

August 22, 2024
#31760.00

**PRELIMINARY INVESTIGATION for DESIGNATION of an
AREA IN NEED OF CONDEMNATION REDEVELOPMENT
for Block 1197, Lot 2 and Block 1208, Lot 2
and an
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT
for Block 1208, Lot 3**



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Chapter 41 of Title 13 of the State Board of Professional Planners.*

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I. INTRODUCTION

A. Purpose & Properties

This Preliminary Investigation (Study) for the Determination of Areas in Need of Redevelopment per the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-5) relates solely to a 5.66-acre tract along the Admiral Wilson Boulevard (US 30) corridor, otherwise identified as the “Study Area.” This study is pursuant to the adoption of the Council’s resolution authorizing the investigation, which is in **Appendix A**.

The Study Area comprises three (3) individual parcels in the City of Camden (City): Block 1197, Lot 2; and Block 1208, Lots 2 and 3. Maps of these Study Area properties, as well as other adjacent redevelopment study areas, are in **Appendix B**.

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

B. Process

Prior to making its designation recommendations, the Camden City Planning Board (Board) shall conduct a public hearing, which it has advertised and noticed according to the LHRL (N.J.S.A. 40A:12A-6), to hear from all persons who are interested in or who such designations may affect. The Board shall receive all oral and written objections to any such designation and evidence in support of those objections, consider them, and make them part of the public record.

After conducting its investigation and public hearing, the Board shall make a recommendation, by resolution, to the Council as to whether it should designate all or part of the Study Area as an Area in Need of Redevelopment. The Board will use this Preliminary Investigation during its public hearing to determine whether the identified parcels in the Study Area qualify for designation as Areas in Need of Redevelopment under the LRHL, which would permit the Council, or its designated redevelopment entity, to exercise the power of condemnation and acquisition by eminent domain.

C. Conclusion

Based on the findings and evaluations identified in this report, we recommend that the Council designate all three (3) of the properties within the Study Area as “Areas in Need of Redevelopment” because they individually meet several of the LHRL statutory criteria (N.J.S.A. 40A:12A-5). Further, we also recommended that the Council designate the two (2) properties owned by V. Ponte & Sons, Inc.: Block 1197, Lot 2 and Block 1208, Lot 2, as an “Area in Need of Condemnation Redevelopment,” due to the physical blight conditions and threats to public health and safety evidenced in this report. We recommend that the Council designate the remaining property, Block 1208, Lot 3, which is in good condition and is addressing its environmental issues, as an “Area in Need of Non-Condemnation Redevelopment” within the Camden Urban Enterprise Zone (UEZ).

II. STATUTE

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

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

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

III. DEFINITIONS

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

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

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

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

Redevelopment area or *Area in need of redevelopment* means an area determined to be in need of redevelopment under sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

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

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

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

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

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

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

IV. AREA IN NEED OF REDEVELOPMENT

A. Process

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

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

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

B. Statutory Criteria

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

- a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein, or other similar conditions that impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, more than five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. Urban Enterprise Zones automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the governing body and planning board have also taken the actions and fulfilled the requirements for determining that the area is in need of redevelopment as described above.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

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

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

V. PRELIMINARY INVESTIGATION STUDY

A. Property Description

All the properties within the Study Area are along or adjacent to the northern (westbound) side of the US 30 corridor, between S. 16th and S 17th Streets and south of Mickle Street. The Study Area does not include Block 1208, Lot 4, which is a 1.36-acre parcel fronting on S. 17th Street that the Council designated as a redevelopment area in 2013.

The following table provides information about their address, acreage, ownership, and use:

Block	1197	1208	1208
Lot	2	2	3
Acreage	2.25*	2.88	0.53
Use	Warehouse	Vacant	Business Storage
Owner Name	V Ponte & Sons, Inc.	V Ponte & Sons, Inc.	1700 AWB, LLC
Owner Address	268 West Street	268 West Street	1700 Admiral Wilson Blvd.
Owner City, State Zip	New York, NY 10013	New York, NY 10013	Camden, NJ 08105

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

B. Land Use Planning Analysis

The Study Area is within the City's Transit-Oriented Development (TOD) District, which permits a wide variety of commercial retail sales and service uses, eating and drinking establishments, lodging uses, professional service, and light industrial uses. It also permits a wide variety of residential uses, ranging from single-family, semi-detached to multifamily dwellings, which were based upon the assumption in the 2002 Master Plan that NJ Transit would open a new commuter railroad station at 17th Street that would transform this former heavy industrial area between the railroad and US 30 into a new mixed-use neighborhood. Although NJ Transit did not construct a 17th Street station when it opened the RiverLine between Camden and Trenton in 2004, the Study Area remains in the TOD district.

C. General Property Descriptions

Block 1197, Lot 2: This property contains a 4-story masonry J-shaped industrial building fronting Mickle and S. 16th streets with large 1-story masonry and steel-sided shed additions, primarily constructed in the first half of the 20th century. This building and its additions comprise the entire parcel. Camden City has condemned this abandoned masonry building, but a warehouse remains in active operation in the steel-sided shed addition off S. 17th Street.

Block 1208, Lot 2: A major 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was then operating in tandem with adjacent Block 1197, Lot 2.

Block 1208, Lot 3: This lot contains an irregularly shaped, 2-story masonry building with a 5,500 SF constructed c. 1930 as the gas distribution office for the Public Service Electric & Gas, Corp. It contains the national headquarters for Bush Refrigeration, a manufacturer of commercial refrigerators, freezers, and display units for the past few decades. The current owner acquired the property in 2013. The property also contains a large overhead double-sided highway billboard.

D. Redevelopment Criteria Analysis

Criterion A. Unwholesome Living or Working Conditions

Statutory redevelopment criterion “A” indicates that a property may be found to be in “need of redevelopment” when “the generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.”

Block 1197, Lot 2: The property and its improvements are in conditions that are hazards to the public. Parts of the building are falling to the sidewalk and an order of imminent hazard. Our recent site visit found that the City’s Code Enforcement Office had posted on May 19, 2023, the following on the building’s main entrance:

- An Unsafe Structure Notice that “This building is declared unsafe for human occupancy. No individual is to occupy this building until the structure is rendered safe and secure,” and
- A Final Demolition Notice.

Finding: Block 1197, Lot 2 MEETS redevelopment criterion A.

Block 1208, Lot 2: A 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was then operating in tandem with adjacent Block 1197, Lot 2. Today, there are no buildings on this property to live or work in.

Finding: Block 1208, Lot 2 DOES NOT MEET redevelopment criterion A.

Block 1208, Lot 3: Bush Refrigeration uses this property for storage purposes. There is no evidence to indicate that the building on this property has unwholesome working conditions.

Finding: Block 1208, Lot 3 DOES NOT MEET redevelopment criterion A.

Criterion B. Dilapidation, Vacancy, and Faulty Conditions

Statutory redevelopment criterion “B” indicates that “The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable property may be found to be in “need of redevelopment.”

Block 1197, Lot 2: According to tax records, V. Ponte & Sons of New York, NY, has owned this former R. Hollingshead Company industrial building since 1982. It last operated a paper recycling business in the building but has not continued that business for at least the past 2 years.

Finding: Block 1197, Lot 2 MEETS redevelopment criterion B.

Block 1208, Lot 2: A 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was then operating in tandem with adjacent Block 1197, Lot 2. Today, there are no buildings on this property.

Finding: Block 1208, Lot 2 DOES NOT MEET redevelopment criterion B.

Block 1208, Lot 3: Bush Refrigeration uses this property for storage purposes. There is no evidence to indicate that the building on this property has unwholesome working conditions.

Finding: Block 1208, Lot 3 DOES NOT MEET redevelopment criterion B.

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

Statutory redevelopment criterion “C” indicates that a property may be found to be in “need of redevelopment” when “land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”

Block 1197, Lot 2: This tax parcel contains a 4-story masonry building.

Finding: Block 1197, Lot 2 DOES NOT MEET redevelopment criterion C.

Block 1208, Lot 2: A 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was less than 10 years ago.

Finding: Block 1208, Lot 2 DOES NOT MEET redevelopment criterion C.

Block 1208, Lot 3: This tax parcel contains a 2-story masonry building in good condition.

Finding: Block 1208, Lot 3 DOES NOT MEET redevelopment criterion C.

Criterion D. Building and Use Obsolescence

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

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

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

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

Statutory redevelopment criterion “E” indicates that a property may be found in need of redevelopment when “A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein, or other similar conditions that impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

New Jersey’s Industrial Site Recovery Act (ISRA) requires the “remediation of certain business operations (sites) prior to their sale or transfer or upon its cessation of on-site business operations.” Any person who owns the industrial establishment, owns the real property of an industrial establishment, or is the operator of the industrial establishment must comply with ISRA. Many industrial and former industrial site are left abandoned or are sub-let and under-utilized due to potential financial risks and legal exposures that this and

similar state and federal regulations have on current property owners and future investors as a condition of title that directly affects a site's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

Block 1197, Lot 2: NJDEP identifies this property, also known as the Classic Chemical site, as Activity # BEA 240001, Program Interest ID # G000003557, dating back to 1990. An NJDEP Licensed Site Remediation Specialist (LSRP) is now supervising environmental clean-up and remediation of the building and site soils. However, NJDEP cited the property owner on June 7, 2023, with a violation for "failure to comply with the requirements for direct oversight." These are significant conditions of title that directly affects the parcel's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

Finding: Block 1197, Lot 2 MEETS redevelopment criterion E.

Block 1208, Lot 2: Before the 2016 conflagration that destroyed the remaining buildings and other above-ground improvements on this property, the industrial building thereon operated in tandem with those on adjacent Block 1197, Lot 2. This parcel is part of NJDEP's Classic Chemical site environmental clean-up and remediation project. (See immediately above.) In addition, NJDEP has identified that the southern and southwestern portions of this parcel comprise historic fill dating to the 1920s construction of Bridge, now Admiral Wilson, Boulevard; however, it has not determined whether that fill included contaminated soils from nearby or other historic industrial sites. These are significant conditions of title that directly affects the parcel's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

Finding: Block 1208, Lot 2 MEETS redevelopment criterion E.

Block 1208, Lot 3: The owners of this industrial property have completed their LSRP-approved Remedial Action Plan. NJDEP has established a Classification Exception Area (CEA), which is an institutional control, typically a recorded deed restriction, that there is a ground water pollution in a localized area caused by a discharge at a contaminated site. In addition, NJDEP has identified that the southern portion of this parcel comprises historic fill dating to the construction of Bridge, now Admiral Wilson, Boulevard in the 1920s; however, it has not determined whether that fill included contaminated soils from nearby or other historic industrial sites. These are significant conditions of title that directly affects the parcel's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

Finding: Block 1208, Lot 3 MEETS redevelopment criterion E.

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

Statutory redevelopment criterion "F" indicates that a property may be found in need of redevelopment when "areas, more than five (5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated." No such casualty has occurred in the Study Area.

Finding: All three (3) properties in the Study Area DO NOT MEET redevelopment criterion F.

Criterion G. Urban Enterprise Zones (UEZs)

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

Finding: All three (3) properties in the Study Area MEET redevelopment criterion G.

Criterion H. Smart Growth

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

Finding: All three (3) properties in the Study Area MEET redevelopment criterion H.

VI. Conclusion and Findings

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

Block	Lot	Meets Redevelopment Criterion								Summary
		A	B	C	D	E	F	G	H	
1197	2	YES	YES	NO	YES	YES	NO	YES	YES	A, B, D, E, G, H
1208	2	NO	NO	NO	YES	YES	NO	YES	YES	D, E, G, H
1208	3	NO	NO	NO	NO	YES	NO	YES	YES	E, G, H

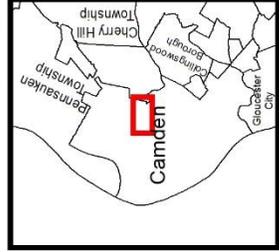
Further, we also recommended that Council designate the two (2) properties owned by V. Ponte & Sons, Inc.: Block 1197, Lot 2 and Block 1208, Lot 2, as a “Condemnation Area in Need of Redevelopment,” due to physical blight and threats to public health and safety evidenced in this report. Designation as a “Condemnation Area in Need of Redevelopment” would allow the Council or the Camden Redevelopment Agency the opportunity to condemn and acquire them in accordance with the LHRL. We recommend that Council designate the remaining property, Block 1208, Lot 3, which is in good condition and is addressing its environmental issues, as a “Non-Condemnation Area in Need of Redevelopment” within the Camden Urban Enterprise Zone (UEZ).

Appendix A
City of Camden Resolution

Appendix B

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

Flood Hazard Areas - Study Area



ENVIRONMENTAL RESOLUTIONS, INC.
 Engineers • Planners • Scientists • Surveyors
 815 EAST GATE DR. SUITE 103
 MOUNT LAUREL, NEW JERSEY 08054
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Legend

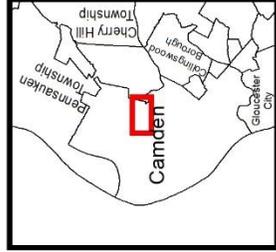
- Study Area
- Flood Hazard Areas
 - Without BFE
 - With BFE (Base Flood Elevation)
- 100-Year Floodplain
- Area of Minimal Flood Hazard
- Regulatory Floodway
- Parcels

Date: 2/2/2024 Drafted By: PVB

Land Use (MOD IV) - Study Area



Zoning Districts - Study Area



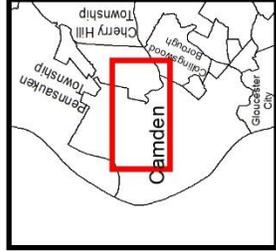
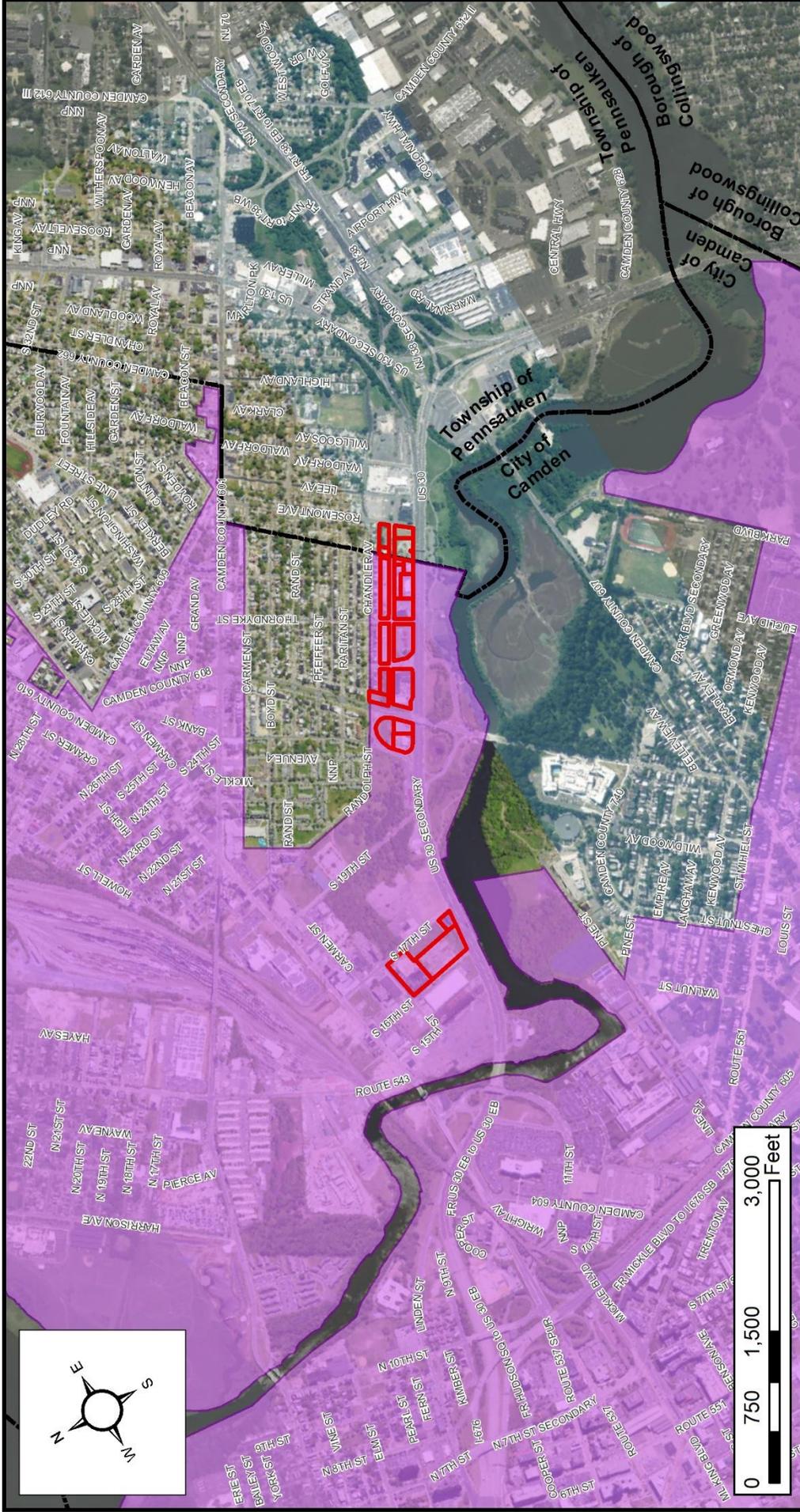
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Legend

- Study Area
- Camden Zoning Districts
- Pennsauken Zoning Districts

Date: 2/2/2024 Drafted By: PVB

Urban Enterprise Zones (UEZs) - Study Area



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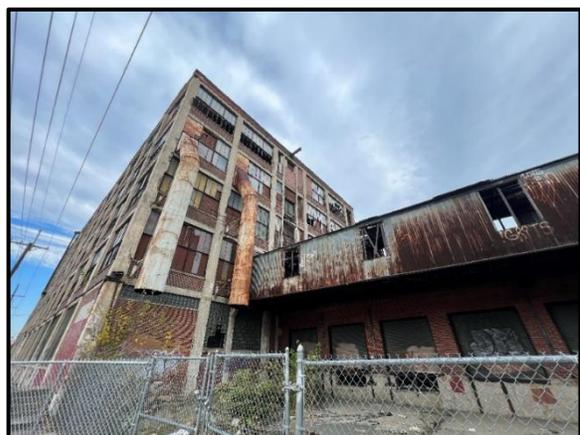
Legend

- Study Area
- Urban Enterprise Zones (UEZs)

Date: 2/13/2024 Drafted By: PVB

Appendix C
Study Area Photographs

**Block 1197, Lot 2: SW corner of Mickles & 16th Streets
Ponte Warehouse
Meets Redevelopment Criteria A, B, D, E, G, & H**



**Block 1208, Lot 2: NE corner of US 30 & 17th Street
Former Ponte Warehouse Site
Meets Redevelopment Criteria D, E, G, & H**



**Block 1208, Lot 3: NW corner of US 30 & 17th Street
Bush Refrigeration Building
Meets Redevelopment Criteria , E, G, & H**

