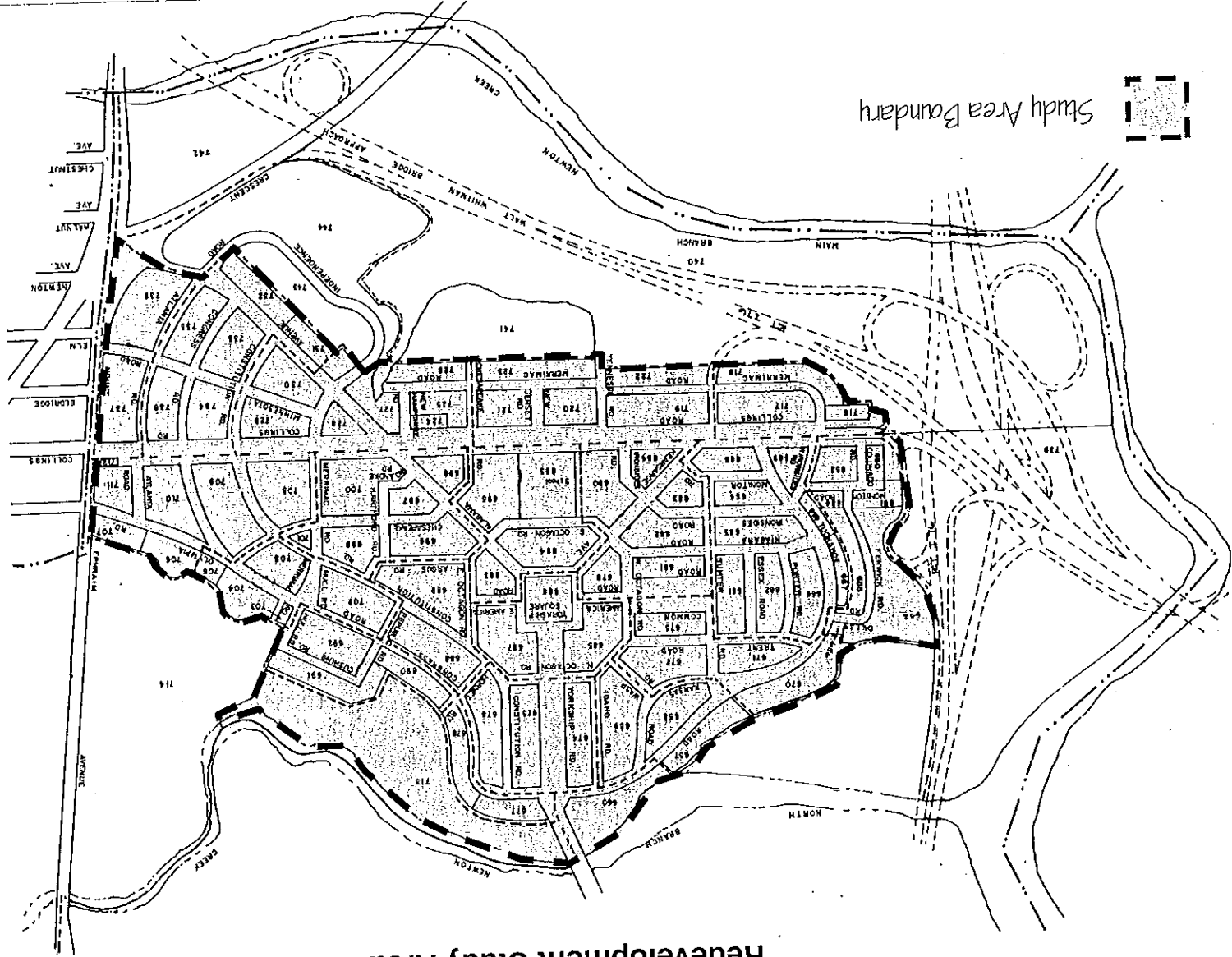
This investigation report has been prepared on behalf of the Camden City Planning Board is conducting an investigation of an area pursuant to a request by the Camden City Council on April 12, 2001, and in compliance with the Local Redevelopment and Housing Law (LRHL). The purpose of this report is to determine whether the Fairview neighborhood (See Figure 1, Page 2) meets the criteria for designating a redevelopment area pursuant to the criteria set forth by the LRHL (N.J.S.A. 40A:12A-5).

The area of the City that is the subject of this report is identified as appropriate for study based on the presence of numerous vacant, boarded-up commercial, mixed-use and residential structures throughout the Fairview neighborhood. An increase in vacant and derelict commercial and mixed-use structures that edge Yorkship Square, which is the physical and functional heart of Fairview, has been witnessed. Pockets of tax delinquencies have appeared throughout the neighborhood, and the number of municipally owned structures resulting from tax foreclosures has been on the rise. The condition and layout of commercial properties along and proximate to Collings Road has alarmed many neighborhood stakeholders. There has been a proliferation of nonconforming commercial uses

This investigation, and the redevelopment plan to follow, will focus on revitalizing and rehabilitating properties and structures that, without decisive City intervention, are likely to fall into further disrepair and neglect. The redevelopment process will enable the construction of new commercial, mixed-use and residential uses, and will facilitate the rehabilitation of viable properties and structures. Building momentum for private investment, as well as entering into productive public/private partnerships, will be essential in stabilizing and rejuvenating the entire Fairview neighborhood.

on Collings Avenue that are inconsistent with the neighborhood's zoning, with attendant site features that are detrimental to the welfare of the community. Additionally, the perceptible increase in the number of residential units that are not owner-occupied has triggered concern regarding "absentee" landlords in heretofore-stable neighborhoods.

FIGURE 1: Fairview Neighborhood Redevelopment Study Area



1.2 Methodology

The balance of this report represents the results of an investigation that included an analysis of the following information associated with the Study Area:

- Exterior physical conditions of buildings, structures and land via site inspections. These site inspections were supplemented by a list of vacant or boarded-up residential properties provided by the Fairview Historic Society, all of which were field verified.
- Utilization of buildings and land via site inspections;
- Selected list of properties that are either tax foreclosure properties and/or properties subject to tax lien sale (provided by Township officials);

The conditions evidenced by the investigation are then measured against the criteria for designation of an Area In Need Of Redevelopment (Redevelopment Area) and summarized in a fashion that enables a determination to be made regarding whether the generality of properties within the Study Area meet the criteria.

## 2. Statutory Requirements

Under the Local Redevelopment and Housing Law (P.L. 1992, c.79) the designation of a Redevelopment Area must be based on an investigation of the presence of conditions which contribute to a decline in property values and discourage private investment and which are not likely to improve through private market forces without the direct intervention of the governing body in the public interest. Specifically, the redevelopment area must contain a generally of properties that exhibit one or more of the following characteristics (N.J.S.A. 40A:12A-5):

- a. The generally of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. An urban enterprise zone designated by the New Jersey Urban Enterprise Zone Authority, except that redevelopment powers are limited to use of long and short term tax abatement/exemption unless separately designated as a redevelopment area.

Additionally, the LRHL (N.J.S.A. 40A:12A-3) states that "...a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

### 3. The Study Area

#### 3.1 General Description of Study Area

The greater part of Fairview, which is alternately referred to as "Yorokship Village," represents a model "garden city" design. Yorokship Village was planned in 1919 and built by the federal government to satisfy local housing needs in the years immediately following World War I. Designing New Jersey, a publication of the New Jersey Office of State Planning, cites Yorokship Village as "...one of the most important urban design statements in the country." Located at the heart of the village is Yorokship Square, a traditional, high-density mixed-use town center that all of Fairview is intrinsically linked to. Fairview's unique street network radiates from this central square. A total of 88 Blocks are included in the Study Area.

It is no exaggeration to state that Yorokship Village has received national attention as a place of historic significance. The entire Village was entered into the National Register of Historic Places on November 19, 1974. Accordingly, the Camden City Council established the Yorokship Village (Fairview) Historic District on May 11, 1995.

Residential land uses predominate Fairview extending in all directions from Yorokship Square. A variety of dwelling

' Designing New Jersey, New Jersey Office of State Planning, 2000, p. 49.

unit types is present, including townhouse, duplex and single-family detached styles. Alleys and lanes are provided to the rear of most properties in order to facilitate off-street vehicular access and parking. Other important community facilities such as schools, playgrounds and houses of worship serve as neighborhood anchors throughout Fairview.

Another essential component of the Fairview neighborhood is the Collings Road (County Road 630) corridor. This major roadway, which generally runs in an east-west direction, was originally designed to accommodate trolley service at its centerline. A wide traffic island consisting of green-space now spans the center of the boulevard, with numerous cut-through and u-turn opportunities provided. Direct local and regional access to the Walt Whitman bridge is provided via Collings Road. Commercial and residential uses share the Collings Road frontage as it extends west from Mt. Ephraim Pike.

Certain sections of Fairview developed after the initial "garden city" design was realized. These areas are primarily located south of Collings Road to the west of Alabama Avenue, and northeast of Congress Road near the Newton Creek. Most of these areas have continued the historic land use and street pattern of the original neighborhood concept.

Despite the neighborhood's long design tradition and history, it is evident that residential neighborhoods and



C-1 ZONE PERMITTED USES

- Retail and business uses:
  - Groceries, food stores and bakeries.
  - Drugstores and pharmacies
  - Newspaper, periodical, stationery and tobacco stores.
  - Banks.
  - Funeral homes.
  - Restaurants with seating capacity for not more than fifty (50) people
  - Gas stations with the primary purpose of pumping gas.
  - Clothing and shoe stores
  - Barber- and beauty shops
  - Tailor shops, dressmakers and shoe repair shops
  - Dry cleaners and laundries.
  - Radio and television service.
  - Business, professional and governmental offices.
  - Clubs and lodges organized for fraternal or social purposes.
- All Uses in the R-2 Zone

C-1 ZONE PROHIBITED USES

- Automobile and truck sales.
- Wholesale, storage and warehouse facilities
- Lumber and building supply sales and storage.
- Junkyards
- Motels and hotels.
- Automobile body repair and painting.
- Adult entertainment uses.

**3.2 Existing Zoning**

commercial areas are steadily declining with regard to building occupancy, building conditions and property maintenance. It is an unfortunate reality that the area's historic layout and design cannot continue to serve as the lone anchor in sustaining the entirety of the Fairview neighborhood. It will be the community's challenge to retain the essential elements of Fairview that lend to its historic significance, while simultaneously reversing the precipitous decline of the area's commercial vitality and residential enclaves.

R-1 ZONE PERMITTED USES

- Single family dwellings
- Municipal buildings or uses
- Noncommercial parks, playgrounds or recreation areas
- Churches or houses of worship
- Public, private or parochial educational institutions
- Planned unit residential development
- Planned unit development
- Home occupations and home professional offices

The Fairview neighborhood is located primarily within the Residential (R-1) Zone District, with two smaller C-1 Districts situated around Yorkship Square and along a portion of Collings Avenue (See Figure 2). See below for a list of current permitted uses in the R-1 Zone, as well as current permitted and prohibited uses in the C-1 Zone Districts.



## 4. Findings

Properties in the study area exhibit a multiplicity of the conditions described in the LRHL that qualify the entire Fairview neighborhood as an Area in Need of Redevelopment. For the purposes of this report section, certain locations will be highlighted and descriptions will be provided of how particular properties meet criteria set forth in the Statute (see Criteria Map on Page 13).

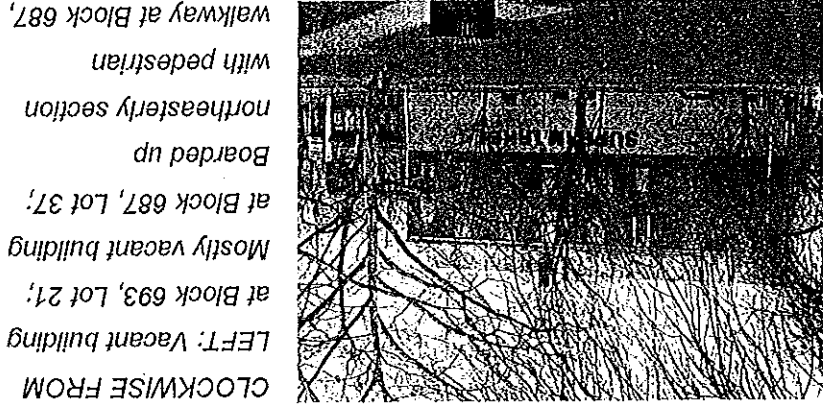
### Yorkship Square

Of the twenty-two (22) commercial units that ring Yorkship Square, approximately six (6) storefronts are vacant or not currently in operation, which equates to 27% of the total number of commercial spaces. A majority of the apartment units on the Square are vacant and boarded-up. Many residential buildings adjacent to the Square's commercial structures are vacant and boarded-up.

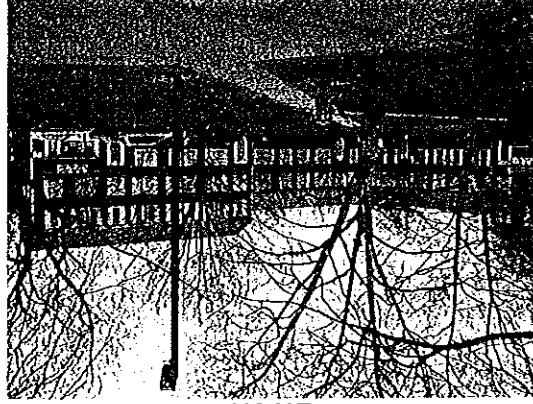
- The three-story commercial and residential building located on Block 693, Lot 21, which had previously contained the Buy Rite Supermarket and residential apartments, is now entirely vacant and economically stagnant. This property qualifies under criteria (b) and (e).

- The three-story commercial and residential building located on Block 687, Lot 37, is vacant and boarded up save for the Village Apothecary at the corner of

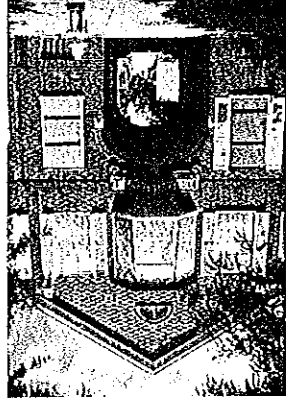
Yorkship Square and East America Road. All other commercial storefronts are unoccupied, and all residential units are without tenants, with both conditions resulting in a lack of proper utilization resulting in economic stagnation and lack of productivity. This City-owned property qualifies under criteria (b) and (e).



CLOCKWISE FROM  
LEFT: Vacant building  
at Block 693, Lot 21;  
Mostly vacant building  
at Block 687, Lot 37;  
Boarded up  
northeasterly section  
with pedestrian  
walkway at Block 687,  
Lot 37

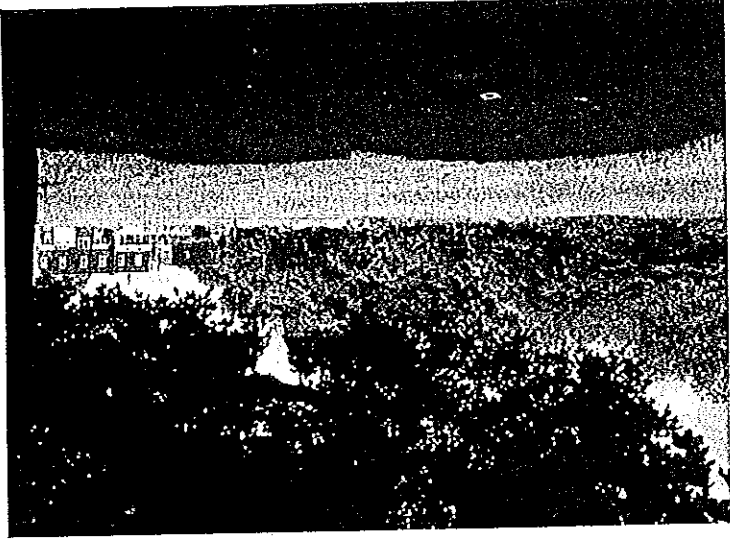


Lot 37



coordinated fashion, which has resulted economic stagnation and lack of productivity. This property qualifies under criteria (e).

The County park on Block 713, Lot 4 is not properly utilized for recreation purposes and has become an area of illegal drug activity and staged pit bull dog fights with a deleterious impact on adjacent residences.

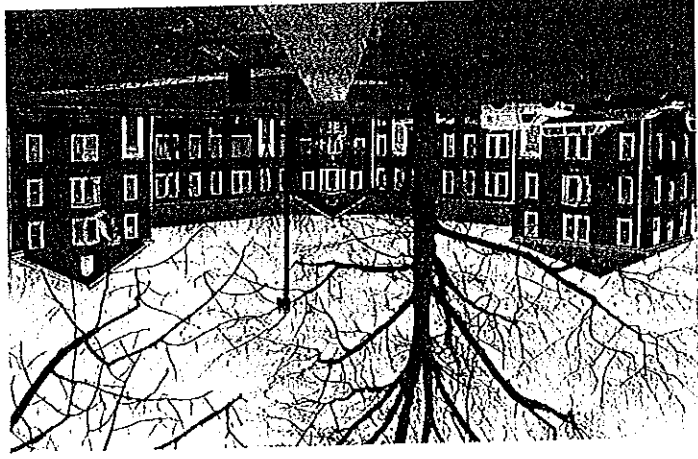


County Park on Block 713, Lot 4

Collings Road & Environs

Commercial properties fronting on Collings Road, as well as other commercial lots in the vicinity of Collings Road,

The three story residential multifamily building located at Northwest Yorkshop Sq and Yorkshop Road (Block 685, Lot 36) appears to be completely vacant, and



Boarded-up and mostly vacant building at Northwest Yorkshop Square and Yorkshop Road.

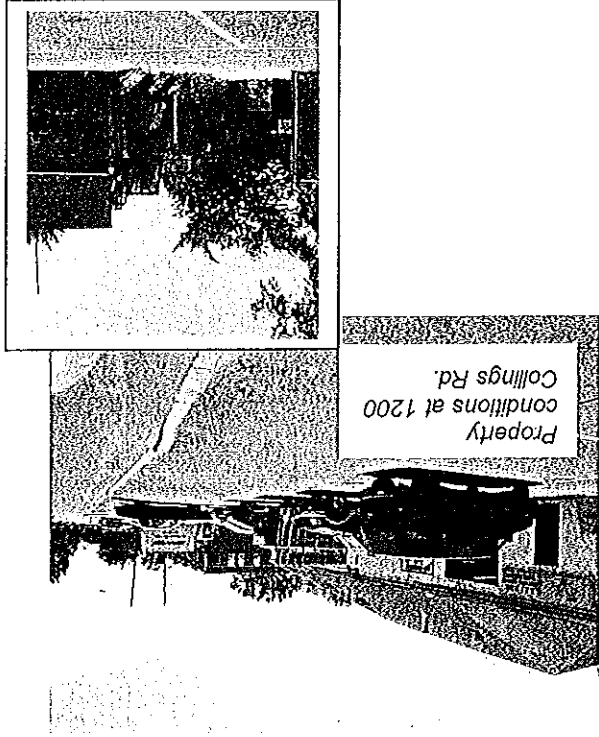
most of the structure is boarded-up. This amounts to a lack of proper utilization resulting in lack of productivity, thus qualifying the site under criterion (e).

The diversity of property ownership on the southerly side of the Square (Block 694, Lots 33-44, 46 & 47) has resulted in a growing lack of proper utilization of land. Since these Lots effectively "split" one building into many units, there has been an increasing inability to attract and retain retail and residential tenants in a

exhibit conditions that match the criteria for designating an Area in Need of Redevelopment.

- Suburban Auto Supply & Service/A & A Glass at the intersection of Collings and Tennessee Roads (Block 720, Lots 1-4 & 11) exhibits an outmoded design and faulty building arrangement, with front yard loading areas, head-in stacked parking directly from a public street, excessive land coverage and visible outdoor storage areas. This faulty arrangement and obsolete layout is detrimental to the welfare of the community, and this property qualifies under criterion (d). Further, auto body repair and painting facilities are expressly prohibited uses in the C-1 Zone District. This type of business is not envisioned as an appropriate use by the City's Master Plan or Zoning Ordinance in the C-1 Zone, and the property is not being utilized properly or to its full potential for retail, office or other permitted activities. For this reason, this property further qualifies under criteria (e) of the LRHL.

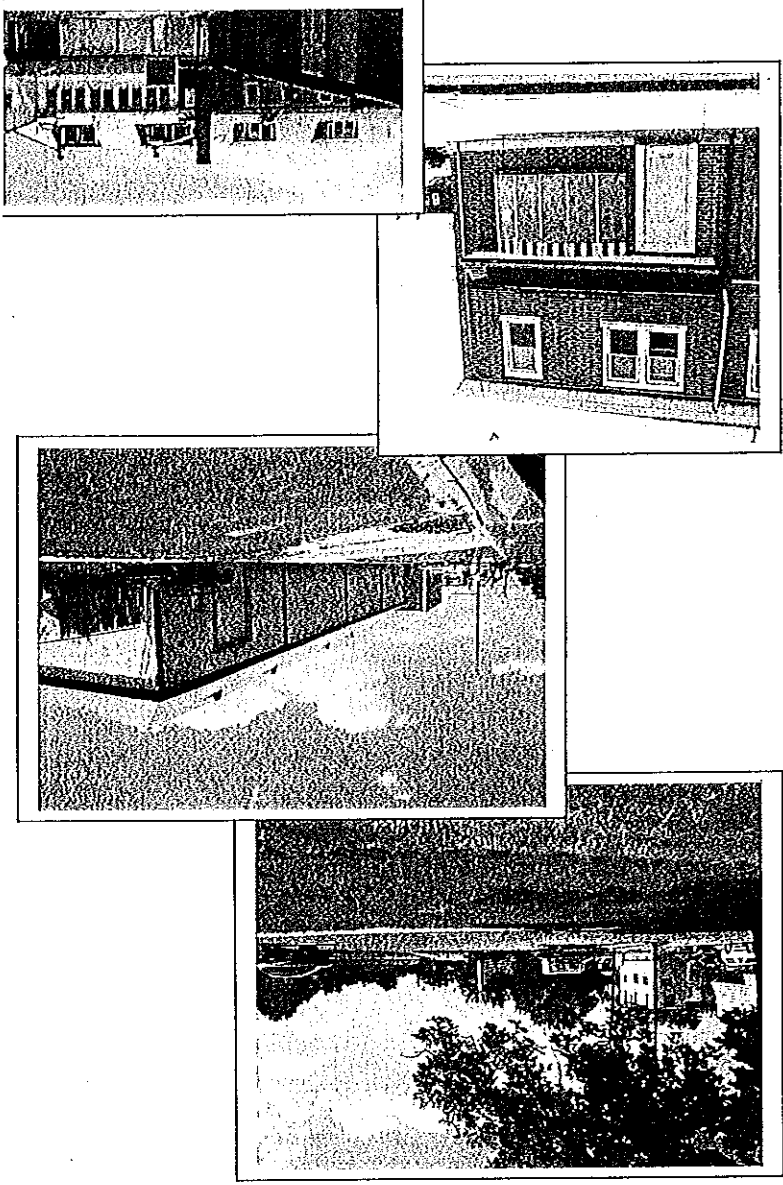
- Property located at the corner Collings & New Jersey Roads (Block 720, Lot 7) is an intermittently used, paved parking area. These improvements represent lack of proper utilization and lack of productivity given the liberal residential zoning of the area. The property is also marked by excessive land coverage. This property qualifies under criteria (e).



- A building located at 1276 Collings Road (Block 721, Lot 13) used for garage storage incorporates front-yard loading areas, as well as head-in stacked parking directly from a public street. These land improvements represent a faulty building arrangement, excessive land coverage and an obsolete layout, and adversely impact the welfare of the community. Further, warehouse and storage facilities are expressly prohibited uses in the C-1 Zone District. This type of business is not envisioned as an appropriate use by the City's Master Plan or Zoning Ordinance in the C-1 Zone, and the property is not being utilized properly or to its full potential for retail, office or other permitted activities. This property qualifies under criterion (d) and (e).

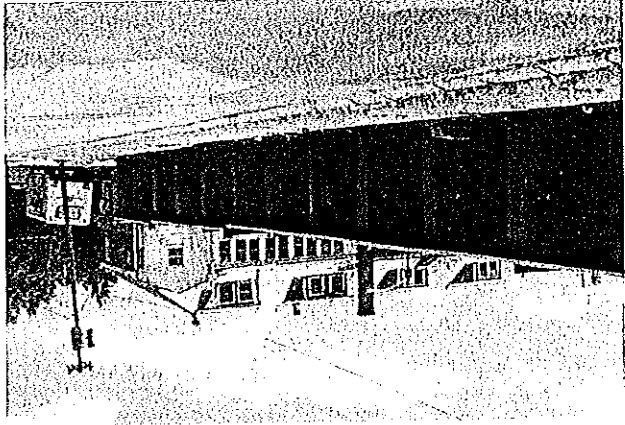
- The mixed-use building located at 1376-1382 Collings Road (Block 724, Lot 3) is only partially occupied, and has fallen into a state of disrepair. Further, the entire structure that spans Lots 1-3 on Block 724 evidences sagging rooflines and deterioration at sections its rear facade. Diverse ownership of the three properties containing the sole building on Block 724 has resulted in a stagnant and unproductive condition of land, since there does not appear to be any coordinated effort to rehabilitate the deteriorated structure or upgrade the exterior condition of the site. This land would otherwise be potentially useful and valuable for contributing to and serving the public health, safety and welfare. These properties qualify under criterion (e).

AT RIGHT (top to bottom): Underutilized parking lot at the corner of Collings and New Jersey Roads; garage at 1276 Collings Road; vacant, boarded-up storefront at 1376 Collings Rd.; deterioration at 1376-1382 Collings Ave (rear view).



- The property located at the intersection of Collings Road, Mt. Ephraim Avenue and Atlanta Road (Block 712, Lot 1) contains a restaurant use that is oriented towards Mt. Ephraim Ave. Accessory parking areas are located to the rear of the building flanking Collings Road. Almost the entirety of this lot is covered by structures and pavement; vehicular access is not adequately separated from the public right-of-way; refuse is not adequately screened; and little attention has been paid to landscaping. The faulty arrangement and obsolete layout of the improvements on this lot has resulted in a condition that is detrimental to the welfare of the community. This property qualifies under criteria (d).

- Property located at the corner of Merrimac & New Hampshire Roads (Block 725, Lot 66 and Block 727, Lot 20) is located directly south of Collings Road. These lots contain a overabundance of garage structures, and appear to function as a self-storage facility. The utilization of the sites has become obsolete given the small amount of storage space provided in each unit. The properties are overcrowded with garage structures that are arranged in a faulty manner, and are marred by excessive land coverage. Additionally, the sites are characterized by obsolete layouts that incorporate no landscaping, and position loading areas directly adjacent to a public right-of-way. This property qualifies under criteria (a) and (d).



PICTURED ABOVE: Garage storage at the corner of Merrimac & New Hampshire Roads representing an obsolete layout with loading from a public street, as well as excessive impervious surface.

real estate market. In order to determine the relative health and vibrancy of Fairview's residential real estate market, the sales prices of all residential units within a 0.5 mile radius of Yorkship Square since October 1999 was determined. This radius is wholly contained within the study area. The median sales price of residential units within 0.5 miles of Yorkship Square is \$45,000, which is \$8,700 less than the 1990 median housing value of owner-occupied housing units in the Fairview Census Tract #6020. This represents an overall 16.2% drop in median sales prices for residential units since 1990, and is indicative of a stagnant local real estate market. This stagnant local real estate market combined with the preponderance of vacant residential structures renders Fairview as an unappealing location for potential homebuyers.

Adding difficulty to the lethargic real estate market is the low rate of owner-occupancy in Fairview. From a planning perspective, low owner-occupancy rates can easily translate into decreased property maintenance and diminishing community pride. A review of Fairview property records indicates that up to 30% of residential units may not be owner-occupied. When the sluggish Fairview housing market is coupled with ongoing residential building vacancy and low owner-occupancy, it becomes clear that decisive, coordinated action is needed to halt the decline of Fairview's residential neighborhoods.

Fairview's residential neighborhoods are comprised of a variety of housing types, including detached single-family units, duplexes, and townhouse structures. While it is clear that many property owners take great pride in their homes and the condition of their property, an alarming number of residential structures throughout the neighborhood have become vacant and/or boarded up. There is no particular pattern regarding the location of these vacant and/or boarded-up residential structures, as they are randomly distributed throughout Fairview. Appendix A specifies the location of these residential properties, some of which are owned by the City, and the Redevelopment Criteria Map on Page 13 shows the general distribution of these lots. A total of 56% of the 88 Blocks in the Study Area contain at least one vacant and/or dilapidated residential structure. Also included in the Appendix of this Report are photographs of selected vacant, boarded-up residential structures.

As is often the case with boarded-up, vacant residential structures, the City has become burdened with the responsibility of acting as a custodian of the vacated property. Frequently, the vacant structure functions as an "attractive nuisance" for drug-related activity or squatters, which in turn negatively impacts the community's public health, safety and welfare.

Particularly distressing is the Fairview neighborhood's inability to keep pace with the region's vibrant residential



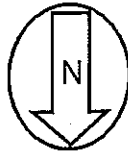
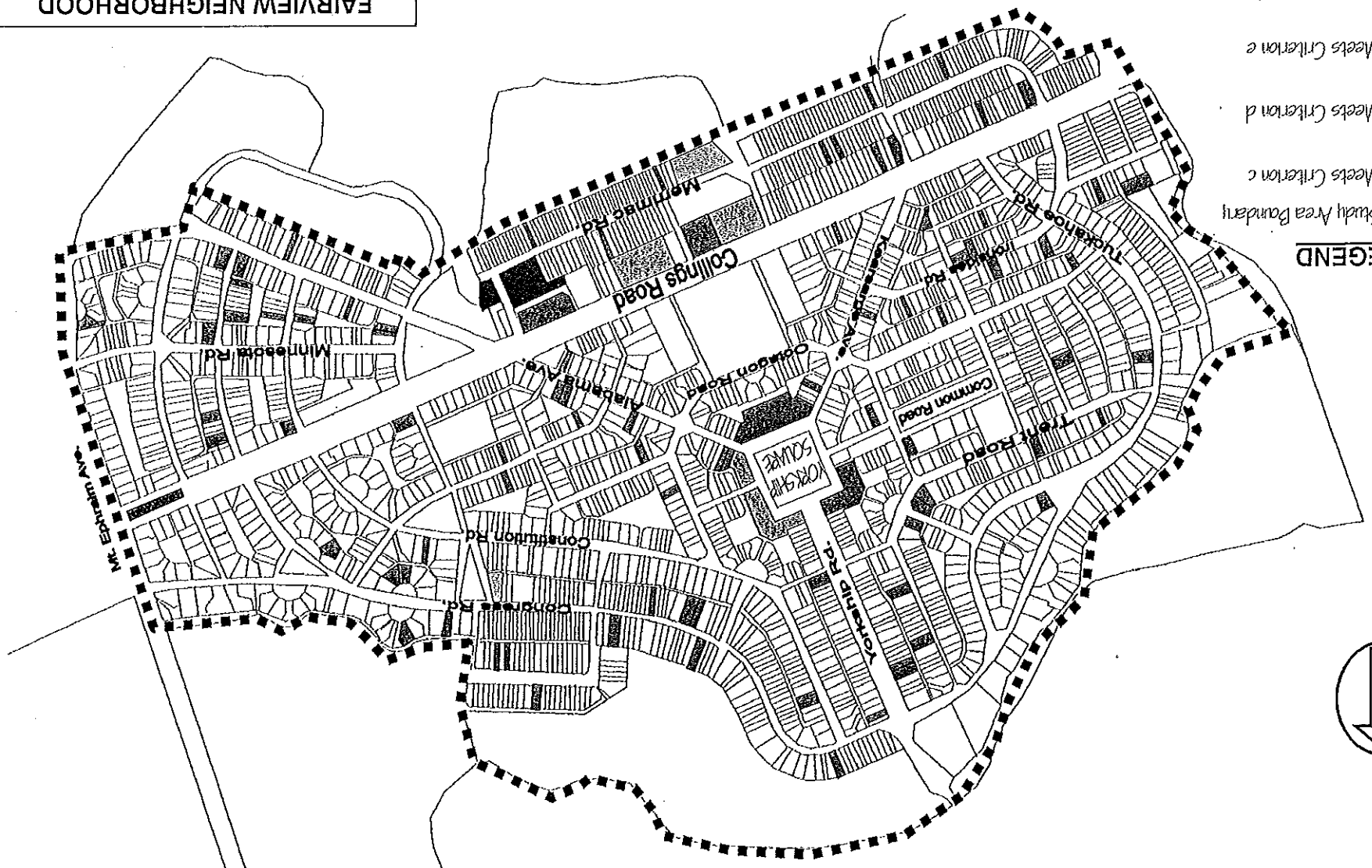
When the stagnant real estate market and low owner-occupancy rates in the residential portions of Fairview are coupled with the scattered nature of vacant and/or boarded-up residential properties, it becomes clear that there is a growing lack of proper utilization of the area, which has resulted in an unproductive and stagnant condition of land. These residential properties qualify under criteria (e).

**FAIRVIEW NEIGHBORHOOD**  
 Redevelopment Criteria Map  
 (YORKSHIP VILLAGE)  
 Fairview Neighborhood Redevelopment Investigation  
 Our Project #: A01043 Date: June 2001

**SCHOR DEPALMA**  
 Engineers and Design Professionals



- LEGEND**
- Study Area Boundary
  - Meets Criterion c
  - Meets Criterion d
  - Meets Criterion e
  - Meets Criteria b & e
  - Meets Criteria a & d
  - Meets Criteria d & e



Section 3

Chapter 2 of this Report outlines the statutory criteria for designating a redevelopment area. The LRHL provides specific guidelines for identifying whether certain properties exhibit qualities that compel the designation of a redevelopment area. However, under "Section 3" of the LRHL, it is acknowledged that certain lands, buildings, or improvements which themselves are not detrimental to the public health, safety or welfare, may be included in a redevelopment area. According to the State, it must be found that the inclusion of these lands, buildings or improvements is necessary for the effective redevelopment of the area of which they are a part, with or without change in their condition.

The historic Fairview neighborhood that is the subject of this investigation is like a puzzle that has been carefully created: if one piece goes missing, then the entire puzzle is rendered incomplete. As previously highlighted, the historic and unique street network that radiates from Yorkship Square effectively knits the Fairview neighborhood into a single entity, and the Square's direction has had a ripple effect on the entire community.

Though not all properties and structures within the study area exhibit qualities associated with criteria set in the LRHL, it would be impossible to initiate a coordinated redevelopment program for Fairview if one "puzzle piece" were to be removed. In the Fairview historic area, a piecemeal approach towards community improvements

would be merely palliative in nature, and would not facilitate the coordinated remediation of Fairview's troubles. While the dire condition of certain properties is limited to relatively small areas of Fairview, these conditions are so advanced that the situation should be corrected immediately on a neighborhood-wide scale, rather than later when the adverse impact might be more extensive. Additionally, the dispersion of vacant, boarded-up residential structures throughout Fairview creates a "moving-target" scenario wherein predicting the next vacant building location is virtually impossible. Accordingly, the portion of Fairview that is the subject of this Report should be viewed as a single, integral unit for redevelopment purposes.

entirety of the study area will qualify under Criteria "h" of the Local Redevelopment and Housing Law.

**FAIRVIEW HOUSING UNIT INFORMATION  
(1990 CENSUS)**

<b>TOTAL FAIRVIEW HOUSING UNITS (CENSUS TRACT 6020)</b>		Total	2462
<b>YEAR STRUCTURE BUILT</b>		<b>UNITS</b>	
	1985 to 1988	0	0
	1980 to 1984	0	0
	1970 to 1979	93	178
	1960 to 1969	178	225
	1950 to 1959	225	551
	1940 to 1949	551	1406
	1939 or earlier	1406	
<b>MEDIAN YEAR STRUCTURE BUILT</b>		Median year structure built	1939

Pending Amendment to the LRHL

On June 28, 2001, the New Jersey Legislature passed amendments to the Local Redevelopment and Housing Law (Assembly Bill A-759, Senate Bill S-1942) that revise the criteria for determination of an "area in need of redevelopment." At the time of writing this investigation report, the Bill awaits signature by the Governor. The following criteria "h" will be added to the LRHL for designation of a redevelopment area:

*"More than half of the housing stock in the municipality, or in the delineated area, is 50 years or older (emphasis added), or a majority of the water or sewer infrastructure in the municipality, or delineated area, is 50 years old or older and in need of repair or substantial maintenance."*

The Fairview neighborhood that is the subject of this investigation is located in Census Tract 6020. According to 1990 Census figures, a total of 1,957 housing units were built prior to 1950 in this Tract, representing 79.5% of the total housing units. The remaining 505 housing units were constructed after 1950. No substantial residential development has occurred in Fairview since the 1990 Census that would materially impact this figure. It is therefore clear that well in excess of 50% of the Fairview neighborhood's housing is at least 50 years old or older. Should the Governor find favor with the Legislature's intent and choose to sign the Bill, the

ability to approach redevelopment in an effective and comprehensive manner will be severely compromised.

In conclusion, the generality of properties within the entire Study Area as described herein meet one or more of the statutory criteria for designation as a redevelopment area. It is recommended that the City Council act decisively in designating a redevelopment area. The only way to address the deleterious impact of vacant buildings, reverse the overall decline in property values and revitalize the neighborhood is through a coordinated program of acquisition and rehabilitation of existing and future vacant buildings, combined with the acquisition and redevelopment of infill properties, all as part of a public-private partnership with a designated developer. This partnership would be based on a redevelopment agreement that will coordinate the redevelopment or rehabilitation of key properties consistent with the goals and objectives of an adopted redevelopment plan, creating development sites and opportunities compatible and in scale with adjacent land uses.

## 5. Conclusion

In summary, the Fairview neighborhood as described within this report exhibits qualities that qualify under Criterion "a" (substandard, unsafe, dilapidated, obsolete buildings), Criterion "b" (discontinued use), Criterion "c" (vacant municipally owned land), Criterion "d" (obsolescence, faulty arrangement or design, obsolete layout, etc.) and Criterion "e" (not properly utilized or fully productive) for delineating an area in need of redevelopment per the Redevelopment and Housing Law, N.J.S.A. 40A:12A-5.

In addition, the inclusion of land, buildings and improvements that are not detrimental to the public health, safety or welfare within the recommended redevelopment area is necessary in order to ensure the viability of future redevelopment of the entire neighborhood. For this reason, these areas qualify for inclusion in the proposed redevelopment area pursuant to the definition of "Redevelopment area" in N.J.S.A. 40A:12A-3, which states that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part." If these parcels are separated from consideration of the entire Study Area as a redevelopment area, the

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# Appendices

**Appendix A: List of Vacant and/or Boarded-up Residential Structures**

ADDRESS	BLOCK	LOT
REAR 949-959 MONITOR RD	651	5
969 MONITOR RD	654	15
2925 KANSAS RD	658	23
2923 WASP RD	659	21
2847 IDAHO RD	659	31
3025 ESSEX RD	662	18
962 NIAGARA RD	663	3
1039 IRONSIDES RD	663	25
1015 IRONSIDES RD	663	32
1032 IRONSIDES RD	664	10
1042 IRONSIDES RD	664	11
1015 MONITOR RD	664	21
3012 TUCKAHOE RD	666	12
987 TRENT RD	671	14
957 TRENT RD	671	25
2927 OCTAGON RD-NW	672	16
1095 TRENT RD	672	17
1095 NO COMMON RD	673	10
2824 IDAHO RD	674	9
2805 YORKSHIP BLVD	674	41
2803 YORKSHIP BLVD	674	42
1201 OCTAGON RD-NORTH	675	24
2784 YORKSHIP BLVD	675	45

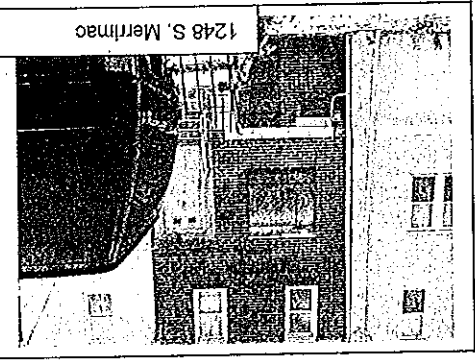
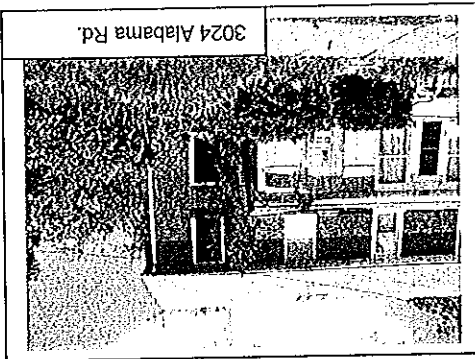
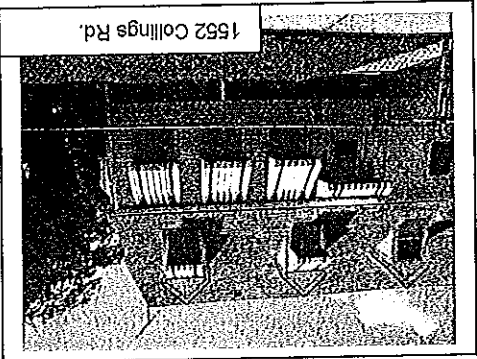
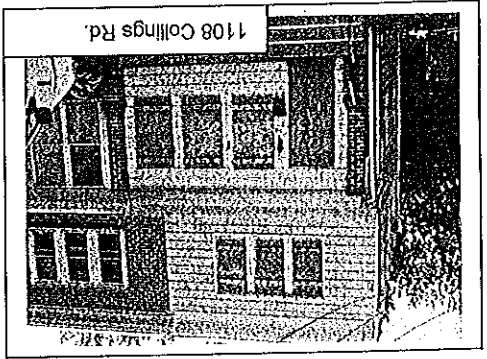
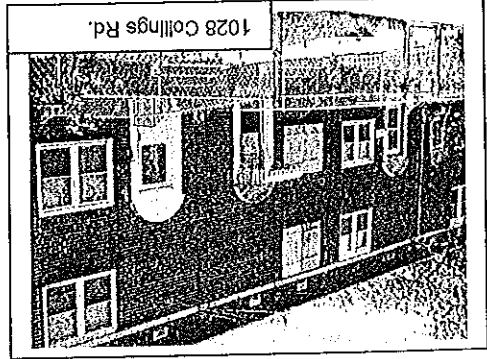
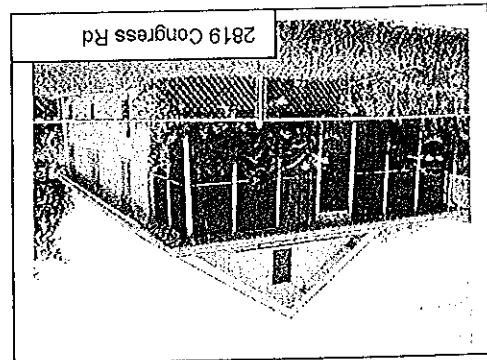
2784 YORKSHIP BLVD	675	45
2774 CONSTITUTION ROAD	676	3
2702 CONGRESS RD	677	10
1130 AMERICA RD	679	2
1060 NIAGRA ROAD	682	4
3069 KEARSARGE RD	682	24
1077 IRONSIDES ROAD	682	32
1133 COLLINGS ROAD	684	15
1133 COLLINGS RD	684	15
2905 OCTAGON RD-EAST	687	25
2819 Congress	688	7.01
2819 CONGRESS RD	688	7.01
2843 CONGRESS RD	688	15.01
2956 OCTAGON RD-EAST	689	38
2808 CONGRESS RD	690	3
2852 Congress	690	19
2852 CONGRESS RD	690	19
2870 CUSHING RD	691	20
2885 CUSHING RD	692	35
2889 CUSHING RD	692	37
2978 ALABAMA RD	693	19
2976 Alabama	693	20
2976 ALABAMA RD	693	20
3010 KEARSARGE RD	694	29
1316 ARGUS RD	696	4
3024 Alabama	696	29
1364 CHESAPEAKE RD	697	4
ADDRESS	BLOCK	LOT
3070 Alabama	697	15

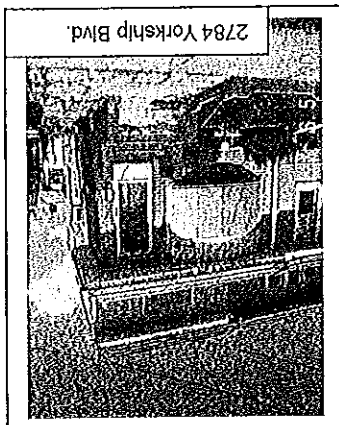
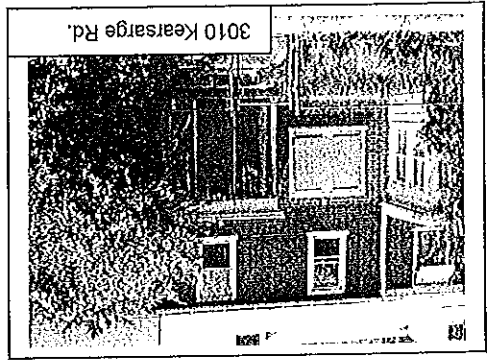
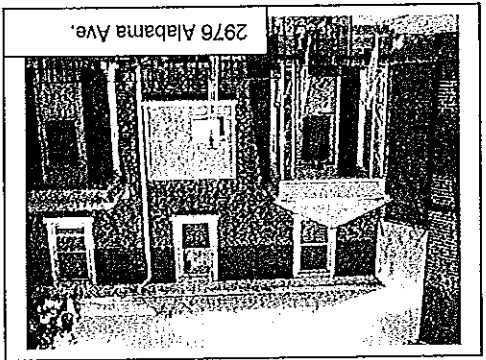
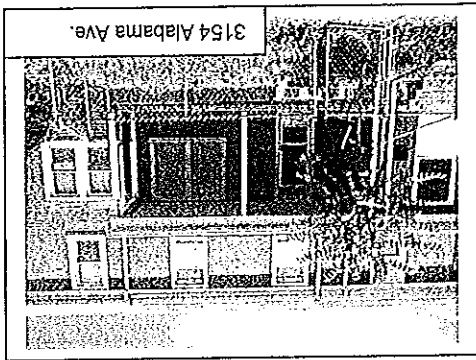
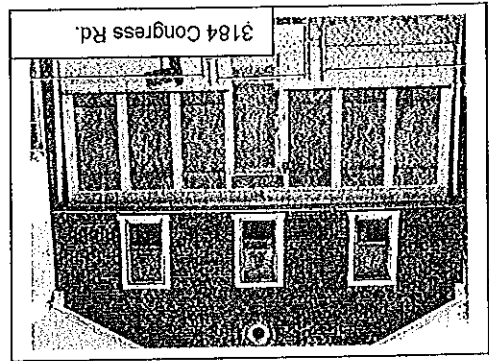
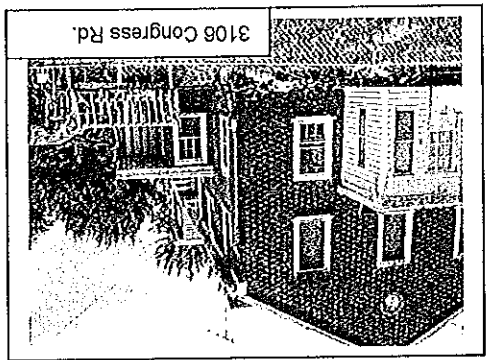
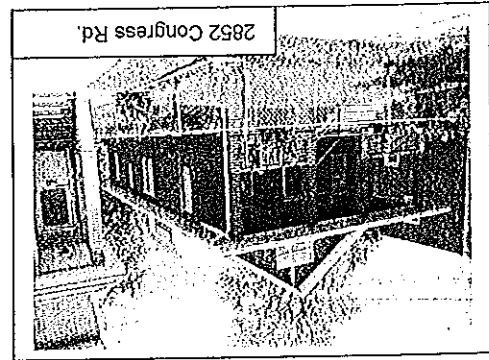
ADDRESS	BLOCK	LOT
3064 Alabama	697	16
3079 ALABAMA RD	698	9
1413 CHESAPEAKE RD	699	19
1410 CHESAPEAKE RD	700	5
2970 CONGRESS RD	704	5
2975 Congress	705	5
2975 CONGRESS RD	705	5
2983 CONGRESS RD	705	6
2984 CONSTITUTION RD	705	15
1503 COLLINGS RD	708	19
3015 CONGRESS RD	709	9
1002 COLLINGS RD	717	19
1004 COLLINGS RD	717	20
1028 COLLINGS RD	717	29
1066 SO MERRIMAC RD	718	96
1100 COLLINGS RD	719	47
1100 COLLINGS RD	719	47
1100 COLLINGS RD	719	47
1108 COLLINGS RD	719	50
1108 COLLINGS RD	719	50
1108 COLLINGS RD	719	50
1123 SO MERRIMAC RD	719	84
1123 SO MERRIMAC RD	719	84
1129 SO MERRIMAC RD	719	87
1129 SO MERRIMAC RD	719	87
1129 SO MERRIMAC RD	719	87
1129 SO MERRIMAC RD	719	87
1129 SO MERRIMAC RD	719	87
1129 SO MERRIMAC RD	719	87
1129 SO MERRIMAC RD	719	87
1248 SO MERRIMAC RD	723	78
1248 SO MERRIMAC RD	723	78

1318 SO MERRIMAC RD	726	104
3110 S Merrimac	730	2
3110 SO MERRIMAC RD	730	2
3108 SO MERRIMAC RD	730	3
3119 SO CONSTITUTION RD	730	15
3154 Alabama	730	23
3154 ALABAMA RD	730	23
3183 ALABAMA RD	732	3
3133 SO CONGRESS RD	733	8
3145 Congress	733	14
3171 Congress	733	15
3171 SO CONGRESS RD	733	15
3120 SO CONSTITUTION RD	733	27
1552 COLLINGS RD	734	1
3106 Congress	735	1
3184 Congress	735	16
3070 SO CONGRESS RD	736	27
3062 Congress	736	31
3127 MT EPHRAIM AVE	738	12
1653 ALABAMA RD	738	28



Appendix B: Photos of Selected Vacant, Boarded-up Residential Structures





*City of Camden*

Fairview Neighborhood Redevelopment Investigation

**Appendix C: City Council Resolution Authorizing Planning Board Investigation**