

March 7, 2025  
#31771.110

**PRELIMINARY INVESTIGATION for DESIGNATION of a  
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT  
Block 715, Lots 1, 19, 20, 23, 25, and 26  
Camden, Camden County, New Jersey**



**Prepared For:**

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

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Camden City Resolution

## **ACKNOWLEDGEMENTS**

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## I. INTRODUCTION

This Preliminary Investigation (Study) for the Determination of Areas in Need of Non-Condensation Redevelopment relates solely to a ± 23.37-acre tract on six (6) adjacent tax parcels situated between Mount Ephraim Avenue (CR 605) and the Collingswood Borough in the southeastern section of Camden City, otherwise identified as the Study Area. The Study Area borders Woodlynne Borough to the north along the North Branch of Newton Creek. It also borders Collingswood Borough to the east opposite the Beesely Point Secondary railroad line.

The Study Area comprises Lots 1, 19, 20, 23, 25, and 26 of Block 715. Maps of these Study Area properties, as well as other adjacent redevelopment study areas, are in **Appendix A**.

Figure 1: Location Map

Figure 2: Land Use and Zoning Map

Figure 3: Environmental Restrictions Map

Figure 4: UEZ Map

This study is pursuant to the adoption of the Council's resolution authorizing the investigation, which is an attachment in **Appendix B**. Prior to making its designation recommendations, the Camden City Planning Board (Board) shall advertise, notice, and conduct a public hearing, in accordance with the Local Redevelopment and Housing Law (LRHL, N.J.S.A. 40A:12A), to hear from all persons who are interested in or who the designation may affect. The Board shall receive and consider all oral and written objections to any such designation and evidence in support of those objections and make them part of the public record.

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

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

## II. STATUTE

The 1992 LRHL, 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 is blighted, rather than merely not put to its optimal use. The amendment recognized that municipalities should be encouraged 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 not allow eminent domain 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 properties, or some portion thereof, should be declared an Area in Need of Non-Condensation Redevelopment, as defined by the LRHL (N.J.S.A. 40A:12A-6).

## III. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

### **A. Process**

The LRHL (N.J.S.A. 40A:12A-6) sets forth a multi-step process that the City Council and the 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 Non-Condensation Redevelopment. The following outlines that process:

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 Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL) for designation as an Area in Need of Non-Condensation Redevelopment:
  - b. 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 Non-Condensation Redevelopment has the same designation criteria as an Area in Need of Condensation Redevelopment; however, there will be no possibility of using eminent domain powers in a subsequent Redevelopment Plan for a Non-Condensation Area in Need of 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 to include the Study Area or parts of it, in a designated 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 provide 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 the scheduled Board 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 their properties are in 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 map 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 present evidence to support their objections. The Board shall receive and consider all objections to such a determination and evidence in support of those objections, given orally or in writing, and made 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 Non-Condensation Redevelopment.
  - a. The LRHL does not require The Council to provide any special notices to the public or individual property owners about the meeting when the Council has scheduled the designation for discussion and vote.
  - 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 LRHL does not require the Commissioner's approval of the Council's designation resolution.
7. The City Clerk shall serve 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 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 Condemnation Redevelopment Area occurs for 45 days after the adoption of the Council's designation resolution, if objectors present their objections at the Board's public hearing, to allow for owners or interested parties to file lawsuits challenging the designation.

## **B. Statutory Criteria**

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

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

The statutory charge for a positive finding of the redevelopment eligibility for an identified property requires that existing conditions give evidence of blight, as demonstrated by the fact that the property area satisfies one (1) or more of the statutory criteria set forth at N.J.S.A. 40A:12A-5. Under **Section 3** of the statute (N.J.S.A. 40A:12A-3), a municipality 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 area as a whole.

**V. PRELIMINARY INVESTIGATION STUDY**

**A. Property Description**

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

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

The six (6) properties in the Study Area on Block 715 do not include Lot 22 on the east side of Mount Ephraim Avenue, which is a 0.43-acre parcel that contains a Popeye’s restaurant. Otherwise, the study area is bound:

To the north by the North Branch of Newton Creek, which separates Camden City from Woodlynne Borough, including an employment service business, an undeveloped portion of a commercial property fronting on Mount Ephraim Avenue, and a Borough-owned property that is mostly tidal flats and forested wetlands;

To the east by Collingswood Borough, including: its Harrison Avenue composting facility; Champion Avenue, which abuts the railroad line, and residential sections of West Collingswood;

To the south by the US Postal Service’s Camden Mail Processing Facility on 11.48-acre Lot 18 and other commercial businesses south of there; and

To the west by a PSEG electric substation north of the North Branch of Newton Creek and a number of commercial pad sites along Mount Ephraim Avenue, including a carwash, a restaurant, a general store, an automobile parts store, and an undeveloped forested wetlands area hosting two (2) telecommunication towers.

**B. Land Use Planning Analysis**

The Study Area is completely within the City’s C-3 Regional Commercial Zone, which permits a number of commercial retail, restaurant, professional service, public, civic, and educational uses and several conditionally permitted uses. The County and State office and service buildings on Lot 19 and the food markets on Lot

20 are permitted uses in the City's C-3 zone. Because the Conrail (Lot 25) and NJDEP (Lot 26) properties are owned by the state and federal governments, respectively, they are immune from local zoning. After the bulkhead collapsed on Lot 23, the North Branch of Newton Creek consumed the developable land on that parcel. The temporary construction trailer(s) and temporary storage sheds on Lot 1 that is owned by Camden County is also immune from local zoning.

### **C. Redevelopment Criteria Analysis**

#### **Lots 1, 19, and 20**

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

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

**Lot 1:** Temporary construction trailer(s) and temporary storage sheds.

***Finding:*** *There is no evidence to indicate that this property meets Criterion A.*

**Lot 19:** ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building.

***Finding:*** *There is no evidence to indicate that this property meets Criterion A.*

**Lot 20:** ± 4,000 SF Food Market and storage trailers.

***Finding:*** *There is no evidence to indicate that this property meets Criterion A.*

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

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

**Lot 1:** Temporary construction trailer(s) and temporary storage sheds. Inability to find tenants for the remaining sections of the former ± 57,000 SF Atlantic Discount Stores building after decades led the property owner to demolish that building in 2020.

***Finding:*** *There is no evidence to indicate that this property meets Criterion B.*

**Lot 19:** ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building. Although the ± 5,000 SF NJ Motor Vehicle Services building is fully occupied, approximately 20 employees have occupied the ± 30,000 SF State and County Service Facilities building for the past two (2) years. Inability to find tenants for the former ± 82,000 SF Camden Lanes bowling alleys after decades led the property owner to demolish that building in 2020.

***Finding:*** *Therefore, this property meets Criterion B.*

**Lot 20:** ± 4,000 SF Food Market and storage trailers.

***Finding:*** *There is no evidence to indicate that this property meets Criterion B.*

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

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

**Lot 1:** Temporary construction trailer(s) and temporary storage sheds.

***Finding:*** *There is no evidence to indicate that this property meets Criterion C.*

**Lot 19:** ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building.

***Finding:*** *There is no evidence to indicate that this property meets Criterion C.*

**Lot 20:** ± 4,000 SF Food Market and storage trailers.

***Finding:*** *There is no evidence to indicate that this property meets 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, at this time.***

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

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

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

title that directly affects a site's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

**Lot 1:** Temporary construction trailer(s) and temporary storage sheds. NJDEP records do not identify any environmental contamination issues associated with this property.

***Finding:*** *There is no evidence to indicate that this property meets Criterion E.*

**Lot 19:** ± 30,000 SF State and County Service Facilities building, and ± 5,000 SF NJ Motor Vehicle Services building. NJDEP records indicate that all former contamination related to the former occupancy by the Reliable Trailers Company have been remediated with no further development restrictions required. Although NJDEP mapping indicates that much of the property's frontage along the North Branch of Newton Creek for a depth of about 100' from the current waterline is filled marshland, there is no evidence to indicate that this includes contaminated soils.

***Finding:*** *There is no evidence to indicate that this property meets Criterion E.*

**Lot 20:** ± 4,000 SF Food Market and storage trailers. NJDEP records do not identify any environmental contamination issues associated with this property which appears to have been a vacant parcel until the first farmstand was erected c. 1970.

***Finding:*** *There is no evidence to indicate that this property meets Criterion E.*

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

Statutory redevelopment criterion "F" indicates that a municipality may find a property in need of redevelopment when "areas, more than five (5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated."

***Finding:*** *Because no such casualty has occurred in the Study Area, Lots 1, 19, and 20 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:*** *Because the Study Area is within Camden's UEZ, . Lots 1, 19, and 20 MEET redevelopment criterion G.*

**Criterion H. Smart Growth**

Statutory redevelopment criterion "H" indicates that a municipality may find a property in need of redevelopment when designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

***Finding:*** *Because Camden City is within the Metropolitan (PA-1) Planning Area on the State Plan Policy Map, Lots 1, 19, and 20 MEET redevelopment criterion H.*

**Lots 23, 25, and 26**

As indicated above, the Study Area includes two (2) parcels, a Conrail property (Lot 25) and an NJDEP property (Lot 26), which are owned by the federal and state governments, respectively. Thus, they are immune from municipal zoning and redevelopment powers. A third parcel, Lot 23, which is privately

owned but now all but inundated by the tide after its bulkhead along the North Branch of Newton Creek collapsed, contains no structures or developable land.

**We find that Lots 23, 25, and 26 DO NOT MEET redevelopment criteria A, B, C, D, E, or F.**

However, we find that all three parcels meet the following statutory criteria for designation as an area in need of redevelopment:

**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.

***Finding: Because the Study Area is completely within Camden’s UEZ, Lots 23, 25, and 26 MEET redevelopment criterion G.***

**Criterion H. Smart Growth**

Statutory redevelopment criterion “H” indicates that a municipality may find a property in need of redevelopment when designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

***Finding: 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 and Lots 23, 25, and 26 MEET redevelopment criterion H.***

Under Section 3 of the Statute (N.J.S.A. 40A-12A-3) “Redevelopment Area” or “Area in Need of Redevelopment” 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.

**We find that Lots 23, 25, and 26 meet the “Section 3” definitional criterion for an area in need of redevelopment because the land use plans of both Camden City and Camden County, as well as the 2006 Fairview Neighborhood Partnership Plan, recommend that a recreational greenway, including a multi-use trail connecting to other portions of a greenway network, include lands along the banks of the North Branch of Newton Creek. This would also include Lot 19 within the Study Area. Inclusion of Lots 23 and 26 within a redevelopment area may also assist in the future redevelopment of Lot 19, including reestablishment of its bulkhead against the North Branch of Newton Creek, agglomeration of the three parcels into one if NJDEP extends riparian rights to the owner of Lot 19, or both.**

**VI. Conclusion and Findings**

The following table summarizes our findings in this report that all six (6) properties within the Study Area individually meet at least one (1) of the LRHL statutory criteria referenced in the table below.

	<b>Block 715</b>					
<b>Criterion</b>	<b>Lot 1</b>	<b>Lot 19</b>	<b>Lot 20</b>	<b>Lot 23</b>	<b>Lot 25</b>	<b>Lot 26</b>
<b>A</b>	NO	NO	NO	NO	NO	NO
<b>B</b>	NO	YES	NO	NO	NO	NO
<b>C</b>	NO	NO	NO	NO	NO	NO
<b>D</b>	--	--	--	--	--	--
<b>E</b>	NO	NO	NO	NO	NO	NO
<b>F</b>	NO	NO	NO	NO	NO	NO
<b>G</b>	YES	YES	YES	YES	YES	YES
<b>H</b>	YES	YES	YES	YES	YES	YES
<b>Section 3</b>	NO	NO	NO	YES	YES	YES

**Because we do not anticipate that any future redevelopment plan will require the acquisition of private property, i.e., Lots 20 and 23, through eminent domain, we recommend that City Council designate the Study Area as an “Area in Need of Non-Condensation Redevelopment.”**

**Appendix A**

**Figure 1: Location Map**

**Figure 2: Land Use and Zoning Map**

**Figure 3: Environmental Restrictions Map**

**Figure 4: UEZ Map**

**Appendix B**  
City of Camden Resolution