Brownfield Redevelopment Solutions, Inc.

Industrial Site Inventory
Phase A: Survey Report
For
The Camden Redevelopment Agency

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INTRODUCTION:

Brownfield Redevelopment Solutions, Inc. has conducted an Industrial Site Inventory and prepared this resultant report on behalf of the Camden Redevelopment Agency (CRA). The work has been conducted in accordance with the specifications outlined in the CRA's Request for Proposals dated July 2005 and our proposal dated August 12, 2005. TRC Omni Environmental (TRC) and Rutgers University have partnered with Brownfield Redevelopment Solutions, Inc. to form the consultant team for this phase of the project.

The Industrial Site Inventory effort has been devised to be conducted over three phases: Inventory, Analysis, and Recommendations. This report details the activities conducted and results of the Phase A: Inventory.

BACKGROUND:

The City of Camden, New Jersey is a city of approximately nine square miles, located directly across the Delaware River from Center City Philadelphia. What can arguably called America's most impoverished city, Camden has been the focus of many revitalization efforts. In 2003, the State of New Jersey enacted the Municipal Revitalization and Recovery Act in the latest attempt to bring prosperity to this city of just under 80,000 residents and reverse decades of economic downturn. The City has experienced a groundswell of redevelopment interest and activity in the ensuing years. The increased demand for new housing, retail and institutional space has created competition for land formerly maintained for industrial and commercial enterprises.

The mandate for change that is contained within the 2003 legislation also provides a springboard for the City to implement broad sweeping changes to its hodge podge pattern of reactive land use. In an effort to correct the City of incompatible land uses, the CRA has an opportunity to examine Camden, neighborhood by neighborhood, and formulate strategic planning initiatives using sound, thoughtful planning policies. This planning effort is culminating in the development of Redevelopment Plans throughout Camden. As a result, many of the industrial and commercial facilities contained within or adjacent to residential neighborhoods have been, or are slated to be, reprogrammed. Faced with the loss of these generators of taxes and jobs, the CRA is eager to develop strategies to retain and enhance its industrial and commercial businesses. Key to such strategies is the ability to concentrate industry in zones where companies can grow and invest in their facilities without fear of displacement or conflicts with adjacent, incompatible uses.

The objective of the Industrial Site Inventory is to identify those areas in the city where industrial development can be directed and thrive given environmental, economic, and community considerations. This effort will result in the development of a quality industrial site inventory linked to a strategy for locating and developing existing and new industrial operations.

PROJECT SCOPE:

The identified goal of Phase A for the project was to create a comprehensive database of industrial sites located within the City of Camden.

METHODOLOGY:

The inventory component is a comprehensive catalog of existing and potential industrial sites generated by review of existing data and completion of a thorough 'windshield survey'.

A kick off meeting was held on April 26, 2006 with representatives in attendance from the CRA, Brownfield Redevelopment Solutions, Inc., TRC and Rutgers University. The meeting was held to clearly identify goals, expectations, discuss available data and project responsibilities.

The data fields contained in the Industrial Sites Inventory Database were discussed and agreed upon. **Attachment 1** provides a listing of the fields, data source, and information and/or definition of the data fields developed for this project. A windshield survey was conducted to collect supplemental data or verify existing data for inclusion in the Industrial Sites Inventory Database. Data which was to be collected or field verified during the windshield survey is noted in blue on **Attachment 1**.

Existing GIS compatible data to support the inventory was provided by the CRA including (1) Geographic Data comprised of the most recent City Council approved tax maps (circa 1995, as amended) and aerial photography (NJGIN 2002 Aerials); and (2) Attribute Data derived from a combination of City Tax records and State MOD IV data, complete with details on parcel ownership and zoning.

Aerial photography maps were used to divide the entire City of Camden into 53 photographic sectors (See **Attachment 2** for all Figures: **Figure 1** for the Key Map and **Figures 2 thorough 54** for the individual sector maps). Individual lots were prescreened to identify the subset of sites to be field surveyed. The prescreening effort was predicated upon the consultant team's review and analysis of the two basic data sources provided by the CRA.

The methodology for identifying sites to be visited and sites possibly appropriate for inventorying included the following:

1. Properties zoned for industrial or possibly commercial uses were identified as warranting a site visit. Of the 16 zoning categories, sites located within areas zoned exclusively residential (R-1, R-1-A, and R-2) were generally precluded from consideration.
2. In order to ascertain those lots with the greatest probability for impact in the survey, lots comprised of less than one acre in area were prescreened and removed from consideration for the field verification survey.

3. The aerial photographs were closely examined to identify properties not located within industrial or commercial zoning districts that appeared to house industrial uses. In addition to obvious industrial uses, the presence of multiple buildings and/or parking lots, parcel size and shape were noted. To the extent that they could be identified by the name of the property owner, churches and religious buildings, educational facilities, daycare centers, apartment buildings, hospital and medical institutions, local non-profit organizations, as well as government facilities were, for the most part, not identified as warranting site visits. A noted exception was for government-facilities, such as properties owned by the Camden Redevelopment Authority, identified for industrial uses.
4. The GIS parcel level data was examined to identify commercial or industrial property owners, even if properties in question were located within non-industrial districts.
5. Using the GIS parcel level data overlaid on the aerial photographs, an attempt was made to identify parcels under common ownership that were in close proximity to one another. This was done to gain a better understanding of the size of larger businesses and also identify businesses spread out over multiple adjacent lots –either legal or nonconforming uses. This method was used primarily to identify businesses spread out over adjacent parcels or parcels located across the street from one another.

The windshield surveys were conducted for the targeted individual lots prescreened as described. The field survey teams used tax block maps, aerial photographs with zoning overlays, and the targeted lot/block list to identify the targeted sites in the field for inspection. Teams did not conduct physical inspections of the lots, but rather, recorded relevant information and took photographs for inclusion in the database from a curbside vantage point. It should be noted that all sites were not photographed. Many of the lots used exclusively for residential purposes as well as several smaller, non-residential lots were not photographed.

RESULTS:

The field verification team conducted the windshield surveys from August through November 2006. A total of 3,102 sites were field surveyed for the Industrial Site Inventory. **Figure 55** in **Attachment 2** depicts the location of the sites surveyed. Over 1,850 photographs were taken for the field survey.

A total of 32,453 individual lots were included in the initial GIS parcel level data provided by the CRA. Of this, approximately 71.6%, or 23,242 individual lots, are located within areas in the City zoned exclusively residential (R-1, R-1-A, or R-2). Only 21% of the sites field surveyed (662 sites) were located within these areas.

The remaining 79% of the sites field surveyed were located in areas classified by one of the other 13 zoning categories. As these other areas were not zoned exclusively residential, they had a much higher probability of containing existing industrial or

similarly used property. Out of the 9,212 total such lots located within the City, the field team surveyed 2,441 individual lots. In other words, over 26% of the lots located within areas of the City not exclusively zoned residential were windshield surveyed.

Table 1 provides a break down of land uses based upon the windshield surveys conducted. The existing land use of the majority of the sites field surveyed was deemed "Other." The "Other" classification encompasses those land uses not contained in any of the other prescribed classifications. Such land uses as churches, non-profit utilization, daycare facilities, and institutional uses, to name a few, were classified as "Other." In the event that the predominant land use was not obvious from the curbside, the parcel was classified as "Unknown."

Table 1
Breakdown by Use of Parcels Surveyed

Use Category	Approximate Number of Sites Identified in Survey	Approximate Percentage of Use Among Parcels Surveyed
Utility	25	0.8%
Transportation	15	0.5%
Railroad Yard	13	0.4%
Recycling/Junkyard	30	1%
Light Industry	81	2.6%
Heavy Industry	9	0.2%
Commercial/Retail	332	10.7%
Other	1588	51.1%
Residential	861	27.8%
Unknown	95	3%
Warehouse	53	1.7%

Figure 56 in **Attachment 2** depicts those areas in the City which are zoned exclusively commercial and/or industrial along with those sites which were field verified to have predominant land uses either commercial or industrial in nature. It should be noted that residential land use was significant in those areas zoned exclusively industrial or commercial. Of the 3,102 parcels field surveyed, 445 were residential lots located in areas zoned I-1, I-2, C-1, or C-2.

The focus of Phase A involved the development of an Access database to tabulate and organize the data obtained through the windshield survey. This database was designed to be compatible with the City's GIS base map and can be downloaded to allow users to access site attribute tables for each site detailed in the inventory. Multiple Listing Service (MLS) styled reports for the sites field surveyed can be generated with the database. An example of the MLS style reports is included in **Attachment 3**. Instructions for generating such reports can be found **Attachment 4**. An electronic

copy of the database, along with installation instructions, is included in **Attachment 4**. An electronic copy of the GIS data and maps generated and used for Phase A is included in **Attachment 5**.

Camden Redevelopment Agency
Industrial Site Inventory

Attachments

Camden Redevelopment Agency
Industrial Site Inventory

Attachment 1
Access Database Field Information

Camden Redevelopment Agency – Industrial Site Inventory Access Database Field Information

FIELD	DATA TYPE	DATA Source	Data Info
BLQ	Text	CRA GIS polygon	Unique identifier
Site Name	Text	Input by user, if known	
Block/Lot	Text	CRA GIS polygon	
PARCEL INFORMATION			
Site Address	Text	CRA GIS polygon/Field verification	Provide if apparent
Land Value	Number	CRA GIS polygon	Assessed Value (land only)
Improvements Value	Number	CRA GIS polygon	Assessed Value (improvements only)
Total Assessed Value	Number	CRA GIS polygon	Combined assessment value.
Owner	Text	CRA GIS polygon	
Type of Ownership	Text	CRA GIS polygon	Drop down box: • Public (City/CRA) • Public (State) • Public (other) • Non-Profit • Private • Other • Unknown [default]
Operator	Text	Field verification	User input if available
Contact	Text	Input by CRA	
Status	Text	Input by CRA	Dynamic value; Unknown [default]
Redevelopment Area	Text	CRA GIS polygon	Drop down box: List all names of redevelopment areas
GIS Acreage	Number	CRA GIS polygon	
Deed Acreage	Number	CRA GIS polygon	
Dimension	Text	CRA GIS polygon	Property Dimensions
Census Tract	Text	CRA GIS polygon	
Latitude		GIS polygon	
Longitude		GIS polygon	

FIELD	DATA TYPE	DATA Source	Data Info
Current zoning	Text	CRA GIS polygon	Drop down box listing all possible zoning choices: • C-1 (Commercial) • C-2 (Commercial) • C-3 (Commercial) • C-4 (Commercial) • C-5 (Commercial) • C-C (City Center Flexible Devel. District) • C-R (Commercial – Residential) • C-W (Commercial – Waterfront) • H-M (Highway/Mass Transit Flexible) • I-1 (Industrial) • I-2 (Industrial) • I-R (Institution – Residential) • M-R (Manufacturing – Residential) • R-1 (Residential) • R-1-A (Residential) • R-2 (Residential)
Proposed zoning	Text	BRS Recommendations	Drop down box: • List all the possible zoning choices as above • Unknown [default]
Former Land Use	Text	CRA or input by user if known	Predominant land use (only one to be selected). Drop down box: • Commercial/Retail • Dock/Port • Heavy Industry • Light Industry • Other • Recycling/Junkyard • Residential • RR Yard • Transportation • Unknown • Utility • Warehouse

FIELD	DATA TYPE	DATA Source	Data Info
Existing Land Use	Text	Field verification	Predominant land use (only one to be selected). Drop down box: • Commercial/Retail • Dock/Port • Heavy Industry • Light Industry • Other • Recycling/Junkyard • Residential • RR Yard • Transportation • Unknown • Utility • Warehouse
Use Intensity	Text	Field verification	Drop down box (select one): • Vacant Lot (*property with no improvements located thereon)* • Abandoned (*Improved property with no business operating thereon)* • Underutilized (*spatial context)* • Fully operational
Site Designation	Text	BRS input/CRA data	Drop down box (select one): • EZ • RC • EZ/UEZ • RC/UEZ • None • Unknown
Site Visit Date	Date	Field verification	Enter date of field visit
Site Visit Type	Text	Field verification	Drop down box (select one): • On-Site • Walk-Through • Windshield • Perimeter Evaluation
Parking Lot Spaces	Number	Field verification	Estimated Parking Lot Spaces that can be seen from street; -999 [default]
Site Visit Comments	Text	Field verification	Add any relevant comments or explanations from site visit
BUILDING INFORMATION			
Building Name	Text	Input by user, if known	Unknown [default]; Allows for multiple building entries.
Rent / square foot	Number	Input by CRA	Unknown [default]

FIELD	DATA TYPE	DATA Source	Data Info
Building Description	Text	Field verification	Provide brief description of building. Excellent *(No damage/very minor damage).* Good condition *(minimal damage i.e. broken windows, doors, etc.)* Satisfactory *(Significant damage, but appears structurally sound)* Poor *(Substantial damage, but appears that the building may be salvageable)* Very poor *(Extensive damage that makes the building appear unsalvageable i.e. collapsed walls, etc.)*
Building Size	Number	Input by CRA	Square footage of building; -999 [default]
Ceiling Height	Number	Input by CRA	0 [default]
Number of Stories	Number	Field verification	Predominant Number of stories; 0 [default]
Type of Loading Docks	Text	Field verification	Allows for multiple sets of loading docks. Drop down box: • Elevated • At grade • Unknown
Number of Bays	Number	Field verification	0 [default]
Loading Dock Description	Text	Field verification	
UTILITIES			
Utility Type	Text	Input by CRA	Drop down box: • Electric • Gas • Sanitary Sewer • Storm Sewer • Telecommunications • Water
Utility Name	Text	Input by CRA	Additional information re: utility provider
TRANSPORTATION			
Name	Text	Field verification	Allows for multiple entries of featured transportation amenities. Input specific name, if applicable, for transportation type.
Transportation Type	Text	Field verification	Drop down box: • Airport • Rail • Rail spur • Primary Road • Secondary Road • Public Transportation • Port • Waterfront

FIELD	DATA TYPE	DATA Source	Data Info
Distance	Number	Field verification	Input approximate distance, if available, to transportation amenity. Use only whole numbers. If adjacent to site, use 0 and indicate in comments that it is adjacent to parcel.
Transportation Comments	Text	Field verification	Elaborate on transportation options
ADJACENT PROPERTIES			
Direction	Text	Input by user	Allows for input of multiple adjacent properties; Select only one compass direction from Drop Down box: • N • S • E • W • NE • NW • SE • SW
Use	Text	Input by user	Primary Adjacent Uses; Drop down box (select one): • Commercial/Retail • Dock/Port • Heavy Industry • Light Industry • Other • Recycling/Junkyard • Residential • RR Yard • Transportation • Unknown • Utility • Warehouse
Description	Text	Input by user	Elaborate on adjacent use, if relevant
APPRAISAL			
Name	Text	Input by CRA	Name of appraiser. Allows for input of multiple appraisals.
Appraised Value	Number	Input by CRA	0 is default value
Date	Date	Input by CRA	Date of Appraisal
Comments	Text	Input by CRA	Appraisal Comments

ENVIRONMENTAL STUDIES			
Type	Text	BRS work with city office of brownfields /DEP	Allows for multiple entries. Select type of prior Environmental Study completed, Drop down box: • PA • SI • RI • RA • Phase I • Phase II • NFA • Other
Date	Date	BRS work with city office of brownfields /DEP	Date associated with type of environmental work completed.
DEP case number	Text	BRS work with city office of brownfields /DEP	
CERCLA number	Text	BRS work with city office of brownfields /DEP	
KCSL number	Text	BRS work with city office of brownfields /DEP	
Environmental Comments	Text	BRS work with city office of brownfields /DEP	Elaborate on study completed, contamination present, status of work, etc.
PHOTOS			
Image Name	Text	Field verification	Enter photo identifier, such as file name.
Caption	Text	Field verification	Allows for elaboration of photo such as direction of shot, description of shot, etc.

Camden Redevelopment Agency
Industrial Site Inventory

Attachment 2
Figures

Camden Redevelopment Agency
Industrial Site Inventory

Attachment 3
MLS Style Site Report Example

Camden Redevelopment Agency
Industrial Site Inventory

Attachment 4
Access Database
Read Me File Instructions

Camden Redevelopment Agency
Industrial Site Inventory

Attachment 5
Electronic Copy of
GIS Data and Maps

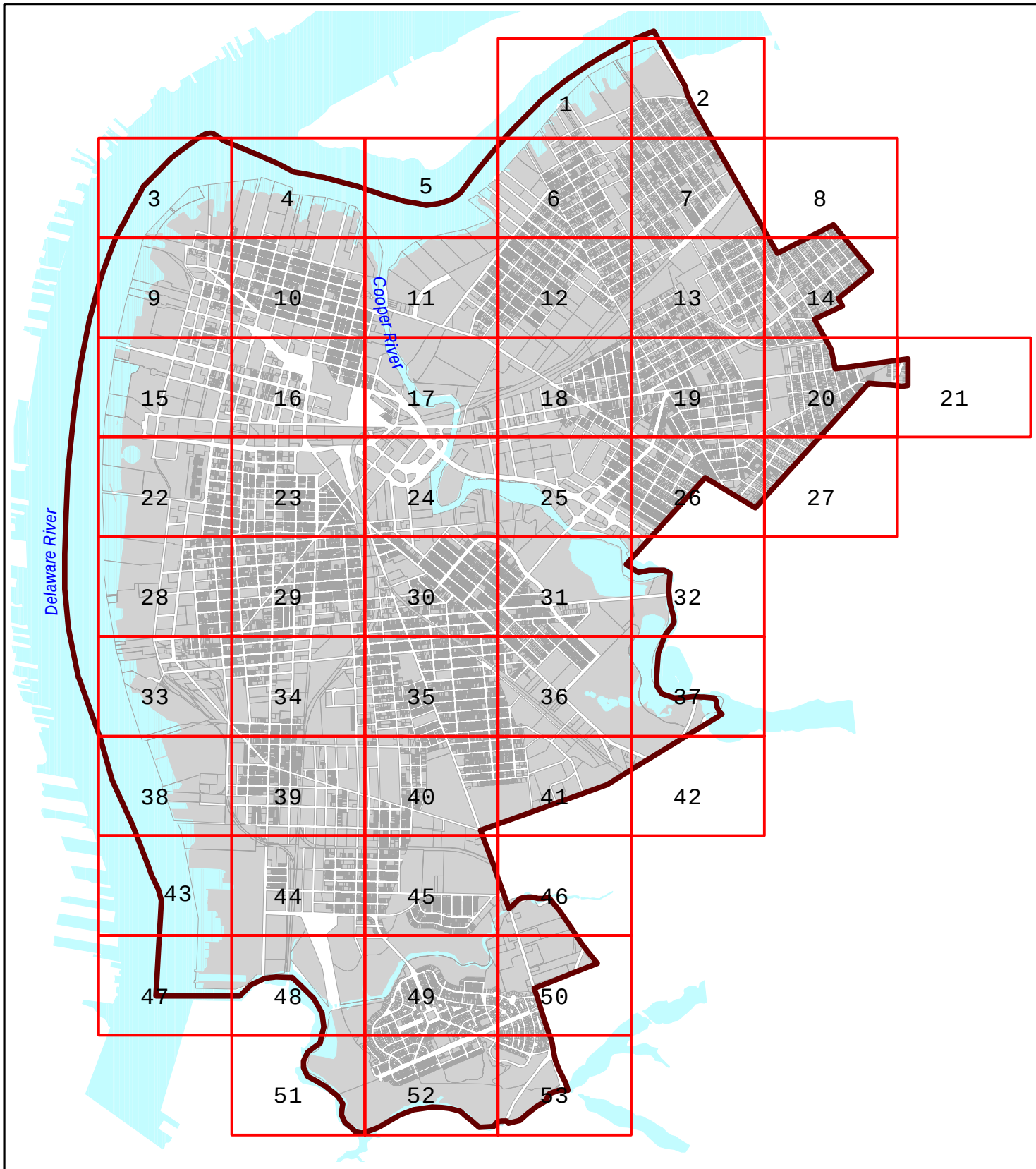


FIGURE 1

Field Map Index

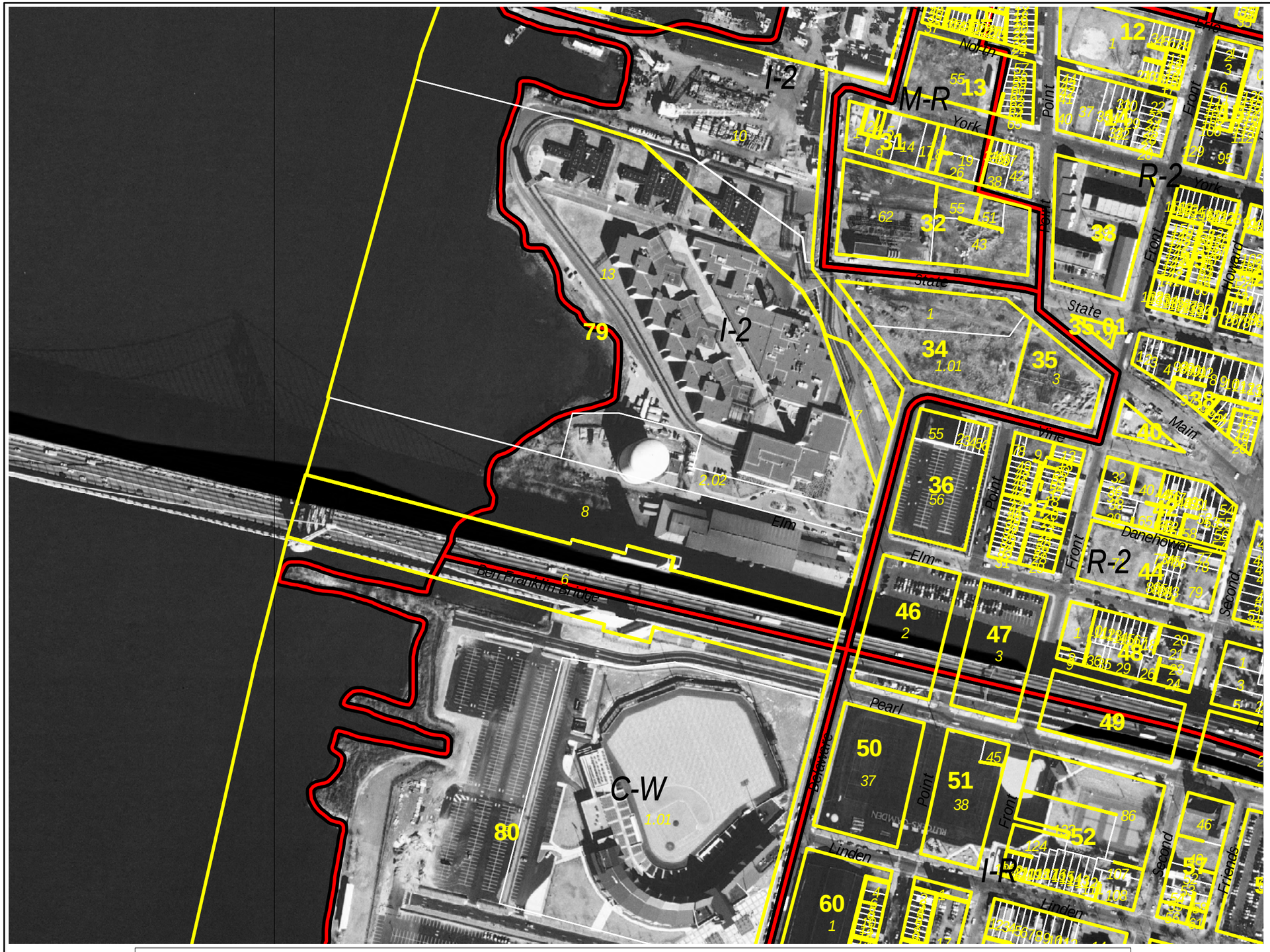
CAMDEN INDUSTRIAL SITE INVENTORY

Map Sheet Boundary

City of Camden Boundary

Tax Parcel

3000 0 3000 Feet



C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

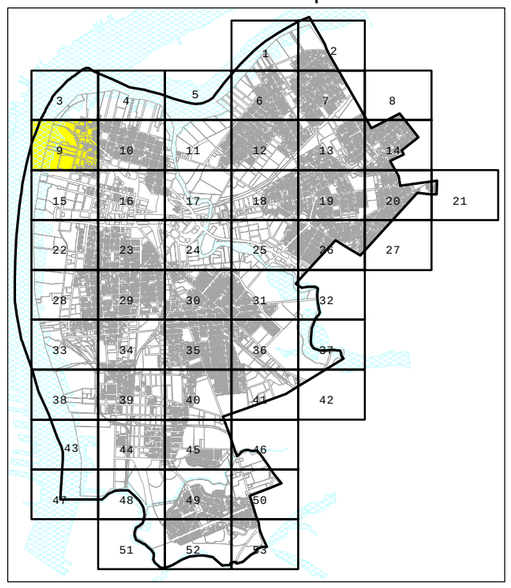
I-1 - Industrial
I-2 - Industrial

FIGURE 10

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 9

Camden Redevelopment Agency

BRS

TRC Omni

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
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C-C - City Center Flexible Devel. Dist.
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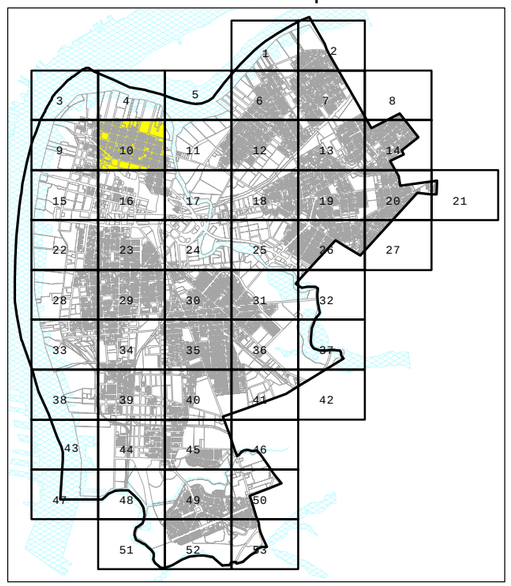
I-1 - Industrial
I-2 - Industrial

FIGURE 11

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 10

Camden Redevelopment Agency

BRS

TRC Omni

FIGURE 12

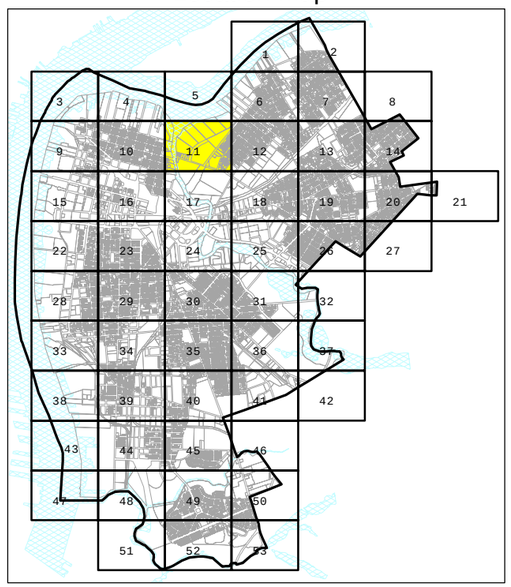
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 11

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
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I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS

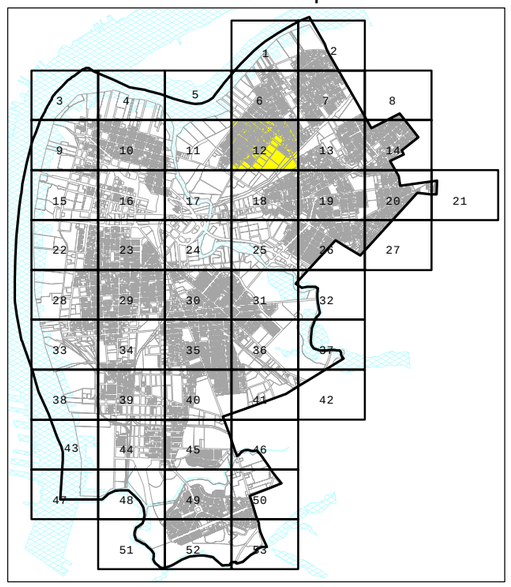
TRC Omni

FIGURE 13

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 12

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS

TRC Omni

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
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M-R - Manufacturing-Residential
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R-1-A - Residential
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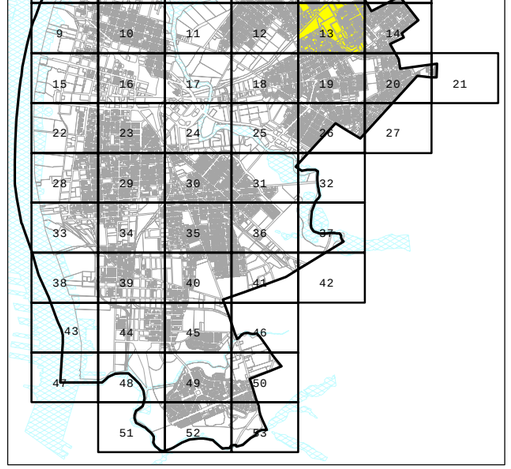
I-1 - Industrial
I-2 - Industrial

FIGURE 14

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 13

Camden Redevelopment Agency

BRS

TRC Omni

C-1 - Commercial
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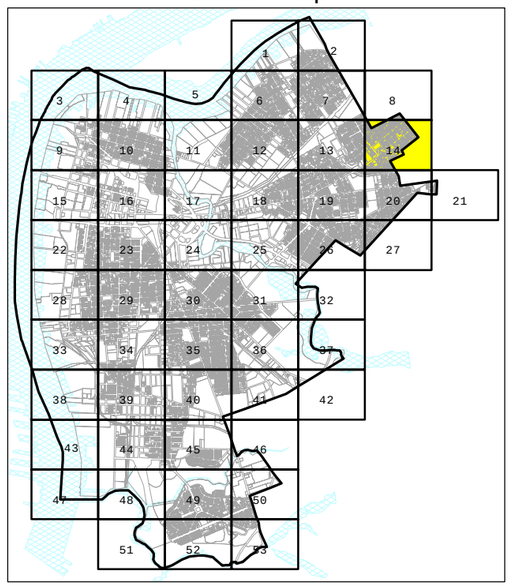
I-1 - Industrial
I-2 - Industrial

FIGURE 15

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 14

Camden Redevelopment Agency

BRPS

TRC Omni

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
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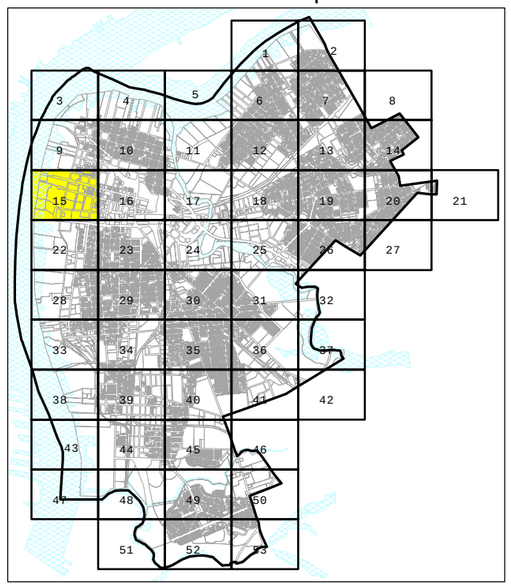
I-1 - Industrial
I-2 - Industrial

FIGURE 16

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



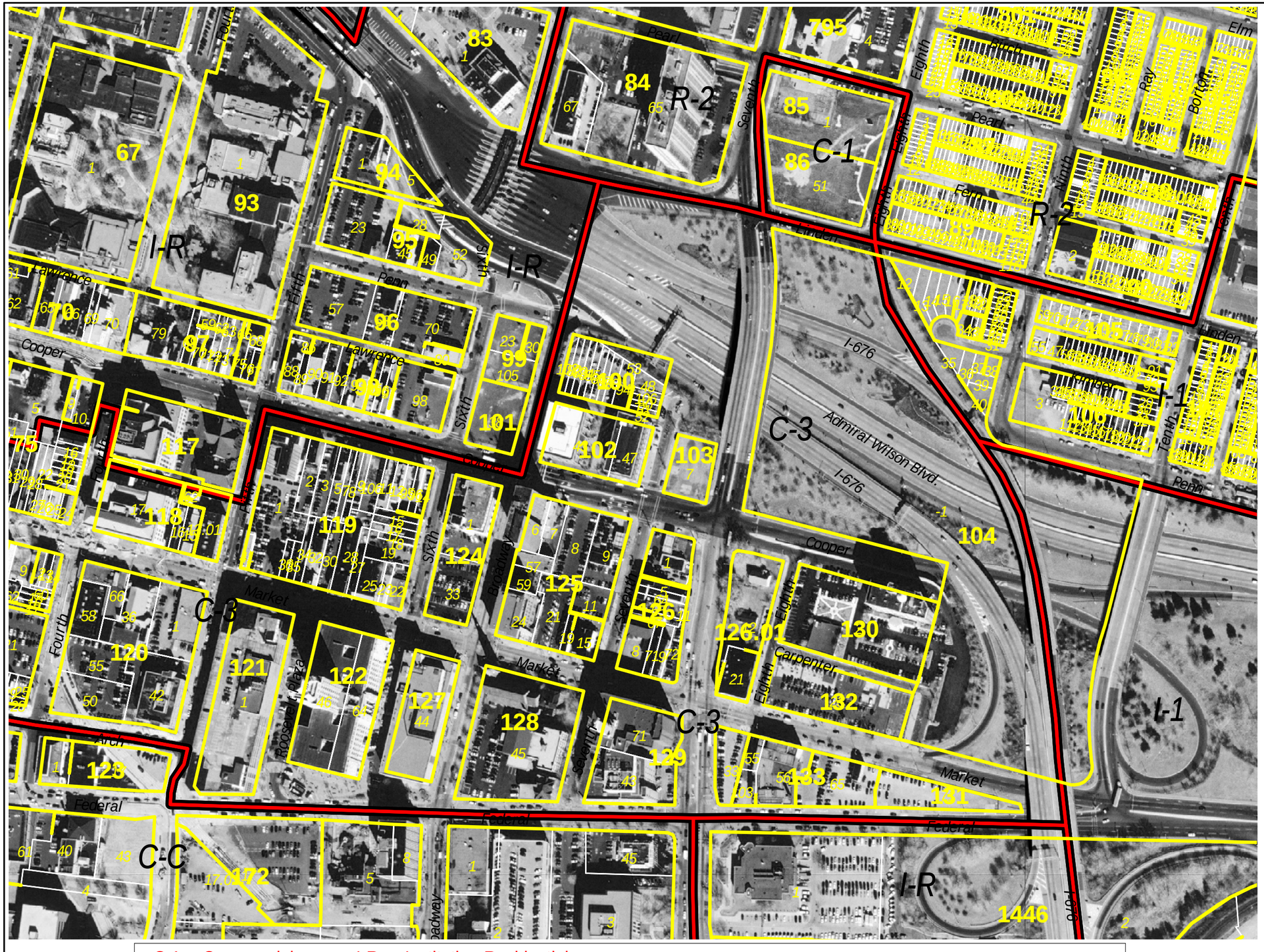
200 0 200 Feet

Field Map 15

Camden Redevelopment Agency

BRS

TRC Omni



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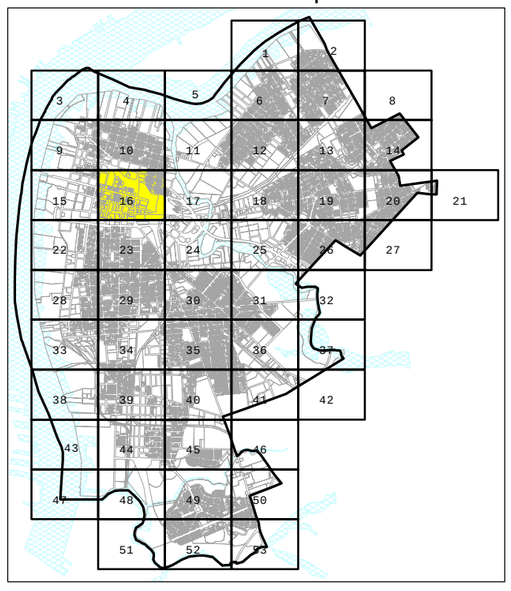
I-2 - Industrial

FIGURE 17

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 16

Camden Redevelopment Agency

BRS

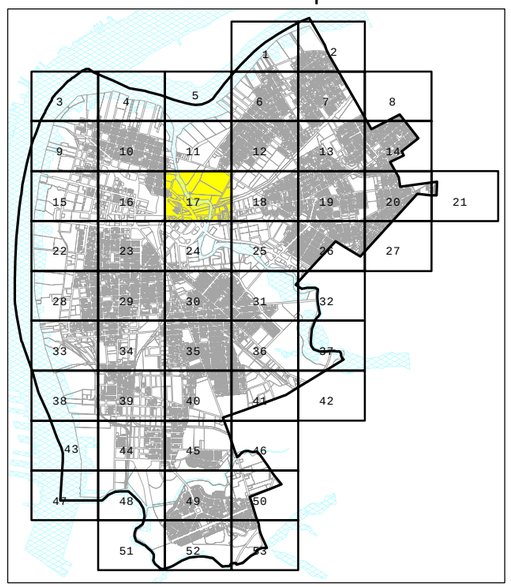
TRC Omni

FIGURE 18

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 17

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
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C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

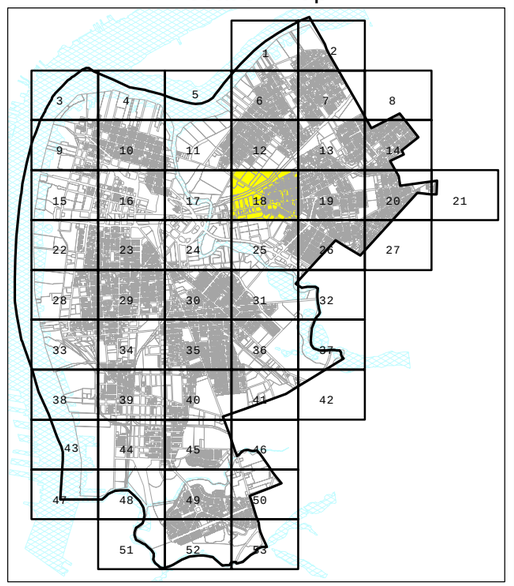
I-1 - Industrial
I-2 - Industrial

FIGURE 19

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 18

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FIGURE 2

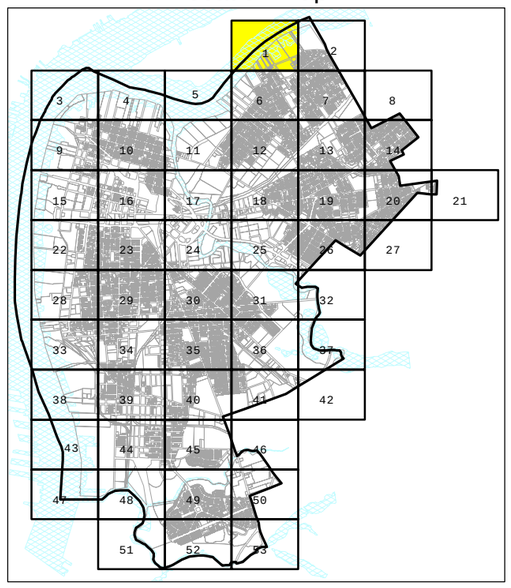
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 1

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

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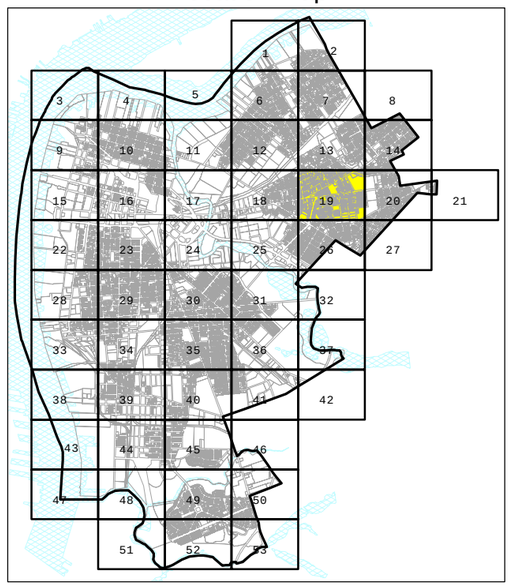
FIGURE 20

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 19

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W- Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

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C-1 - Commercial	I-R - Institution-Residential	C-C - City Center Flexible Devel. Dist.
C-2 - Commercial	M-R - Manufacturing-Residential	C-R - Commercial-Residential
C-3 - Commercial	R-1 - Residential	C-W - Commercial-Waterfront
C-4 - Commercial	R-1-A - Residential	H-M - Highway/Mass Transit Flexible
C-5 - Commercial	R-2 - Residential	I-1 - Industrial
		I-2 - Industrial

FIGURE 21

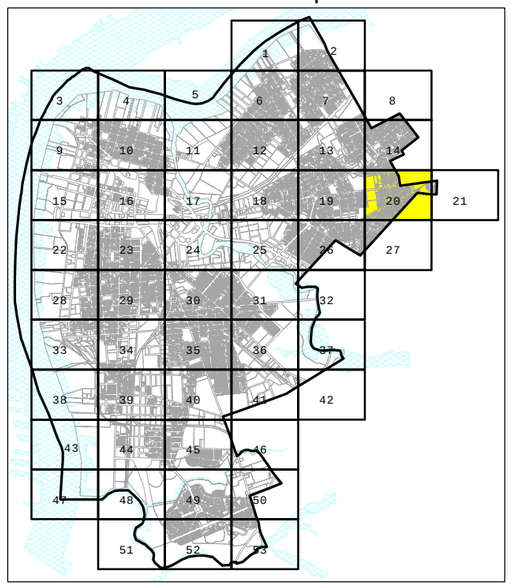
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 20

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FIGURE 22

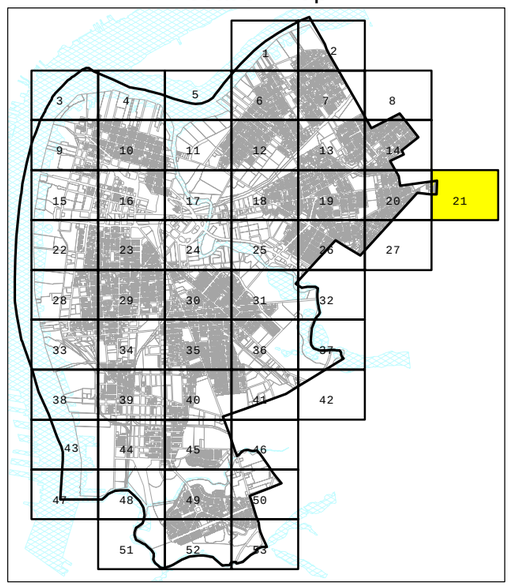
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 21

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

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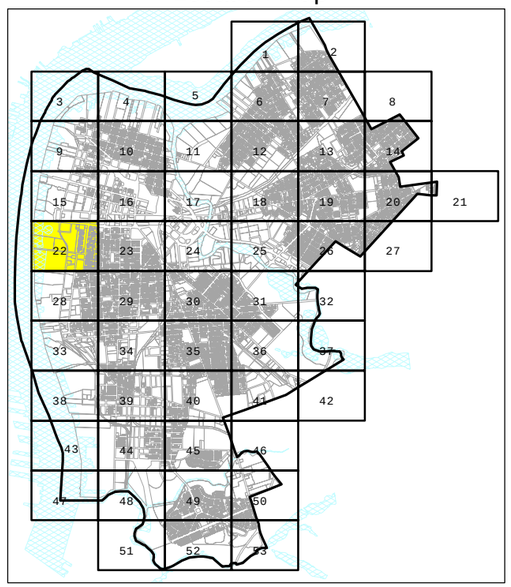
FIGURE 23

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 22

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W- Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

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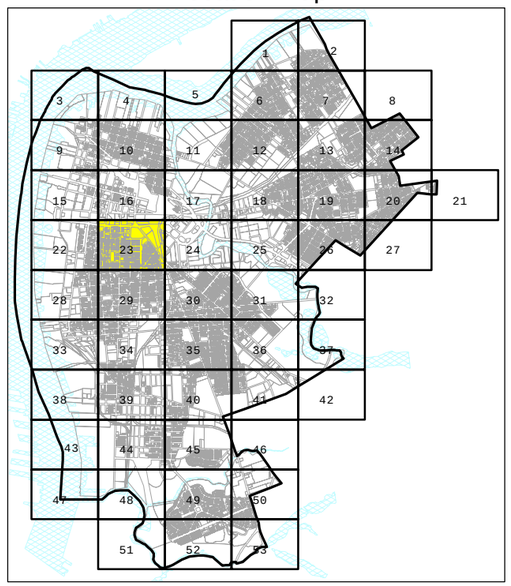
FIGURE 24

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 23

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

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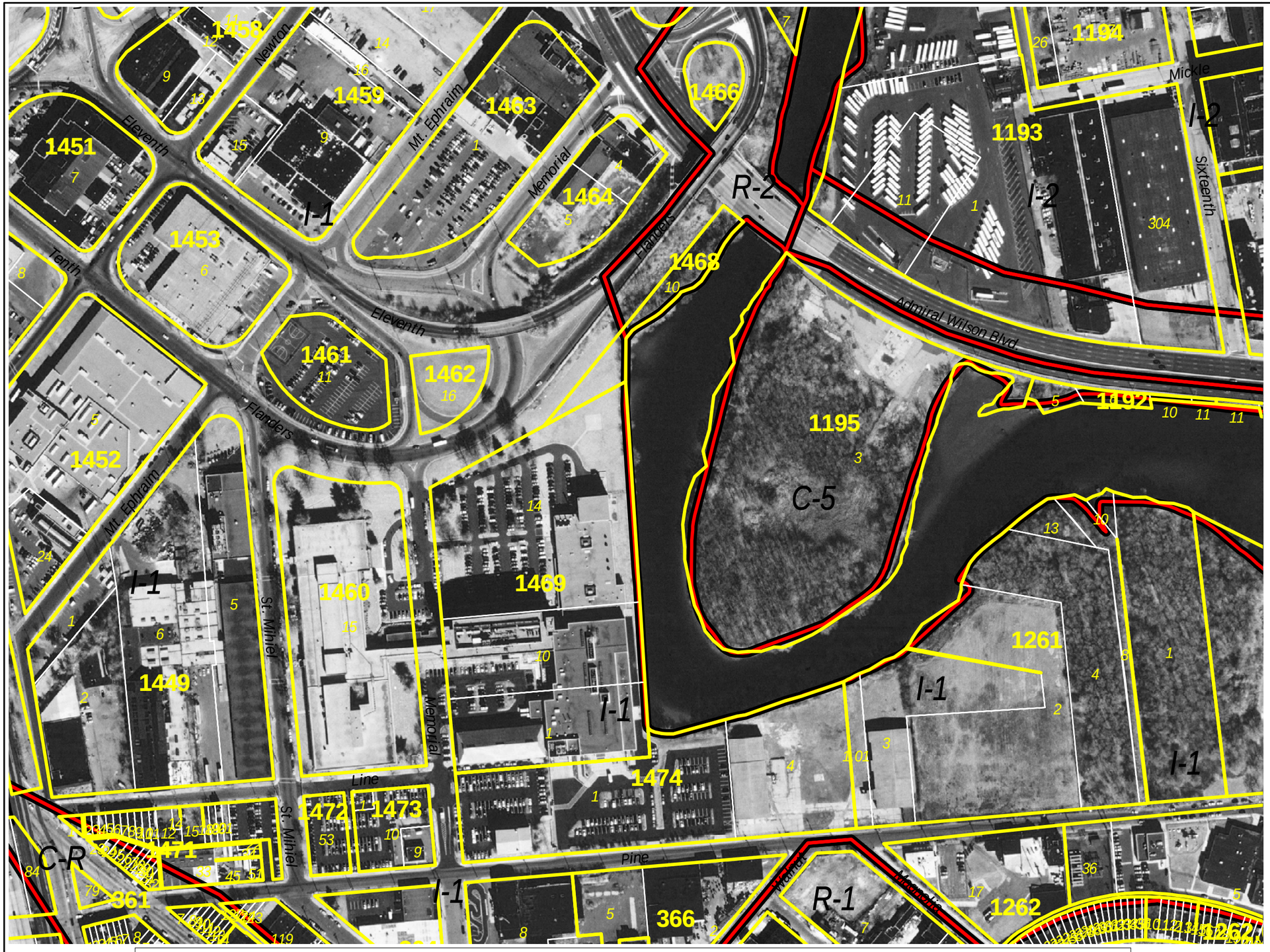


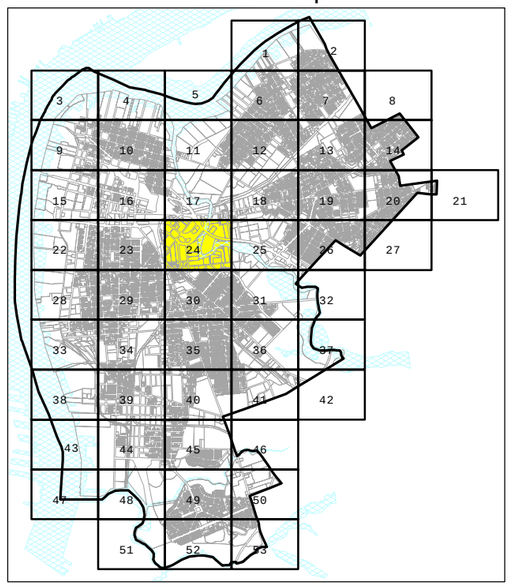
C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

FIGURE 25

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 24

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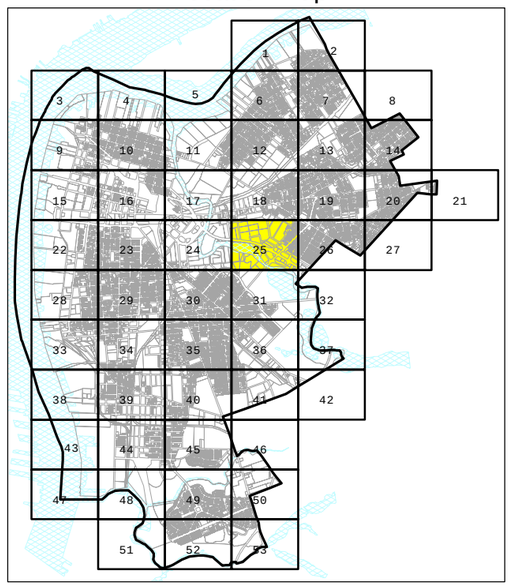
FIGURE 26

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 25

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

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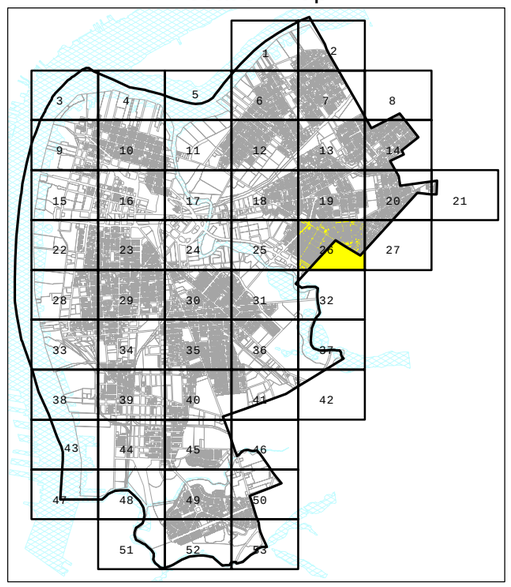
FIGURE 27

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 26

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

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FIGURE 28

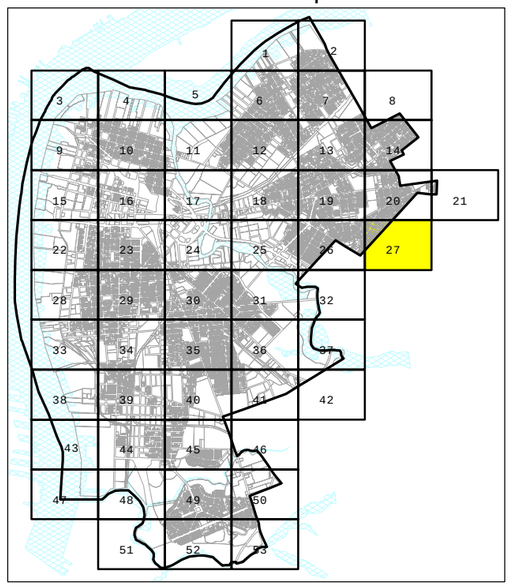
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 27

C-1 - Commercial	I-R - Institution-Residential	C-C - City Center Flexible Devel. Dist.	
C-2 - Commercial	M-R - Manufacturing-Residential	C-R - Commercial-Residential	I-1 - Industrial
C-3 - Commercial	R-1 - Residential	C-W - Commercial-Waterfront	I-2 - Industrial
C-4 - Commercial	R-1-A - Residential	H-M - Highway/Mass Transit Flexible	
C-5 - Commercial	R-2 - Residential		

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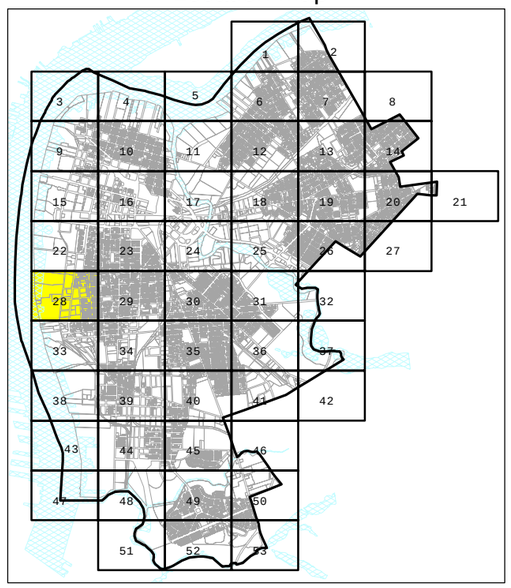
FIGURE 29

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 28

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W- Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

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FIGURE 3

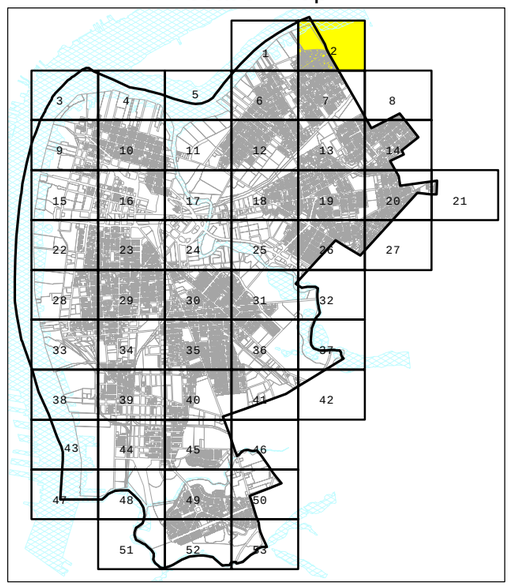
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 2

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

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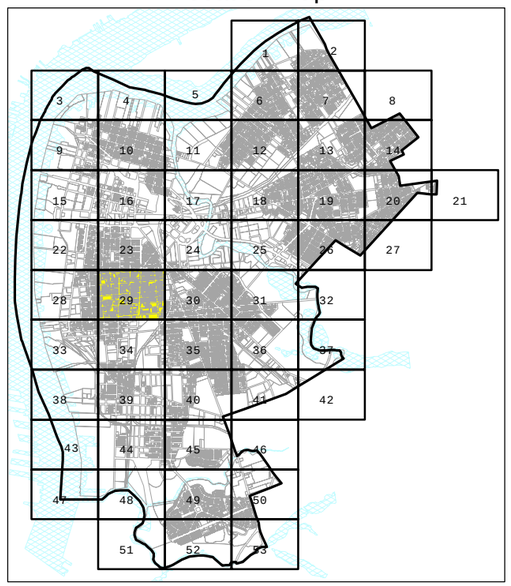
C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

FIGURE 30

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 29

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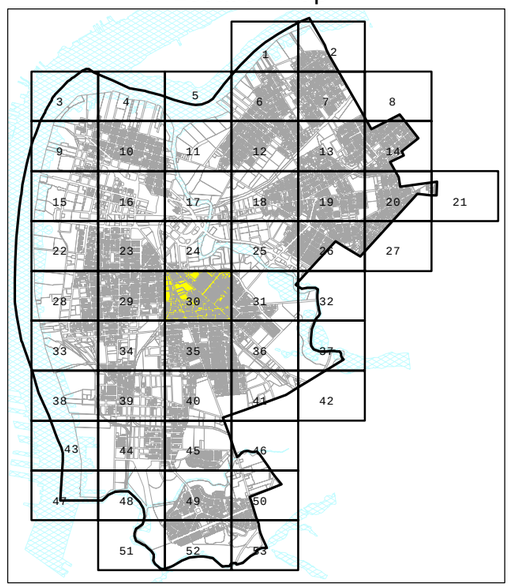
FIGURE 31

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 30

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRG Brandywine Realty Management

TRC Omni

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

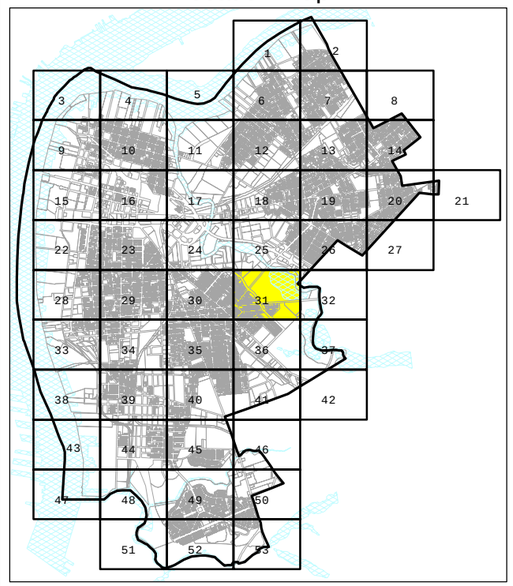
I-1 - Industrial
I-2 - Industrial

FIGURE 32

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 31

Camden Redevelopment Agency

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TRC Omni

FIGURE 33

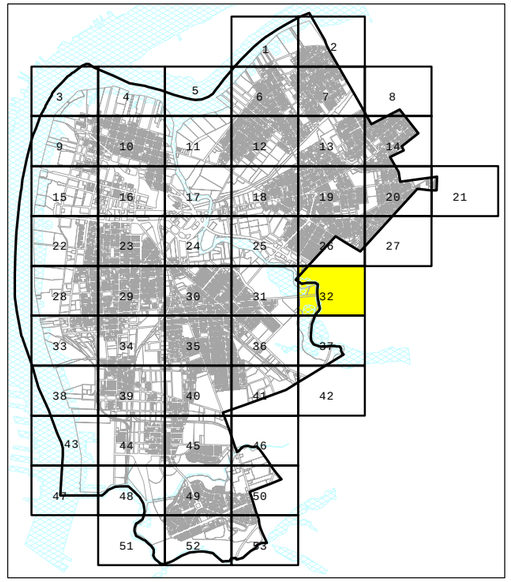
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 32

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions, LLC

TRC Omni

C-1 - Commercial	I-R - Institution-Residential	C-C - City Center Flexible Devel. Dist.	
C-2 - Commercial	M-R - Manufacturing-Residential	C-R - Commercial-Residential	I-1 - Industrial
C-3 - Commercial	R-1 - Residential	C-W - Commercial-Waterfront	I-2 - Industrial
C-4 - Commercial	R-1-A - Residential	H-M - Highway/Mass Transit Flexible	
C-5 - Commercial	R-2 - Residential		

FIGURE 34

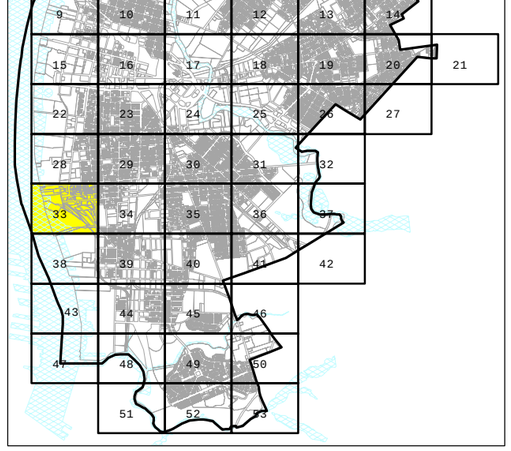
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 33

Camden Redevelopment Agency

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TRC Omni

FIGURE 35

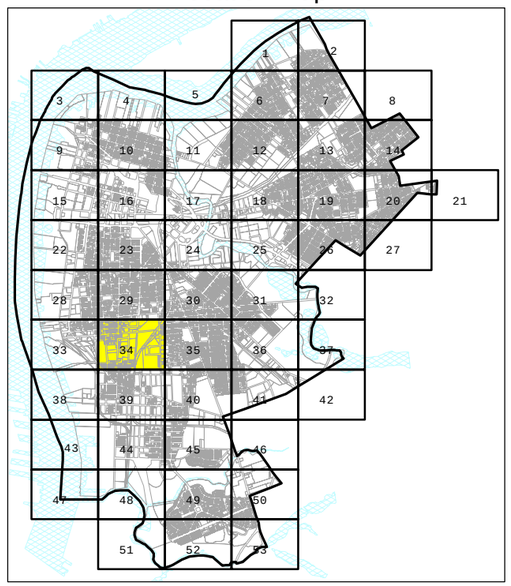
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 34

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

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TRC Omni

FIGURE 36

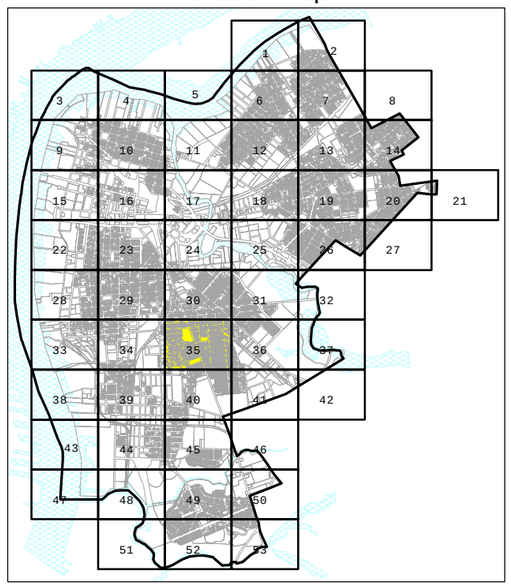
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 35

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W- Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS

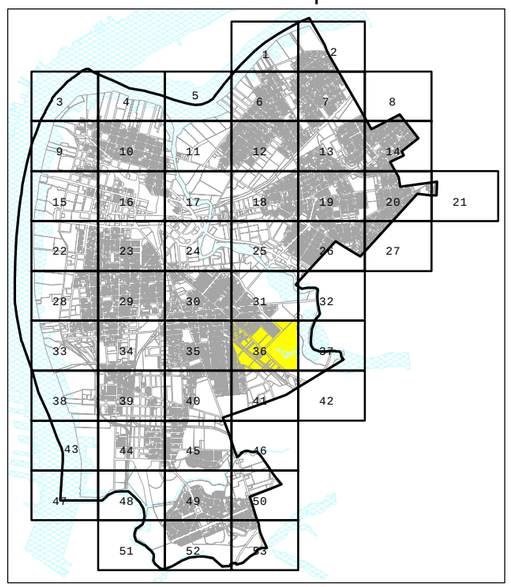
TRC Omni

FIGURE 37

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

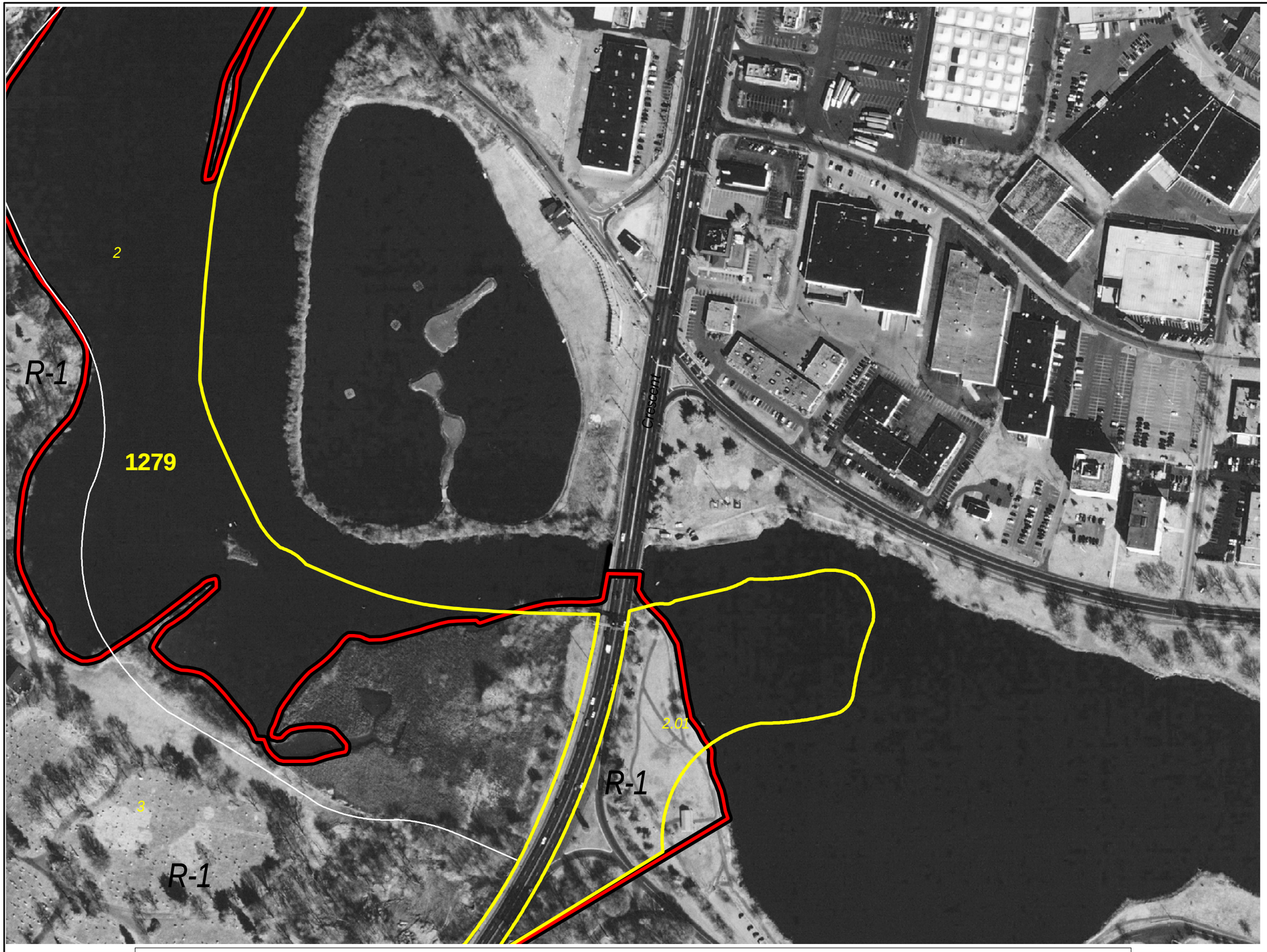
Field Map 36

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions

TRC Omni



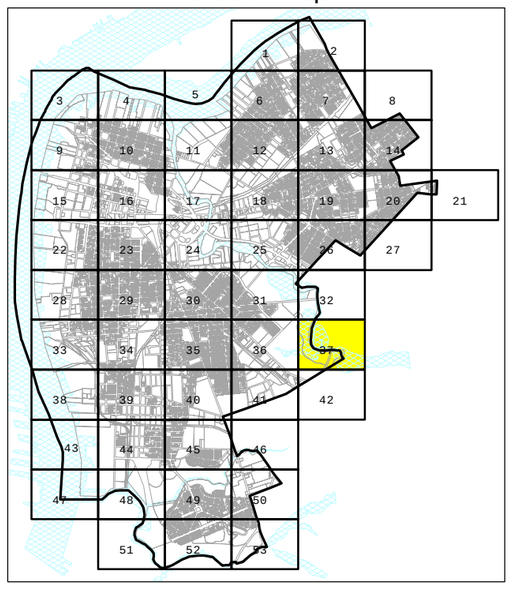
C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

FIGURE 38

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 37

Camden Redevelopment Agency

BRS

TRC Omni

FIGURE 39

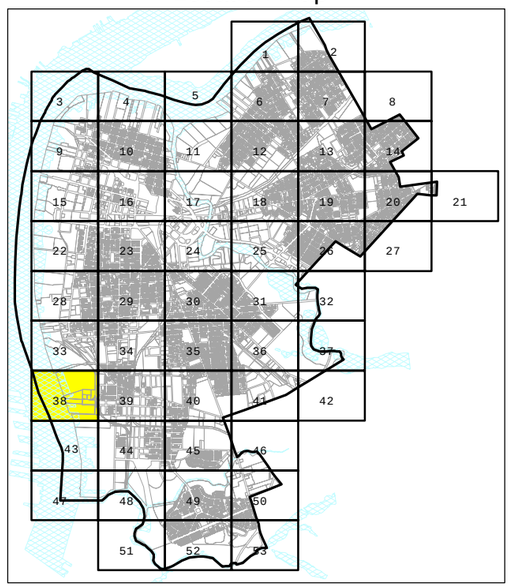
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 38

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

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FIGURE 4

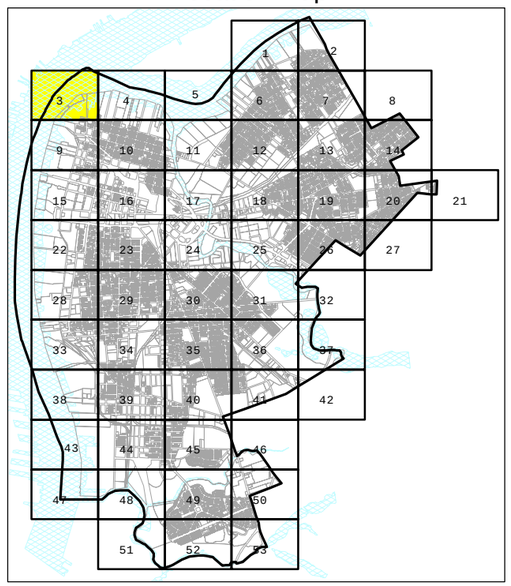
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 3

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

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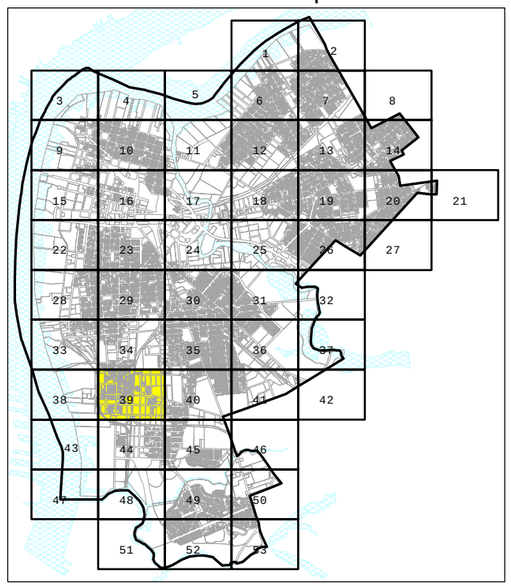
FIGURE 40

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 39

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

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TRC Omni

FIGURE 41

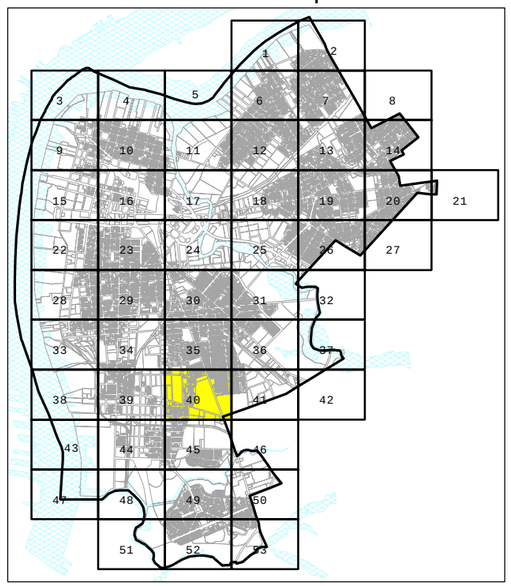
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 40

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W- Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS

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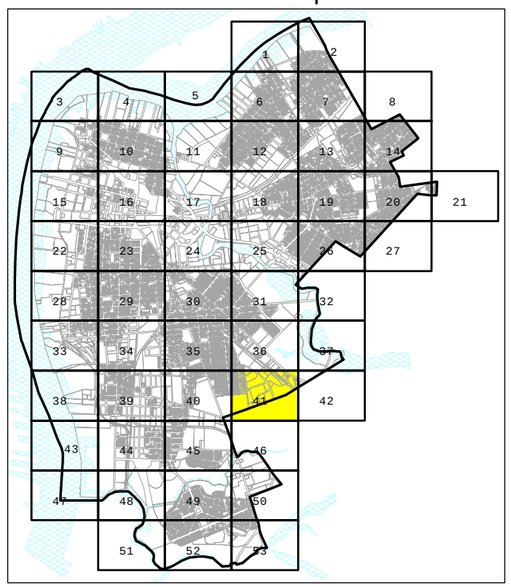
FIGURE 42

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 41

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions, LLC

TRC Omni

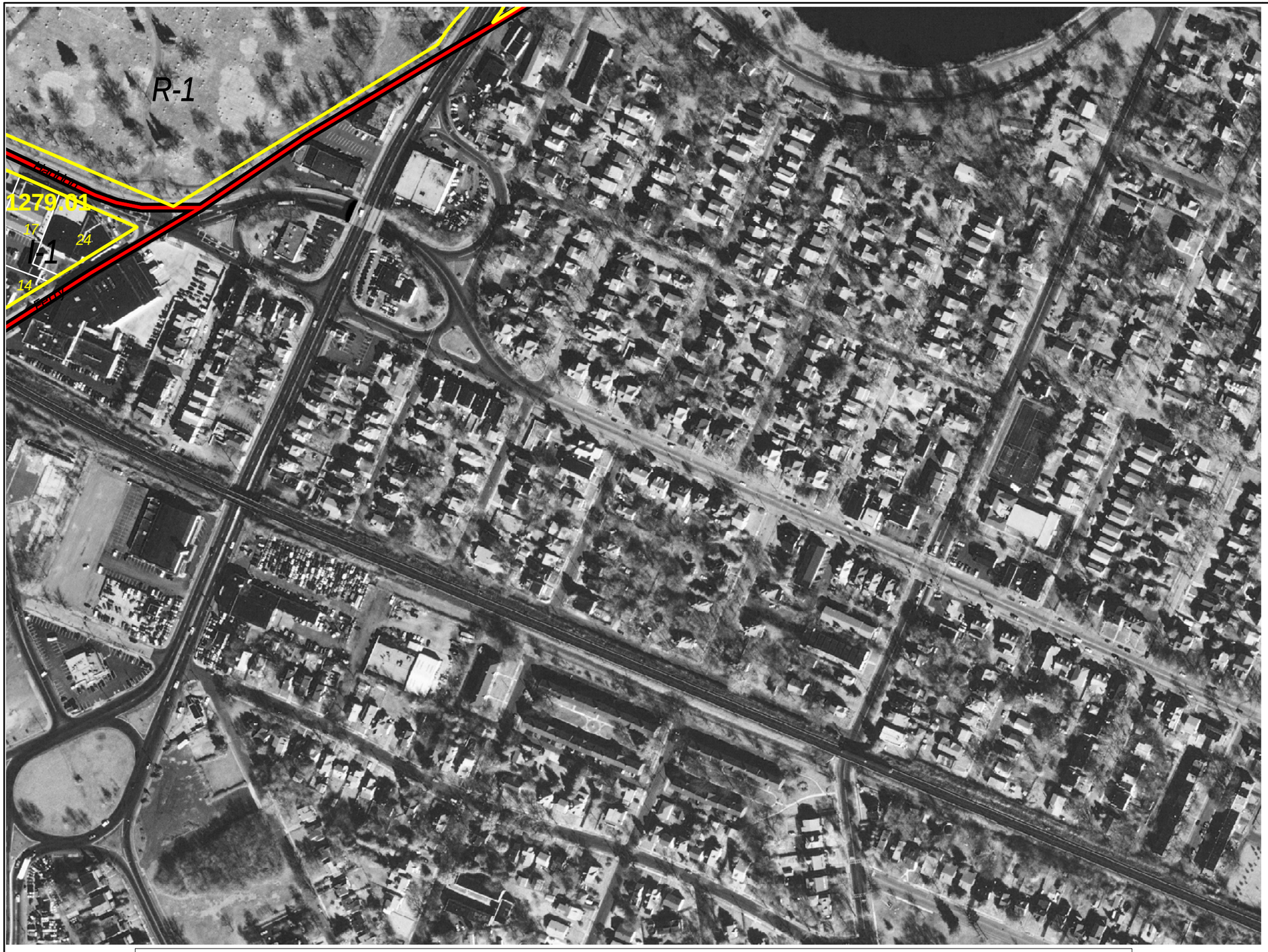


FIGURE 43

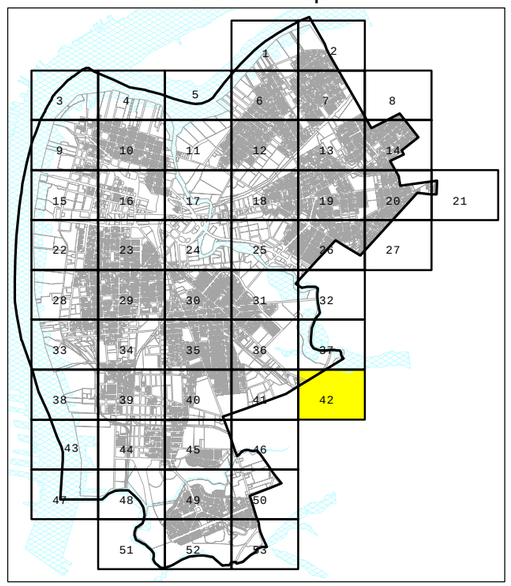
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 42

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRPS

TRC Omni

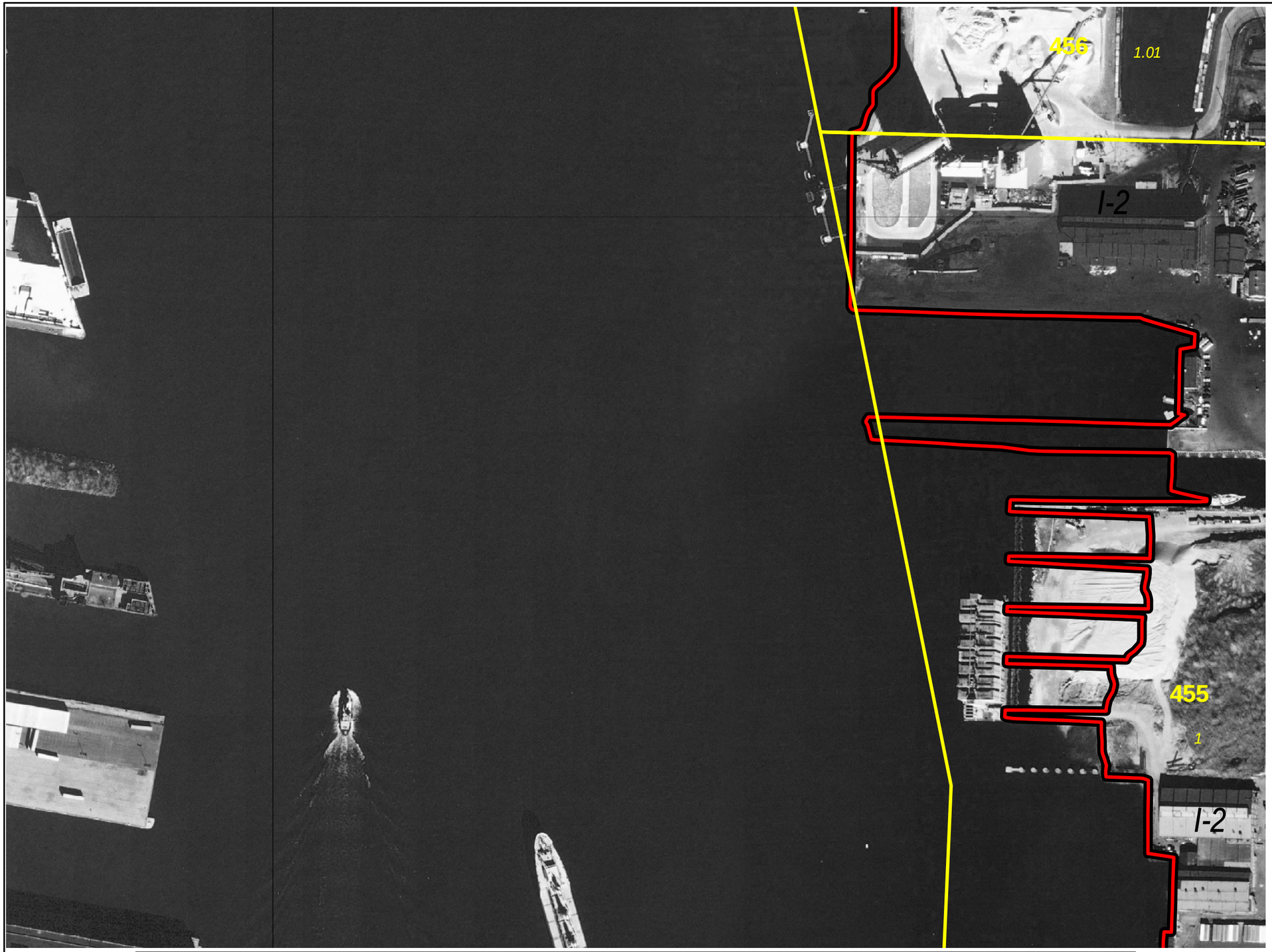


FIGURE 44

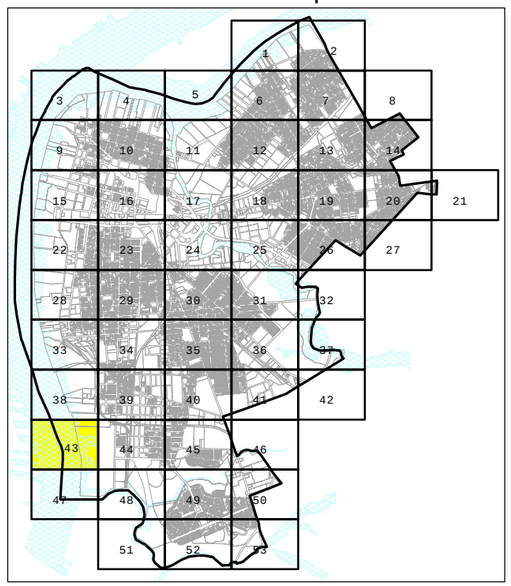
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 43

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

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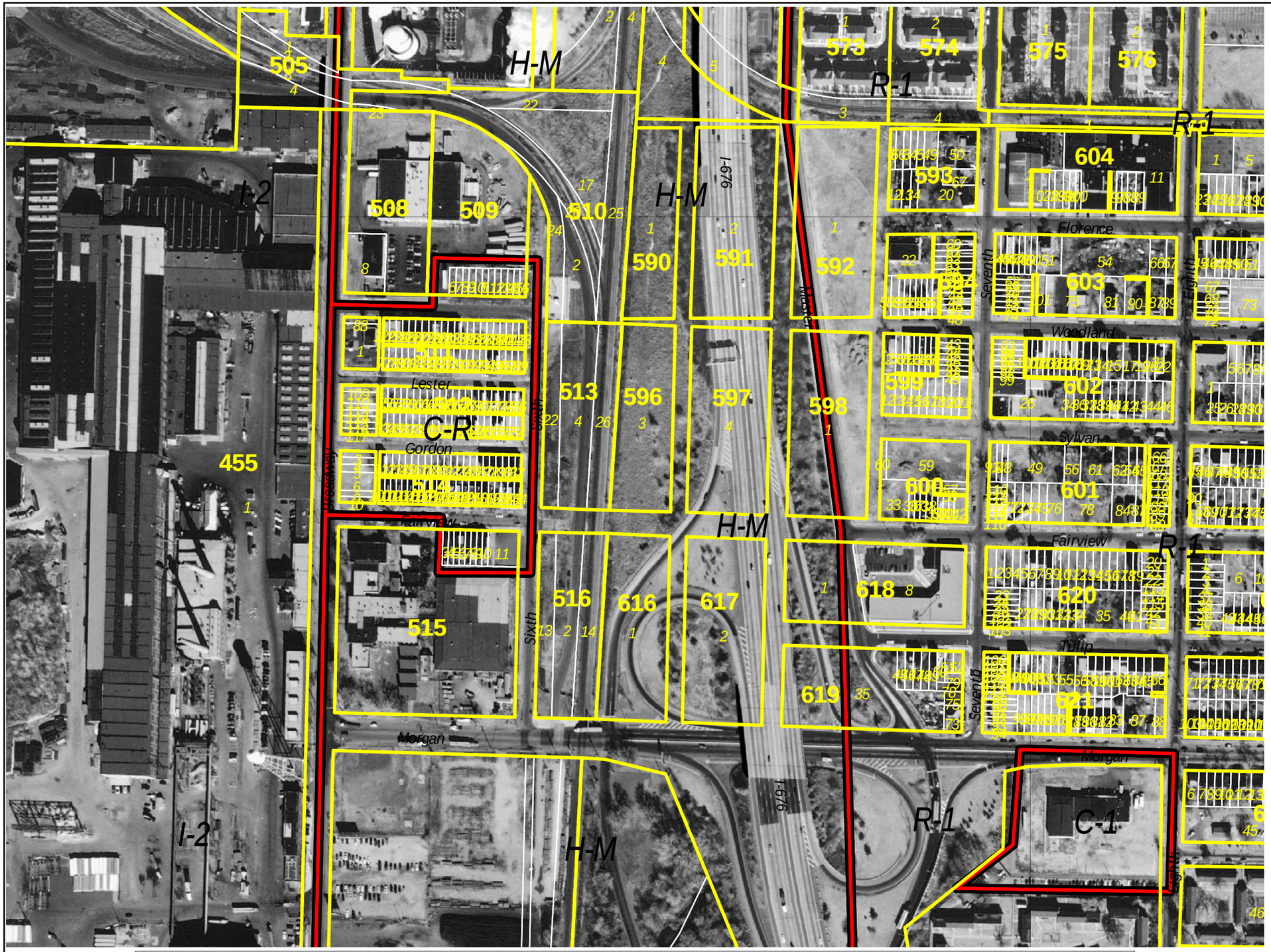
TRC Omni



C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

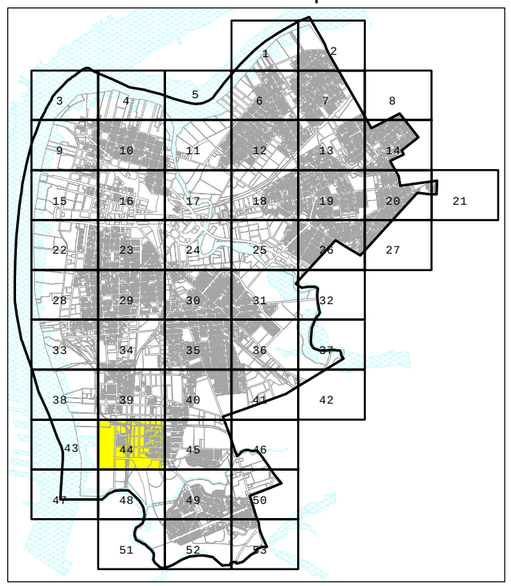
I-1 - Industrial
I-2 - Industrial

FIGURE 45

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 44

Camden Redevelopment Agency

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TRC Omni

FIGURE 46

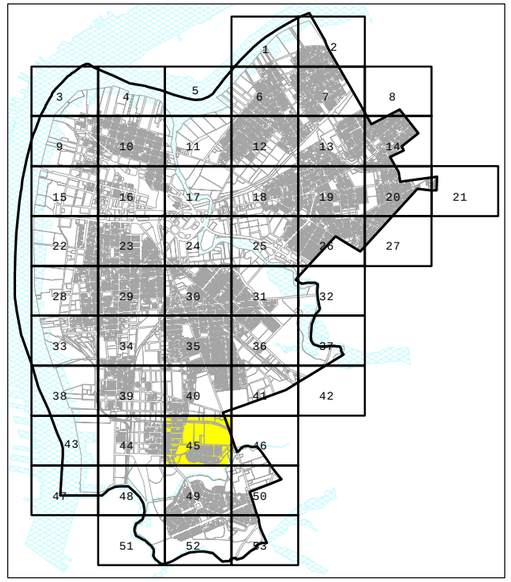
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 45

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W- Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions

TRC Omni

FIGURE 47

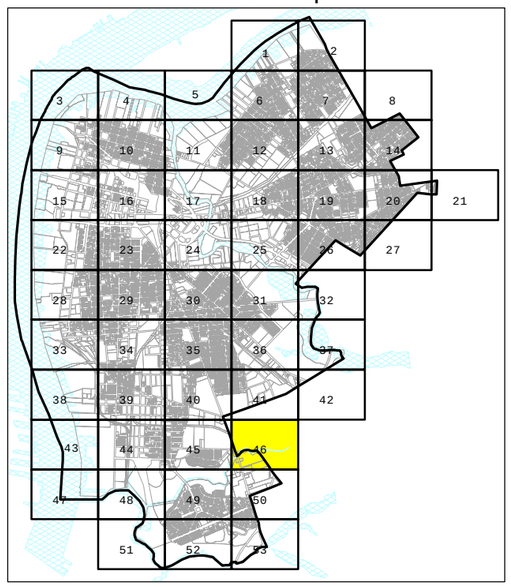
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 46

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS

TRC Omni

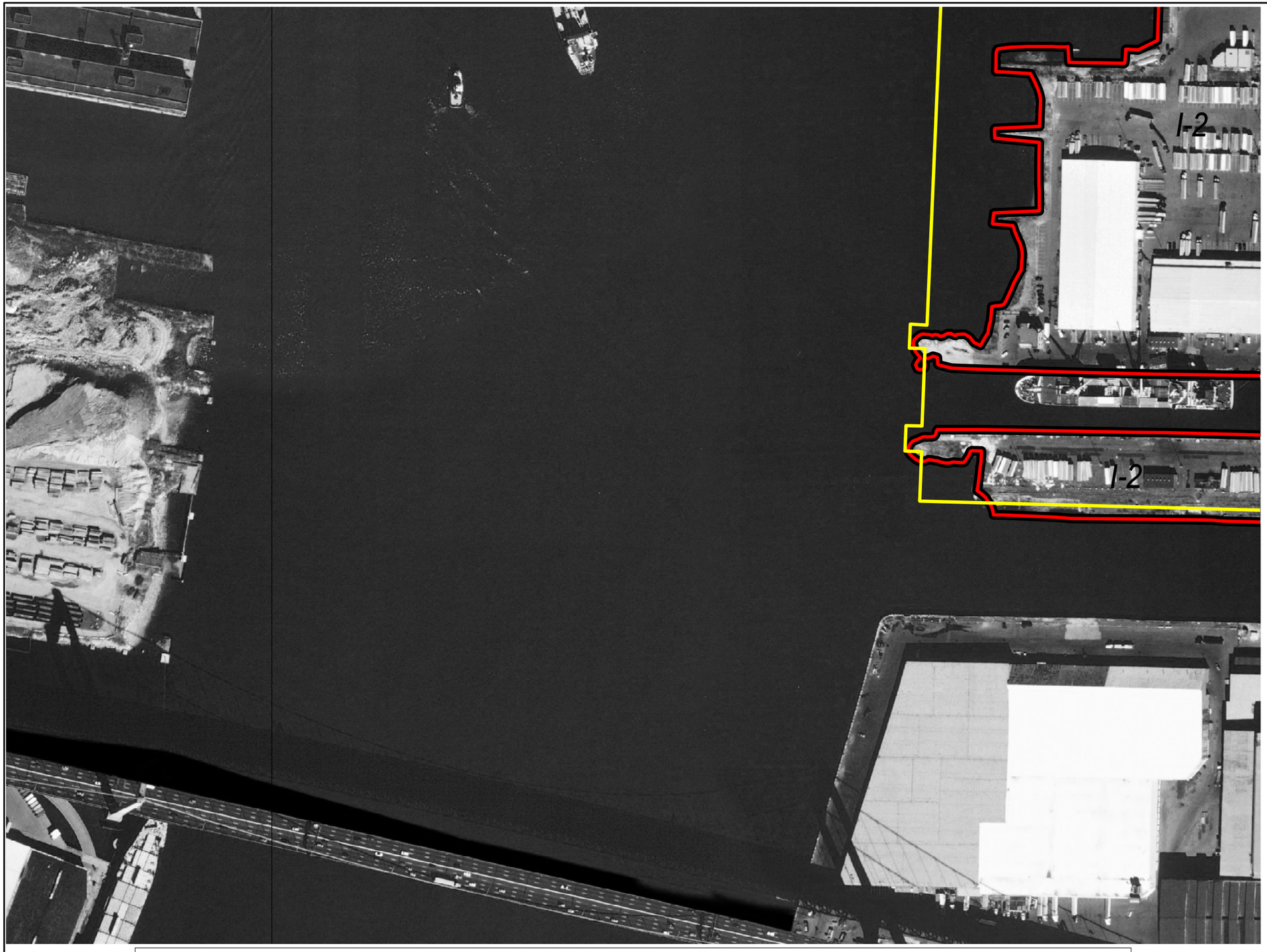


FIGURE 48

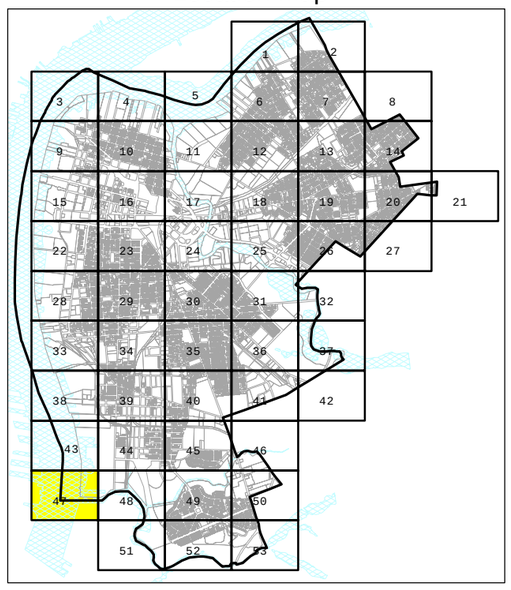
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 47

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

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TRC Omni

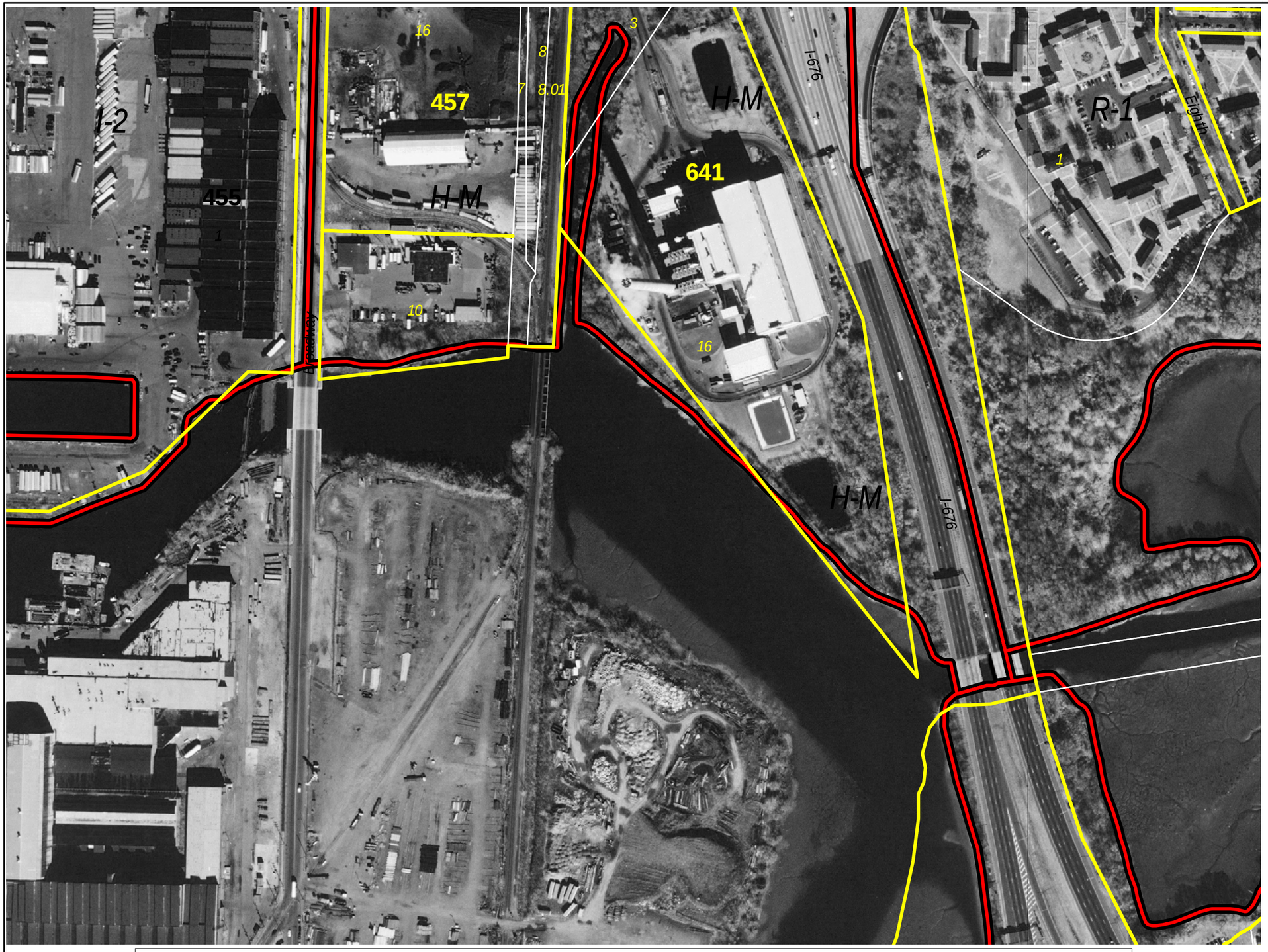


FIGURE 49

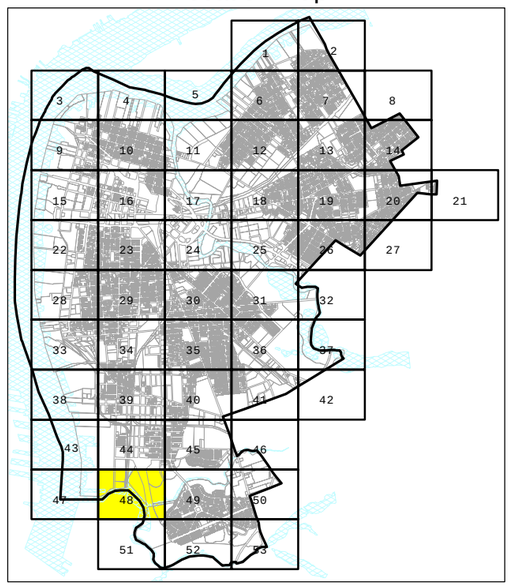
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 48

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions

TRC Omni

FIGURE 5

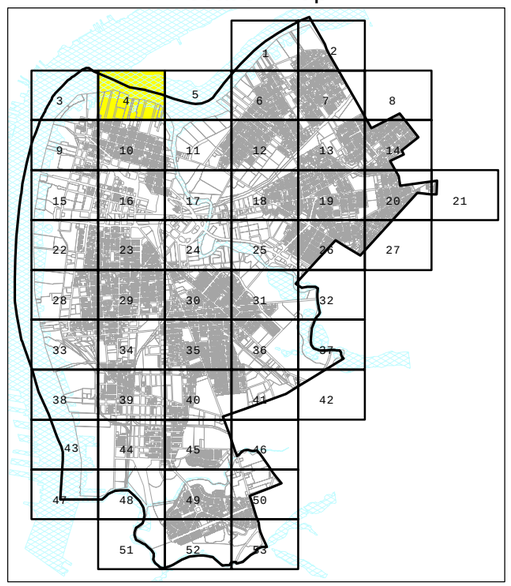
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

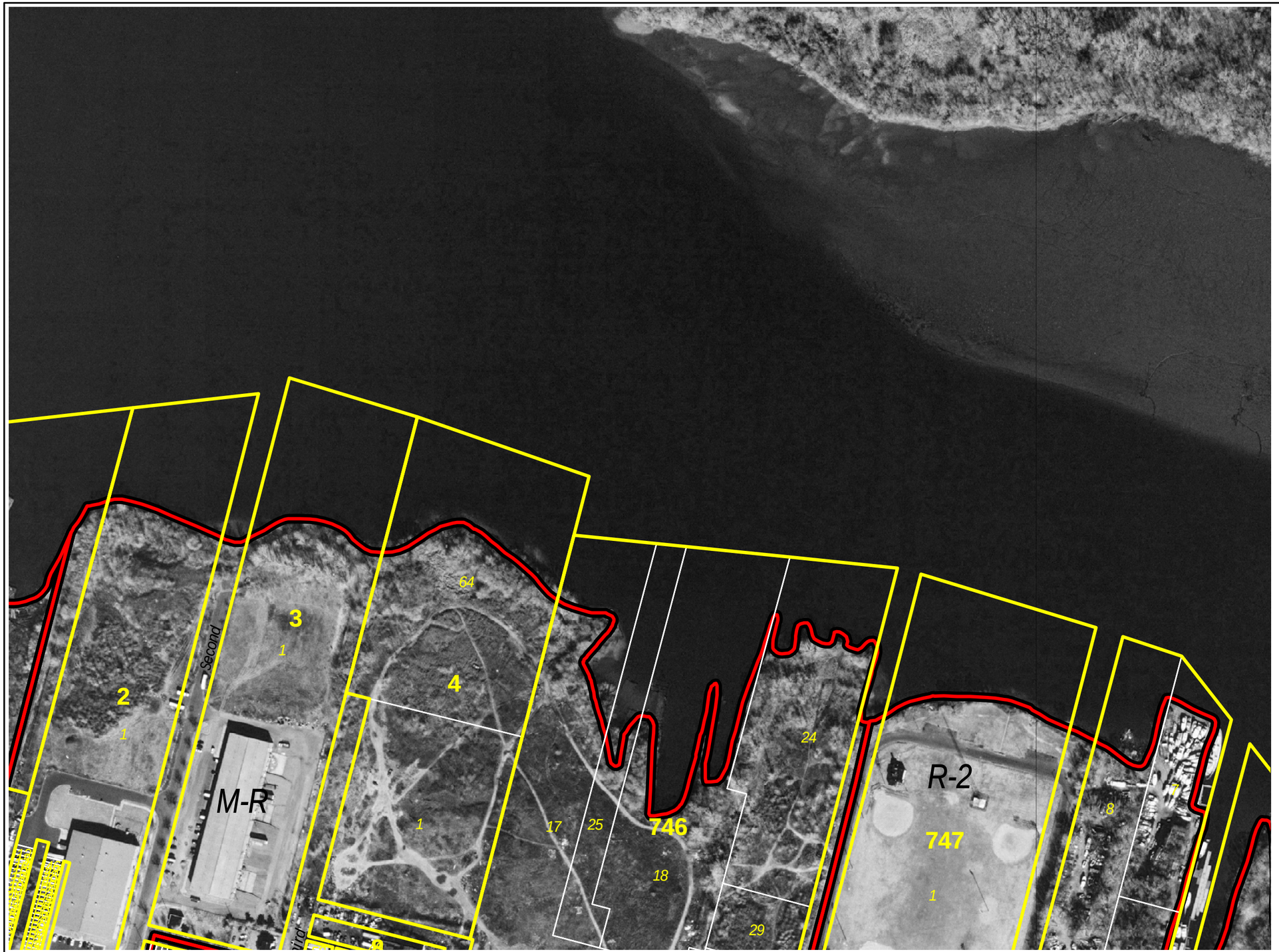
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 4



C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial
I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential
C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible
I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

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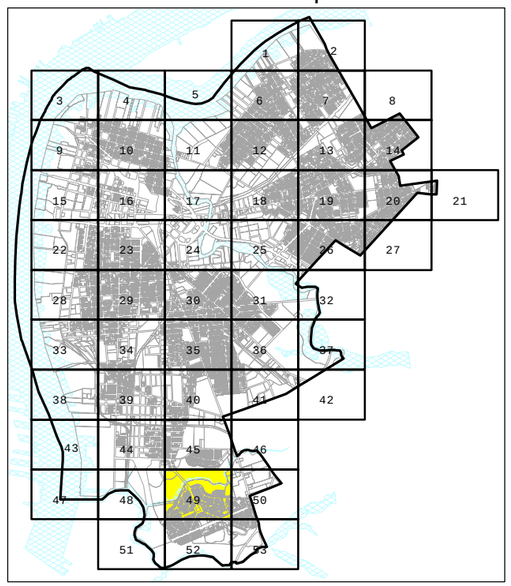
TRC Omni

FIGURE 50

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 49

C-1 - Commercial	I-R - Institution-Residential	C-C - City Center Flexible Devel. Dist.	
C-2 - Commercial	M-R - Manufacturing-Residential	C-R - Commercial-Residential	I-1 - Industrial
C-3 - Commercial	R-1 - Residential	C-W - Commercial-Waterfront	I-2 - Industrial
C-4 - Commercial	R-1-A - Residential	H-M - Highway/Mass Transit Flexible	
C-5 - Commercial	R-2 - Residential		

Camden Redevelopment Agency

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FIGURE 51

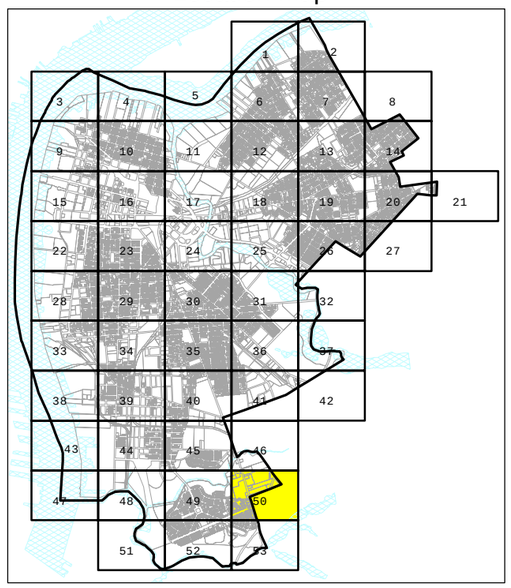
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 50

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS

TRC Omni

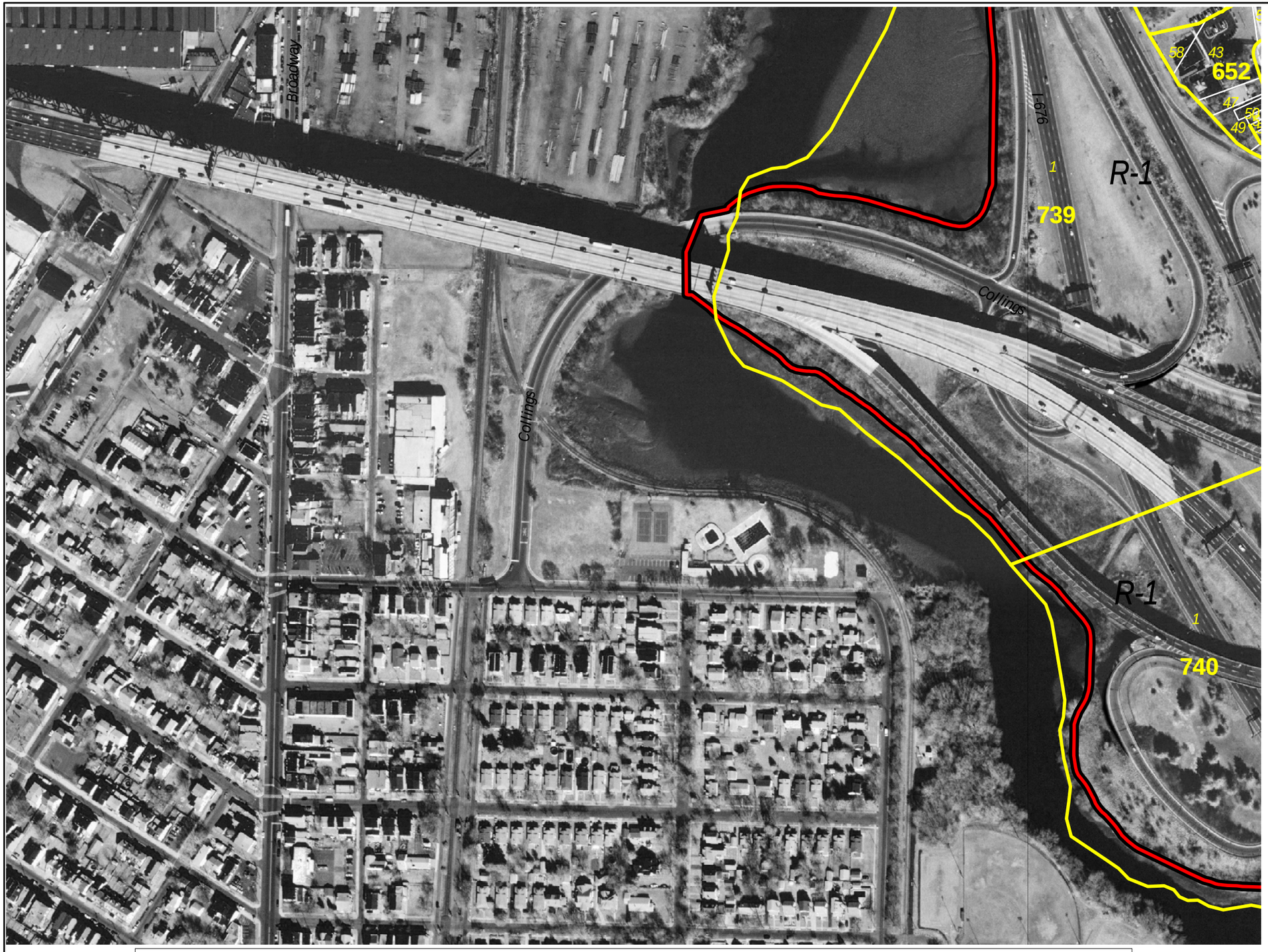


FIGURE 52

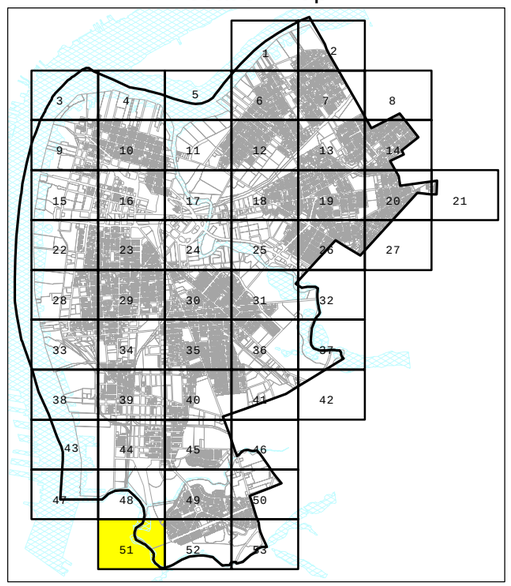
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 51

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRPS

TRC Omni

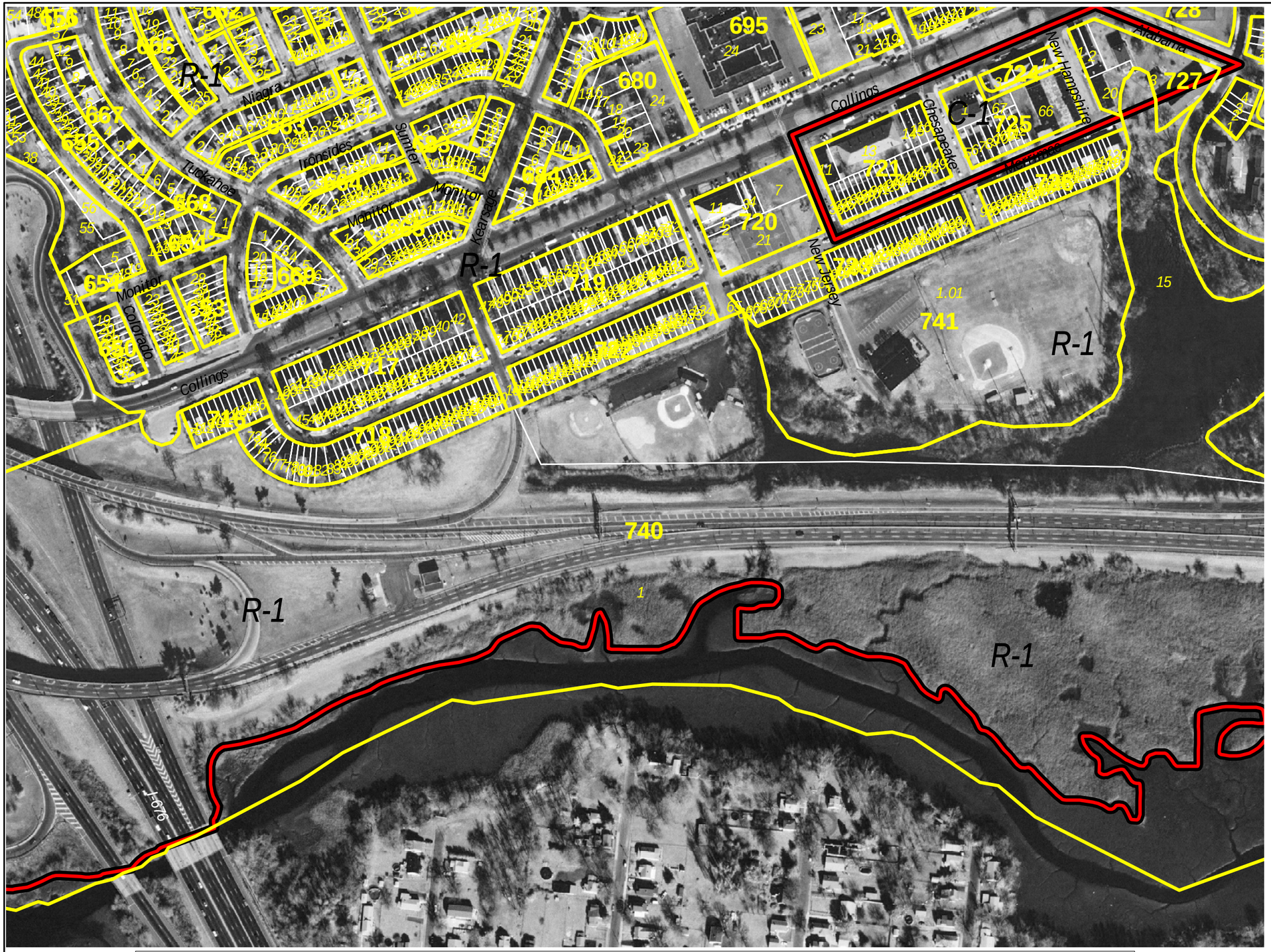
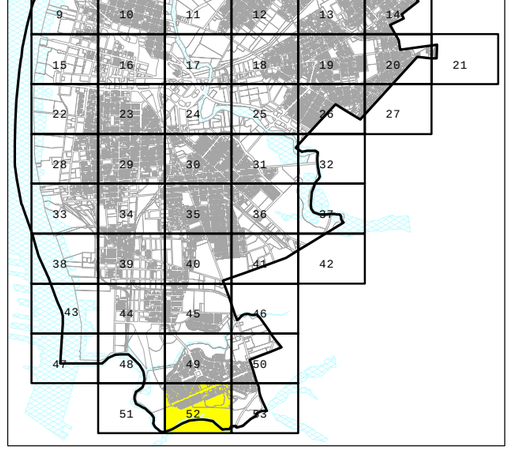


FIGURE 53

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 52

C-1 - Commercial	I-R - Institution-Residential	C-C - City Center Flexible Devel. Dist.	
C-2 - Commercial	M-R - Manufacturing-Residential	C-R - Commercial-Residential	I-1 - Industrial
C-3 - Commercial	R-1 - Residential	C-W - Commercial-Waterfront	I-2 - Industrial
C-4 - Commercial	R-1-A - Residential	H-M - Highway/Mass Transit Flexible	
C-5 - Commercial	R-2 - Residential		

Camden Redevelopment Agency

BRPS

TRC Omni

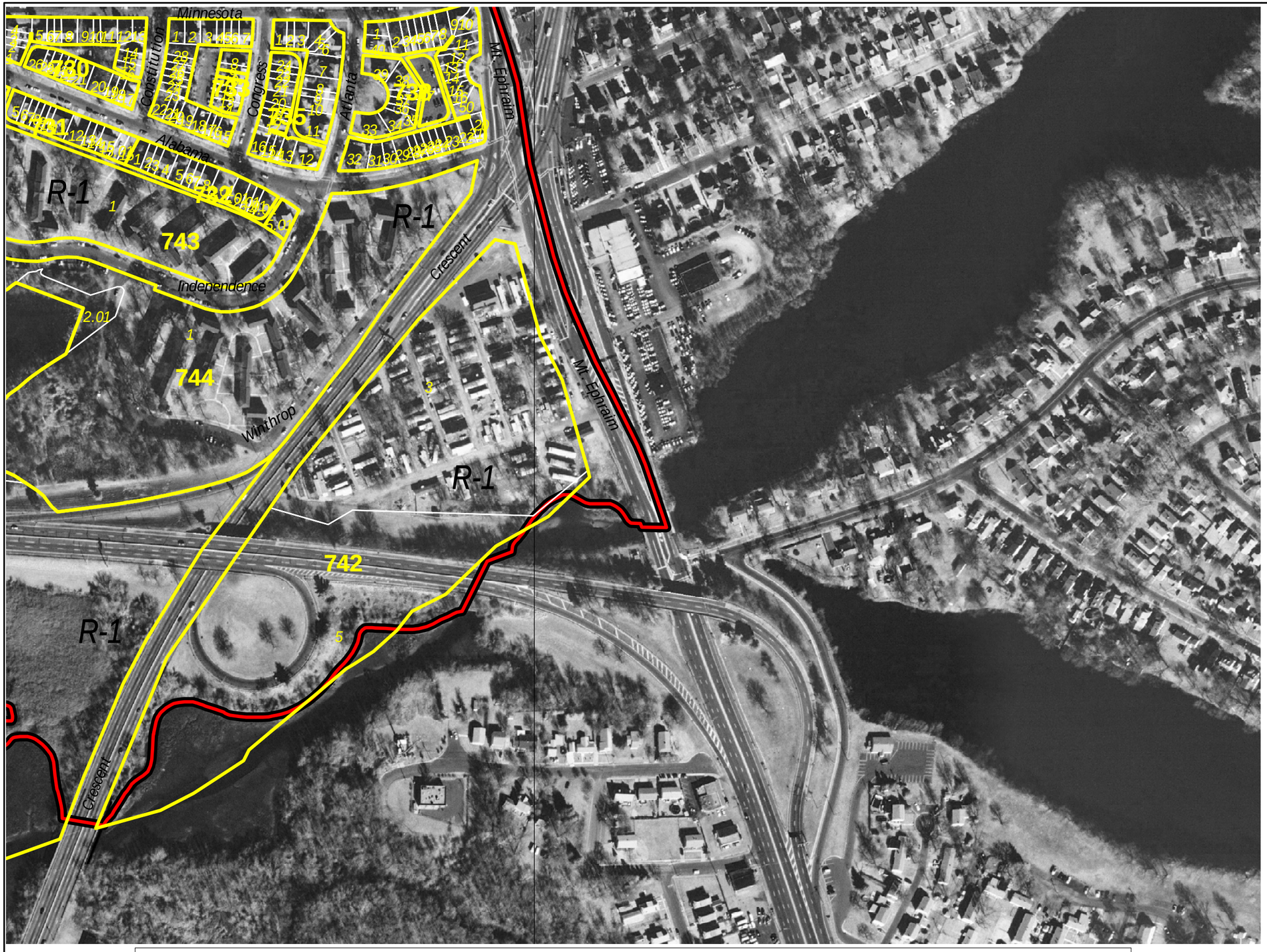


FIGURE 54

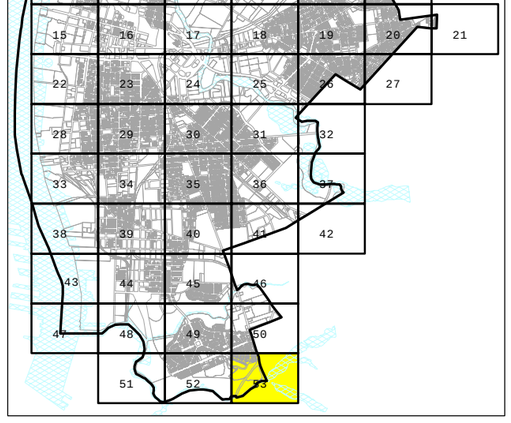
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 53

C-1 - Commercial	I-R - Institution-Residential	C-C - City Center Flexible Devel. Dist.
C-2 - Commercial	M-R - Manufacturing-Residential	C-R - Commercial-Residential
C-3 - Commercial	R-1 - Residential	C-W - Commercial-Waterfront
C-4 - Commercial	R-1-A - Residential	H-M - Highway/Mass Transit Flexible
C-5 - Commercial	R-2 - Residential	I-1 - Industrial
		I-2 - Industrial

Camden Redevelopment Agency

BRS

TRC Omni

FIGURE 55

CAMDEN INDUSTRIAL SITE INVENTORY

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions, Inc.

TRC Omni

Tax Parcel Boundary
Site Surveyed Tax Parcel
Zoning Boundary
Photographic Sector Map Index

1000 0 1000 Feet

FIGURE 56

CAMDEN INDUSTRIAL SITE INVENTORY

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions, Inc.

TRC Omni

Tax Parcel Boundary

Commercial/Industrial Zoned - Tax Parcel

Field Verified Commercial/Industrial Use Tax Parcel

Zoning Boundary

Photographic Sector Map Index

1000 0 1000 Feet

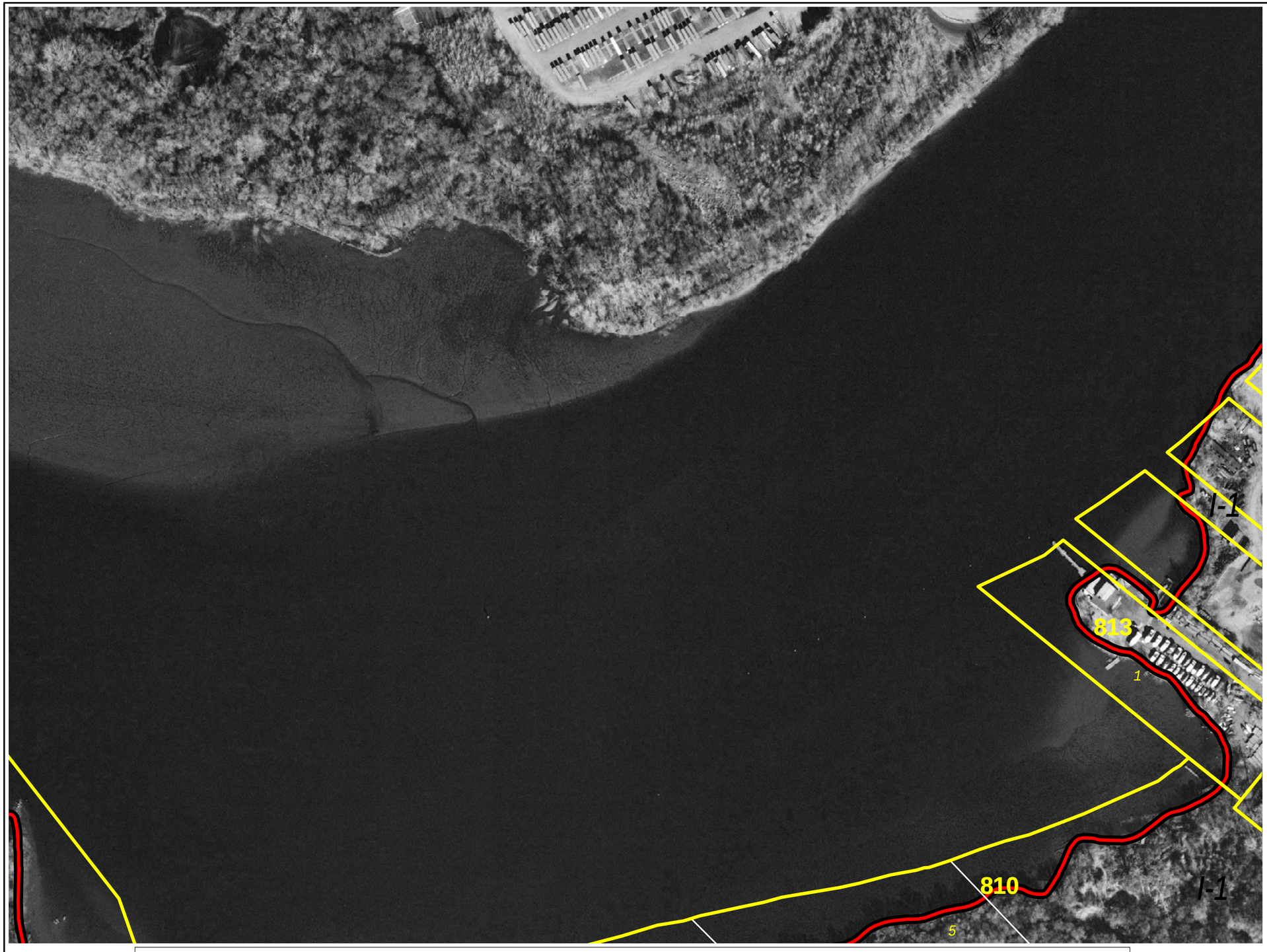


FIGURE 6

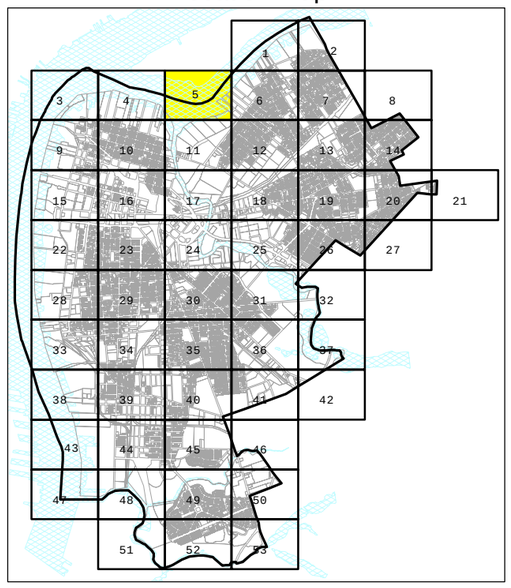
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 5

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS Brownfield Redevelopment Services

TRC Omni

FIGURE 7

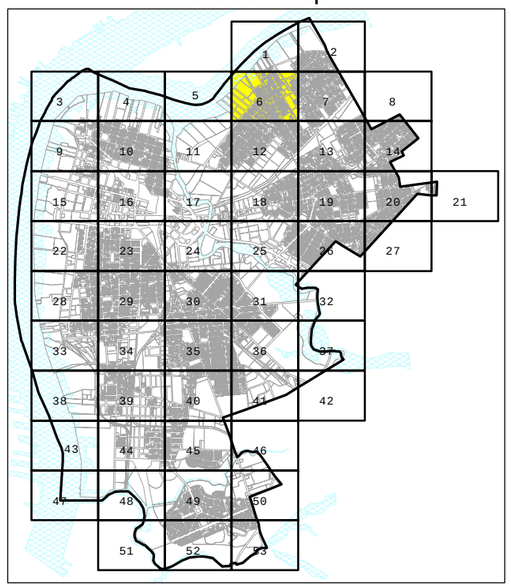
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 6

Camden Redevelopment Agency

BRS

TRC Omni

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

C-1 - Commercial	I-R - Institution-Residential	C-C - City Center Flexible Devel. Dist.
C-2 - Commercial	M-R - Manufacturing-Residential	C-R - Commercial-Residential
C-3 - Commercial	R-1 - Residential	C-W - Commercial-Waterfront
C-4 - Commercial	R-1-A - Residential	H-M - Highway/Mass Transit Flexible
C-5 - Commercial	R-2 - Residential	I-1 - Industrial
		I-2 - Industrial

FIGURE 8

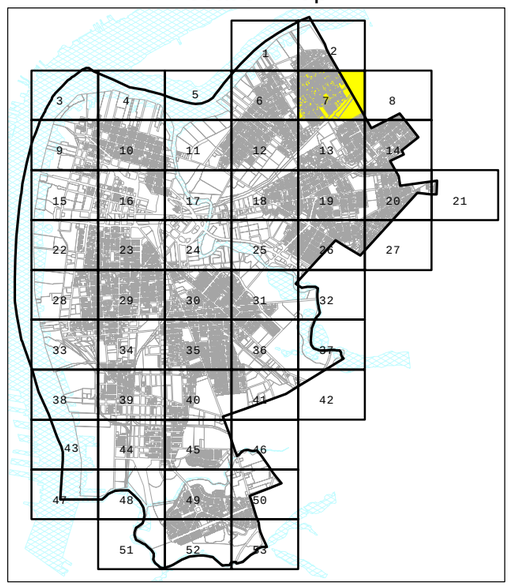
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 7

Camden Redevelopment Agency

BRS

TRC Omni

FIGURE 9

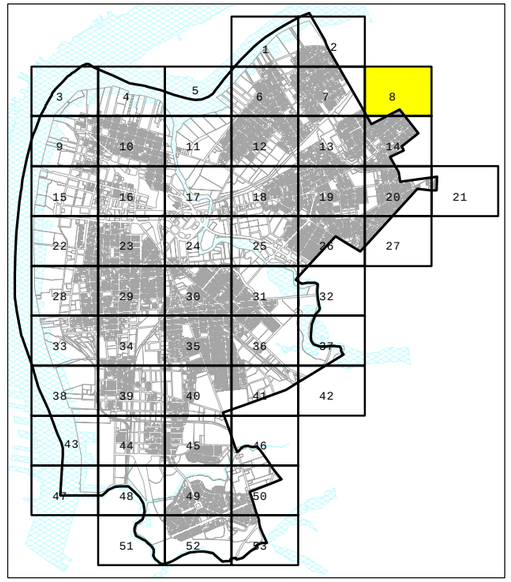
CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary

14 Lot Boundary

Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 8

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

I-1 - Industrial
I-2 - Industrial

Camden Redevelopment Agency

BRS Brownfield Redevelopment Solutions, LLC

TRC Omni

EXECUTIVE SUMMARY

Camden has been the focus of many revitalization efforts. In 2003, the State of New Jersey enacted the Municipal Revitalization and Recovery Act in the latest attempt to bring prosperity to this city of just under 80,000 residents and reverse decades of economic downturn. The City has experienced a groundswell of redevelopment interest and activity in the ensuing years. The increased demand for new housing, retail and institutional space has created competition for land formerly maintained for industrial and commercial enterprises. The Camden Redevelopment Agency (CRA) commissioned this study to determine how best to accommodate the demand for industrial space in this competitive market.

Brownfield Redevelopment Solutions, Inc., in partnership with TRC, conducted this Industrial Site Inventory and Analysis. The Industrial Site Inventory effort was conducted over three phases: A) Inventory, B) Analysis, and C) Recommendations. This report details the activities conducted and results of the combined last two phases: Analysis and Recommendations. The goal of Phases B and C was to identify areas of opportunity where the amount and intensity of industrial development in Camden could be increased. In addition, redevelopment plans, where available, were evaluated to understand and quantify where industrial land was targeted for reduction. This report presents potential locations where industrial development could realistically occur. No attempt has been made to balance competing interests, such as the desire for additional housing development.

Sites within each of Camden's 21 redevelopment areas were analyzed using a series of 15 GIS data layers. Numerous redevelopment plans, needs determination studies, and neighborhood strategic plans were examined for the analysis. Using a base map, the analysis focused on three different categories: zoning, environmental constraints, and land use. For the purposes of the analysis, Camden's 21 redevelopment areas were grouped and presented by the categories of industrial, residential with industrial components, and residential. The eight redevelopment areas in Camden categorized as industrial and/or manufacturing are: Bergen Square, Central Waterfront, Cramer Hill, Gateway, Marlton, North Camden, North Gateway, and Waterfront South. Existing industrial/manufacturing activities in these redevelopment areas generally exceed 40% of current total acreage. In these eight redevelopment areas, if the redevelopment plans are carried out as they currently stand, a total of approximately 304.6 acres of industrial/manufacturing land will be lost; if the proposed zoning ordinance is carried out as it currently stands, 287.1 acres of industrial/manufacturing land will be lost.

There are 11 redevelopment areas in Camden that have been categorized as residential with industrial (and in two cases manufacturing) components. These neighborhoods are Centerville, Downtown, Dudley, Fairview, Lanning Square, Liberty Park, Morgan Village, North Camden, Parkside, Rosedale, and Whitman Park. In these areas, the industrial activity is characterized as Heavy Industrial, Light Industrial, and/or Manufacturing-Residential. In these eleven redevelopment areas, if the redevelopment

plans are carried out as they currently stand (note that only five of the eleven redevelopment areas in this category had redevelopment plans available), a total of approximately 83.9 acres of industrial/manufacturing land will be lost; if the proposed zoning ordinance is carried out as it currently stands, 91.1 acres of industrial/manufacturing land will be lost.

There are three redevelopment areas in Camden that have been categorized as solely residential. These neighborhoods are Cooper Plaza, Stockton (also known as Stockton East), and Stockton West. In these three redevelopment areas, there is no current or proposed industrial zoning.

In total, 388 industrial/manufacturing acres will be lost based on redevelopment plans, and 353 industrial/manufacturing areas will be lost based on the proposed zoning ordinance. Based on the proposed zoning ordinance, industrial/manufacturing acreage could slightly increase in Dudley, Liberty Park, Parkside, and Rosedale. Based on the redevelopment plans, industrial/manufacturing acreage will decrease in most areas with the exception of slightly more than a half acre in Gateway.

Priority Areas for Redevelopment

The redevelopment plans that have been developed to date included proposals for industrial parks in Marlton, Rosedale, and Gateway, and some increased industrial property in Dudley. The gains in Dudley and Rosedale are relatively small, and would primarily accommodate existing businesses. Recommendations contained in this report would result in the creation of new industrial property in North Camden and Waterfront South. Priorities for the development of these industrial areas should be based upon political realities, available funding, and market demand.

Marlton and Waterfront South are expected to have high cleanup costs, however both areas represent a potential to add significant industrial land to Camden's inventory. In Waterfront South, 111 acres of currently residential land with high vacancy rates could be converted to a new industrial park. North Camden also offers the promise of significant new industrial land, with 53 acres of residential land with high vacancy adjacent to industrial property offering an opportunity for additional industry. Gateway's proposed industrial/ office park should also be considered a priority area for industrial development.

Infill Industrial Development

Based on data provided from the Camden Tax Assessor's Tax Parcel Database, a total of five hundred nineteen (519) acres of unimproved industrial/manufacturing property was identified, which provides an opportunity for infill development. It must be noted, however, that this number includes properties that are non-taxable despite their being fully utilized. Therefore, the actual acreage figure is expected to be much lower. In particular, Cramer Hill, North Camden, and Waterfront South have large tracts of unimproved industrial land. These areas provide opportunities to create new industrial space in existing industrial areas. Based on the estimate of one job per 1,000-square

feet of industrial space and 15,000-square feet of industrial development per acre, these 519 acres could amount to approximately 7,785 new jobs city-wide. Likewise, based on the estimate of $40-$50 per square foot of industrial development, these 519 acres could leverage between $311,400,000 and $389,250,000 in potential private development.

Based on the field inventory conducted as Phase A of this project, a total of 146 acres of vacant/abandoned/underutilized industrial/manufacturing property was field verified of the 537 acres of industrial/manufacturing property that was field surveyed. Extrapolating this number to the entire industrial/manufacturing area in the city indicates that 239 acres of vacant/abandoned/underutilized industrial/manufacturing property is likely to be available for industrial infill in Camden. In particular, Bergen Square, Cramer Hill, Gateway, Marlton and Waterfront South have large tracts of vacant/abandoned/ underutilized industrial/manufacturing land. These areas provide opportunities to create new industrial space in existing industrial areas. Based on the estimate of one job per 1,000-square feet of industrial space and 15,000-square feet of industrial development per acre, these 239 acres could amount to approximately 3,585 new jobs city-wide. Likewise, based on the estimate of $40-$50 per square foot of industrial development, these 239 acres could leverage between $143,400,000 and $179,250,000 in potential private development.

Priority Brownfields

This report has attempted to identify potential brownfield sites wherever possible. This includes those identified on the state's Known Contaminated Sites List and those that are likely brownfield sites based on unimproved property in industrial zones or active non-conforming industrial properties in residential areas. Likewise, Camden currently includes three state-designated Brownfield Development Areas, totaling 24 brownfield sites located in Cramer Hill, North Camden, and Waterfront South.

Camden has 18 active federal CERCLA sites. Of these, 16 are not on the Superfund National Priorities List, and the remaining two sites are located in Waterfront South and currently listed as active on the Superfund National Priorities List. These CERCLA sites include one site in Central Waterfront four sites in Cramer Hill, four sites in Gateway, two sites in Marlton, one site in Morgan Village, one site in Rosedale, four sites in Waterfront South, and one site in Whitman Park.

Camden also has 26 archived federal CERCLA sites that are not on the Superfund National Priorities List. The U.S. Environmental Protection Agency's "archived" designation means the site has no further interest under the federal Superfund Program based on available information. For these sites, the U.S. Environmental Protection Agency may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Often such sites do contain contamination that must be addressed prior to redevelopment. These sites include four sites in Central Waterfront, three sites in Cramer Hill, four sites in Downtown, one site in Gateway, four sites in Marlton, one site in North Camden, two

sites in Parkside, and six sites in Waterfront South. One archived federal CERCLA site—the SFC NV Brittin U.S. Army Reserve Center at 39th and Federal Streets—is located outside of any of Camden's 21 redevelopment areas. The SFC NV Brittin U.S. Army Reserve Center is located slightly northeast of the Cramer Hill redevelopment area.

Based on the analysis of state and federal environmental databases, there are at least 210 brownfields within Camden, many of which are clustered in existing industrial areas. New stormwater regulations prohibit a net increase of fill in the 100-year floodplain. Approximately 715 acres of Camden's industrial/manufacturing land (accounting for 63% of Camden's industrial/manufacturing acres) are located within the 100-year floodplain. This means that, for brownfield sites located in this floodplain, in order to leave contamination in place and construct a cap, the property must be over excavated by the volume of the cap as well as any additional improvements, severely increasing the costs of development.

Recommended Amendments to Proposed Zoning Ordinance

There are many redevelopment areas that have discrepancies between their redevelopment plans and the proposed zoning ordinance. In some cases the analysis leads to a recommendation to change the zoning ordinance to be consistent with the redevelopment plans, and in some instances the preference would be to amend the redevelopment plans. Redevelopment areas which require modifications in the proposed zoning ordinance are: Bergen Square, Central Waterfront, Cramer Hill, Gateway, North Camden, North Gateway, Waterfront south, Fairview, Liberty Park, and Whitman Park. These revisions would result in increased industrial property, with the exception of Gateway and Liberty Park, where the recommendations would result in a decrease of industrial space, as the properties here are more appropriately zoned for conservation.

In addition to these recommended changes to specific zoning provisions, there are several overarching items which should be indicated. Generally, the zoning categories in the zoning ordinance are different from those in the redevelopment plans. Several junkyards are located in residential areas throughout the city. These will require relocation at some point. Under the proposed zoning ordinance, there is no zoning classification which permits junkyards, which will make it more difficult to relocate these non-conforming uses. This conflicts with the Gateway redevelopment plan, which permits junkyards in the General Industrial Zone. Likewise, there is no zoning classification under which autobody shops are allowable.

The proposed zoning ordinance contains a stream buffer corridor overlay provision which will cover a significant portion of the city, including industrial areas. Industrial uses in this area are restricted, including electrical, pharmaceutical, plastic, fiberglass, rubber goods, and textiles manufacturing; and commercial food, photographic, and wood processing. In addition, it is prohibited to construct, enlarge, alter, move buildings, or pave with impermeable activities within 50 feet of the high water line, and additional restrictions on above ground and underground storage tanks are imposed. It

would appear that this provision will place many existing industrial facilities out of conformance, and will make the expansion of these industries more difficult, to include Campbell's. Camden may want to consider eliminating this provision and instead relying on the State requirements for the protection of stream corridors.

Recommended Amendments to Redevelopment Plans

In several cases, redevelopment plans could be modified to increase industrial use. These include: Bergen Square, Central Waterfront, Marlton, North Gateway, Centerville, Morgan Village, Parkside, and Rosedale. These recommendations would all lead to a retention or increase of industrial space, with the exception of Morgan Village, where the recommendation is to include elements in the design requirements to buffer industrial uses from residential areas. In addition, the redevelopment plan for Parkside was not sufficiently detailed to analyze the impact on industrial acres.

Expansion of the Urban Enterprise Zone (UEZ)

Camden's UEZ covers nearly the entire city; however, there are a few sections that are not included. There are two redevelopment areas: Morgan Village and Rosedale, where additional industrial space will be created in an area not covered by the UEZ. The zone should be increased in these areas.

Sustainable Development

Sustainability is rapidly becoming the new frontier in development. To become the city of the future, Camden must focus on ensuring that new development is done in a sustainable manner that takes into account green building designs, energy efficiency, low impact development, noise reduction, pollution reduction and waste stream minimization. In addition, Camden should recognize the large market for industries that are developing to meet the new demand for environmentally-sustainable building materials, such as solar panels, high efficiency lighting and appliances, and materials derived from recycled materials. Therefore the opportunity exists to take advantage of this new demand by creating industrial space for these "green collar" jobs. Incorporating green and sustainable design guidelines into redevelopment area plans and/or proposed zoning ordinances, or even creating a stand-alone "greening" ordinance or resolution, will set the stage for Camden to attract such companies.

Conclusion

Across Camden, 388 industrial/manufacturing acres will be lost based on redevelopment plans, and 353 industrial/manufacturing areas will be lost based on the proposed zoning ordinance. Camden is in an excellent position to attract new industrial development, but only if industrial property is available. As development pressures for other uses increase, Camden must make careful decisions on where and how to retain industrial uses.

Based on the proposed zoning ordinance, industrial/manufacturing acreage could slightly increase in Dudley, Liberty Park, Parkside, and Rosedale. Based on the

redevelopment plans, industrial/manufacturing acreage will decrease in most areas with the exception of slightly more than a half acre in Gateway. While it appears that a decrease in industrial acreage in Camden is likely in the city's future, there are nonetheless opportunities to create more industrial jobs, spur more private investment, and increase the city tax rolls.

Brownfield Redevelopment Solutions, Inc.

Industrial Site Inventory
Phase B and C Report: Analysis and Recommendations
For
The Camden Redevelopment Agency

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INTRODUCTION

Brownfield Redevelopment Solutions, Inc. has conducted an Industrial Site Inventory and Analysis and prepared this resultant report on behalf of the Camden Redevelopment Agency (CRA). The work has been conducted in accordance with the specifications outlined in the CRA's Request for Proposals dated July 2005 and our proposal dated August 12, 2005.

The Industrial Site Inventory effort was conducted over three phases: Inventory, Analysis, and Recommendations. This report details the activities conducted and results of the combined last two phases: Analysis and Recommendations. TRC and Rutgers University partnered with Brownfield Redevelopment Solutions, Inc. to form the consultant team for Phase A of the project. Phase A inventoried existing and potential industrial sites in the City of Camden. Phase B analyzed the inventory to determine the feasibility of industrial development from environmental, economic, and community perspectives, and examined each redevelopment area, looking at available data, redevelopment plans, needs studies, and selected neighborhood plans, as applicable. In Phase C, recommendations were developed for increasing industrial development based upon zoning, land use, and environmental constraints analyzed in Phase B. This report provides the results of both Phase B and C analyses. TRC and Brownfield Redevelopment Solutions, Inc. formed the consultant team for the combined Phases B and C.

BACKGROUND

The City of Camden, New Jersey is a city of approximately nine square miles, located directly across the Delaware River from Center City Philadelphia. As one of America's most impoverished cities, Camden has been the focus of many revitalization efforts. In 2003, the State of New Jersey enacted the Municipal Revitalization and Recovery Act in the latest attempt to bring prosperity to this city of just under 80,000 residents and reverse decades of economic downturn. The City has experienced a groundswell of redevelopment interest and activity in the ensuing years. The increased demand for new housing, retail and institutional space has created competition for land formerly maintained for industrial and commercial enterprises.

The mandate for change that is contained within the 2003 legislation also provides a springboard for the City to implement broad sweeping changes to its hodgepodge pattern of reactive land use. In an effort to correct the City of incompatible land uses, the CRA has an opportunity to examine Camden, neighborhood by neighborhood, and formulate strategic planning initiatives using sound, thoughtful planning policies. This planning effort is culminating in the development of redevelopment plans throughout Camden. As a result, many of the industrial and commercial facilities contained within or adjacent to residential neighborhoods have been, or are slated to be, reprogrammed. Faced with the loss of these generators of taxes and jobs, the CRA is eager to develop strategies to retain and enhance its industrial and commercial businesses. Key to such strategies is the ability to concentrate industry in zones where companies can grow and invest in their facilities without fear of displacement or conflicts with adjacent, incompatible uses.

The objective of the Industrial Site Inventory is to identify those areas in the city where industrial development can be directed and thrive given environmental, economic, and community considerations. This effort provides an industrial site inventory linked to a strategy for locating and developing opportunities to expand existing and create new industrial operations.

Phase A, the development of the industrial inventory, was provided to the CRA in February 2007. The results of Phases B and C are presented in this report. Through the recommendations contained herein, the CRA is provided with recommendations as to where industrial development should be targeted. In addition, the inventory database and associated GIS layers can be used to effectively identify, prioritize, market, and track appropriate industrial properties. The products of the Industrial Site Inventory serve as a dynamic decision making tool that extends beyond the project.

PROJECT SCOPE

The inventory and data used in the evaluation represent a snap shot in time (Fall 2007) and may not be representative of current conditions. The goal of Phases B and C was to identify areas of opportunity where the amount and intensity of industrial development in Camden could be increased. In addition, redevelopment plans, where available, were evaluated to understand and quantify where industrial land was targeted for reduction. This report presents potential locations where industrial development could realistically occur. The Industrial Site Inventory analysis and recommendations contain no value judgments as far as highest and best land uses; housing and other competing land uses were not taken into consideration in the formulation of the recommendations. The Industrial Site Inventory is strictly an analytical tool by which to identify potential areas for expansion of industrial space.

METHODOLOGY

The Analyses and Recommendations Phases of the Industrial Site Inventory project build upon the data collected during Phase A. Sites within each of Camden's 21 redevelopment areas were analyzed using a series of 15 GIS data layers. During Phase A of the project, data, including parcel acreage and existing zoning, was obtained from the Camden Tax Assessor's Tax Parcel Database. This data, coupled with the windshield survey of sites conducted during Phase A, formed the basis for the Industrial Site Inventory and for this analysis.

Using a base map, the analysis focused on three different categories: zoning, environmental constraints, and land use. The methodology for analyzing sites included the following:

1. The analysis and evaluation of parcels was conducted by parsing the City into existing or proposed redevelopment areas. As the buildable areas in the City are

circumscribed by such redevelopment areas, this provided the universe of potential industrial areas organized for evaluation by discrete areas.

2. Actual zoning was compared with the proposed zoning contained in the proposed zoning ordinance and the zoning in redevelopment plans, where applicable.
3. Zoning results were compared with actual land use. Actual land use was determined by using: the Jersey Department of Environmental Protection land use/land cover maps; Recreation and Open Space Inventory (ROSI) maps; land use and land use intensity per field verification conducted during Phase A; unimproved parcels as per the Camden tax assessor; and parcel ownership.
4. Environmental constraints were identified and examined, to include floodplains, stream protection areas, areas of historic fill, habitat, and known contaminated sites.
5. Finally, the following were examined to determine the actual character of the area: redevelopment plans where applicable, needs determination studies, and neighborhood strategic plans; proposed zoning ordinances; and Phase A field surveyed sites.

The analyses of some neighborhoods were constrained because they do not have redevelopment plans. At the time of publication, the neighborhoods without redevelopment plans included Dudley, Morgan Village, North Camden, Stockton, and Whitman Park. These plans are all expected to be completed by the end of 2008. The analyses of Dudley, Morgan Village, and Whitman Park were especially constrained because no neighborhood-related documents were available for analysis. The redevelopment plan for Parkside also did not include a map of proposed zoning, which did not allow for a spatial analysis of proposed zoning in Parkside per its redevelopment plan. Likewise, some redevelopment plans have been invalidated in court or are being redone. These include:

- the Waterfront South redevelopment plan, which was overturned by a Camden County Superior Court judge in May 2007;
- the Cramer Hill redevelopment plan, which was ruled invalid by a Camden County Superior Court judge also in May 2007;
- the Central Waterfront redevelopment plan, which is currently being redone; and
- the Bergen Square redevelopment plan, which is currently being updated.

The following is a listing of redevelopment plans, needs determination studies, and neighborhood strategic plans that were examined for the analysis. Brownfield Redevelopment Solutions, Inc. gratefully acknowledges Charles Lyons, Jr., Camden Redevelopment Agency Chief of Planning and Institutional Development, as well as Carrie Turner, Camden Redevelopment Agency Assistant Director, for providing many of these documents.

Table A. Redevelopment Area Documents Used in Analysis

Redevelopment Area	Document	Publication Date	Redev. Plan Planning Board Approval Date	Redev. Plan City Council Approval Date
Bergen Square	Redevelopment Plan	October 2004	12/14/2004	2/24/2005 Being updated
	Needs Determination Study	2004		
Centerville	Neighborhood Strategic Plan	November 2005		
	Redevelopment Study	2002		
Central Waterfront	Redevelopment Plan	December 2004	11/28/2005	Pending
	A Study to Determine the Need for Redevelopment	October 2004		
Cooper Plaza	Redevelopment Plan	March 2005 Rev. May 2005	4/12/2005	6/23/2005
Cramer Hill	Redevelopment Plan	April 2004	5/18/2004	6/30/2004 Invalidated
	Determination of Needs Study	April 2004		
	Cramer Hill Tomorrow: A Strategic Plan for Neighborhood Organization and Development	December 2003		
Downtown	Redevelopment Plan	October 2004	11/29/2004	9/22/2005
	Redevelopment Study	October 2004		
Dudley	*No documents available*			
Fairview	Redevelopment Plan	July 2001	2001	2001
	Redevelopment Area Investigation	July 2001		
Gateway	Redevelopment Plan	December 2005	1/31/2006	4/27/2006
	A Study to Determine the Need for Redevelopment	December 2005		
Lanning Square	Redevelopment Plan	September 2006	10/24/2006	Pending
	A Study to Determine the Need for Redevelopment	July 2006		
Liberty Park	Redevelopment Plan	May 2006	8/22/2006	10/28/2006
	Needs Determination Study	April 2006		
	Strategic Neighborhood Plan	October 2005		
Marlton	Redevelopment Plan	October 2006	11/21/2006	Pending
Morgan Village	*No documents available*			
North Camden	The North Camden Plan	October 1993		
North Gateway	Redevelopment Plan	December 1991	Unknown	Unknown
Parkside	Redevelopment Plan	March 2003	5/13/2003	6/26/2003
	Determination of Needs Study	April 2003		

Redevelopment Area	Document	Publication Date	Redev. Plan Planning Board Approval Date	Redev. Plan City Council Approval Date
	Neighborhood Strategic Plan	January 2005		
Rosedale	Redevelopment Plan	August 2005	12/13/2005	2/9/2006
	A Study to Determine the Need for Redevelopment	August 2005		
Stockton	Background Study	September 1993		
	Strategic Plan	June 1997		
Stockton West	Redevelopment Plan	September 1996 Rev. June 1997	Unknown	Unknown
	Background Study	September 1993		
	Strategic Plan	June 1997		
Waterfront South	Redevelopment Plan	May 1999 Rev. March 2000	Invalidated	Invalidated
	A Study to Determine the Need for Redevelopment	May 1999		
Whitman Park	*No documents available*			

There were some limitations associated with this analysis, including:

1. This information represents a snapshot in time, and was current as of November, 2007. Much of the evaluated data and information contained therein is dynamic in nature and should be treated as such.
2. All efforts were made to collect and consider existing redevelopment plans, redevelopment studies, and/or neighborhood strategic plans. However, not all plans were able to be obtained and evaluated to include the Centerville redevelopment plan and the Whitman Park Neighborhood Strategic Plan.
3. This effort focused on the potential avenues for creation and expansion of industrial land uses. It does not attempt to strike a balance between competing land uses, such as housing, commercial, and greenspace.
4. Identification and evaluation of the universe of Camden's brownfield sites were beyond the scope of this project. This report identifies those sites on state and federal lists, as well as those industrial uses which are located in non-conforming areas.
5. Sanborn Fire Insurance Maps were not able to be obtained and reviewed as the cost and effort were beyond the scope of this analysis.

Definitions:

Acreage figures presented are pulled from the parcel maps provided by the City of Camden Tax Assessor. Therefore, the acreages provided include property included in parcels only. Property which is not included in a tax parcel, such as certain bodies of water or highway right of ways, is not included in the total acreage figures.

Unimproved: the figures for "unimproved" land were acquired from the Tax Parcel Database. These are properties with a property improvement rate of $0. Throughout the document, this indicator, tagged to industrial classified parcels, was used as an indicator of industrial property vacancy. For the purposes of this analysis, these parcels are referred to as "unimproved." This data serves as a rough representation of property available for industrial uses. However, note that a $0 improvement rate may leave out property which houses a vacant building or other improvement, and it is also associated with non-taxed properties, such as those owned by the Port Authority, non-profit organizations, and the Board of Education.

Vacant, abandoned, and underutilized: These figures were pulled from the land use intensity field of the inventoried parcels. For purposes of extrapolating the full extent of vacant, abandoned, and underutilized parcels within a redevelopment area, the percentage of inventoried parcels identified with this land use intensity was applied to the overall industrial-manufacturing acreage in each redevelopment area. **Table B** in the City-Wide Recommendations Section indicates how these numbers were derived.

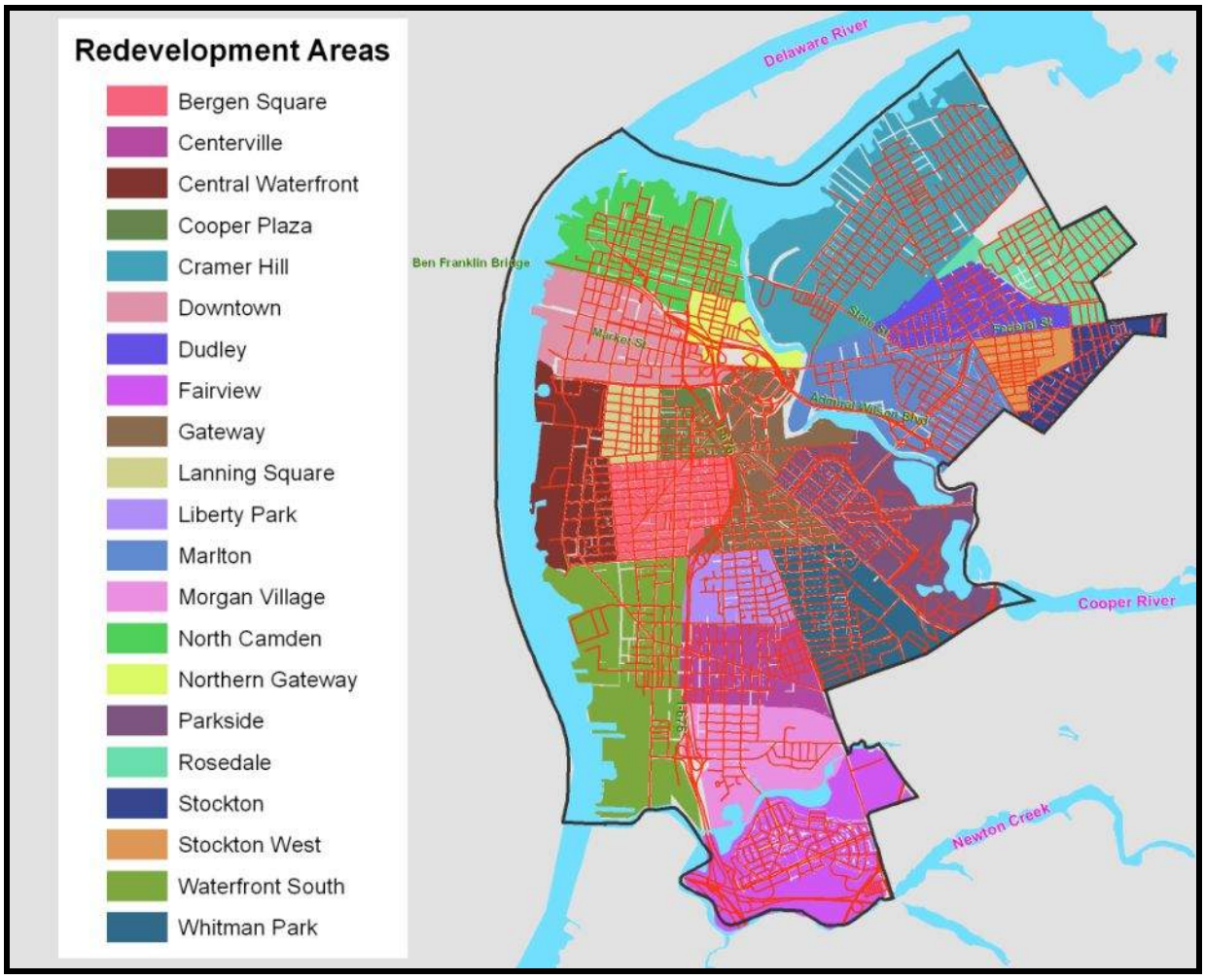
Camden's 21 redevelopment areas were grouped and are presented by the categories of industrial, residential with industrial components, and residential. See **Figure 1** for a map of all 21 redevelopment areas. The analyses of all 21 redevelopment areas include observations, potential data gaps, and recommendations. Also included within the redevelopment area discussions are maps specific to the redevelopment areas that illustrate the recommendations of this report. These maps indicate the redevelopment area, local streets, and known contaminated sites (shown as red dots in the maps). The discussion of each redevelopment area includes attached maps of current zoning, proposed zoning per the proposed zoning ordinance, and, where applicable, proposed zoning per the redevelopment plan. In addition, for those redevelopment areas which contain unimproved property or vacant/abandoned/underutilized property as identified in the field inventory, another map indicating the locations of these parcels is also included.

Based on the methodology described above, Brownfield Redevelopment Solutions, Inc. has developed a variety of recommendations to establish a vision for industrial/manufacturing development in the City of Camden. These recommendations generally fall into the following categories:

1. Priority Areas for Redevelopment
2. Infill Areas for Industrial Development
3. Priority Brownfields
4. Infrastructure
5. Changes to the proposed zoning ordinance and/or zoning changes proposed in the redevelopment plans

6. Expansion of the Urban Enterprise Zone (UEZ) and Recreation and Open Space Inventory (ROSI)
7. Sample language to Allow for Sustainable Development

Figure 1
Redevelopment Area Map



INDUSTRIAL REDEVELOPMENT AREAS ANALYSIS

There are eight redevelopment areas in Camden that have been categorized for purposes of this study as industrial and/or manufacturing:

- Bergen Square,
- Central Waterfront,
- Cramer Hill,
- Gateway,
- Marlton,
- North Camden,
- North Gateway, and
- Waterfront South.

In these areas, the industrial activity is characterized as heavy industrial, light industrial, and/or manufacturing-residential. Existing industrial/manufacturing activities in these redevelopment areas generally exceed 40% of current total acreage. In these eight redevelopment areas, if the redevelopment plans are carried out as they currently stand, a total of approximately 304.6 acres of industrial/manufacturing land will be lost; if the proposed zoning ordinance is carried out as it currently stands, 287.1 acres of industrial/manufacturing land will be lost.

Bergen Square

Bergen Square consists of 134.0 acres located in central Camden bounded by Pine Street to the north, generally Interstate 676 to the east, Atlantic Avenue to the south, and 3rd Street to the west. The redevelopment plan for Bergen Square was written in October 2004, approved by the Camden Planning Board in December 2004, and approved by the City Council in February 2005. The plan is currently being updated and will be resubmitted for Camden Planning Board approval.

Observations

- Bergen Square is mostly residential (57.3%) and predominantly privately-owned.
- One of Bergen Square's two industrial areas is zoned Industrial and is located between Kaighns and Atlantic Avenues. The 2003 redevelopment plan converts these Blocks to a mix of Residential and Commercial zoning. The proposed zoning ordinance keeps most of these sites as Light Industrial zoning and converts Blocks 333, 334, and 336 to Community Commercial. The second industrial area is currently zoned Manufacturing-Residential in the northwest portion of Bergen Square. The 2003 redevelopment plan converts these parcels to both Residential and Mixed Corridor zoning. The proposed zoning ordinance converts all of these properties to Residential. Manufacturing/industrial acres would therefore decrease by 57.1 acres under the 2003 redevelopment plan; the decrease would be 30.0 acres under the proposed zoning ordinance. As these areas are located in the Urban Enterprise Zone, these decreases in industrial acreage could result in reduced revenue. The redevelopment of current or former industrial/ manufacturing areas must take into account costs associated with environmental cleanup.

- Bergen Square has properties with non-conforming uses. In particular, Block 331 at 7th and Chestnut Streets, which is zoned Residential, has a industrial use with significant outdoor storage, a potential junkyard. Block 325 is zoned Commercial/Residential and appears to house a non-conforming use. Block 318 is zoned Manufacturing/Residential and houses industrial uses. These will all become non-conforming under the proposed zoning ordinance, which reclassifies them as residential.
- The 2003 redevelopment plan calls for the creation of the new Bergen Square Town Center at Broadway and Walnut Street that will include 200,000-square feet of commercial stores as well as 375,000-square feet of office buildings and garage parking areas. The plan also proposes 145,000-square feet of new commercial stores at the Atlantic Avenue interchange of Interstate 676, which currently includes heavy industrial uses in poor condition with outdoor storage in Block 405.
- According to the 2006 New Jersey Known Contaminated Sites List, Bergen Square includes four known contaminated sites.

Potential Data Gaps

- Status of the 90 commercial parcels that will require relocation per the 2003 redevelopment plan.
- Status of New Jersey Schools Development Authority (formerly the Schools Construction Corporation) plans for a school near the intersection of 7th and Chestnut Streets. It is also unknown if this site was the location of a junkyard in 2002 at 7th and Chestnut Streets.

Recommendations

- Relocate non-conforming uses (see areas depicted in magenta in **Figure 2**) to areas where they would be more appropriate, either within Bergen Square or to a more appropriate industrial redevelopment area that allows junkyards. Junkyards are prohibited under every zoning category in the proposed zoning plan, but are allowed under the Gateway Redevelopment Plan.
- Consider keeping Blocks 333, 334, and 336 as Industrial instead of converting to Community Commercial, as proposed in the proposed zoning ordinance, or Commercial Residential/Medium Density Residential, as proposed in the redevelopment plan. This will require an update of the redevelopment plan, and the proposed zoning ordinance should be modified to be consistent. (See area depicted in purple in **Figure 2**)
- Develop infill industrial on available property within the current industrial area. This equates to 21.2 acres of unimproved industrial/manufacturing property (depicted in blue in **Figure 3**), and 15.6 acres of inventoried vacant/underutilized/abandoned industrial/manufacturing property (depicted in purple in **Figure 3**). This extrapolates to an expected 28.9 acres of vacant/underutilized/abandoned industrial/manufacturing property across the redevelopment area.

Figure 2
Bergen Square
Suspected Non-conforming Use (magenta) and
Blocks 333, 334, and 336 (purple)

- Locations of Known Contaminated Sites

Figure 3
Bergen Square
Locations of Unimproved (blue) and Vacant/Underutilized/Abandoned (purple) Industrial/Manufacturing Property

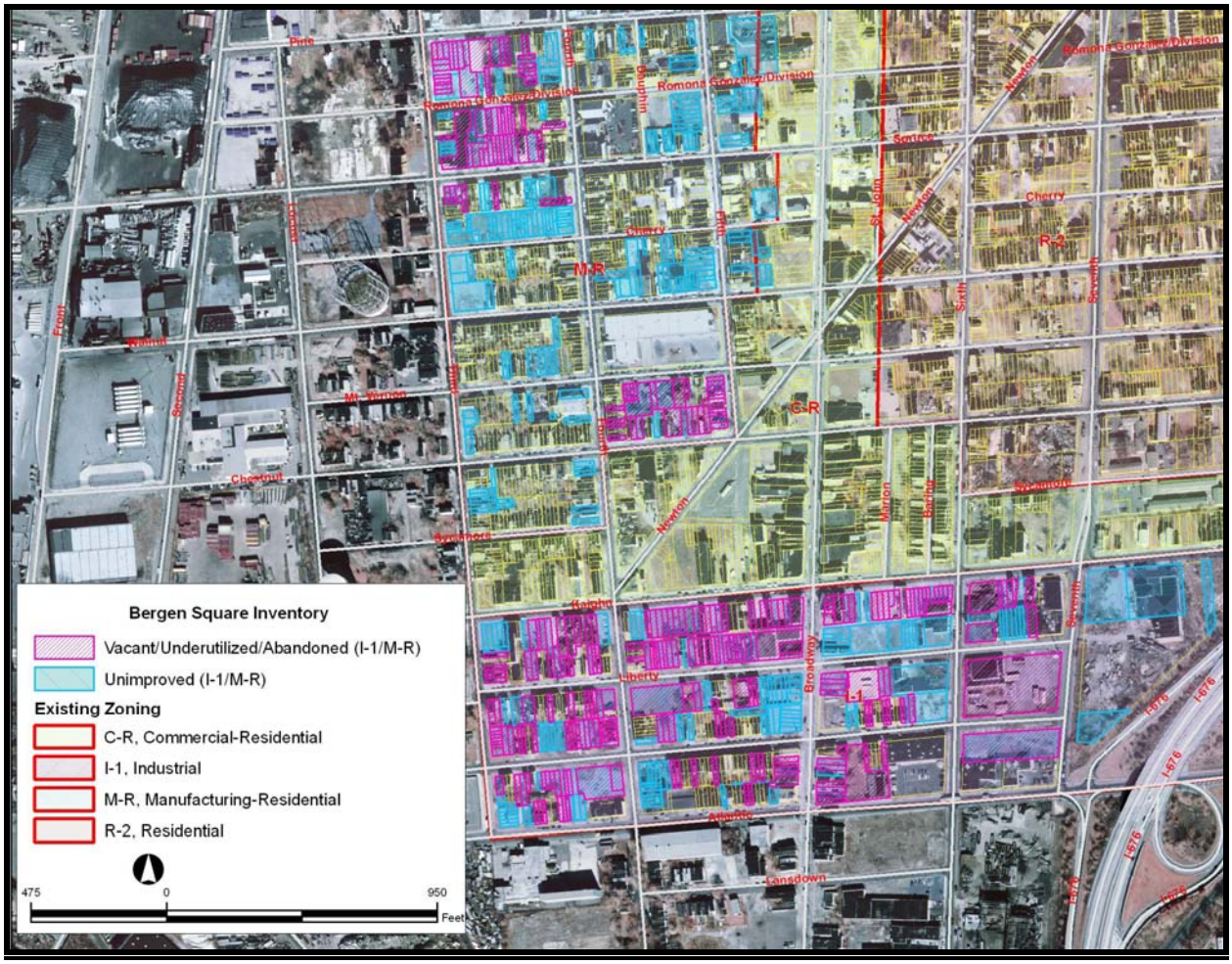


Figure 4
Bergen Square
Existing Zoning

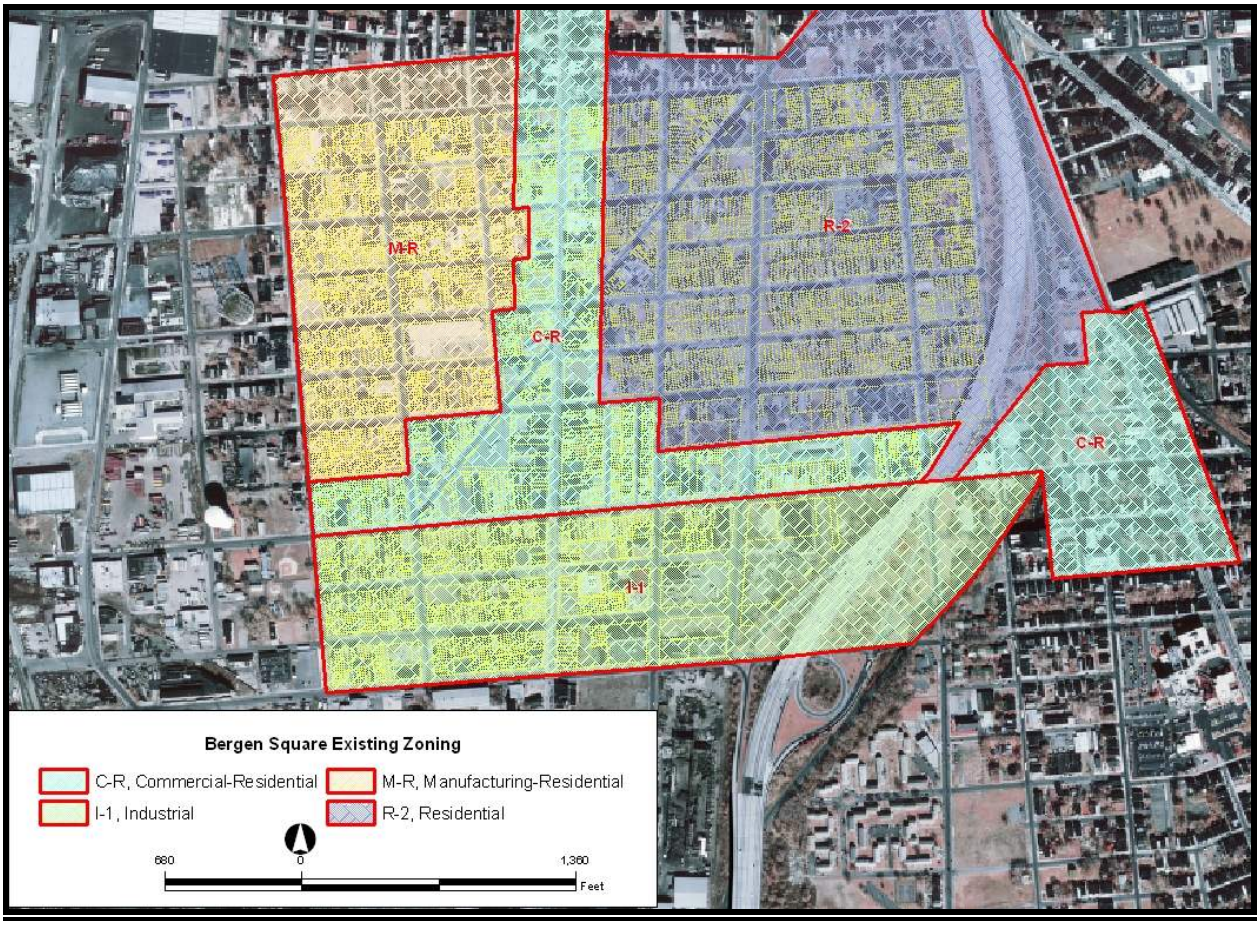


Figure 5
Bergen Square
Proposed Zoning Ordinance Zoning

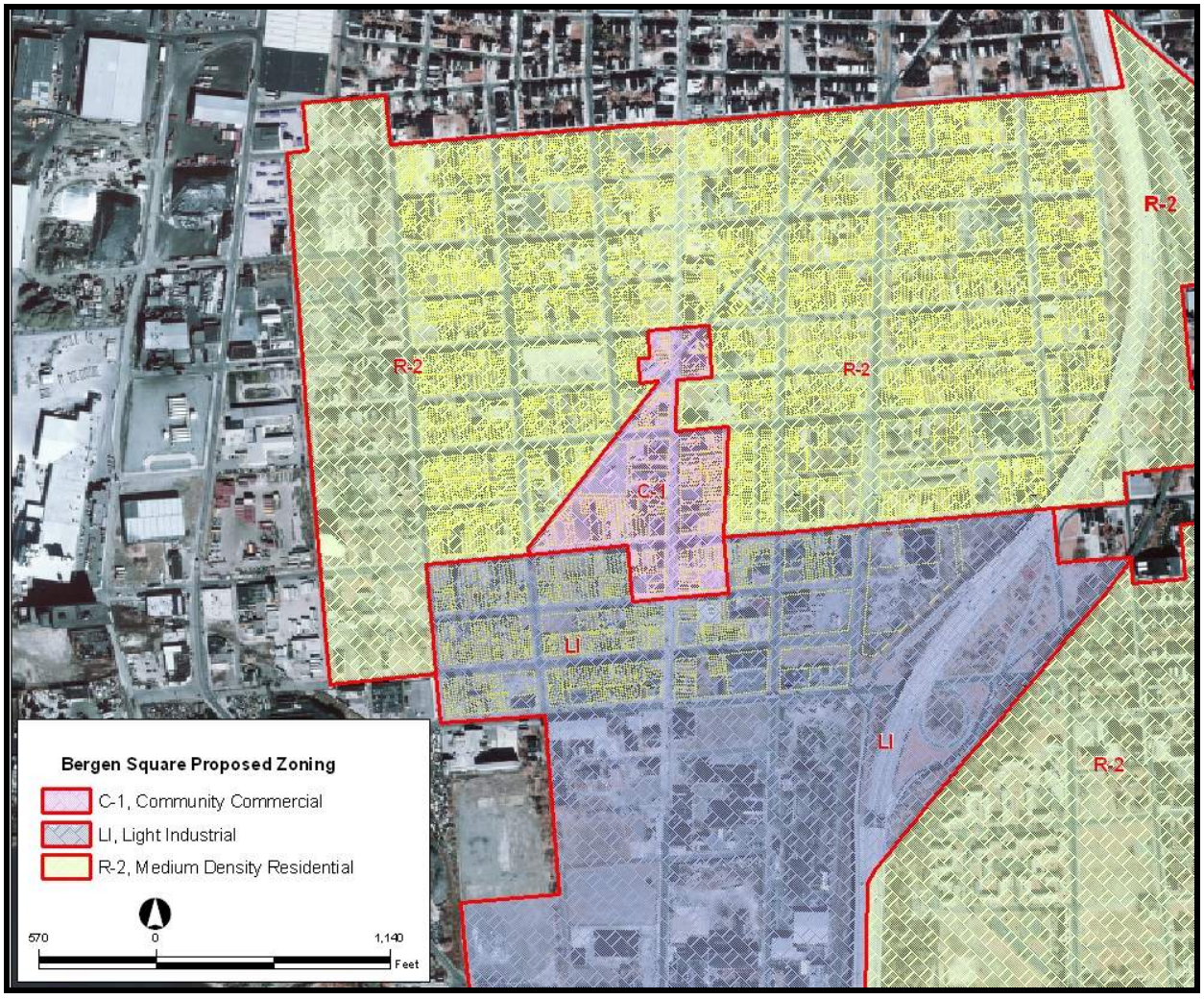
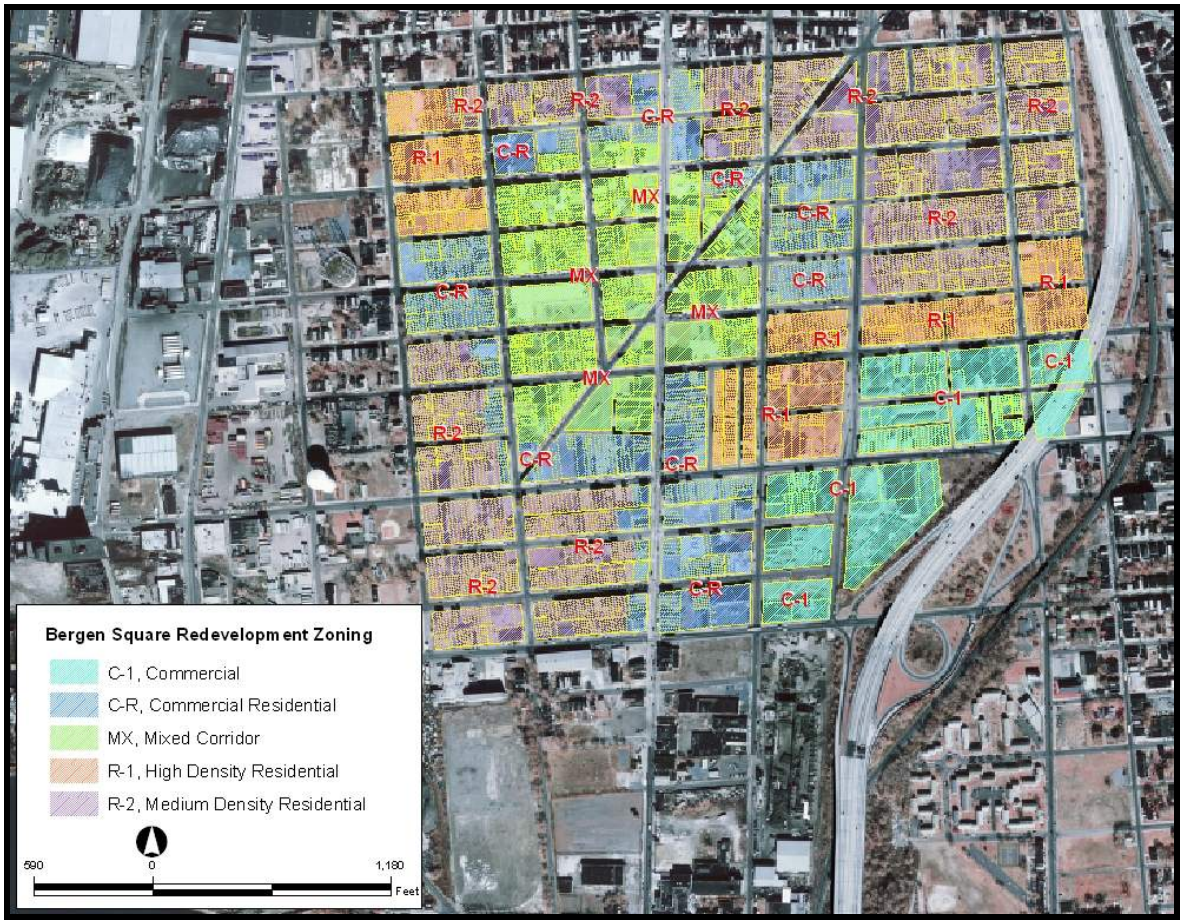


Figure 6
Bergen Square
Redevelopment Plan Zoning



Central Waterfront

Central Waterfront consists of 248.3 acres located in western Camden bounded by Martin Luther King, Jr. Boulevard to the north, 3rd Street to the east, Atlantic Avenue to the south, and the Delaware River to the west. The redevelopment plan for Central Waterfront was written in December 2004, was approved by the Camden Planning Board in November 2005, and is currently pending City Council approval.

Observations

- Approximately 74.6% of the land in the redevelopment area is currently zoned Industrial or Manufacturing-Residential.
- Both the 2004 redevelopment plan and the proposed zoning ordinance convert 14 blocks of current and former industrial uses with potential environmental issues to Commercial/Residential development, resulting in a decrease of 25 acres of available industrial land.
- There are numerous suspected brownfields located west of Locust Street bounded by Clinton Street to the north and Atlantic Avenue to the south. According to the redevelopment plan, approximately 10 brownfield sites will be targeted for redevelopment. However, the actual number of brownfield sites requiring remediation prior to redevelopment has the potential to be much greater given past land use patterns in the area.
- According to the 2006 New Jersey Known Contaminated Sites List, Central Waterfront includes nine known contaminated sites. These properties include a variety of industrial uses, such as a former manufactured gas plant facility, scrap yards, and other former manufacturing facilities.
- According to the U.S. Environmental Protection Agency, Central Waterfront includes one active federal CERCLA site that is currently not on the Superfund National Priorities List: the Camden Coke Plant on Front Street between Kaighns Avenue and Walnut Street.
- According to the U.S. Environmental Protection Agency, Central Waterfront includes four archived federal CERCLA sites: Atlantic Industrial Tank Maintenance on Mechanic Street; Camden Gas Works on 2nd Street; Front Street Warehouse on Front Street; and Kelbros, Inc. on 2nd Street. The U.S. Environmental Protection Agency's "archived" designation means the site has no further interest under the federal Superfund Program based on available information. For these sites, the U.S. Environmental Protection Agency may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. It should be noted that sites being labeled as "archived" by no means indicate that the sites are contaminate free.

Potential Data Gaps

- Status of New Jersey Schools Development Authority (formerly the Schools Construction Corporation) plans for a new school.

- Locations of Central Waterfront's brownfields that are targeted for cleanup and redevelopment, as per the redevelopment plan. While addresses for the brownfields are provided in the in need of redevelopment study, it is unclear which of the many addresses provided are the suspected brownfield sites.
- Environmental information on targeted sites.

Recommendations

- Develop commercial/retail fronting on 3rd Street with light industrial behind it to serve as a buffer. This will minimize environmental costs, maximize industrial space, and still support a viable residential community.
- Modify redevelopment plan to increase industrial land by 25 acres. Eliminate the proposal contained in the redevelopment plan before it is ratified by City Council to convert the 14 Blocks from 2nd and Locust Street to the west, Mechanic Street to the south, 3rd Street to the East, Line Street to the north, from Industrial to Commercial/Residential. Modify proposed zoning ordinance to be consistent with this change. (See area depicted in purple in **Figure 7**)
- Develop infill industrial on available property within the current industrial area. This equates to 28.6 acres of unimproved industrial/manufacturing property (depicted in blue in **Figure 8**), and 26.6 acres of inventoried vacant/underutilized/abandoned industrial/manufacturing property (depicted in purple in **Figure 8**). This extrapolates to an expected 29.6 acres of vacant/underutilized/abandoned industrial/manufacturing property across the redevelopment area.
- Consider relocating non-conforming industrial/manufacturing uses from other redevelopment areas to Central Waterfront's industrial/manufacturing areas.

Figure 7
Central Waterfront
14 Blocks of Industrial Land Converted to Residential/Commercial

● Locations of Known Contaminated Sites

Figure 8
Central Waterfront
Locations of Unimproved (blue) and Vacant/Underutilized/Abandoned (purple) Industrial/Manufacturing Property

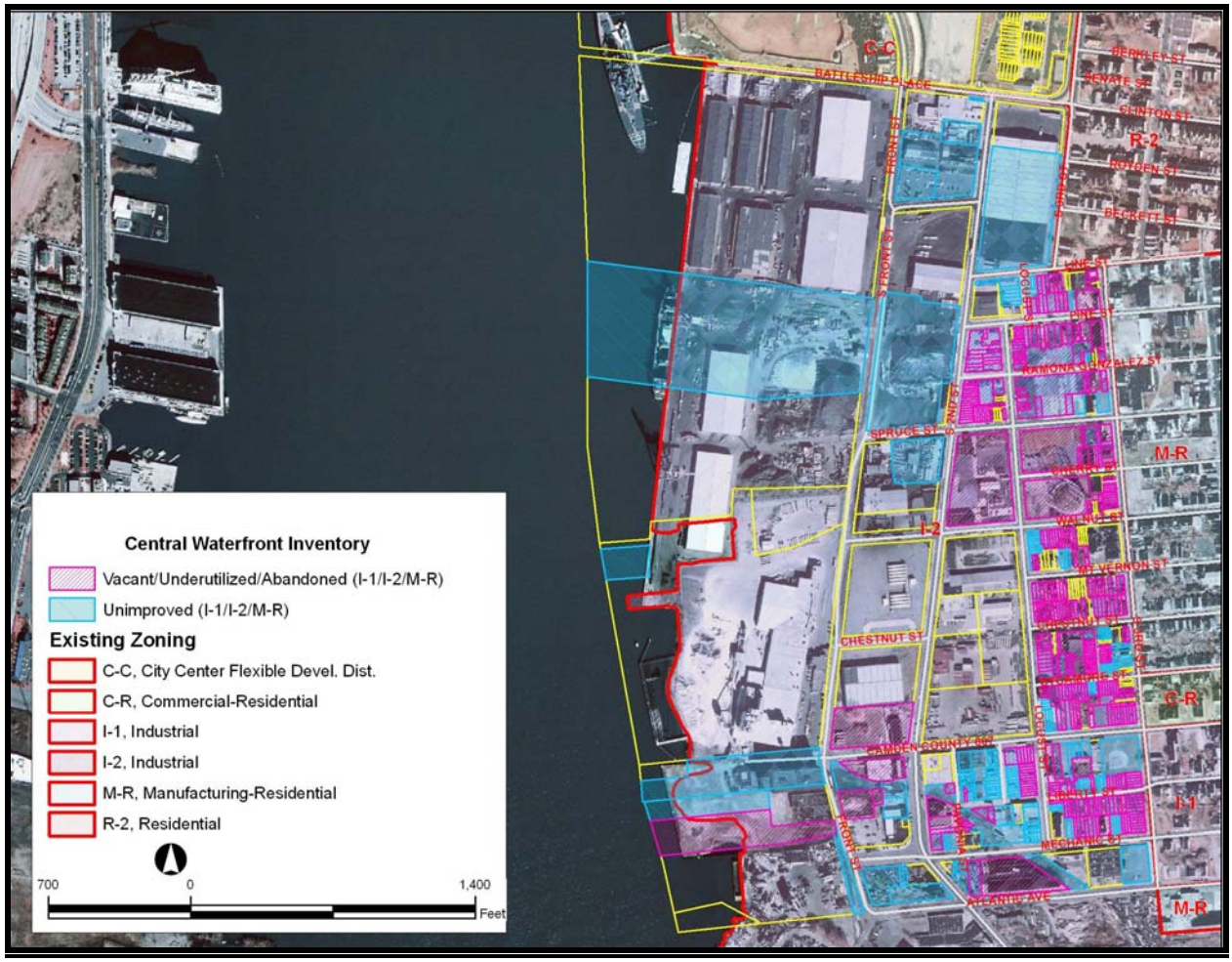


Figure 9
Central Waterfront
Existing Zoning

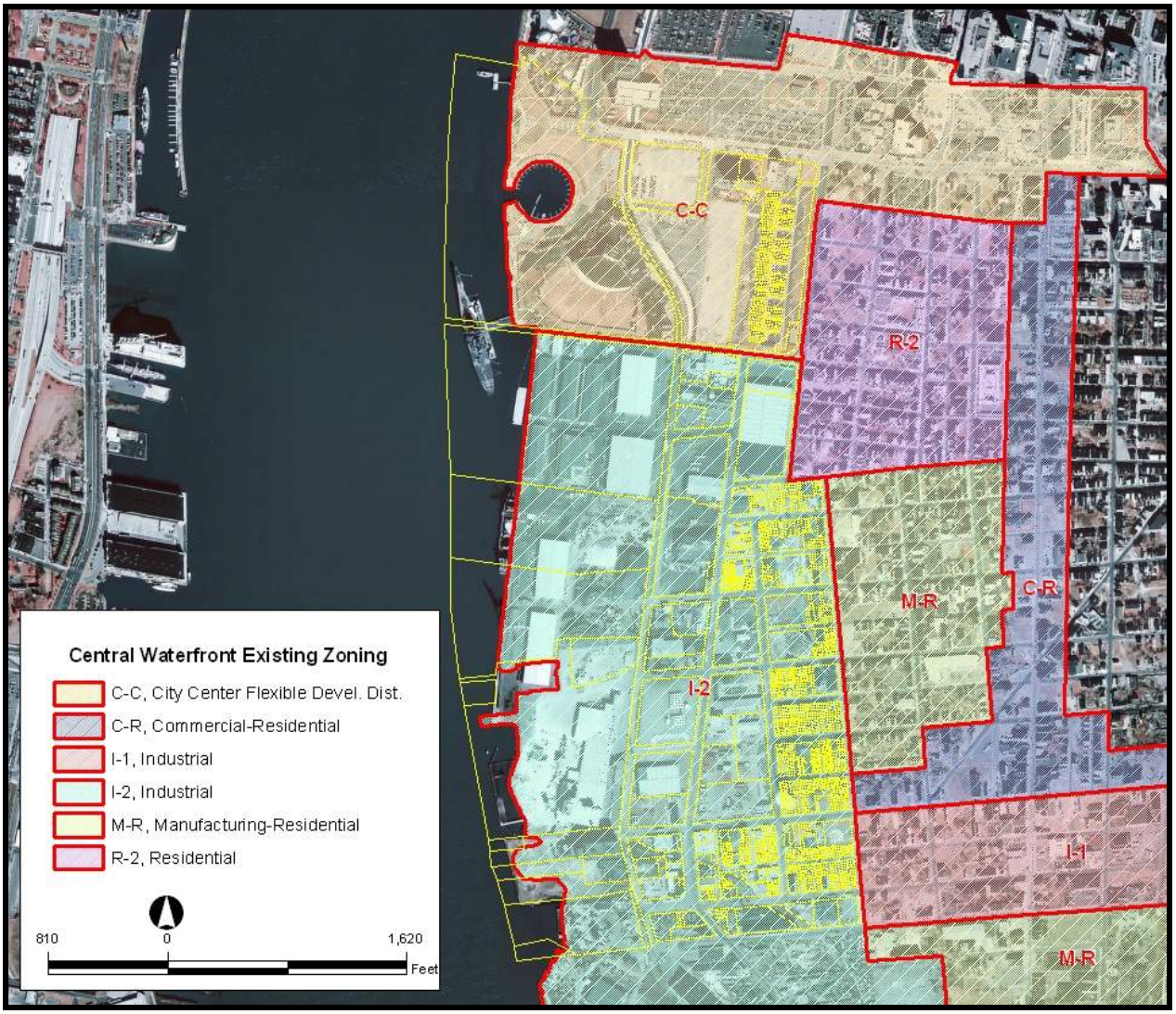


Figure 10
Central Waterfront
Proposed Zoning Ordinance Zoning

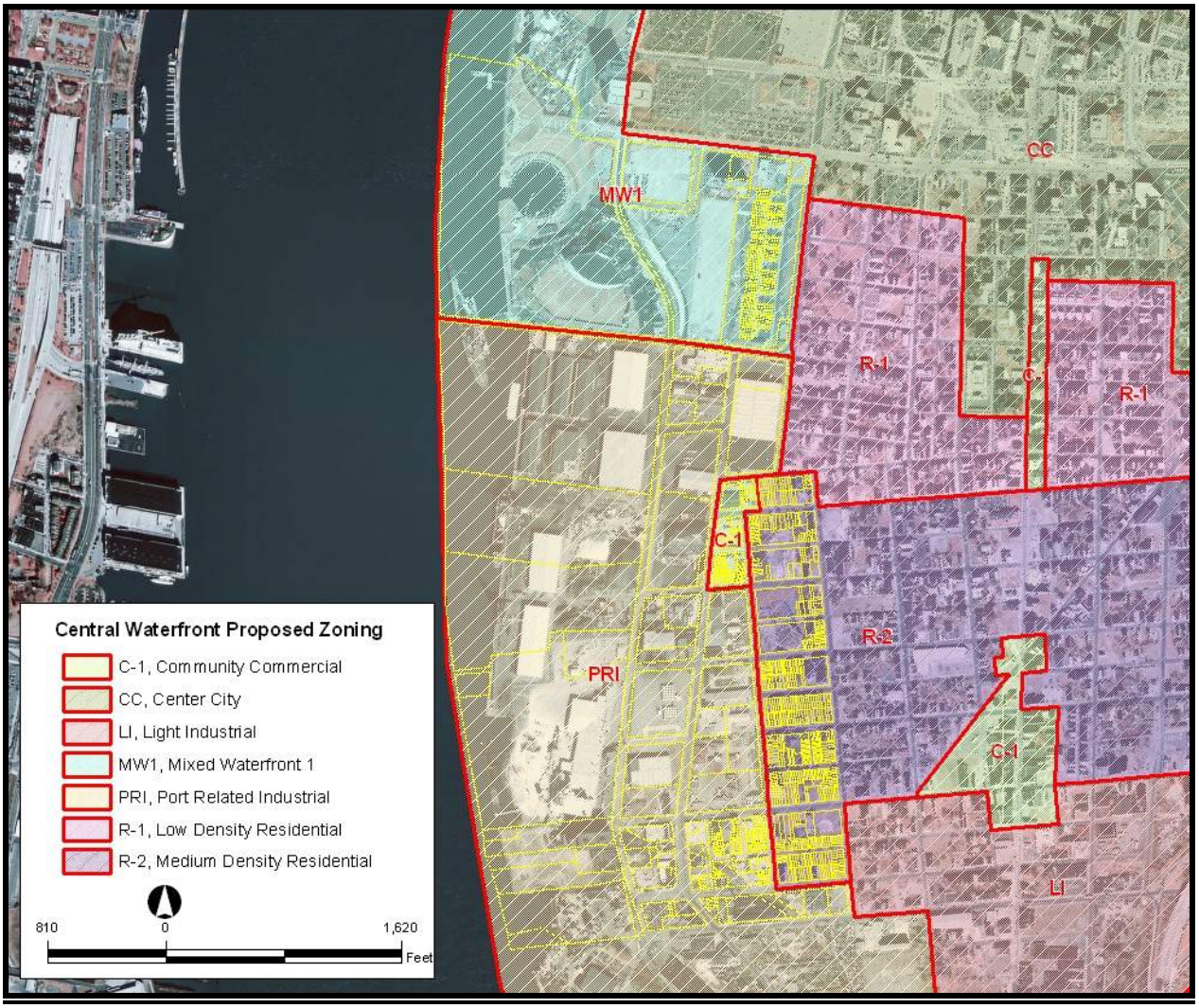
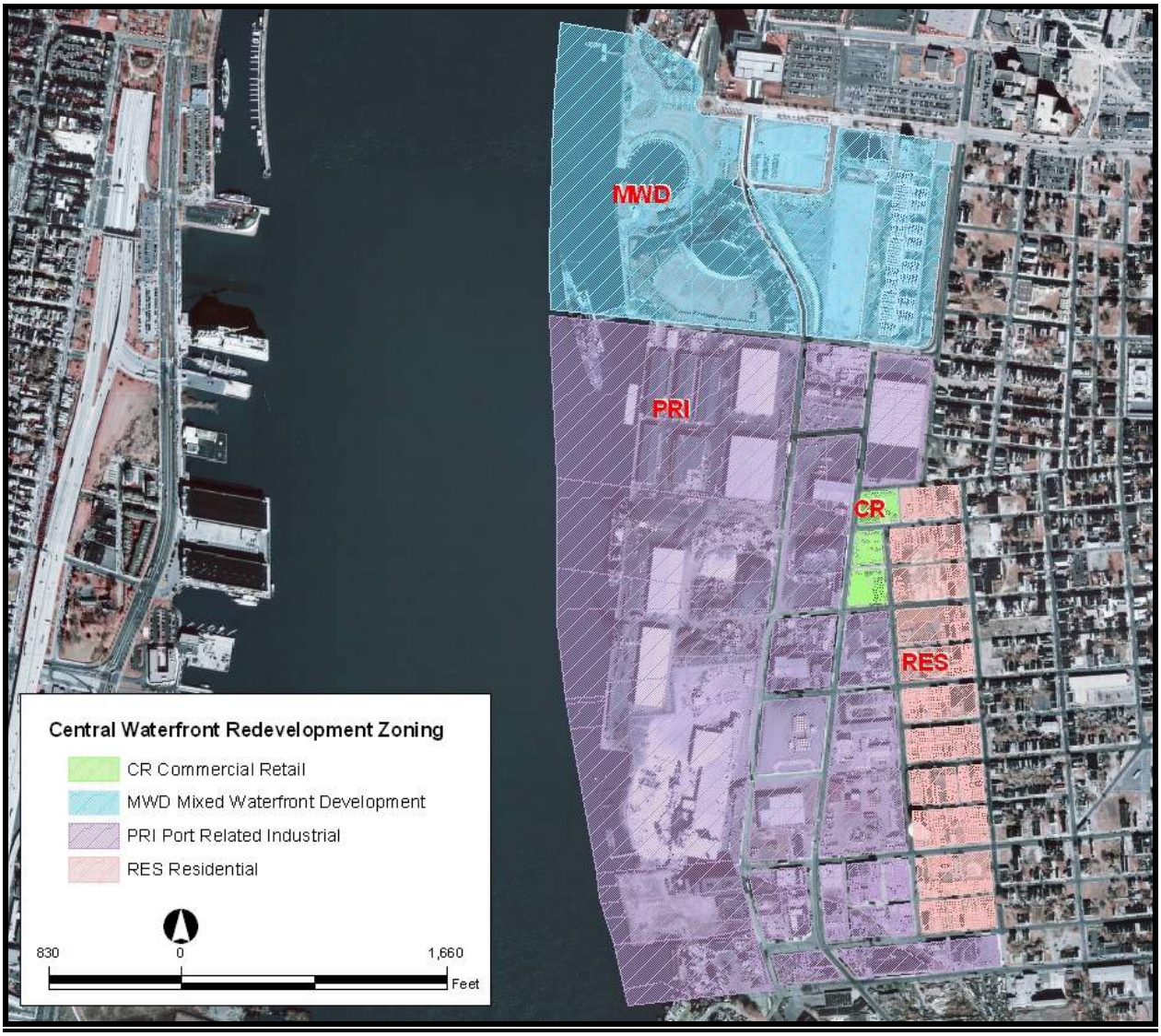


Figure 11
Central Waterfront
Redevelopment Plan Zoning



Cramer Hill

Cramer Hill consists of 495.4 acres located in northeast Camden bounded by the Delaware River Back Channel to the north, 36th Street (the Pennsauken-Camden border) to the east, the rail line to the south, and the Cooper River to the west. The redevelopment plan for Cramer Hill was written in April 2004, approved by the Camden Planning Board in May 2004, and approved by the City Council in June 2004. In May 2007, the 2004 Cramer Hill redevelopment plan was ruled invalid by a Camden County Superior Court judge.

Observations

- The 2004 redevelopment plan converts waterfront properties from Industrial zoning to Mixed Waterfront zoning. Combined with the other area in south Cramer Hill that is currently zoned Industrial, the redevelopment plan would lead to a decrease in 152.1 industrial/manufacturing acres. The proposed zoning ordinance would also lead to a decrease in 145.2 industrial/manufacturing acres. The 2003 neighborhood strategic plan converts these waterfront areas to Conservation areas and Residential. This decrease in industrial acreage could result in reduced revenue from the Urban Enterprise Zone. This is also expected to result in significant environmental costs from the environmental requirements associated with redeveloping former industrial/manufacturing sites.
- 69.5% of Cramer Hill's existing industrial/manufacturing acreage is located within the 100-year floodplain, and both the 2004 redevelopment plan and the proposed zoning ordinance convert much of the waterfront Industrial/Manufacturing properties to Mixed Waterfront zoning. The proposed change to Mixed Waterfront zoning, which includes residential housing, is less adaptable to flooding than industrial redevelopment.
- The 2004 redevelopment plan does not include industrial development as an economic development goal for the neighborhood, nor does it specify a parking space requirement for industrial development.
- The 2003 neighborhood strategic plan calls for the purchase of approximately 92 acres in the area surrounding State Street and River Avenue for commercial, institutional, and residential development with a commercial gateway area. The 2004 redevelopment plan also proposes that it become a commercial/ mixed-use and Residential/Commercial area. This area is currently a mixture of residential and industrial zoning. At least nine lots of industrial property will become non-conforming or would require relocation under the proposed zoning ordinance.
- The 2003 neighborhood strategic plan proposes concentrating industry in the southeast quadrant of Cramer Hill, away from River Avenue. This would amount to approximately 32 acres of industrial zoning in Cramer Hill in the southeast quadrant of Cramer Hill.
- Four parcels were identified during the field survey as being a non conforming industrial use in a residentially-zoned area, including one recycling/junkyard. (See

Attachment 2 for list of non-conforming industrial uses by redevelopment area, representing potential brownfield sites once the businesses are relocated.)

- According to the 2006 New Jersey Known Contaminated Sites List, Cramer Hill includes 11 known contaminated sites.
- According to the U.S. Environmental Protection Agency, Cramer Hill includes four active federal CERCLA sites that are not currently on the Superfund National Priorities List: Camden Municipal Wells on River Avenue; Conrail-Pavonia Engine Yard at State Street and River Avenue; Harrison Avenue Landfill at Harrison Avenue and State Street; and Magnetic Metals Corporation on Hayes Street. Cleanup activities on the Conrail-Pavonia Engine Yard, Harrison Avenue Landfill, and Magnetic Metals Corporation are being led by the State of New Jersey.
- According to the U.S. Environmental Protection Agency, Cramer Hill includes three archived federal CERCLA sites: Citgo Petroleum on 36th Street; Steeds Scrap Paper and Metal on 11th Street; and Underwater Technics, Inc. on Van Buren Avenue. It should be noted that sites being labeled as "archived" by no means indicate that the sites are contaminate free.

Potential Data Gaps

- It is unclear if planned redevelopment of the Harrison Avenue landfill area will proceed. At the time of publication, construction had not yet begun.
- Status of proposed property acquisitions at State Street and River Avenue suggested in the 2003 neighborhood strategic plan.

Recommendations

- The proposed golf course on portion of former Harrison Avenue landfill should allow for both public use as well as public access to the Delaware River. If the golf course is not developed, the area should still provide for public access to the waterfront.
- Converting industrial space in the River Avenue-State Street intersection area from Industrial to Mixed Waterfront 2 would result in the creation of at least three non-conforming industrial businesses. Consider retaining the Industrial zoning in this area along the rail line. This would require a revision to the proposed zoning ordinance. (See area depicted in purple in **Figure 12**)
- Develop infill industrial on available property within the current industrial area. This equates to 130.3 acres of unimproved industrial/manufacturing property (depicted in blue in **Figure 13**), and 23.8 acres of inventoried vacant/underutilized/abandoned industrial/manufacturing property (depicted in purple in **Figure 13**). This extrapolates to an expected 44.1 acres of vacant/underutilized/abandoned industrial/manufacturing property across the redevelopment area. A probable explanation for the wide discrepancy in acreage figures is the categorization of non-taxable properties as "unimproved" in the Camden tax database.

Figure 12
Cramer Hill
River Avenue-State Street Intersection Industrial Area Proposed for Mixed Waterfront

● Locations of Known Contaminated Sites

Figure 13
Cramer Hill
Locations of Unimproved (blue) and Vacant/Underutilized/Abandoned (purple) Industrial/Manufacturing Property

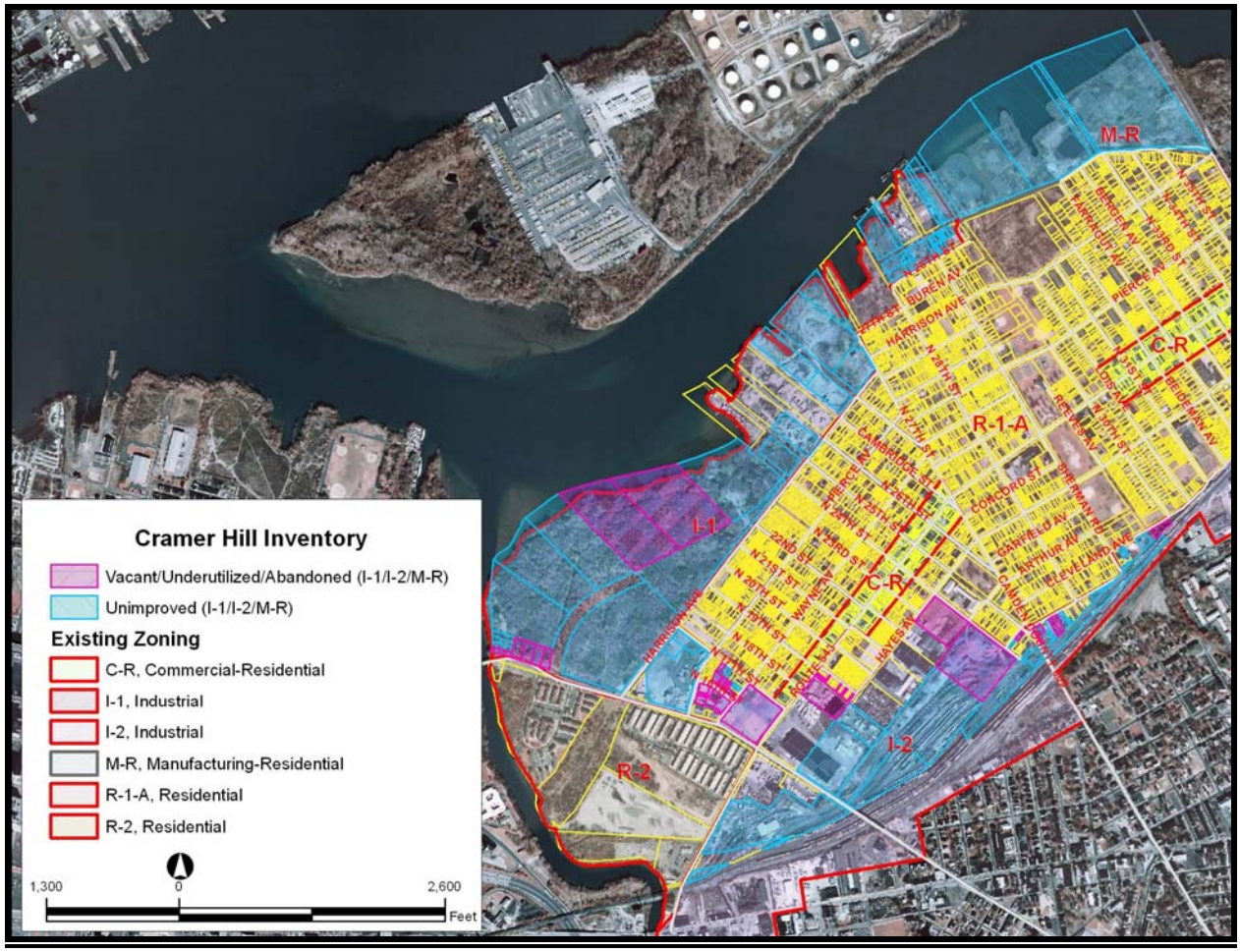


Figure 14
Cramer Hill
Existing Zoning

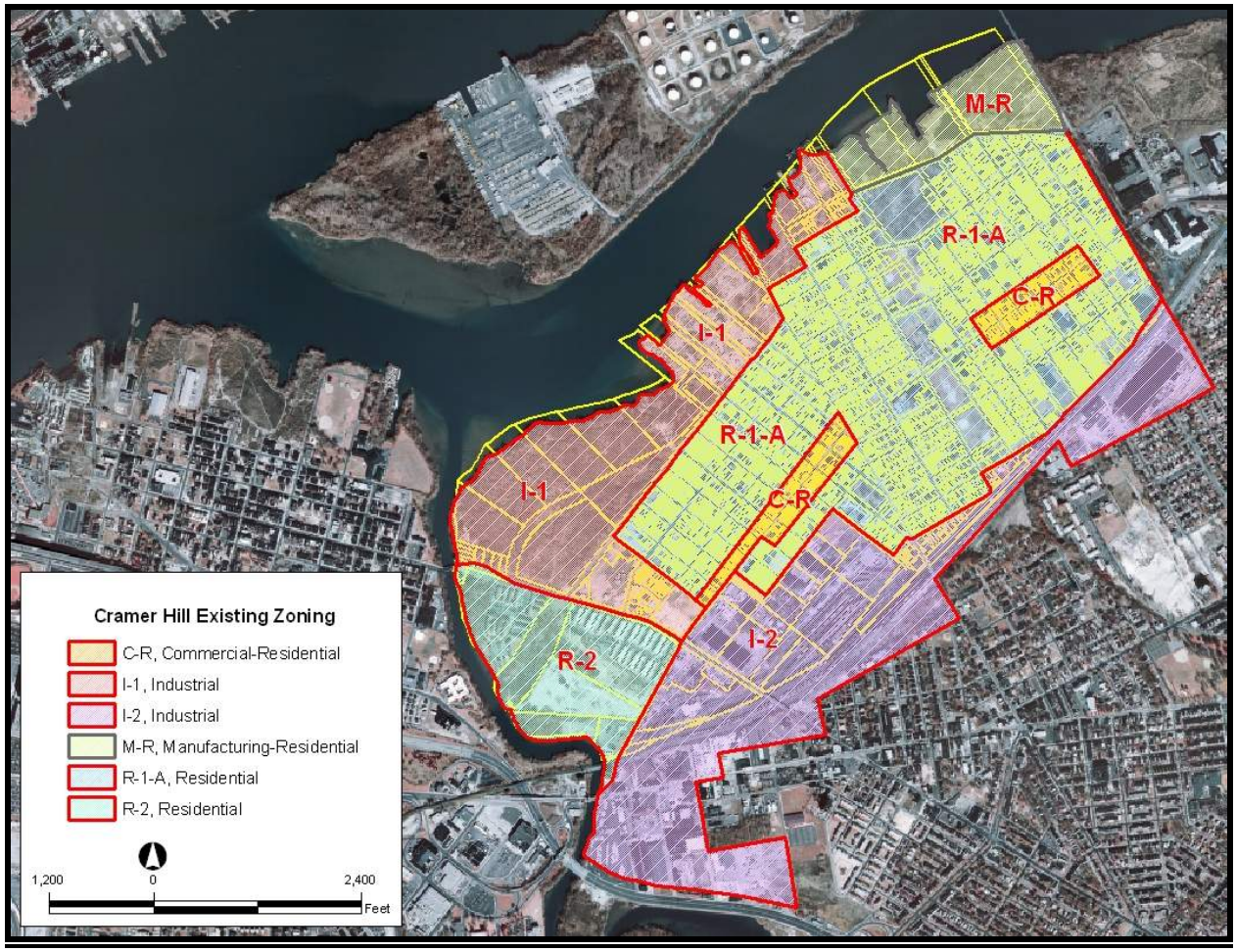


Figure 15
Cramer Hill
Proposed Zoning Ordinance Zoning

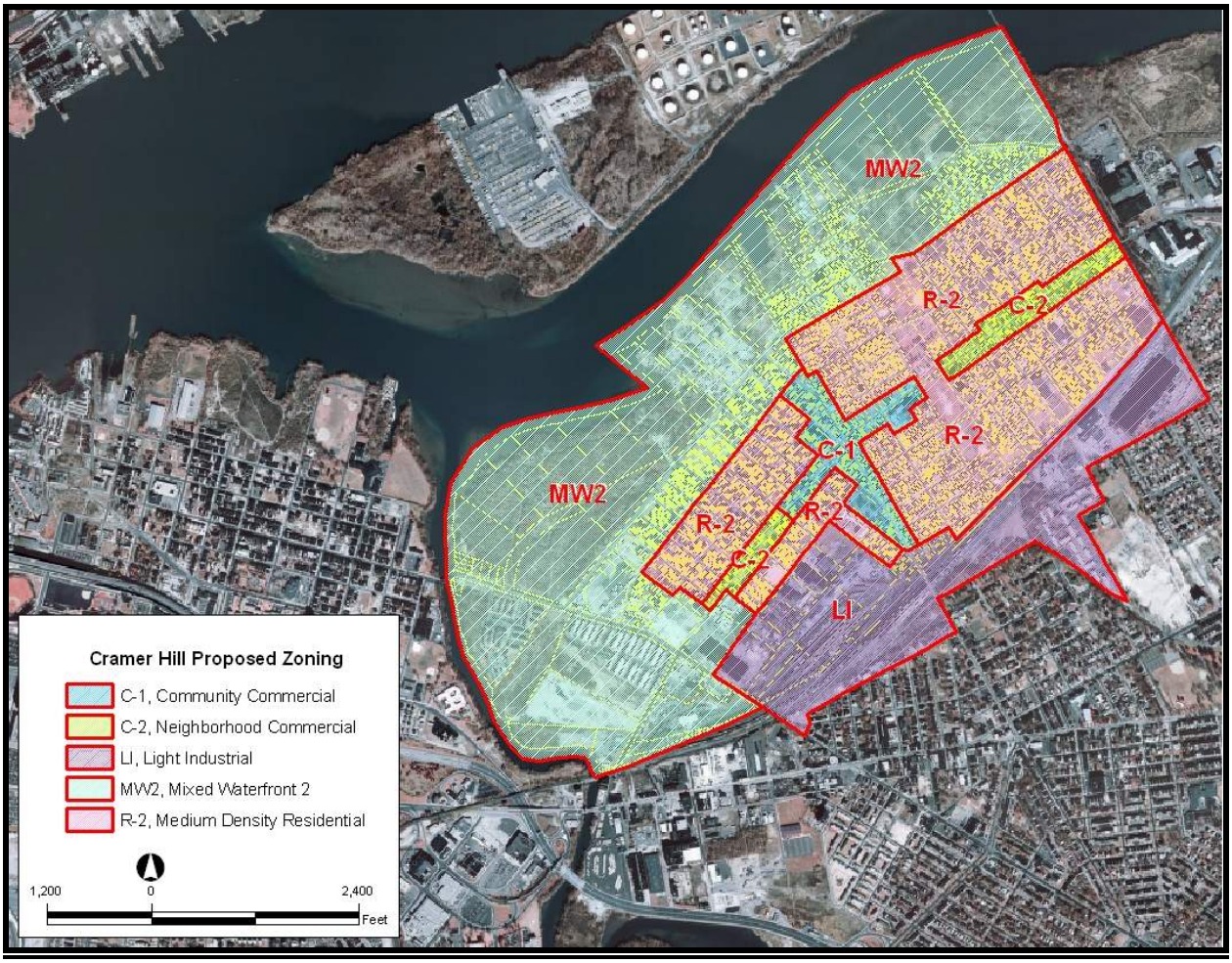
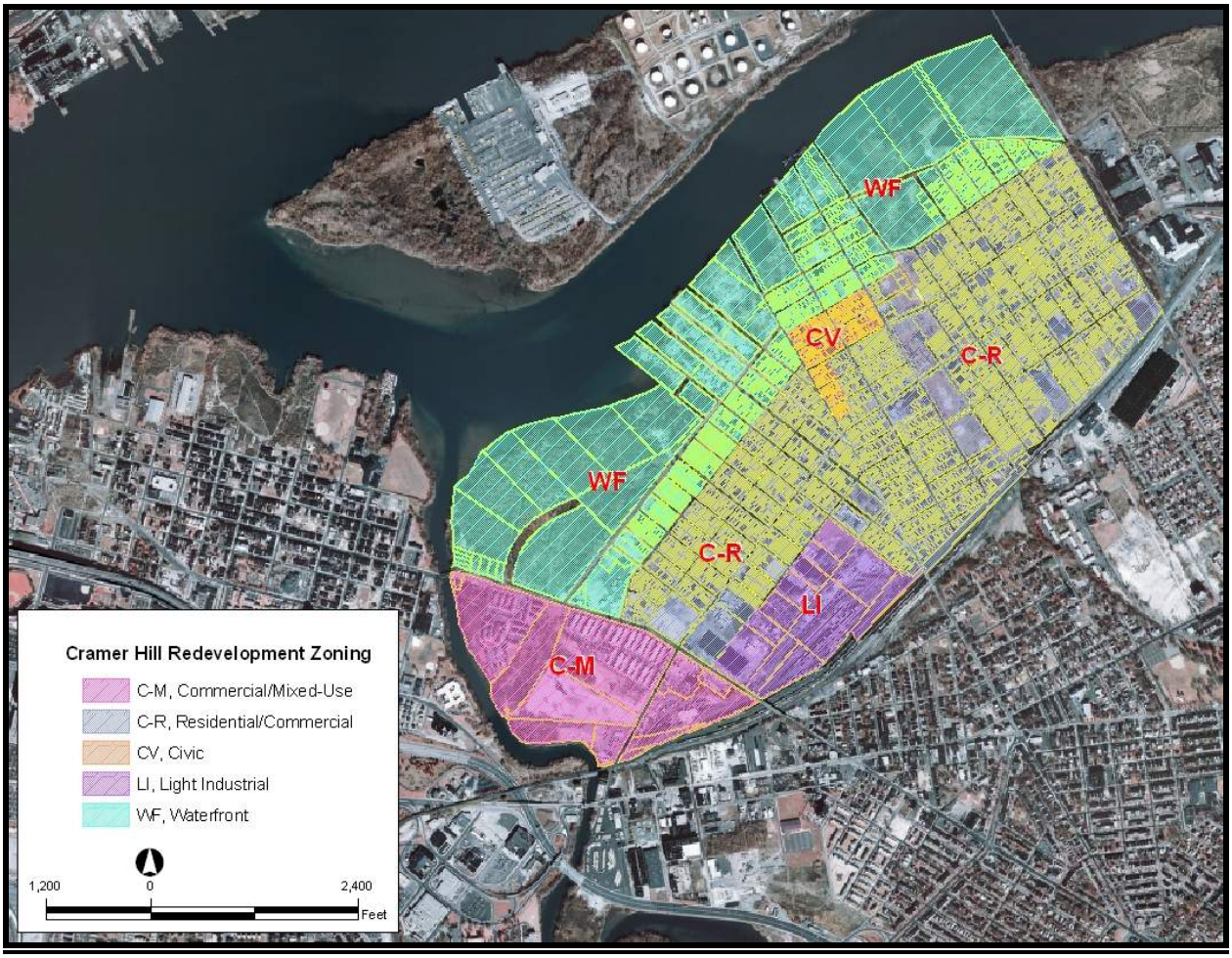


Figure 16
Cramer Hill
Redevelopment Plan Zoning



Gateway

Gateway includes 190.8 acres located in central Camden and bounded by Federal Street to the north, Interstate 676 to the west, Atlantic Avenue to the south, and the Cooper River, Walnut Street, and Haddon Avenue to the west. The redevelopment plan for Gateway was written in December 2005, was approved by the Camden Planning Board in January 2006, and was approved by the City Council in April 2006.

Observations

- The industrial areas of Gateway are generally in the northern half of the neighborhood and include the international headquarters of the Campbell Soup Company. The southern half of the neighborhood is primarily residential.
- The 2005 redevelopment plan converts properties, including Blocks 1261 and 1263, currently zoned industrial north of Pine Street to Office Light Industrial. The proposed zoning ordinance converts properties on the western edge of the neighborhood to Residential. However, these parcels are currently used as forested parkland (Block 1261) and New Camden Park (Block 1263), respectively. Designation as R-2 zoning would allow the continued use of these parcels for open space, however it would not protect them from development. The 2005 redevelopment plan designates these properties as conservation area, and Block 1263 is currently on the New Jersey Recreation and Open Space Inventory.
- The redevelopment plan calls for a new 500,000-square foot industrial park at Newton Circle near the Campbell Soup Company's headquarters. This area is currently zoned industrial and will be converted to office light industrial per the 2005 redevelopment plan as well as the proposed zoning ordinance.
- According to the 2006 New Jersey Known Contaminated Sites List, Gateway includes eight known contaminated sites.
- According to the U.S. Environmental Protection Agency, Gateway includes four active federal CERCLA sites that are not currently on the Superfund National Priorities List: Cutler Medical Facility on Line Street; DeeZee Chemical on Mt. Ephraim Avenue; Francis Metal Fabricators, Inc. on Princess Avenue; and Industrial Liquid Chemical Company (ILC) on Newton Avenue.
- According to the U.S. Environmental Protection Agency, Gateway includes one federal CERCLA site: Campbell Soup on Campbell Place. It should be noted that sites being labeled as "archived" by no means indicate that the sites are contaminate free.
- The 2005 redevelopment plan indicates a desire to cleanup approximately 30 brownfields in the neighborhood but only allocates $1 million to do so. Typically, environmental cleanups will equate to significantly more than $33,000 per site; this is likely not enough to complete the investigation phase.
- The 2005 redevelopment plan does not include a parking space requirement for industrial development.

- Portions of Gateway, particularly the northeast and southeast corners, are within the 100-year floodplain. Specifically, 48.4 acres out of Gateway's total of 190.8 acres are within the floodplain.
- There are non-conforming uses located outside of the industrial areas. (See **Attachment 2** for list of non-conforming industrial uses by redevelopment area, representing potential brownfield sites once the businesses are relocated.)

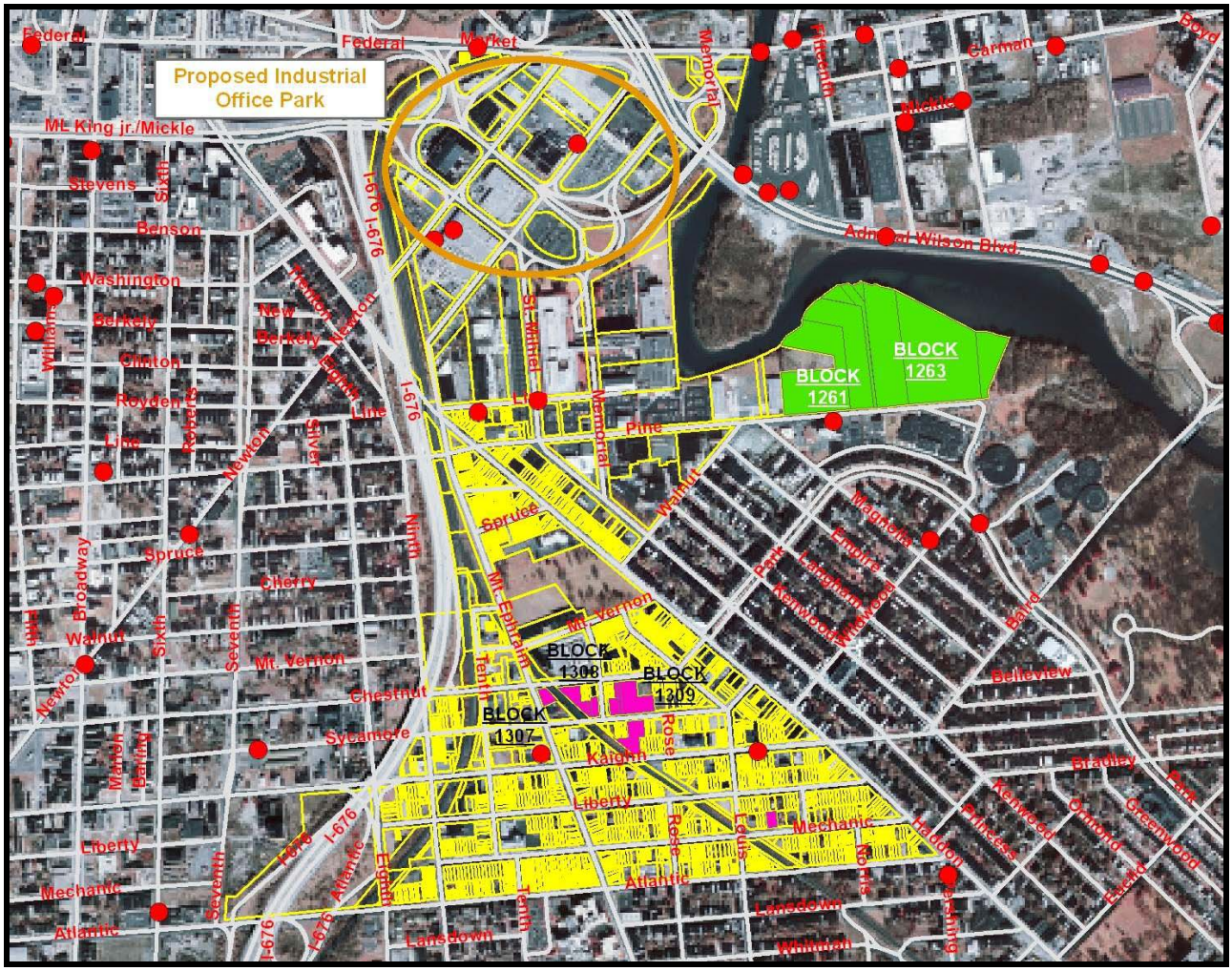
Potential Data Gaps

- Status of the eight industrial buildings and five commercial buildings that may require relocation per the 2005 redevelopment plan. The plan calls for these buildings to be moved to the new industrial park at Newton Circle or new/rehabilitated stores within Gateway.
- Status of New Jersey Schools Development Authority (formerly the Schools Construction Corporation) plans for at least one new elementary school.

Recommendations

- Rezone vacant properties in Block 1261 and 1263 currently zoned as industrial to conservation as per the redevelopment plan, not residential, as envisioned by the proposed zoning ordinance. Block 1263 is on the Recreation and Open Space Inventory (New Camden Park). Add Block 1261 lots 1, 2, 4, 8, 10, and 13 to the Recreation and Open Space Inventory for additional open space; this lies within the floodplain and is adjacent to New Camden Park, and across from Board of Education property (located in the Parkside Redevelopment Area). Lot 2 is privately owned; the remaining lots are owned by New Jersey Conservation Foundation and PSE&G. The proposed zoning ordinance should be modified to conform to the redevelopment plan. (See area depicted in green in **Figure 17**)
- Address priority brownfield sites required to further the development of the new office/light industrial park at Newton Circle.
- Relocate non-conforming industrial uses in residential and commercial/residential areas, such as the junk yards on Blocks 1307, 1308, and 1309. (See area depicted in magenta in **Figure 17**)
- Develop infill industrial on available property within the current industrial area. This equates to 53.7 acres of unimproved industrial/manufacturing property (depicted in blue in **Figure 18**), and 23.3 acres of inventoried vacant/underutilized/abandoned industrial/manufacturing property (depicted in purple in **Figure 18**). This extrapolates to an expected 34.0 acres of vacant/underutilized/abandoned industrial/manufacturing property across the redevelopment area. A probable explanation for the wide discrepancy in acreage figures is the categorization of non-taxable properties as "unimproved" in the Camden tax database.

Figure 17
Gateway
Conservation Areas and Non-conforming Uses



- Locations of Known Contaminated Sites

Figure 18
Gateway
Locations of Unimproved (blue) and Vacant/Underutilized/Abandoned (purple) Industrial/Manufacturing Property

Figure 19
Gateway
Existing Zoning

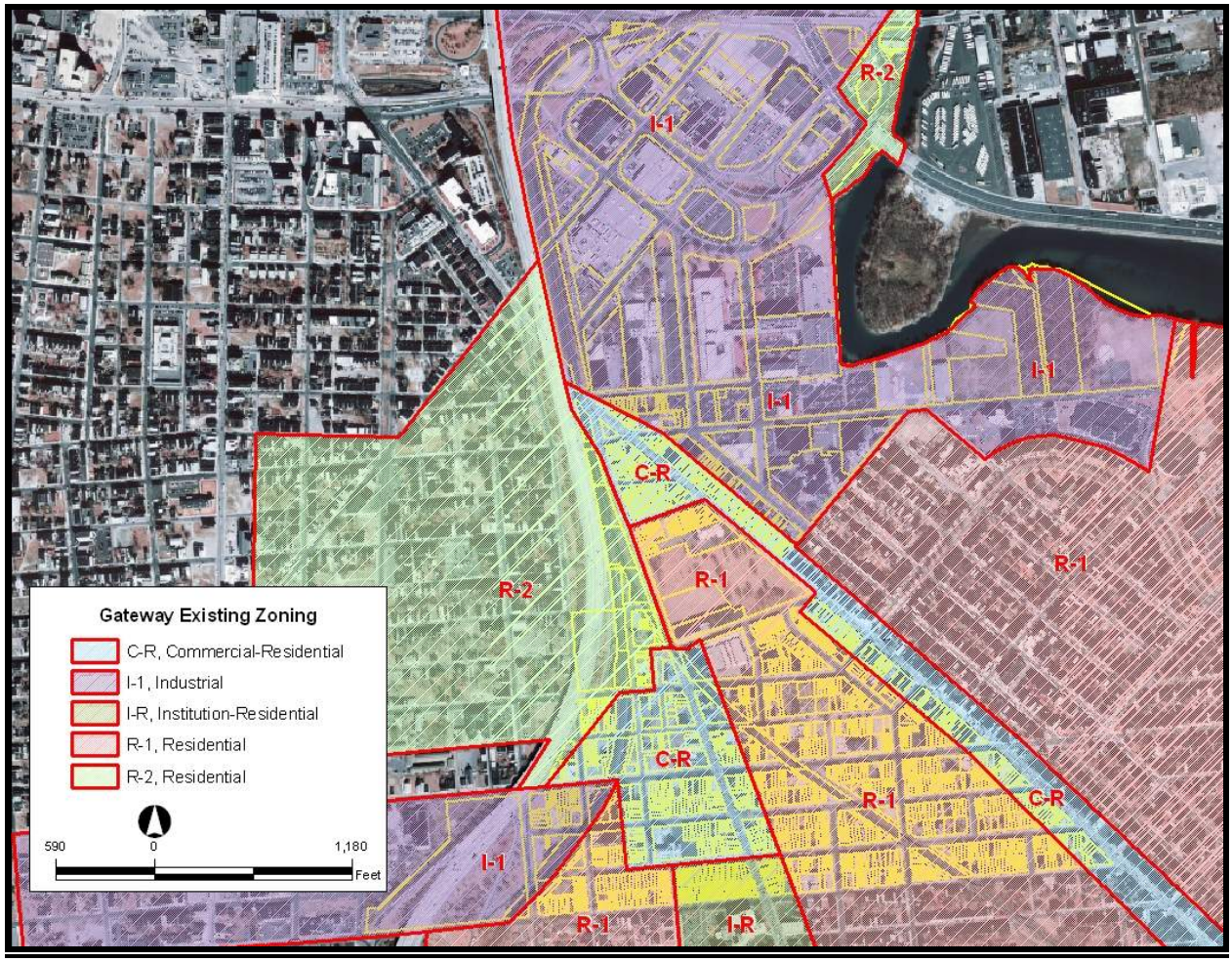


Figure 20
Gateway
Proposed Zoning Ordinance Zoning

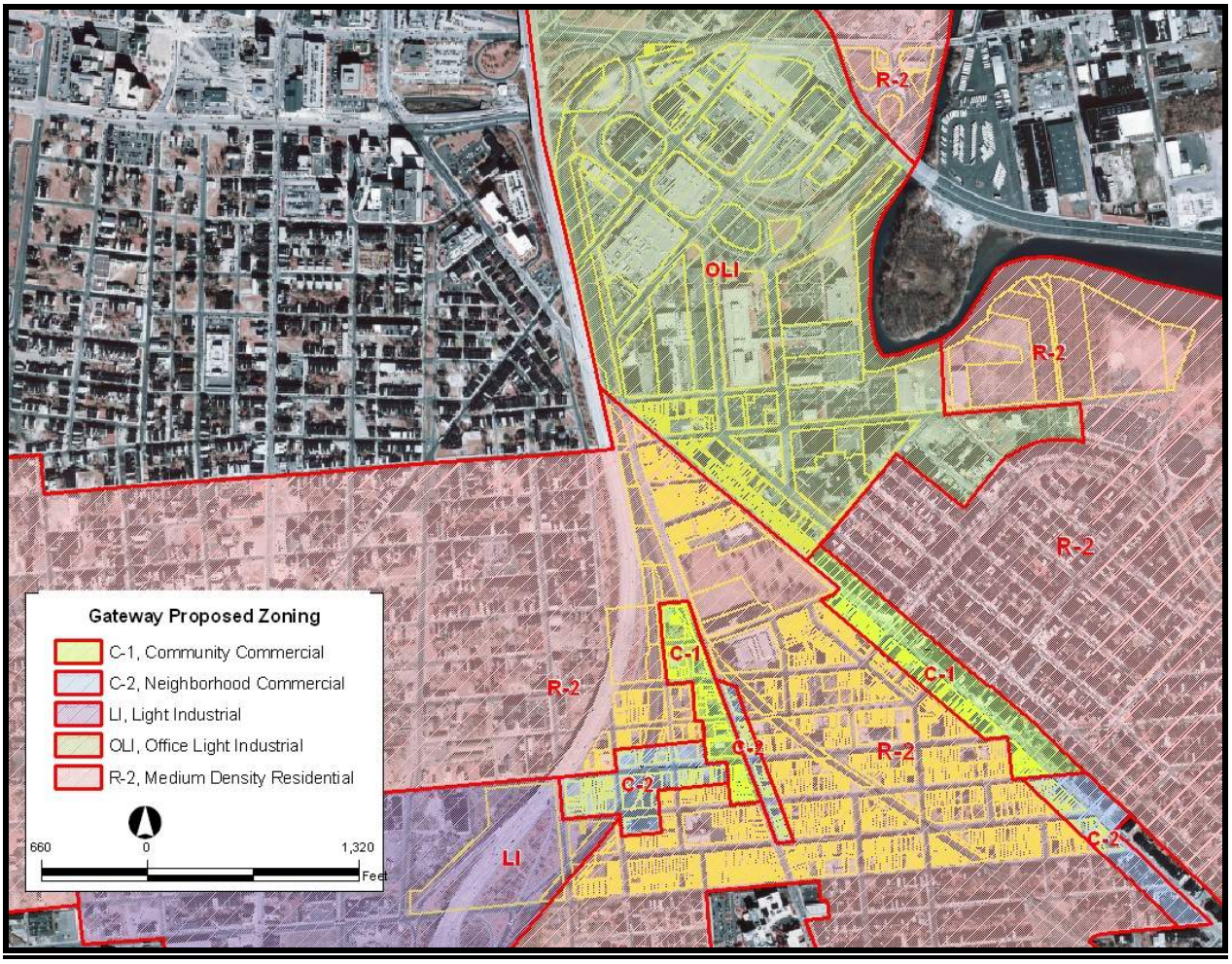
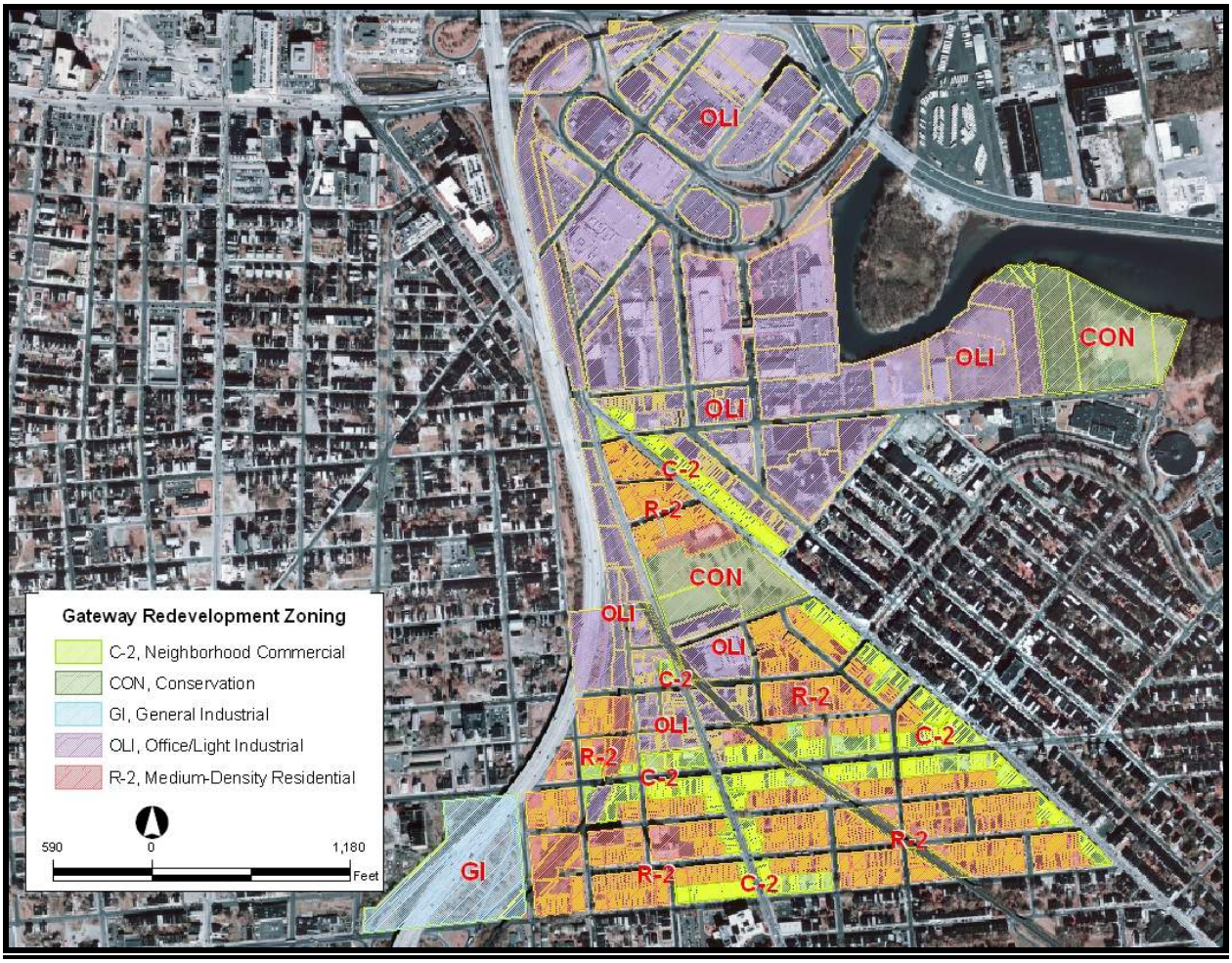


Figure 21
Gateway
Redevelopment Plan Zoning



Marlton

Marlton consists of 237.1 acres in northeast Camden bounded by the rail line to the northwest, State and Federal Streets to the north, 27th Street to the northeast, Pennsauken to the southeast, and the Cooper River to the south and west. The redevelopment plan for Marlton was written in October 2006, was approved by the Camden Planning Board in November 2006, and is currently pending City Council approval.

Observations

- The transit-oriented development area is extremely large, and due to the location of the proposed light rail significantly off to the side it does not appear to be able to support this as a transit development. Creation of the transit-oriented development would eliminate significant industrial space.
- The proposed rezoning of the western portion of the neighborhood conflicts with the 2003 redevelopment plan. The existing and proposed zoning maintains a large industrial area, where the zoning as per the redevelopment plan converts the area to transit-oriented development.
- Approximately 14 brownfield sites will be targeted for redevelopment, as per the redevelopment plan. According to the 2006 New Jersey Known Contaminated Sites List, Marlton includes 23 known contaminated sites. These sites include a number of current and former gas stations.
- According to the U.S. Environmental Protection Agency, Marlton includes two active federal CERCLA sites that are not currently on the Superfund National Priorities List, Borden Chemical Painting on Federal Street and Concord Chemical Company at 17th and Federal Streets. Cleanup activities on the Concord Chemical site are being led by the State of New Jersey.
- According to the U.S. Environmental Protection Agency, Marlton includes four archived federal CERCLA sites: Advanced Chemical Technology at River Avenue and State Street; Classic Chemical at 16th and Mickle Streets; Flowen Oil Delaware Valley Corporation on Carman Street; and RHM Automotive on 17th Street. It should be noted that sites being labeled as '"archived" by no means indicate that the sites are contaminate free.

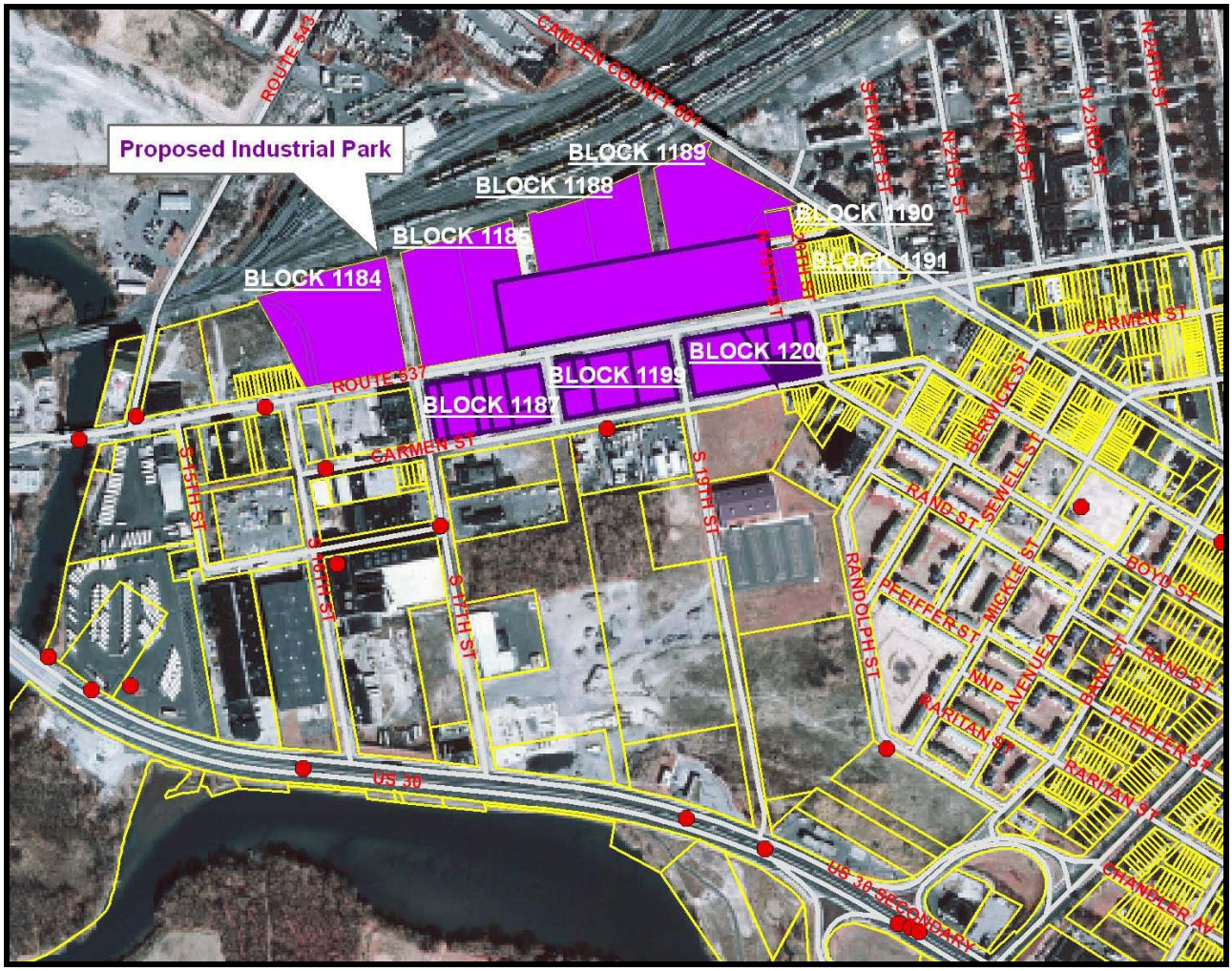
Potential Data Gaps

- Information on 10 industrial properties to be relocated. While addresses are provided in the in need of redevelopment study, it is unclear which of the many addresses provided are the suspected brownfield sites.
- Which of Marlton's contaminated sites/brownfields are targeted for cleanup and redevelopment and what is the targeted redevelopment.
- Specific locations and boundaries of proposed industrial park at the Pavonia Rail Road Yard along Federal Street.

Recommendations

- Capitalize on the freight uses of the rail line and retain industrial use in the area, eliminating the proposed transit-oriented mixed-use development. This would require a revision of the redevelopment plan which is currently pending City Council approval.
- Block 1200 is currently zoned as Commercial and will remain Commercial under the redevelopment plan. Under the proposed zoning ordinance, this Block, as well as Blocks 1187, 1188, 1189, 1199, and the southeast portion of 1185 will be converted to Industrial. The conversion of these Blocks to a 25-30 acre industrial park is warranted, as the predominant use is currently non-conforming industrial. It would be appropriate to develop a commercial buffer facing 20th Street to separate the industrial from the residential areas. This would still enable an addition of 37 acres of industrial space to existing zoning. (The area depicted in purple in **Figure 22** represents industrial use under the proposed zoning. The purple area with the outline is new industrial space.)
- Develop infill industrial on available property within the current industrial area. This equates to 30.9 acres of unimproved industrial/manufacturing property (depicted in blue in **Figure 23**), and 17.4 acres of inventoried vacant/underutilized/abandoned industrial/manufacturing property (depicted in purple in **Figure 23**). This extrapolates to an expected 31.7 acres of vacant/underutilized/abandoned industrial/manufacturing property across the redevelopment area.

Figure 22
Marlton
Existing and Proposed Zoning and Unimproved Parcels



- Locations of Known Contaminated Sites

Figure 23
Marlton
Locations of Unimproved (blue) and Vacant/Underutilized/Abandoned (purple) Industrial/Manufacturing Property

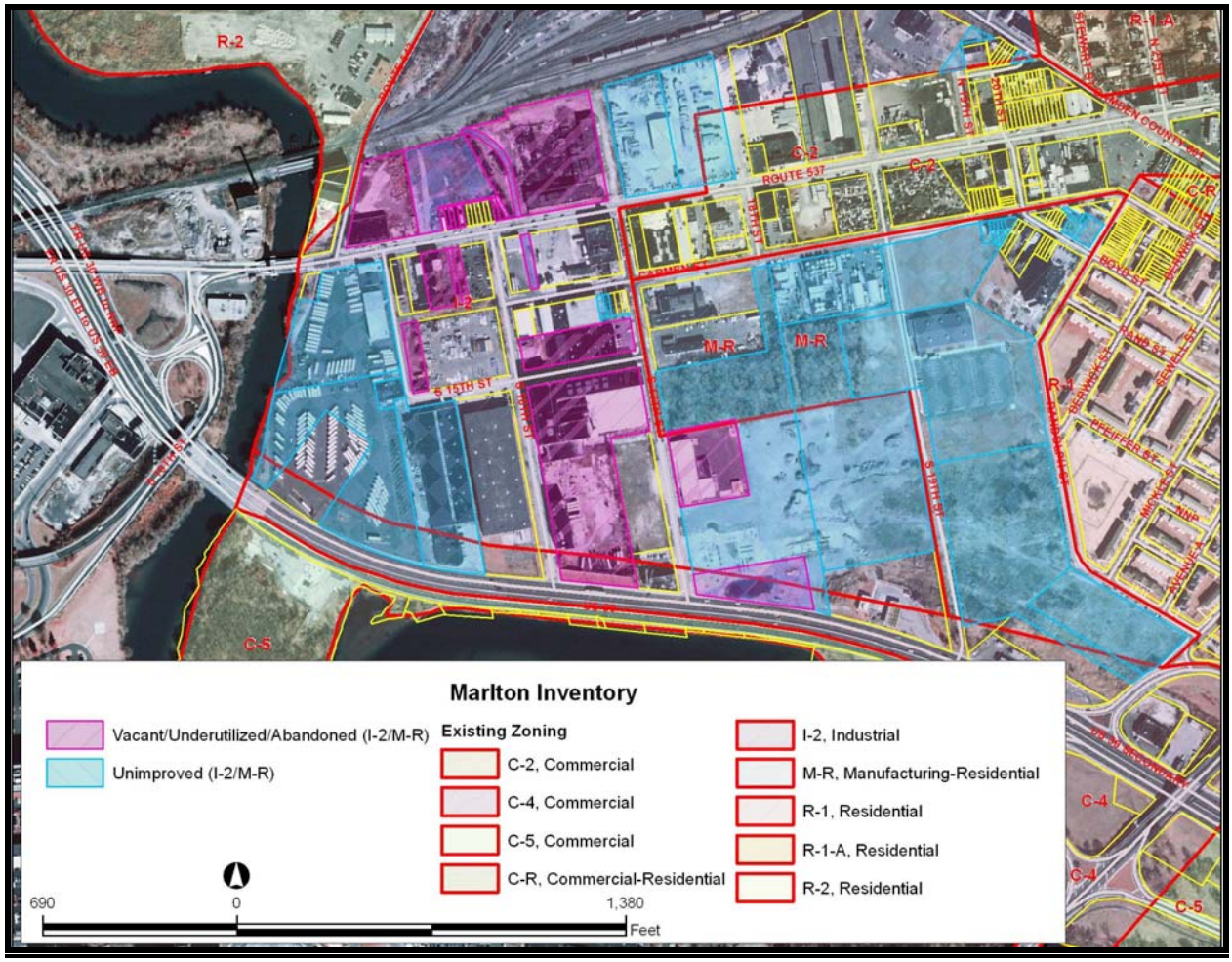


Figure 24
Marlton
Existing Zoning

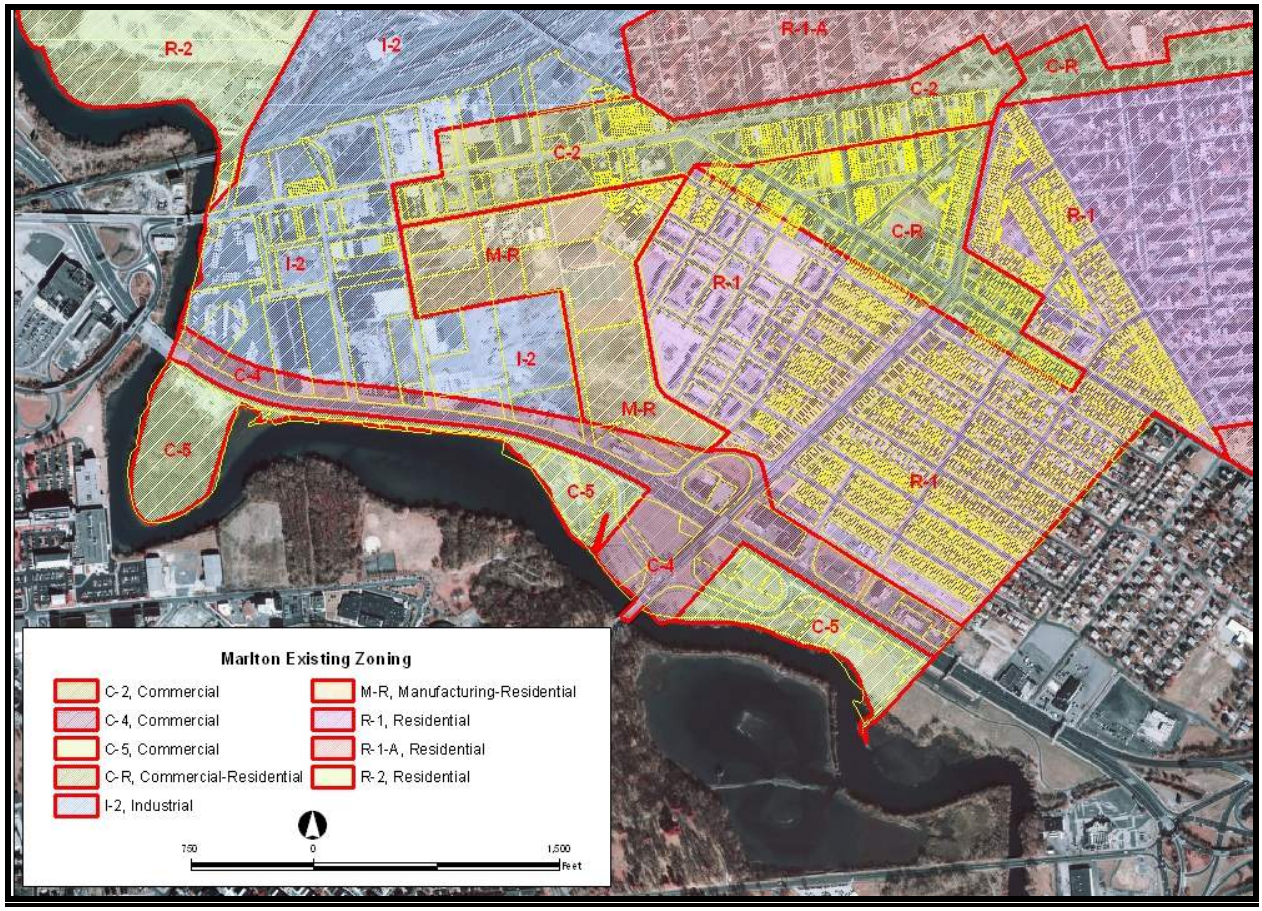


Figure 25
Marlton
Proposed Zoning Ordinance Zoning

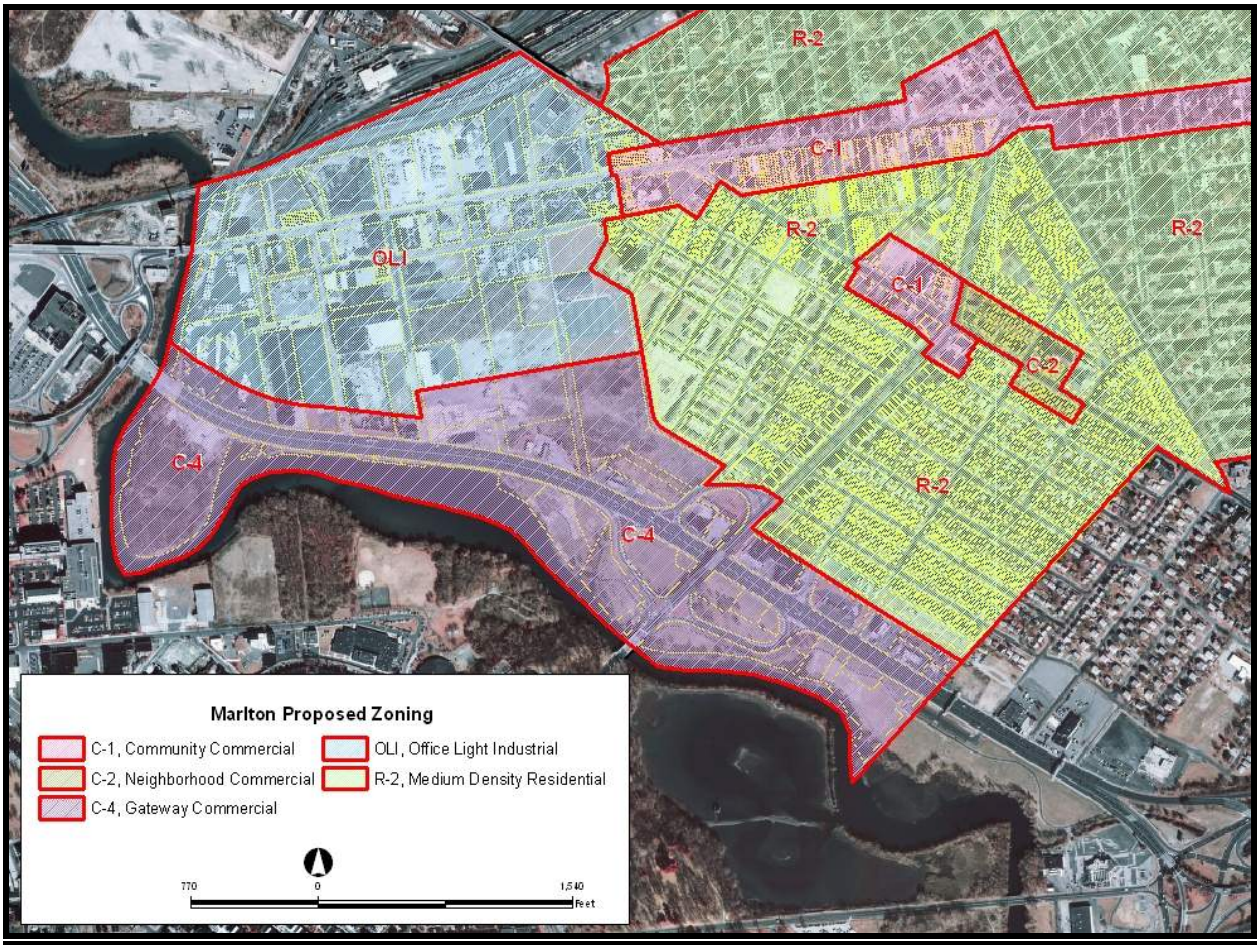


Figure 26
Marlton
Redevelopment Plan Zoning

North Camden

North Camden includes 227.9 acres in northwest Camden bounded by the Delaware River to the north and west, the Cooper River to the east, and the Benjamin Franklin Bridge to the south. Because of this, this neighborhood is relatively isolated from the rest of the City. There is currently no redevelopment plan in place for North Camden. A redevelopment plan is expected to be completed by the end of 2008.

Observations

- North Camden includes both residential (58.5%) and industrial (41.5%) uses. Non-conforming industrial uses are scattered throughout the neighborhood. This includes a large industrial facility located between 10th Street and Cooper River; Garlock Inc., which is an underutilized facility located in a residentially-zoned area. Industrial/Manufacturing zoned properties are concentrated along the waterfront area.
- The proposed zoning ordinance reduces industrial acreage by converting Block 790 lot 1 to residential and by converting Block 54 lot 1 and Block 56 lots 32, 33, and 37 to commercial. The loss of industrial to residential would result in a decreased potential for UEZ revenue. The redevelopment of current or former industrial areas will also face additional expenses due to environmental investigation and remediation costs.
- The proposed conversion of Block 790 from industrial to residential would make the Delaware River Joint Commission property non-conforming.
- The proposed zoning ordinance converts a portion of Blocks 11, 13, and 31 from Manufacturing-Residential to Residential. As these parcels contain industrial/manufacturing facilities, this would create non-conforming uses, would result in a decreased potential for UEZ revenue, and would require cleanup to residential standards for any residential development. In addition, dividing the Blocks in such a way makes the creation of buffers between the industrial areas and residential neighborhoods more difficult.
- The proposed zoning ordinance also converts the existing Riverfront State Prison to mixed-used waterfront development, which is in line with the Corzine Administration's May 2007 announcement that the prison will be relocated and the building razed to make way for waterfront development.
- North Camden includes a large number of unimproved properties, 51.2% of which are zoned Industrial/Manufacturing. In addition, the majority of the residential areas west of 3rd Street are unimproved.
- According to the 2006 New Jersey Known Contaminated Sites List, North Camden includes 14 known contaminated sites.
- According to the U.S. Environmental Protection Agency, North Camden includes one archived federal CERCLA site: R&R Metal Fabricators on Delaware Avenue. It should be noted that sites being labeled as "archived" by no means indicate that the sites are contaminate free.

- The northern edge of the neighborhood along the Delaware River includes forested wetlands as well as bald eagle foraging habitat.
- A state-designated Brownfield Development Area is in the northern area that is currently Manufacturing-Residential and slated to become General Industrial. These properties are currently unimproved, partly because some of the properties are owned by non-profit organizations (such as Save Our Waterfront), according to the Camden Tax Assessor's Database.

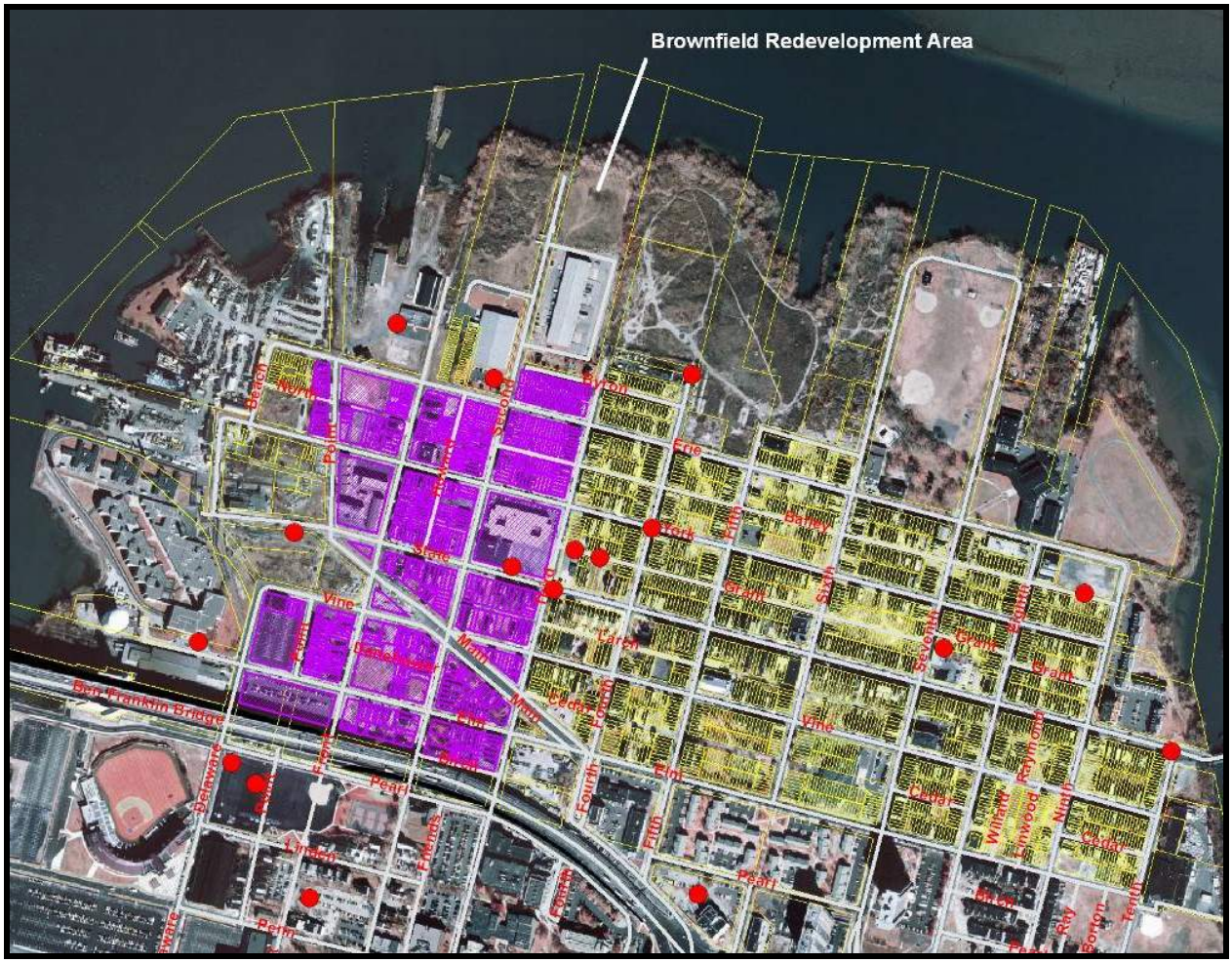
Potential Data Gaps

- Status of relocation of the Riverfront State Prison currently located in North Camden. In May 2007, the Corzine Administration committed to razing the prison, which will be relocated to an area that has not yet been determined.

Recommendations

- Focus efforts on the vacant parcels in the Brownfield Development Area. This represents an area where significant industrial acreage could be added to Camden's inventory. However, note that the majority of this area is located within the 100-year floodplain.
- To increase industrial property in this redevelopment area, consider rezoning as Industrial the residential properties west of 3rd Street, adjacent to the current industrial zone. This would open up approximately 53 acres for industrial development. These residential properties are primarily unimproved, vacant parcels. (See area depicted in purple in **Figure 27**)
- The prison, which is targeted for removal, will become a Mixed Waterfront 1 zone. As this area is cut off from the larger Waterfront Zone in Downtown Camden by the Benjamin Franklin Bridge, consider retaining the industrial zone for this area, resulting in the retention of approximately 16 acres for industrial redevelopment.
- Develop infill industrial on available property within the current industrial area. This equates to 61.47 acres of unimproved industrial/manufacturing property. (depicted in blue in **Figure 28**)

Figure 27
North Camden
Industrial Properties West of 3rd Street



- Locations of Known Contaminated Sites

Figure 28
North Camden
Locations of Unimproved Industrial/Manufacturing Property (blue)

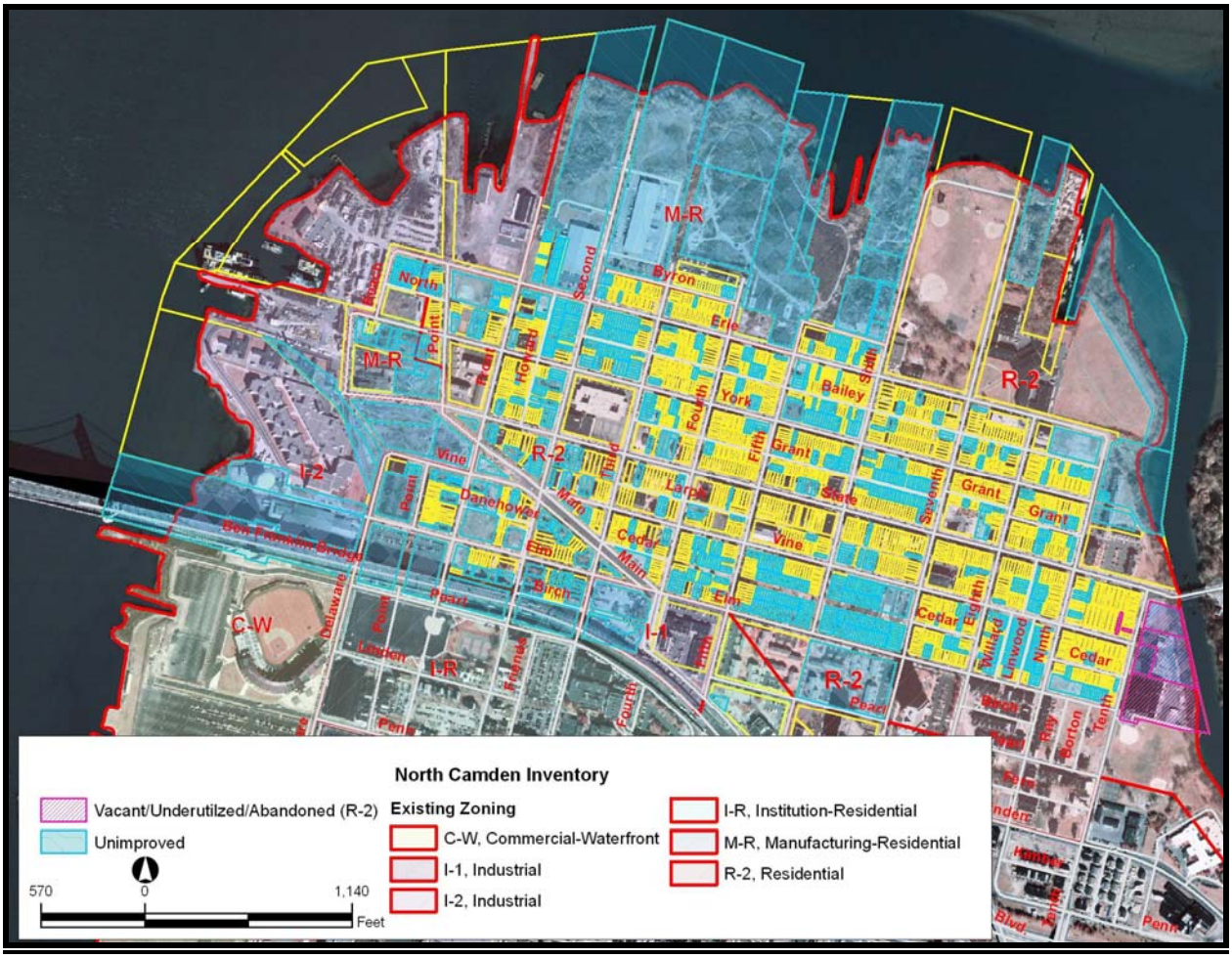


Figure 29
North Camden
Existing Zoning

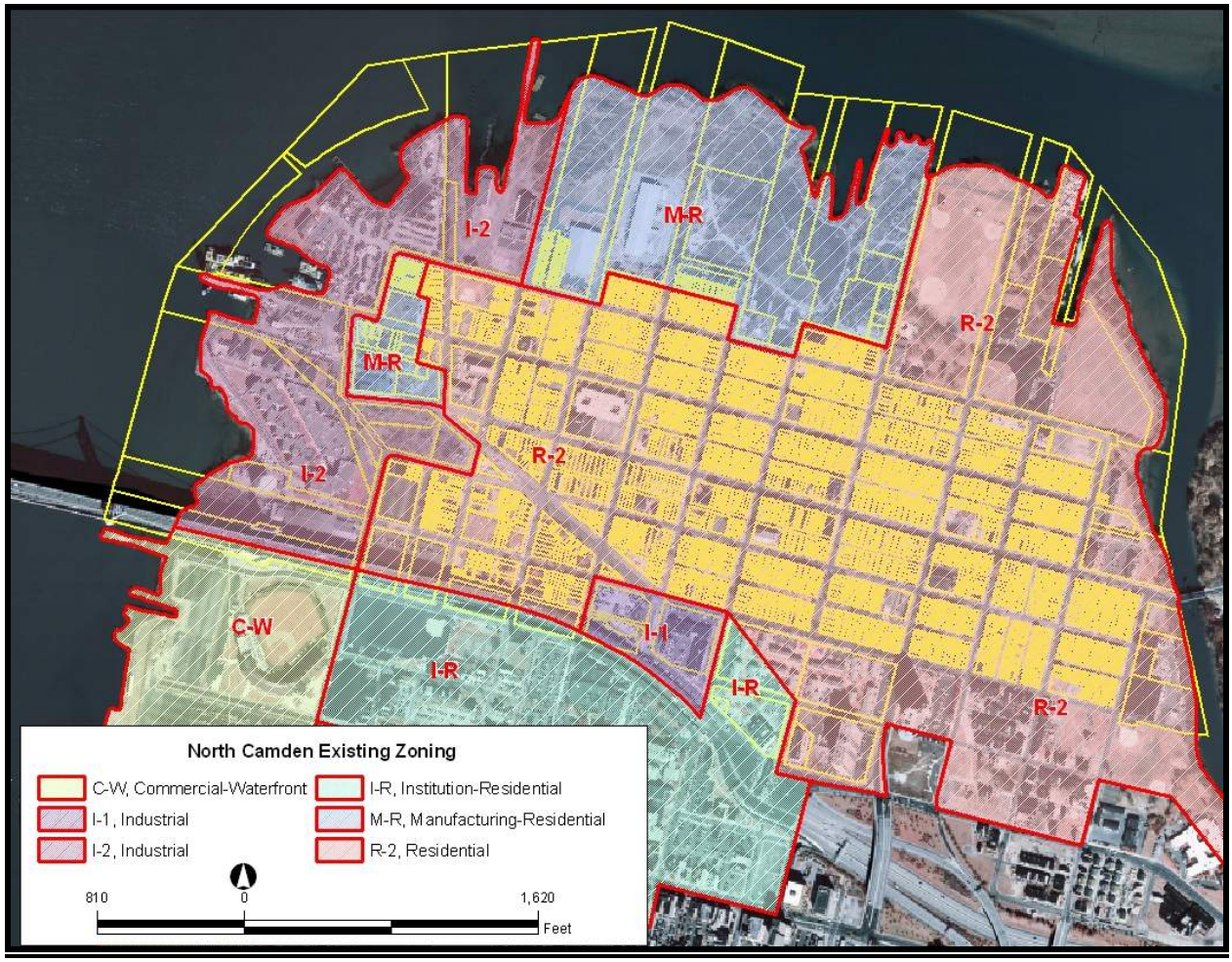
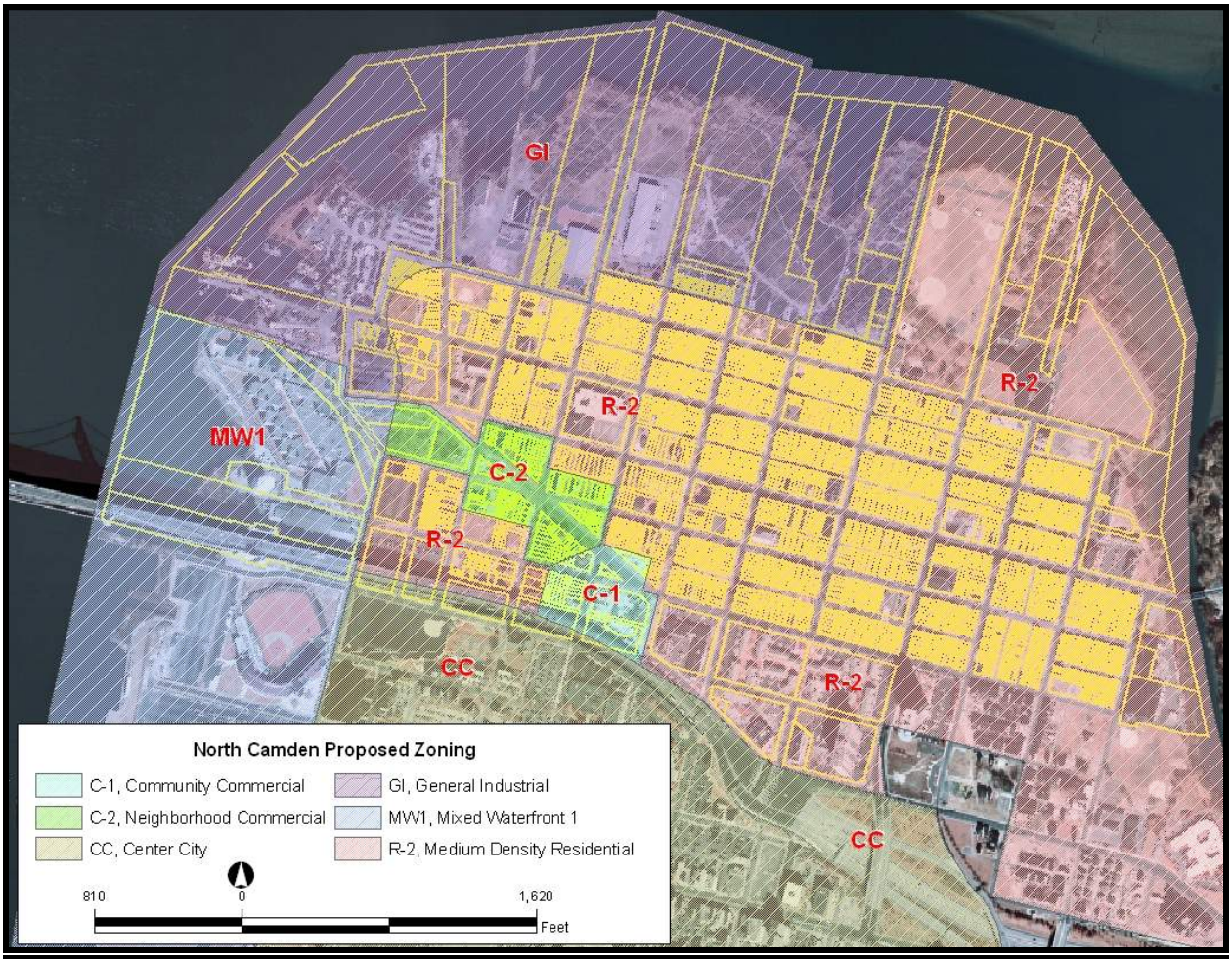


Figure 30
North Camden
Proposed Zoning Ordinance Zoning



North Gateway

North Gateway consists of 52.5 acres in north central Camden bounded by Elm Street to the north, the Cooper River to the east, Federal Street to the south, and 7th Street and Admiral Wilson Boulevard to the west. The redevelopment plan for North Gateway was written in 1991 and approved by the Camden Planning Board and City Council at unspecified times. It is unknown if the plan will be updated in the near future.

Observations

- North Gateway is predominantly residential (47.8%) north of Linden Street and west of 10th Street and has a neighborhood unimprovement rate of 58.6%.
- West of 8th Street the area is zoned primarily commercial; however, these properties are generally in the unimproved highway right-of-way along Admiral Wilson Boulevard.
- The proposed zoning ordinance and the redevelopment plan converts industrial Blocks to residential between Linden and Penn Streets. The proposed zoning ordinance converts the blocks east of 10th Street and north of Linden Street to residential as well, whereas the redevelopment plan envisions a gateway and greenway area. These conversions would amount to a decrease of 23.8 industrial acres. This decrease in industrial acreage would result in reduced potential revenue from the Urban Enterprise Zone. The redevelopment of current or former industrial areas will also face additional expenses due to environmental investigation and remediation costs.
- According to the 2006 New Jersey Known Contaminated Sites List, North Gateway includes zero known contaminated sites.
- North Gateway's eastern edge is the Cooper River, and some Blocks therefore include emergent wetlands and bald eagle foraging habitat.
- Blocks 112, 113, and 115 are located between Admiral Wilson Boulevard and Interstate 676. These Blocks are currently zoned Industrial but are the location of the Mt. Cavalry Baptist Church. West of this church is vacant land that is outside of any redevelopment area. This represents approximately 5.5 acres of Industrially-zoned vacant property which could potentially be developed as industrial.
- Blocks 87, 89, 804, and 805 are primarily owned by the City of Camden and the Camden Redevelopment Agency, and consist of vacant residential parcels.

Potential Data Gaps

- Status of proposed various retail development projects mentioned in the 1991 redevelopment plan.

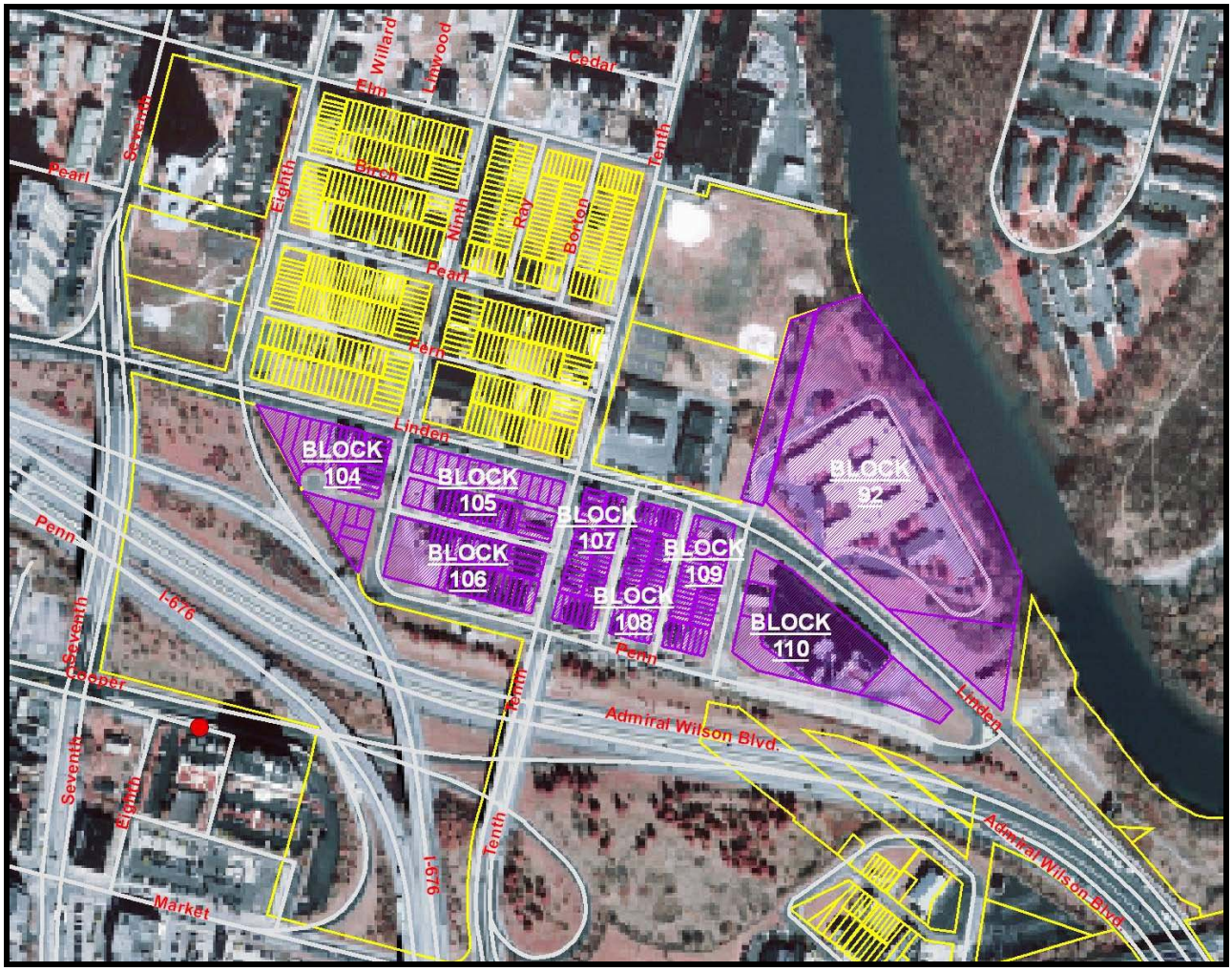
Recommendations

- Redevelop Blocks 92, 104, 105, 106, 107, 108, 109, and 110 as Industrial. These Blocks are currently zoned Industrial, but would become Residential under the proposed zoning ordinance. These parcels are primarily vacant and owned by public

entities, so acquisition issues would be minimal in the creation of a new industrial park with access to Admiral Wilson Boulevard. This would result in approximately 20 acres of industrial property outside of the floodplain. This would require a change to the proposed zoning ordinance and the redevelopment plan. (See area depicted in purple in **Figure 31**)

- Develop infill industrial on available property within the current industrial area. This equates to 11.4 acres of unimproved industrial/manufacturing property (depicted in blue in **Figure 32**), and 2.3 acres of inventoried vacant/underutilized/abandoned industrial/manufacturing property (depicted in purple in **Figure 32**). This extrapolates to an expected 3.4 acres of vacant/underutilized/abandoned industrial/manufacturing property across the redevelopment area. A probable explanation for the wide discrepancy in acreage figures is the categorization of non-taxable properties as "unimproved" in the Camden tax database.
- Develop the vacant land west of the Mt. Calvary Baptist Church; this land is one of the only parcels that is outside of any redevelopment area. This represents approximately 5.5 acres of Industrially-zoned vacant property which could potentially be developed as industrial.

Figure 31
North Gateway
Blocks 92 and 104-110



● Locations of Known Contaminated Sites

Figure 32
North Gateway
Locations of Unimproved (blue) and Vacant/Underutilized/Abandoned (purple) Industrial/Manufacturing Property

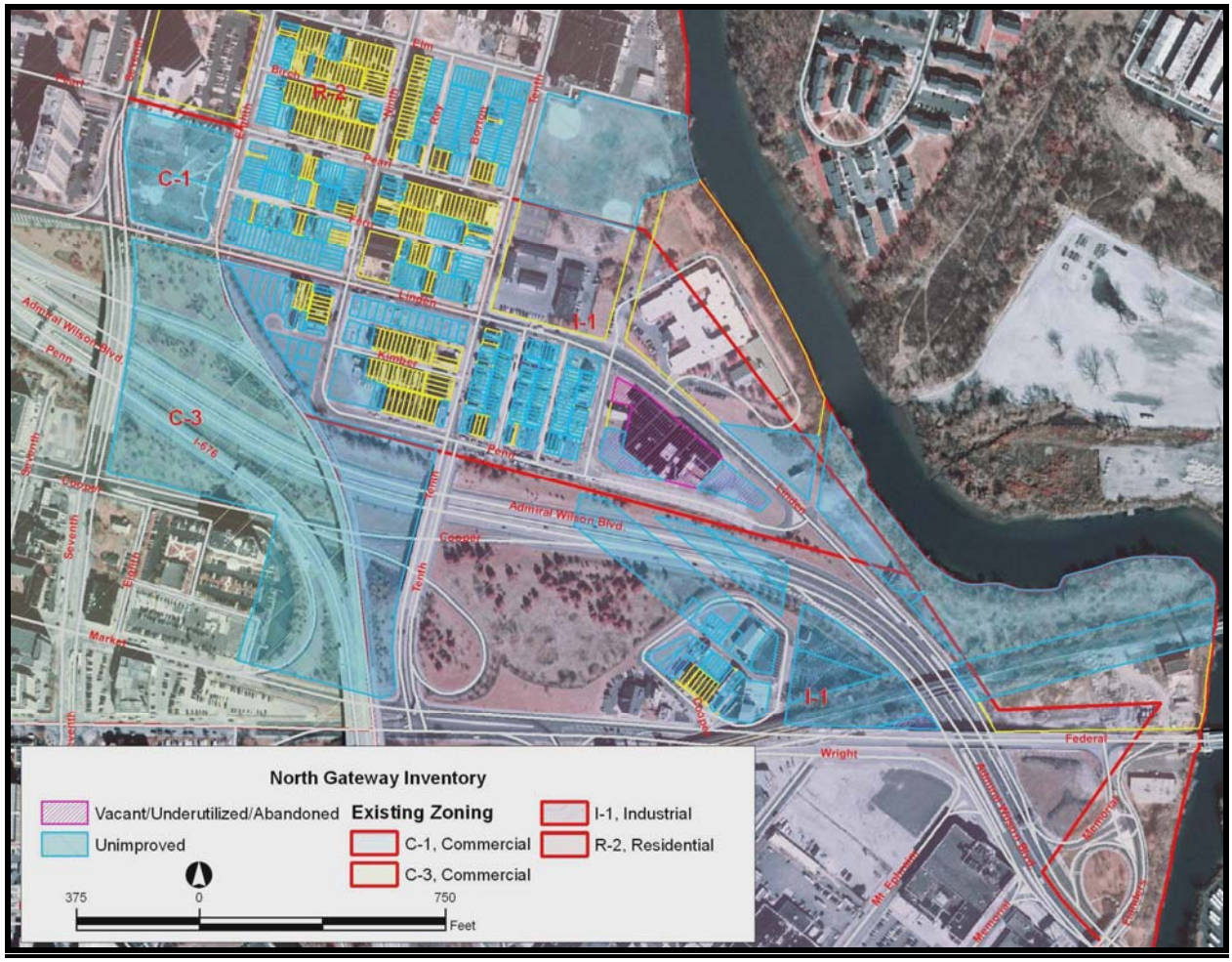


Figure 33
North Gateway
Existing Zoning

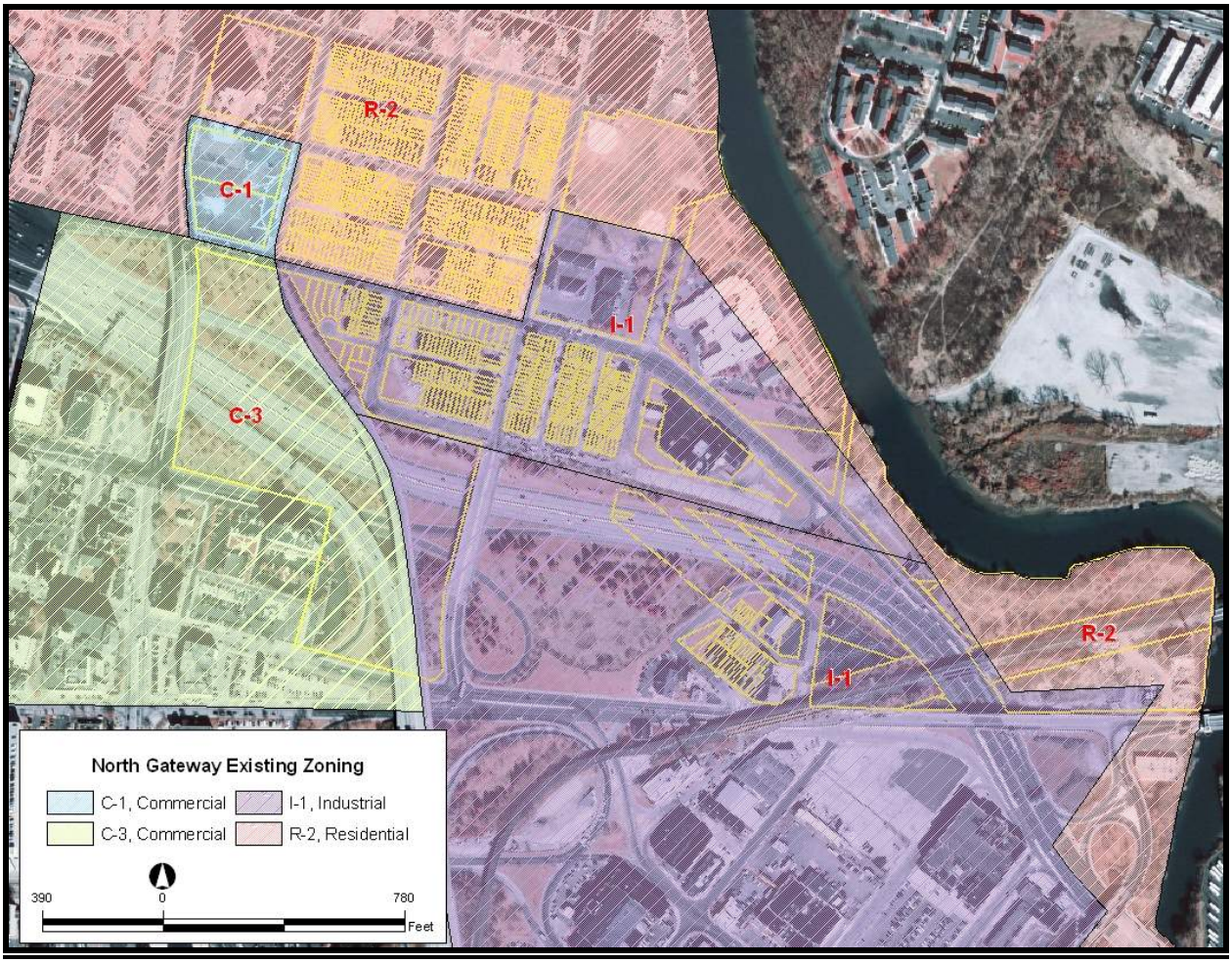


Figure 34
North Gateway
Proposed Zoning Ordinance Zoning

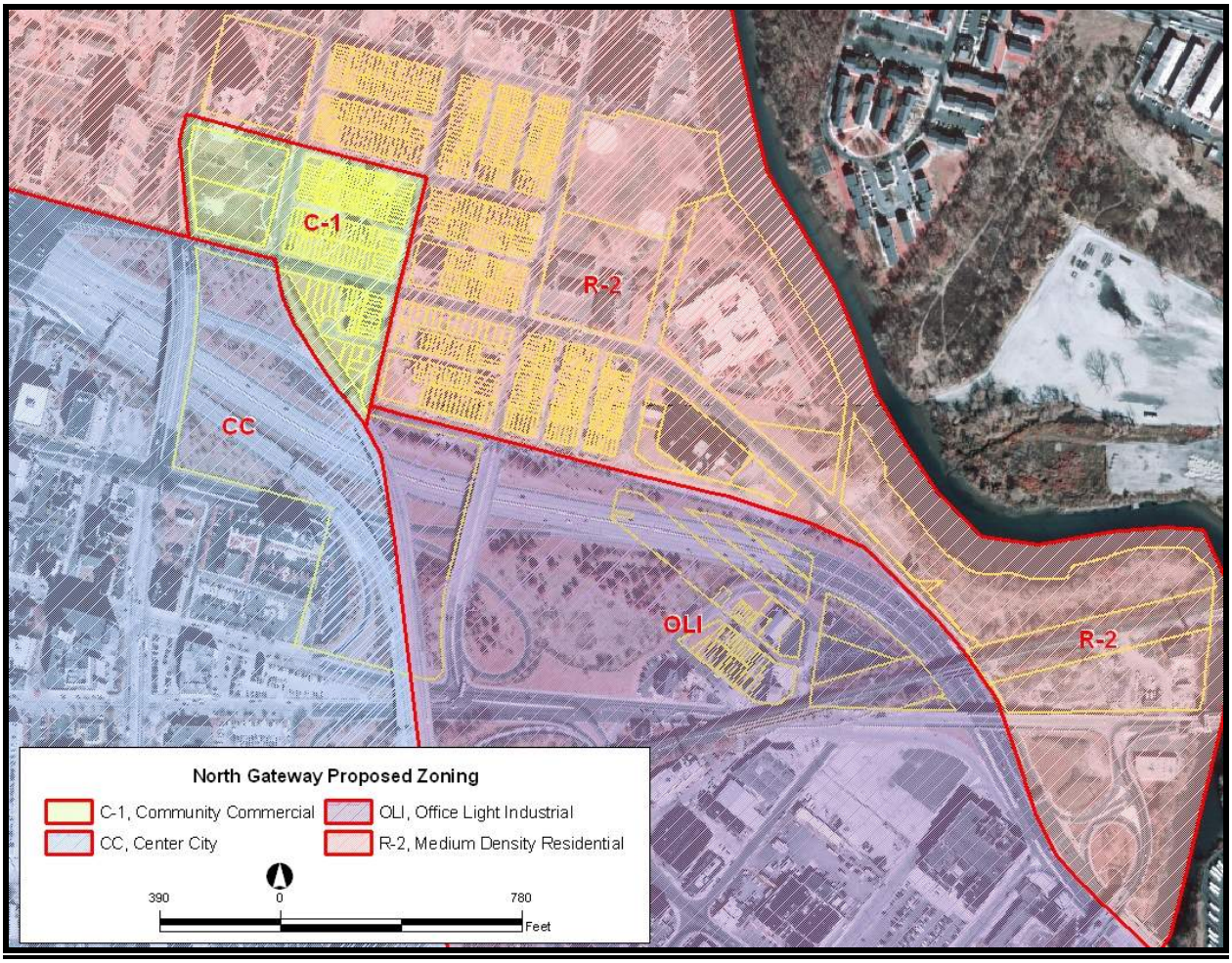
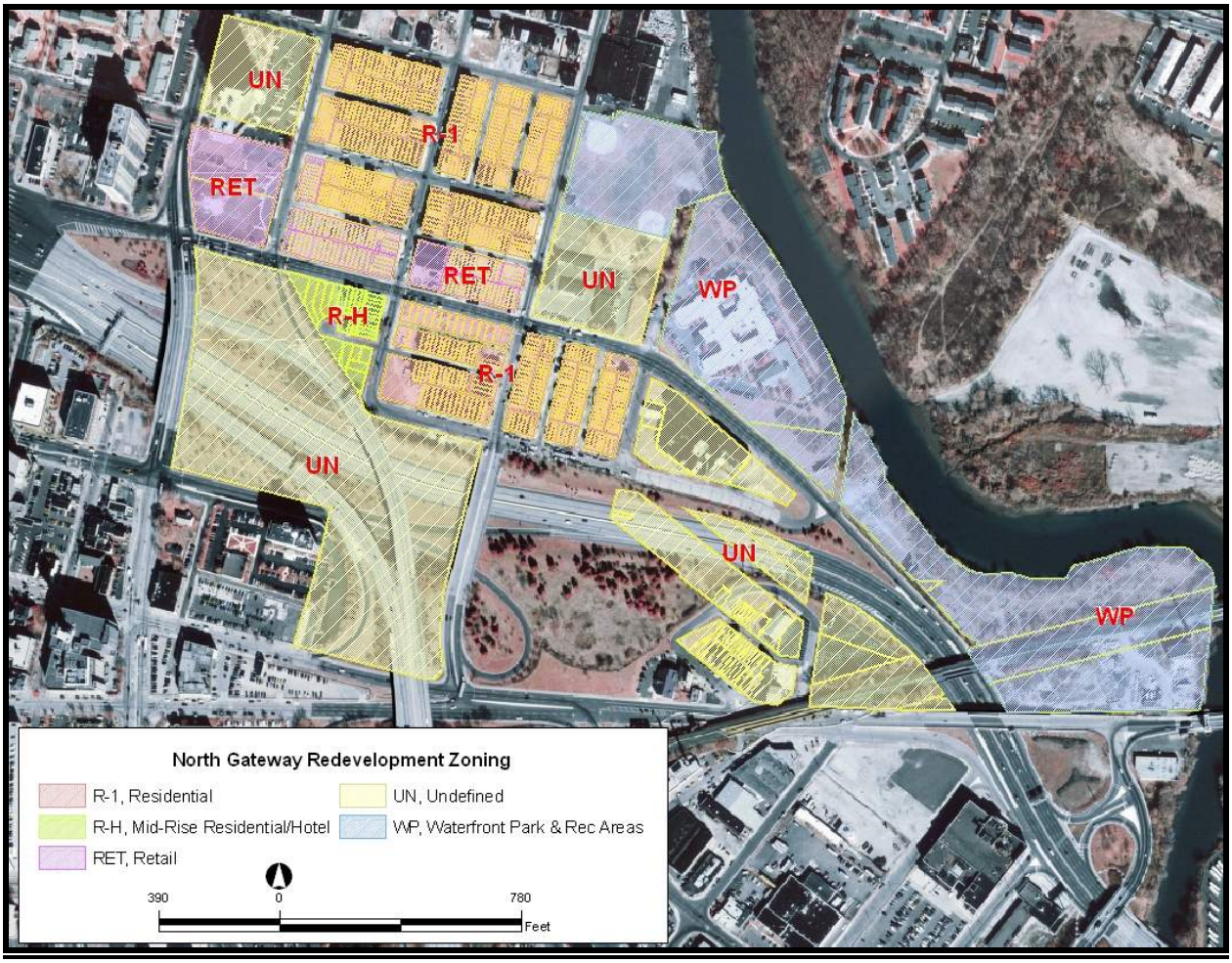


Figure 35
North Gateway
Redevelopment Plan Zoning



Waterfront South

Waterfront South consists of 226.1 acres in western Camden bounded by Atlantic Avenue to the north, Interstate 676 to the east, Newton Creek to the south, and the Delaware River to the west. The redevelopment plan for Waterfront South was written in May 1999 and revised in March 2000. In May 2007, the Waterfront South redevelopment plan was thrown out by a Camden County Superior Court judge.

Observations

- Waterfront South is a highly industrial/manufacturing area (79.5%) with an unimproved property rate of 44.6%. The unimproved property totals 100.9 acres, 70.2 of which are located in areas zoned Industrial/Manufacturing. This figure is likely inflated due to the presence of non-taxable Port-owned land, which appears as unimproved in the tax database. There are two areas which are zoned for residential, one zoned Commercial-Residential and the other Manufacturing-Residential.
- A large percentage of residential area to the north of the Welsbach and General Gas Mantle Site is unimproved, and the residential enclave is isolated by industrial sites and Interstate 676. The industrial sites include a variety of companies, such as a steel foundry, a sheet metal supplier, a yarn manufacturer, and food suppliers. In particular, heavy industry in the area includes the Camden County Municipal Utilities Authority, Joseph Oat Corporation (manufacturer that fabricates equipment for nuclear power plants, radioactive waste storage, and reactive metals), and other port-related uses which are inappropriate in a residential neighborhood.
- A large portion of the residential properties are currently unimproved, some of which are owned by non-profit organizations. According to the 1999 Needs Determination Study, "Area housing, built primarily for workers, is clustered around industries which employ(ed) neighborhood residents." Thus it is clear that the residential area in Waterfront South was originally established to support the pre-existing industries. As these homes were constructed to supply a workforce for the industrial facilities, their vacancy is likely correlated to the availability of transportation which no longer necessitates the creation of housing adjacent to industrial uses, as well as the heavy industrial usage and contamination in the neighborhood.
- According to the 1999 needs determination study, there is a historic district in Waterfront South bounded by Jackson Street to the north, 4th Street to the east, Chelton Avenue to the south, and the Penn Reading Seashore to the west.
- The 1999 redevelopment plan calls for increasing the industrially zoned land to more than 76% of the land in the redevelopment area.
- According to the 2006 New Jersey Known Contaminated Sites List, Waterfront South includes 12 known contaminated sites.
- According to the U.S. Environmental Protection Agency, Waterfront South includes two active federal CERCLA sites that are currently on the Superfund National Priorities List, the aforementioned Welsbach and General Gas Mantle at 4th and

Jefferson Streets and Martin Aaron, Inc. on South Broadway. Cleanup activities have started on both of these sites. Waterfront South also includes two active federal CERCLA sites that are not currently on the Superfund National Priorities List, Langston Div-Molins Machine Company on 6th Street and Ponte Equities also on 6th Street. Cleanup activities on the Langston Division-Molins Machine Company site are being led by the State of New Jersey.

- According to the U.S. Environmental Protection Agency, Waterfront South includes six archived federal CERCLA sites: Clement Coverall Company on Van Hook Street; Consolidated Chemex at 4th and Jefferson Streets; Kramer Chemicals on Atlantic Avenue; Rhodes Drum, Inc. on 6th Street; Ste-Lar Textiles on Jefferson Street; and Van Hook Street Site on Van Hook Street. The Rhodes Drum, Inc. site has been archived but is also part of the aforementioned active Martin Aaron, Inc. federal Superfund site. It should be noted that sites being labeled as "archived" by no means indicate that the sites are contaminate free.

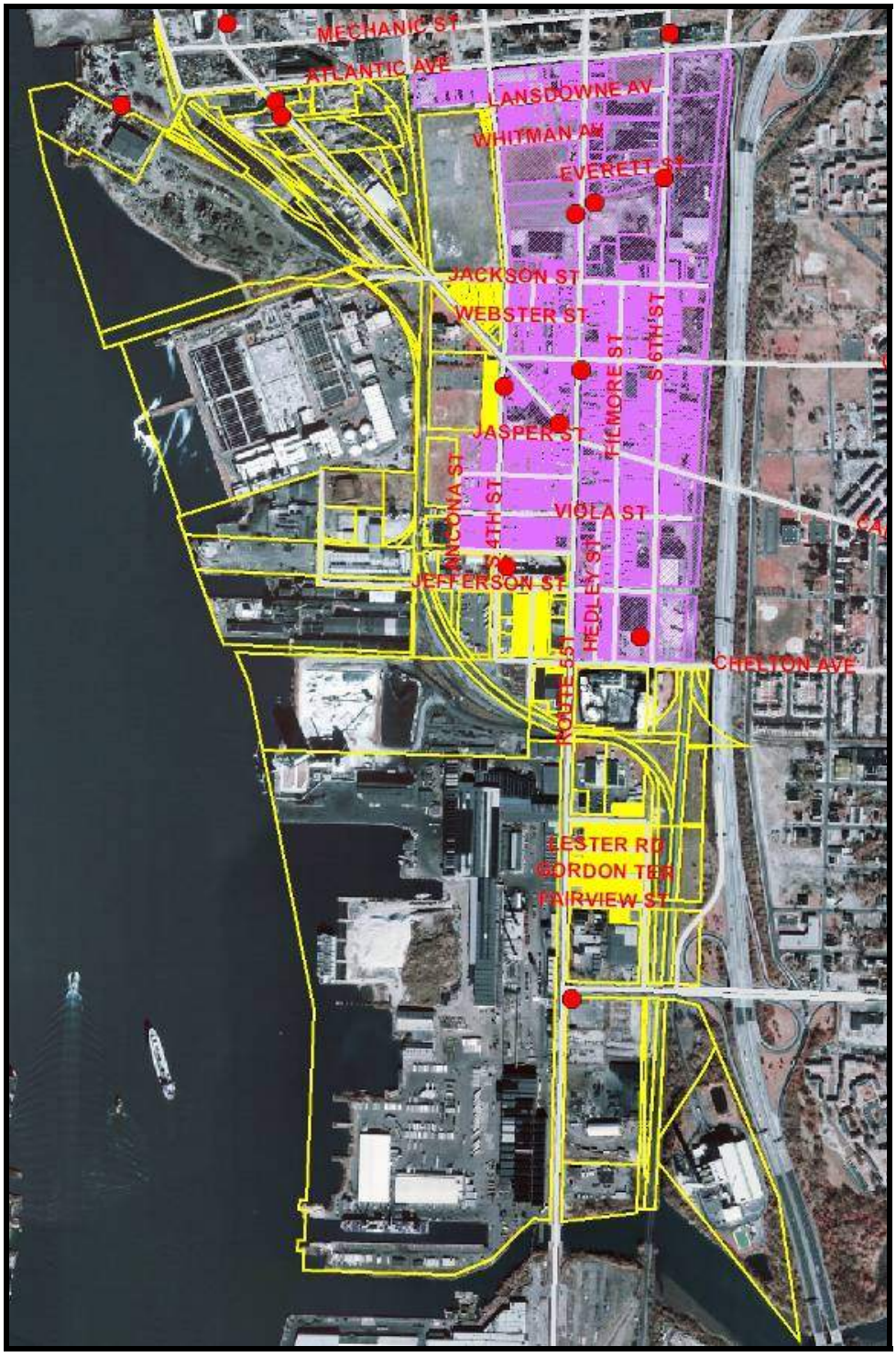
Potential Data Gaps

- Extent of contamination from Welsbach and General Gas Mantle Superfund site.
- Ability to redevelop properties affected by Welsbach and General Gas Mantle site for industrial reuse.

Recommendations

- Consider redeveloping isolated residential neighborhood for industrial reuse, resulting in a gain of approximately 111 acres over proposed industrial space in this area. As the residential area was originally established to support the industrial use of this area, and as it is no longer necessary for workers to be located this close to job sites, this residential area is no longer desirable, as indicated by the very high vacancy rates, the considerable environmental concerns of the area, and the presence of heavy industry, such as the Camden County Municipal Utilities Authority, which is incompatible with residential use. (See area depicted in purple in **Figure 36**) This would require a modification to the proposed zoning ordinance.
- Consider relocating non-conforming industrial uses from other redevelopment areas to Waterfront South's industrial areas.
- Develop infill industrial on available property within the current industrial area. This equates to 70.2 acres of unimproved industrial/manufacturing property (depicted in blue in **Figure 37**), and 37.0 acres of inventoried vacant/underutilized/abandoned industrial/manufacturing property (depicted in purple in **Figure 37**). This extrapolates to an expected 67.3 acres of vacant/underutilized/abandoned industrial/manufacturing property across the redevelopment area.

Figure 36
Waterfront South
Isolated Manufacturing-Residential Area That Could Be Industrial



● Locations of Known Contaminated Sites

Figure 37
Waterfront South
Locations of Unimproved (blue) and Vacant/Underutilized/Abandoned (purple) Industrial/Manufacturing Property

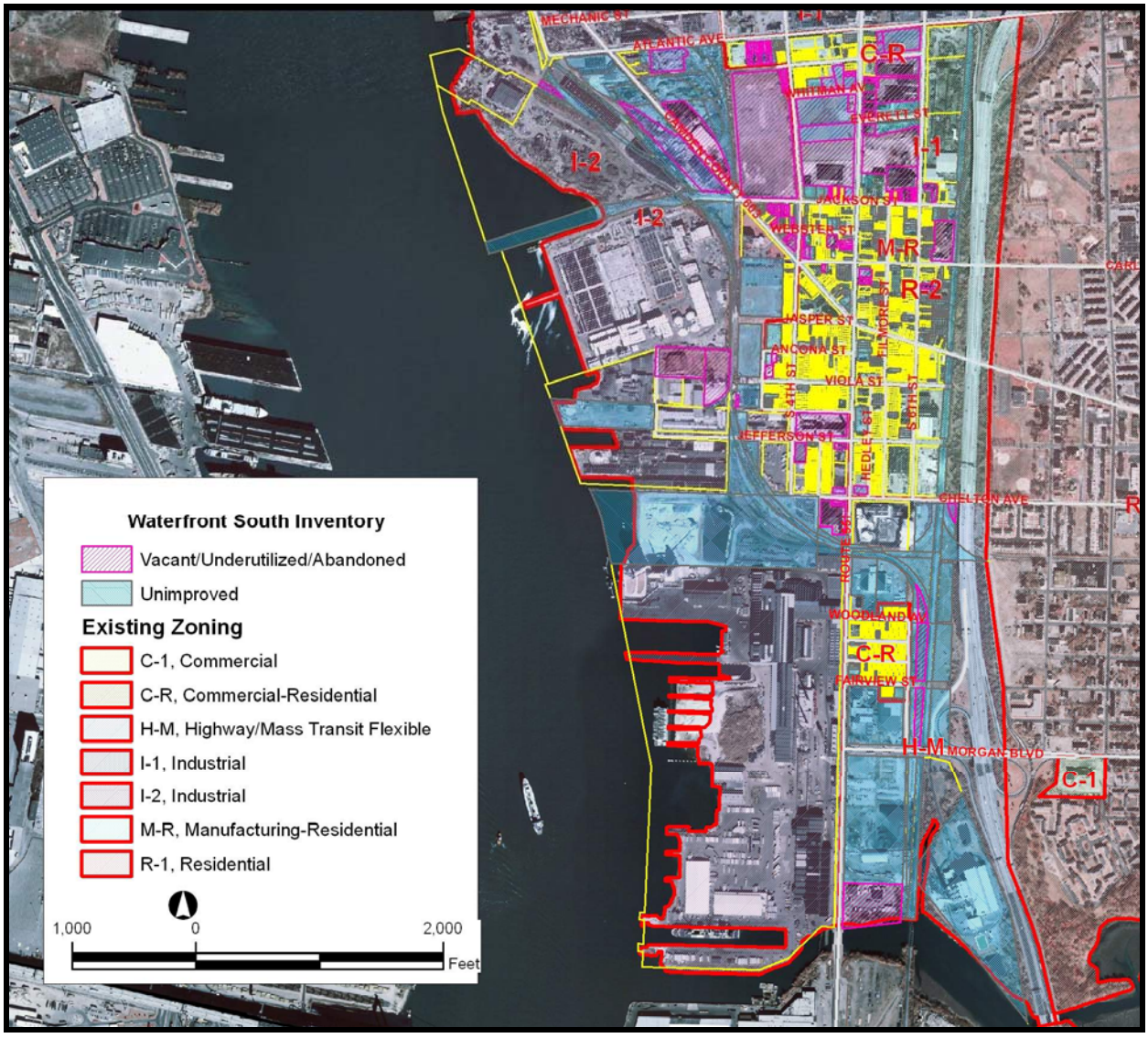


Figure 38
Waterfront South
Existing Zoning

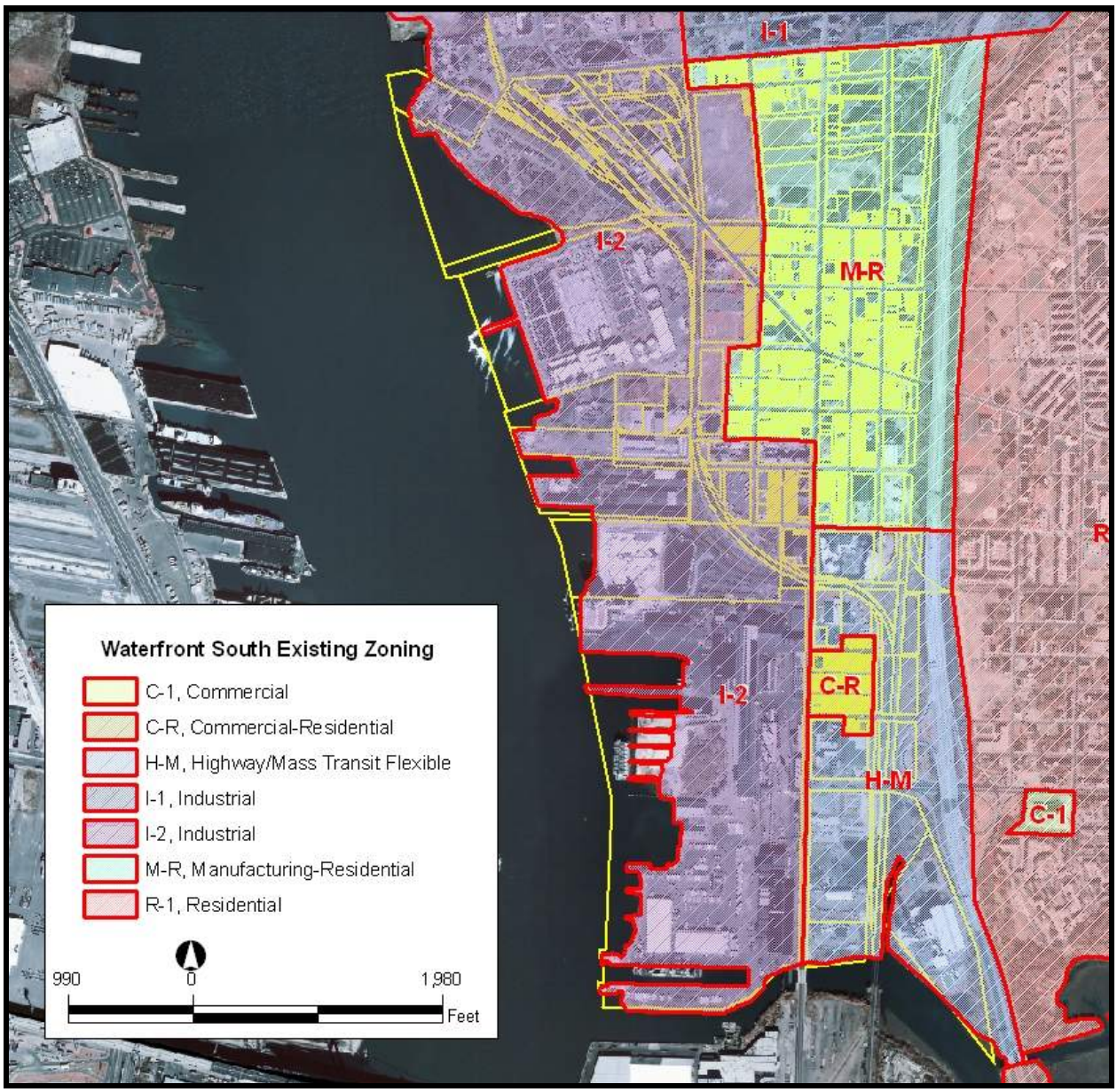


Figure 39
Waterfront South
Proposed Zoning Ordinance Zoning

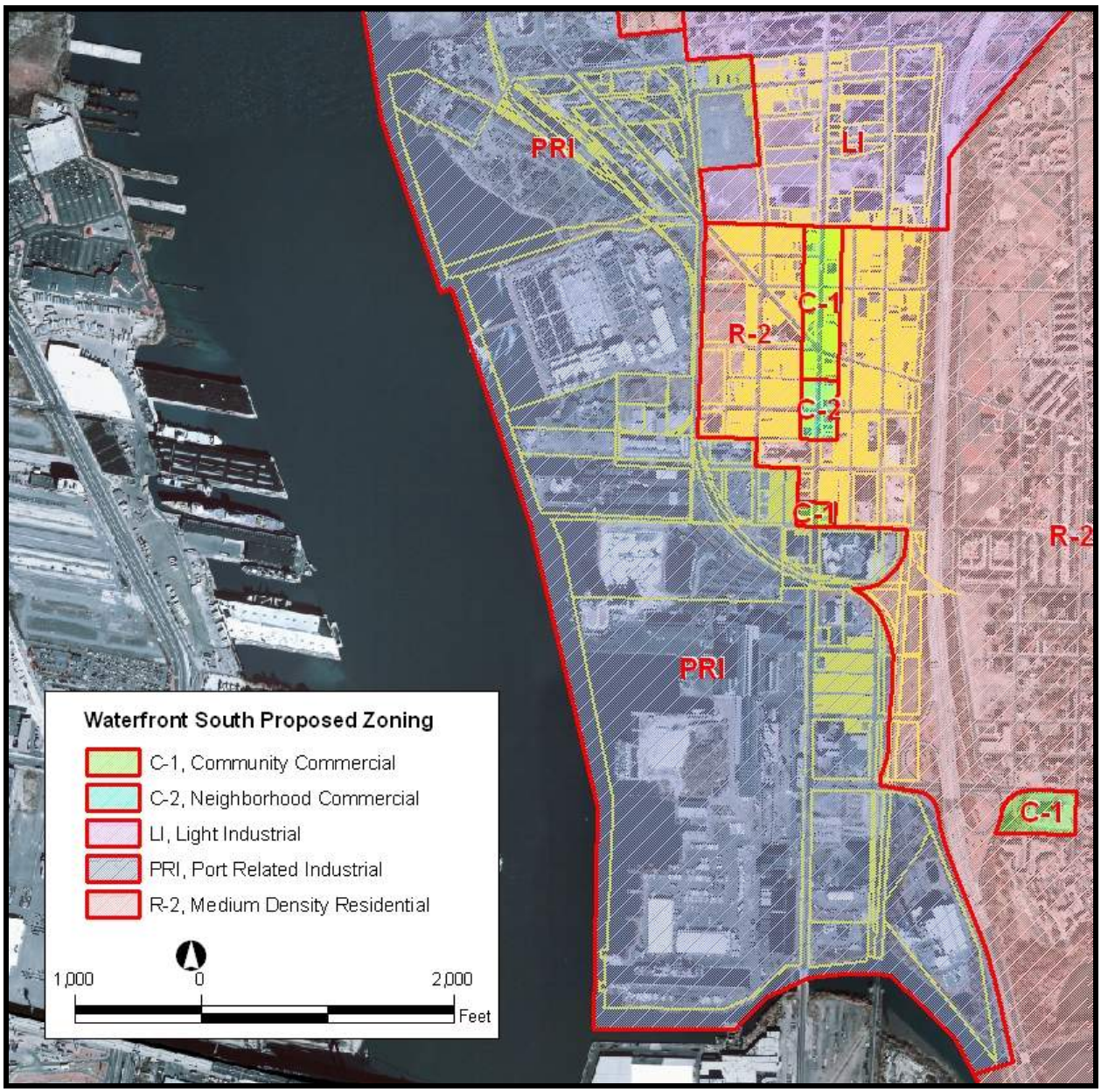
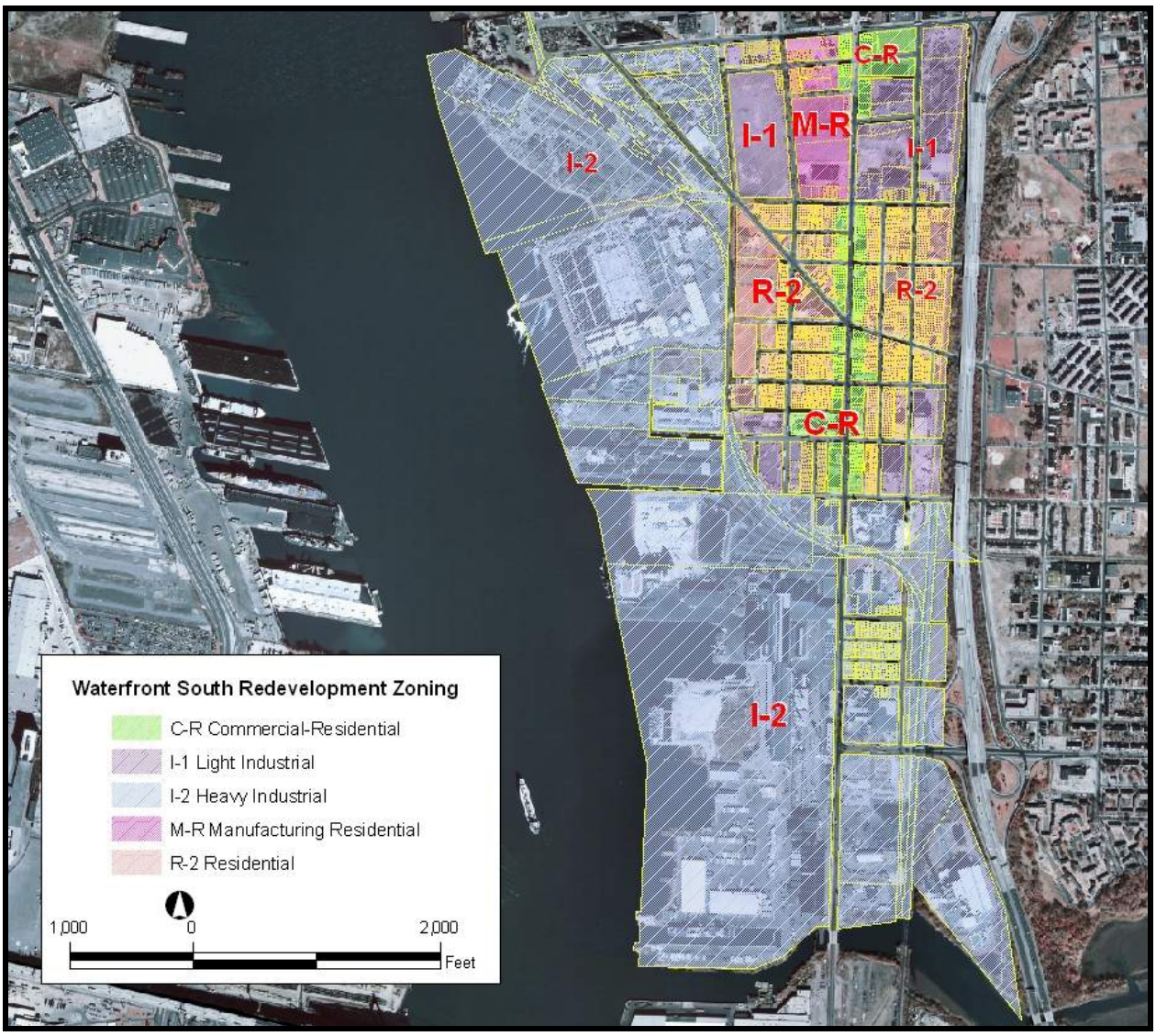


Figure 40
Waterfront South
Redevelopment Plan Zoning



RESIDENTIAL WITH INDUSTRIAL COMPONENTS REDEVELOPMENT AREAS ANALYSIS

There are ten redevelopment areas in Camden that have been categorized as residential with industrial (and in two cases manufacturing) components. These neighborhoods are:

- Centerville,
- Downtown,
- Dudley,
- Fairview,
- Lanning Square,
- Liberty Park,
- Morgan Village,
- Parkside,
- Rosedale, and
- Whitman Park.

In these areas, the industrial activity is characterized as Heavy Industrial, Light Industrial, and/or Manufacturing-Residential. Lanning Square and Liberty Park specifically do not currently include Industrial zoning but do include Manufacturing-Residential zoning.

Centerville

Centerville consists of 134.6 acres located in central Camden bounded by Carl Miller Boulevard to the north, Mt. Ephraim Avenue to the east, Bulson Street to the south, and Interstate 676 to the west. The redevelopment plan for Centerville was written, approved by the Camden Planning Board, and approved by the City Council all in 2002.

Observations

- Centerville is mostly residential (73.3%) and many properties are owned by the public entities, particularly the Camden Redevelopment Agency.
- Centerville includes three public housing developments: Franklin Roosevelt Manor, Branch Village, and Chelton Terrace.
- There is currently a narrow Manufacturing-Residential area in the far western portion of Centerville along Interstate 676. There is also an area zoned Industrial in the southeast area of the neighborhood between Ferry Avenue and the rail line. The proposed zoning ordinance converts the western Manufacturing-Residential area to Residential and converts the southeastern Industrial area to Light Industrial. The ordinance also expands the size of the latter by converting current Commercial-Residential zoning to Light Manufacturing. These changes per the proposed zoning ordinance result in a slight net decrease of 4.7 industrial/manufacturing acres. This decrease could also lead to decreased revenue from the Urban Enterprise Zone.
- The 2005 neighborhood strategic plan emphasizes the lack of Centerville's retail opportunities and aims to create either an industrial park or commercial center in the aforementioned southeastern area of the neighborhood.
- Several suspected non-conforming uses (specifically Blocks 556, 557, and 562) are located around Evergreen Cemetery. These are in Residentially-zoned areas adjacent to housing.

- According to the 2006 New Jersey Known Contaminated Sites List, Centerville includes zero known contaminated sites.

Potential Data Gaps

- All efforts were made to collect and consider existing redevelopment plans, redevelopment studies, and/or neighborhood strategic plans. However, the Centerville redevelopment plan was not available for review.

Recommendations

- The proposed zoning ordinance would increase the light industrial area to encompass properties that are currently non-conforming industrial uses (Blocks 587 and 588). It is recommended that this be maintained in the to-be-adopted zoning ordinance and that the redevelopment plan be amended to be consistent with the zoning ordinance. (See area depicted in purple in the southern portion of **Figure 41**)
- Relocate non-conforming uses, specifically Blocks 556, 557, and 562. (See area depicted in purple in the northern portion of **Figure 41**)

Figure 41
Centerville
Non-conforming Uses and Blocks 587 and 588

Figure 42
Centerville
Existing Zoning

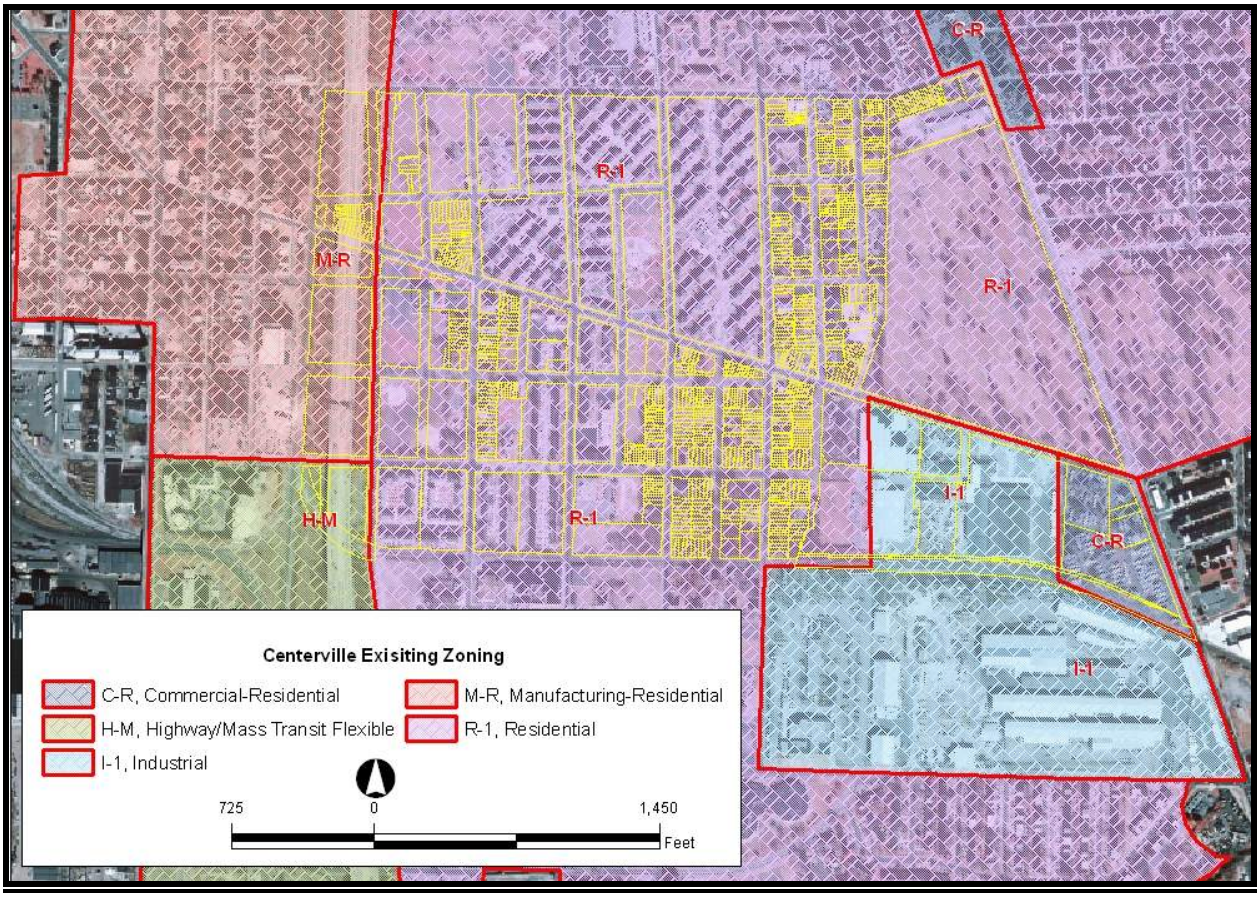
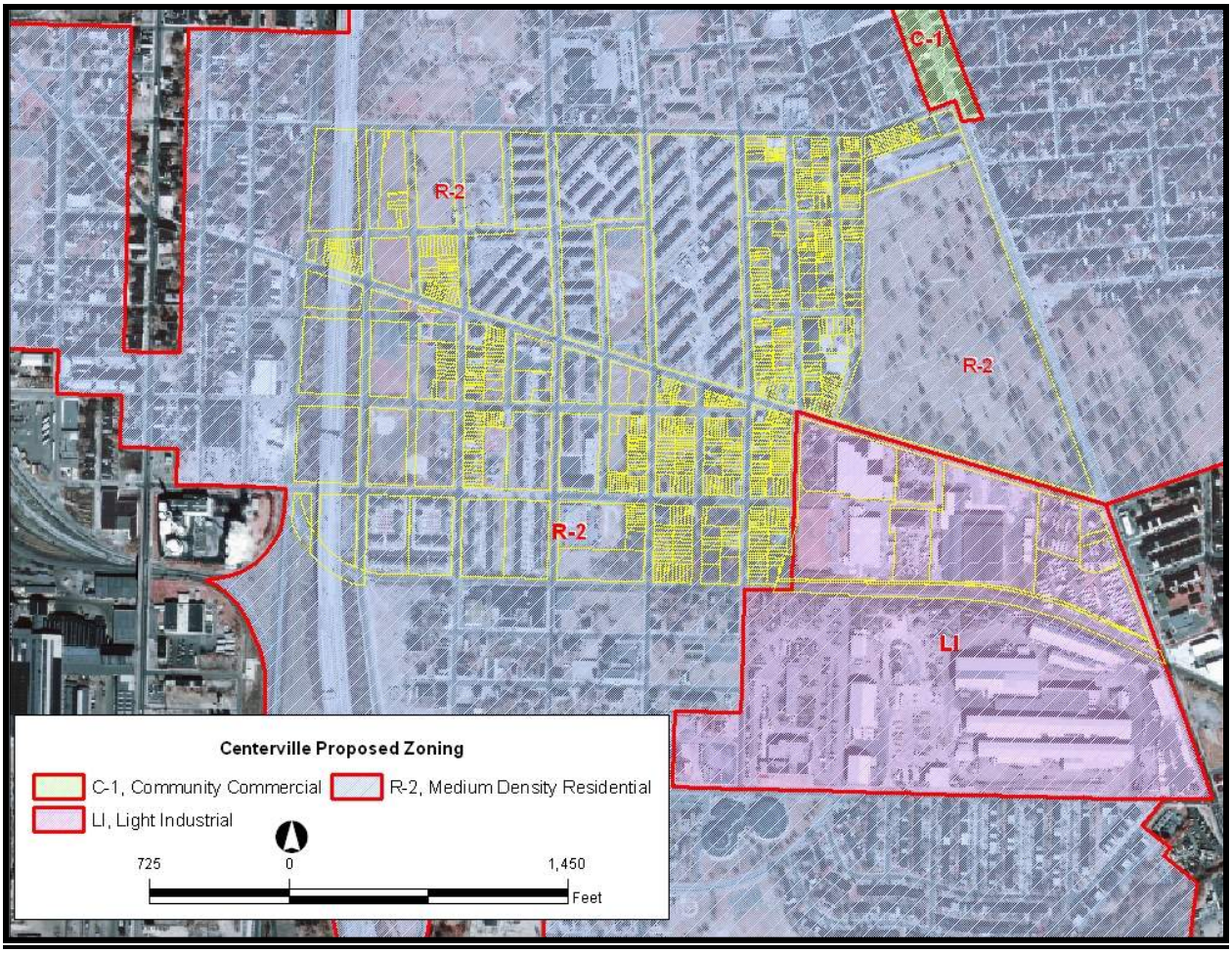


Figure 43
Centerville
Proposed Zoning Ordinance Zoning



Downtown

Downtown Camden includes 192.2 acres located in the western part of the city bounded by the Benjamin Franklin Bridge to the north, Interstate 676 to the east, Martin Luther King, Jr. Boulevard to the south, and the Delaware River to the west. The redevelopment plan for Downtown Camden was written in October 2004, approved by the Camden Planning Board in November 2004, and approved by the City Council in September 2005.

Observations

- The 2004 redevelopment plan converts Blocks 63, 71, 72, and 73 from Industrial zoning to Mixed Waterfront zoning, resulting in a decrease of 38.5 industrial acres. The proposed zoning ordinance also converts these Blocks from Industrial to Mixed Waterfront, resulting in a decrease of 30.9 industrial acres. These Blocks are currently not serving industrial uses. Five lots within these Blocks are parking lots. The redevelopment of current or former industrial areas will also face additional expenses due to environmental investigation and remediation costs.
- Out of 192.2 total acres, 84.1 acres in the Downtown area are located in the 100-year floodplain. Both the 2004 redevelopment plan and proposed zoning ordinance propose that this area remain Mixed Waterfront zoning, including residential housing, which is less adaptable to flooding compared to industrial redevelopment.
- According to the 2006 New Jersey Known Contaminated Sites List, Downtown Camden includes 12 known contaminated sites.
- According to the U.S. Environmental Protection Agency, Downtown includes three archived federal CERCLA sites: Camden Fire Department at 3rd and Federal Streets; Campbell Soup on Market Street; and Container Recyclers on Front Street. It should be noted that sites being labeled as "archived" by no means indicate that the sites are contaminate free.
- The 2004 redevelopment plan does not include industrial development as an economic development goal for the neighborhood.
- The 2004 redevelopment plan does not include a parking space requirement for industrial development.

Potential Data Gaps

- The locations of Downtown Camden's contaminated sites/brownfields which are targeted for cleanup and redevelopment as per the redevelopment plan.

Recommendations

- As envisioned in the redevelopment plan and proposed zoning ordinance, rezone area currently zoned as Industrial to Center City and/or University Support, as these areas are not currently serving industrial needs. (See **Figures 44, 45, and 46** for maps of current zoning, proposed zoning under the zoning ordinance, and proposed zoning under the redevelopment plan).

Figure 44
Downtown
Existing Zoning

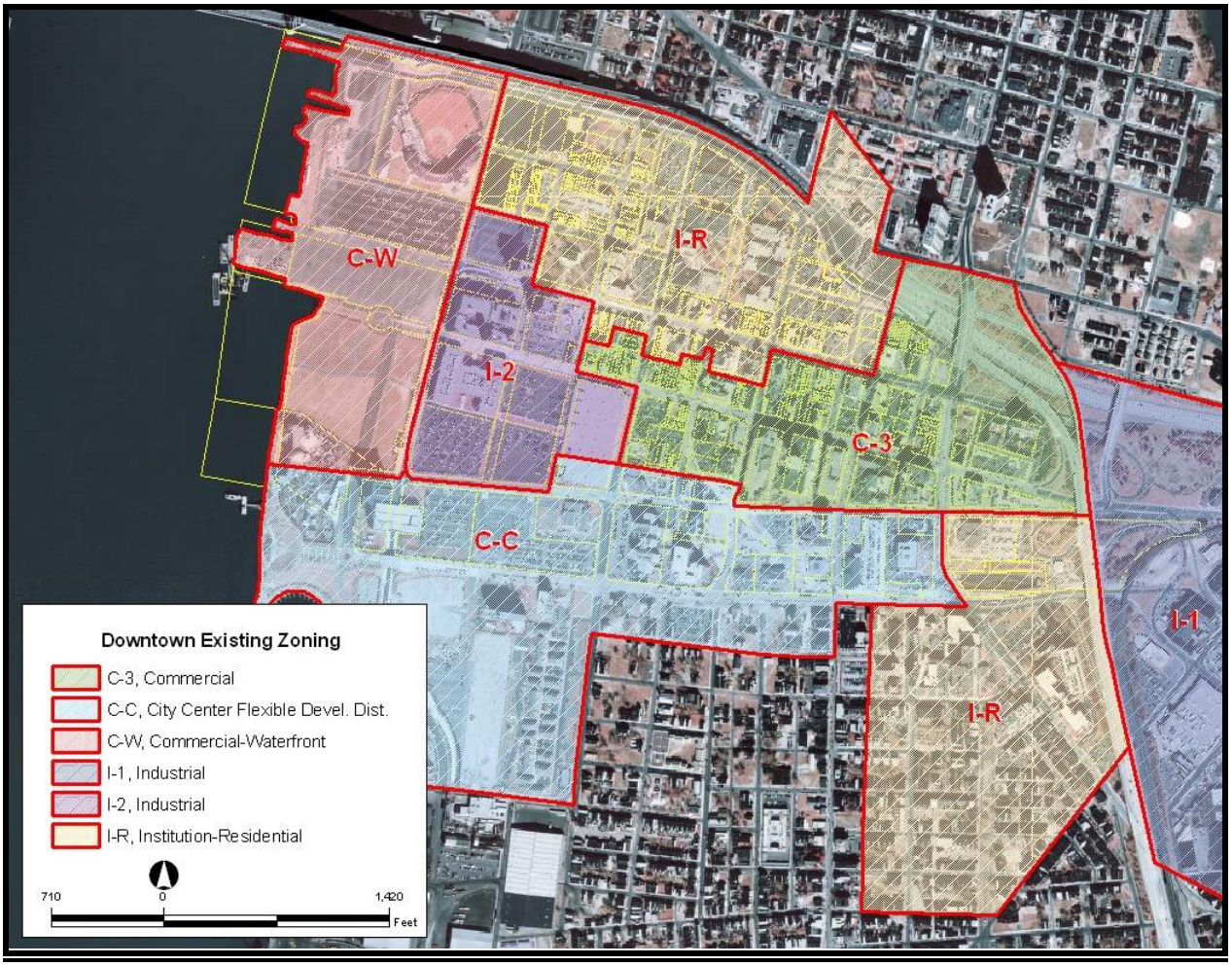


Figure 45
Downtown
Proposed Zoning Ordinance Zoning

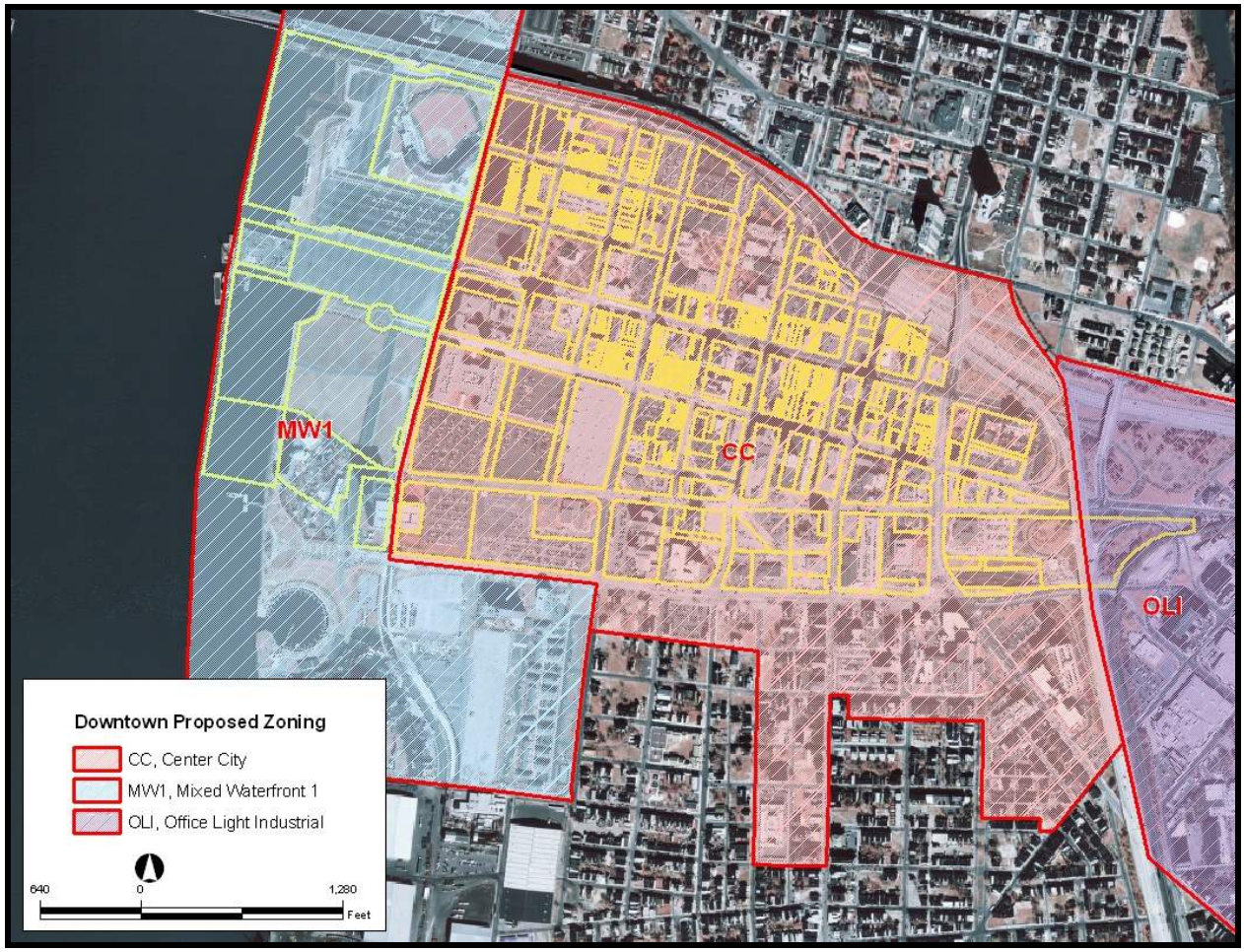
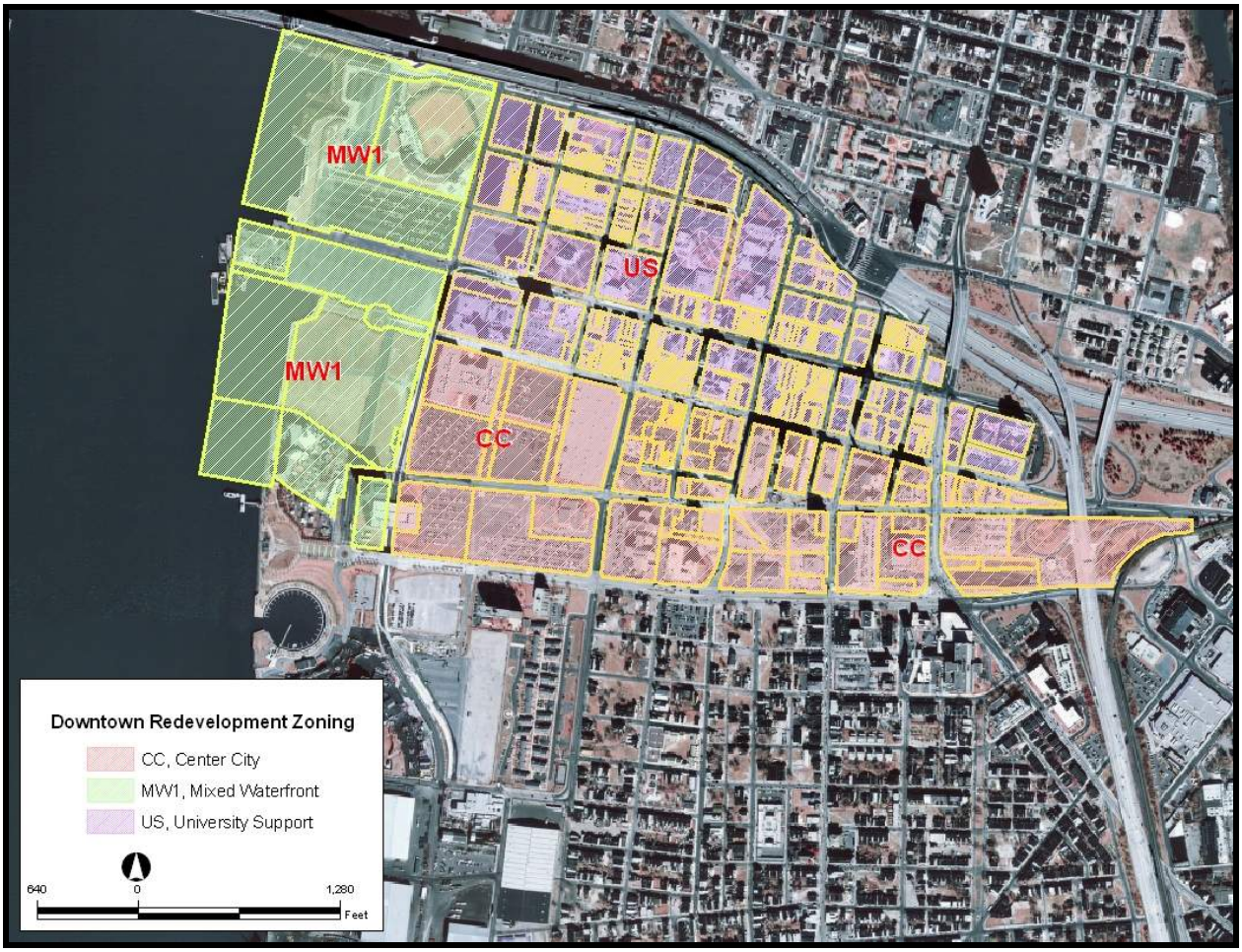


Figure 46
Downtown
Redevelopment Plan Zoning



Dudley

Dudley consists of 128.9 acres located in northeast Camden bounded by the rail line to the north, Rosedale Avenue to the east, Federal Street to the south, and State Street to the west. There is currently no redevelopment plan in place for Dudley, and it is unknown if any neighborhood plans exist for this area. A redevelopment plan is expected to be completed by the end of 2008.

Observations

- Dudley is primarily residential (79.7%) with some commercial development along Westfield Avenue and Federal Street.
- Dudley includes some Industrial zoning along the existing rail line. Rezoning as per the proposed ordinance would increase Industrial acreage slightly by 2.9 acres, as properties currently zoned residential along Pleasant Street will become industrial. These properties include many vacant sites, many of which are owned by the City of Camden. These properties are also part of the Urban Enterprise Zone, so increasing industrial acreage could lead to increased Urban Enterprise Zone revenue.
- One non-conforming use was identified; a recycling/junkyard located at 117 East 27th Street, in a residentially-zoned area.
- A majority of the land zoned industrial along the existing rail line is currently vacant forested land.
- According to the 2006 New Jersey Known Contaminated Sites List, Dudley includes one known contaminated site.

Potential Data Gaps

- Status of New Jersey Schools Development Authority (formerly the Schools Construction Corporation) plans for a new school.
- Status of plans for additional park improvements/development in conjunction with the new school construction.
- There are no neighborhood or redevelopment plans associated with this redevelopment area.

Recommendations

- The creation of light industrial property between the rail line and the north side of Pleasant Street (property that is currently vacant but zoned Residential) as envisioned by the proposed zoning ordinance will leave no buffer between the residential area on the south side of Pleasant Street. Consider requiring a vegetated buffer along Pleasant Street as a requirement of industrial development. (See area depicted in light purple north of Pleasant Street in **Figure 47**)
- Vacant property along the rail line represents an excellent potential for increasing industrial space through rezoning in the Pleasant Street area; resulting in an increase of approximately 3 acres. This would be effective with the passing of the proposed zoning ordinance.

- Infill development in Block 877, southwest of 27th Street could provide additional industrial acreage. According to the tax assessor, nearly 20 acres of industrial property in this redevelopment area is unimproved (See area depicted in blue in **Figure 48**). This represents a potential for the relocation of non-conforming industrial uses from other redevelopment areas to the newly-created industrial acres in Dudley. (See area depicted in dark purple southwest of 27th Street in **Figure 48**)
- Lots on the north side of Howell Street are residential but are zoned Industrial. These back into the area of Block 877, which provides opportunity for infill industrial development. Consider relocating these residents and requiring a vegetative buffer along Howell Street to Block industrial uses from neighboring conforming residential on the south side of Howell Street.

Figure 47
Dudley
Location of Potential New Industrial Property and Block 877

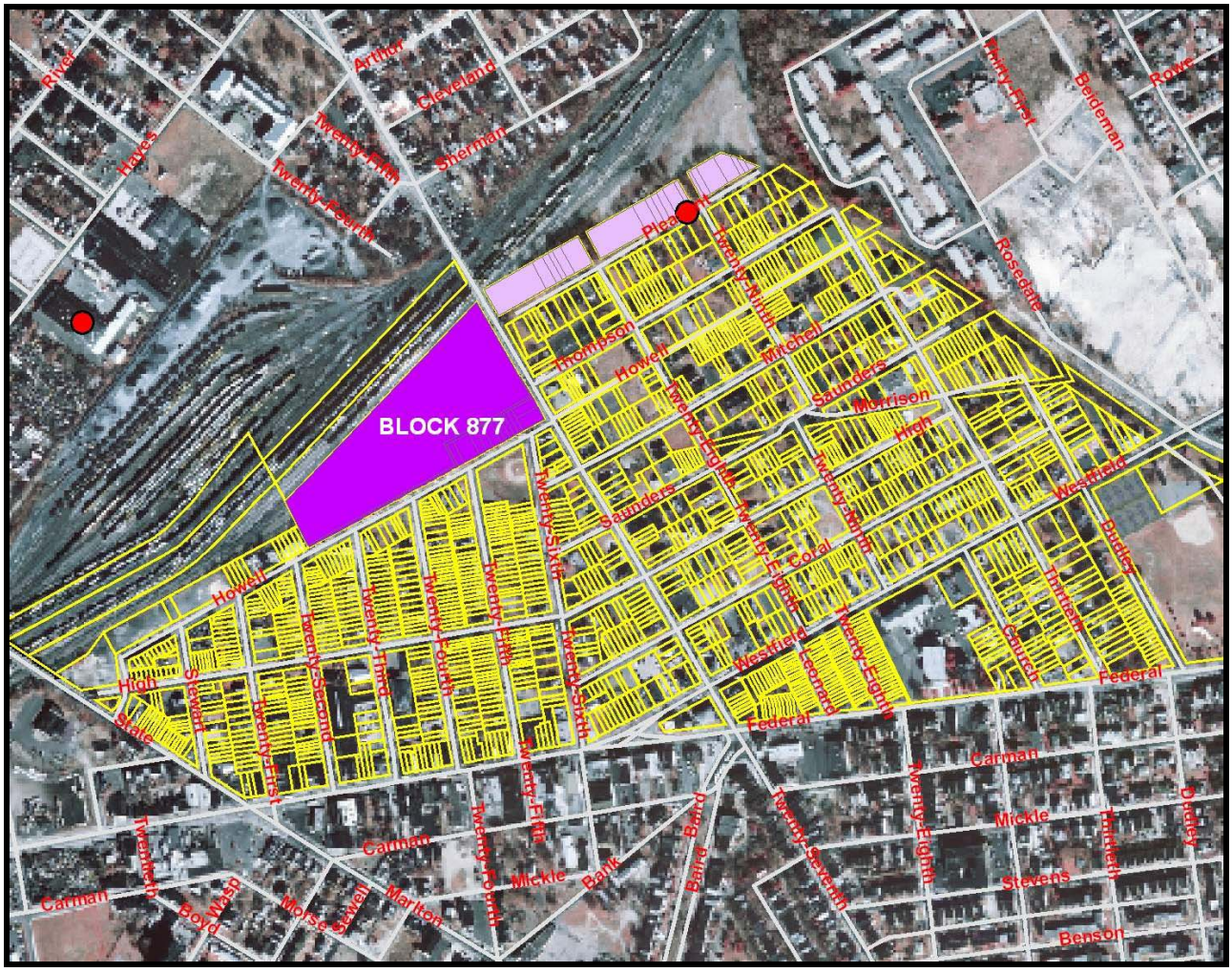


Figure 48
Dudley
Locations of Unimproved Industrial/Manufacturing Property

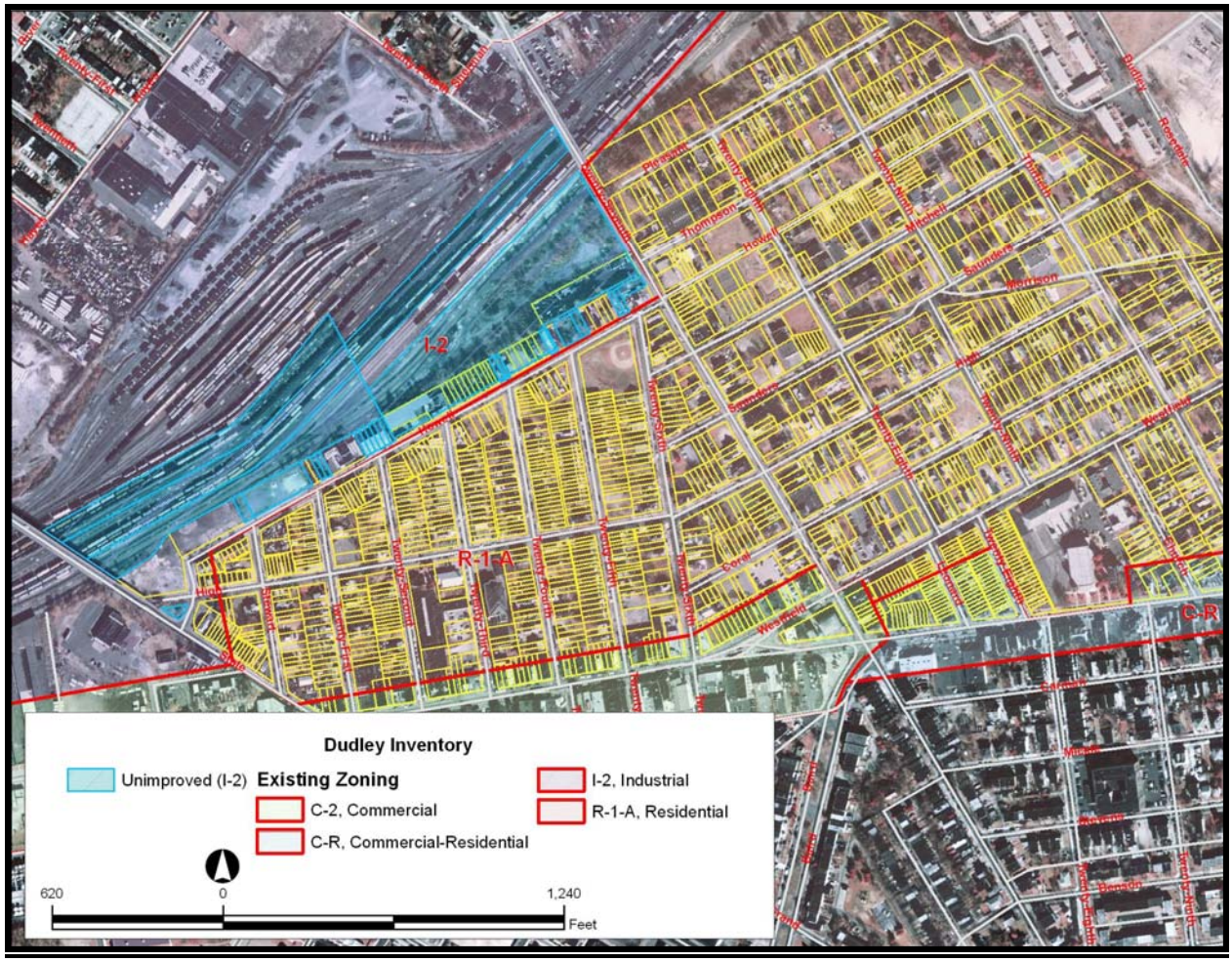


Figure 49
Dudley
Existing Zoning

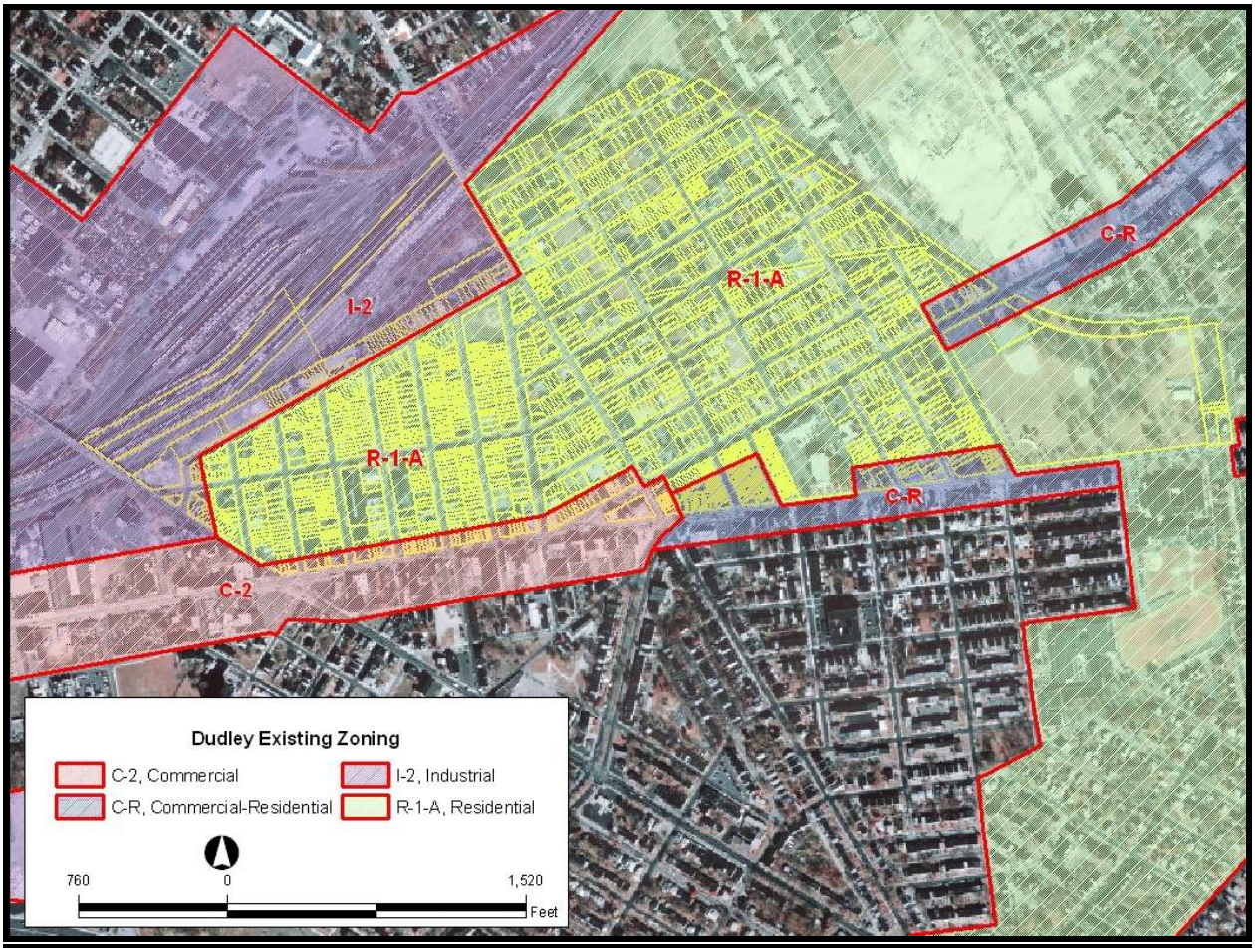
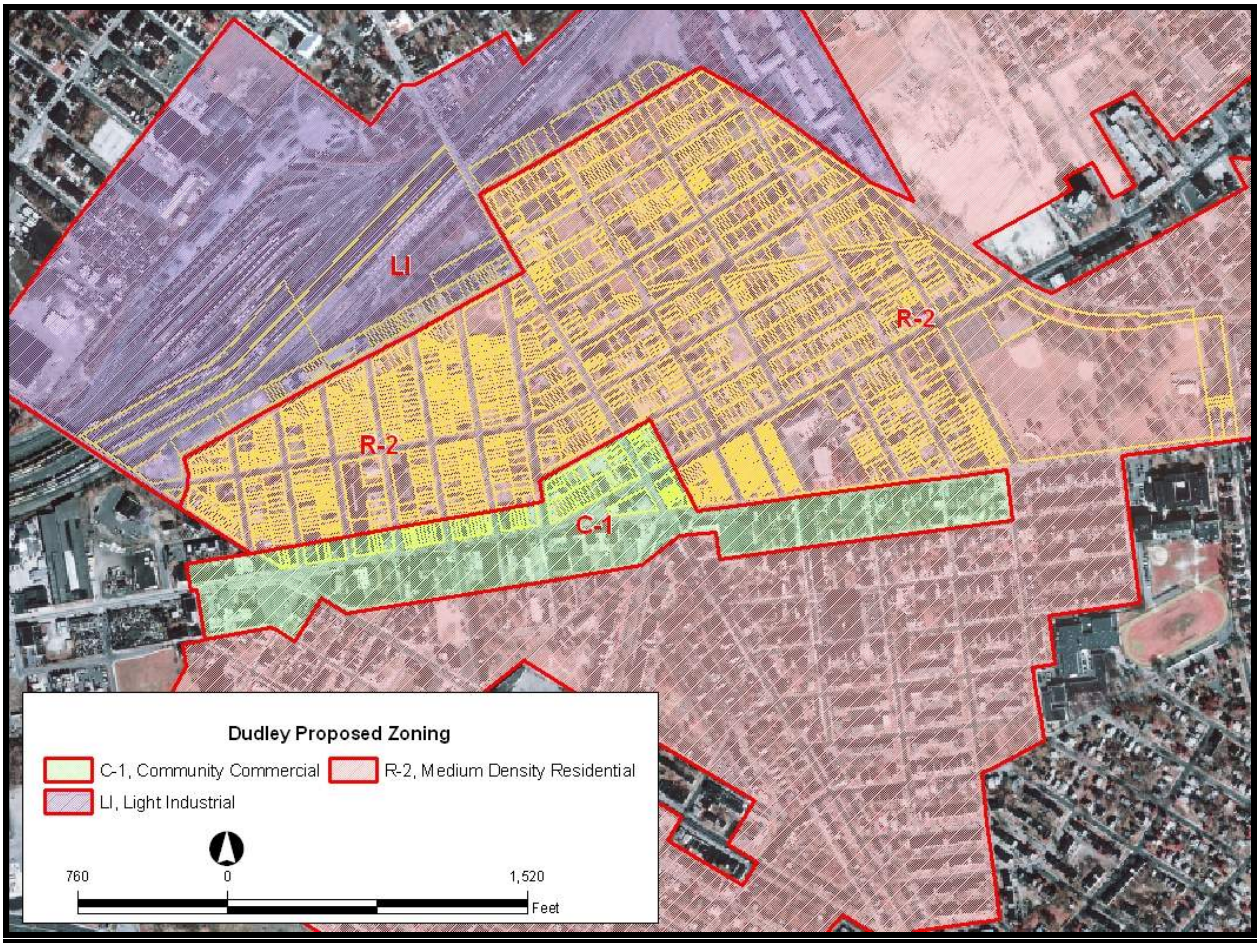


Figure 50
Dudley
Proposed Zoning Ordinance Zoning



Fairview

Fairview consists of 211.4 acres located in the southern boundary of Camden bounded by the North Branch of the Newton Creek to the north, Mt. Ephraim Avenue and West Collingswood to the east, the Main Branch of the Newton Creek to the south, and Interstate 676 to the west. The redevelopment plan for Fairview was written, approved by the Camden Planning Board, and approved by the City Council all in 2001.

Observations

- Fairview is mostly residential (72.0%), and commercial development is primarily located at Yorkship Square and along Collings Road. The 2001 redevelopment plan emphasizes the need to revitalize the Collings Road business corridor.
- Due to its historical significance as Yorkship Village, the entire Fairview neighborhood was placed on the National Register of Historic Places in 1974.
- Fairview includes a small Industrially-zoned area east of Mt. Ephraim Avenue, north of Grant Avenue, and adjacent to West Collingswood. The proposed zoning ordinance converts this area to Regional Commercial, and the 2001 redevelopment plan does not address the small portion of the Fairview neighborhood east of Mt. Ephraim Avenue. The proposed rezoning per the proposed zoning ordinance would therefore lead to a decrease of 11.5 industrial acres. Because this area is proposed to become commercial and is within the Urban Enterprise Zone, this decrease in industrial acreage may not lead to decreased Urban Enterprise Zone revenue.
- Large portions of Fairview lie in the floodplain; however the industrial area is primarily outside of the floodplain, with only a small amount in the 500-year floodplain.
- The 2001 redevelopment plan highlights a variety of non-conforming commercial uses in residential areas and includes the relocation of businesses like an auto body repair business, a warehouse, and a self storage business. One such non-conforming use was verified through the field survey, an active light industrial facility located in a commercial area at 1276 Collings Road.
- According to the 2006 New Jersey Known Contaminated Sites List, Fairview includes two known contaminated sites.

Potential Data Gaps

- Status of non-conforming commercial businesses recommended for relocation in 2001 redevelopment plan.

Recommendations

- The industrial area north of Olympia between Crescent Boulevard and Mt. Ephraim Avenue (Block 715) contains a lumber and building supply facility, which is expressly prohibited in the zoning classification Regional Commercial that is proposed for this area in the proposed zoning ordinance. Consider retaining the Industrial zoning here, to prevent the creation of a non-conforming industrial use. This would require

a change to the proposed zoning ordinance. (See area depicted in purple in **Figure 51**)

- Relocate non-conforming industrial uses out of residential neighborhoods.

Figure 51
Fairview
Location of Existing Lumber and Building Supply Facility

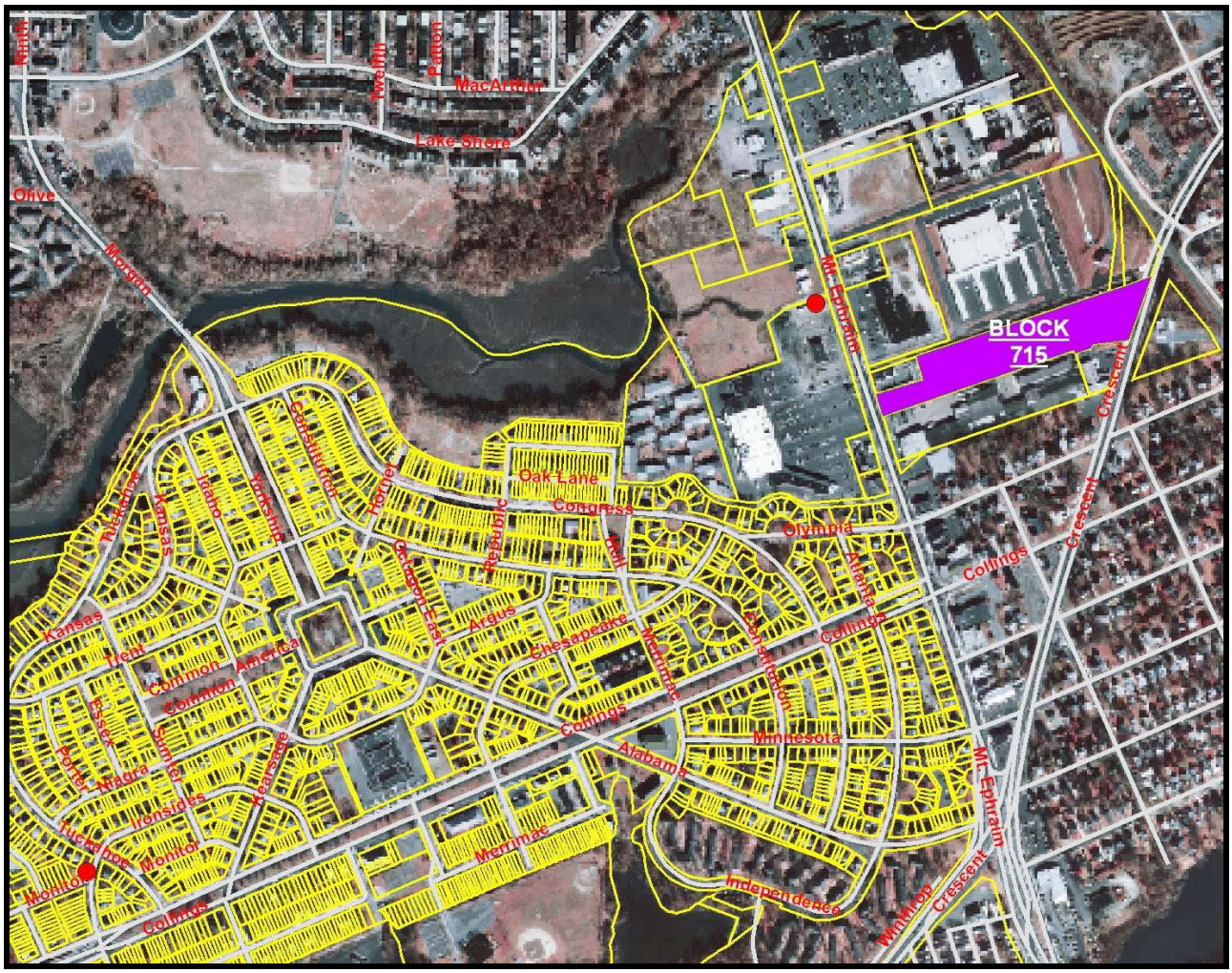


Figure 52
Fairview
Existing Zoning

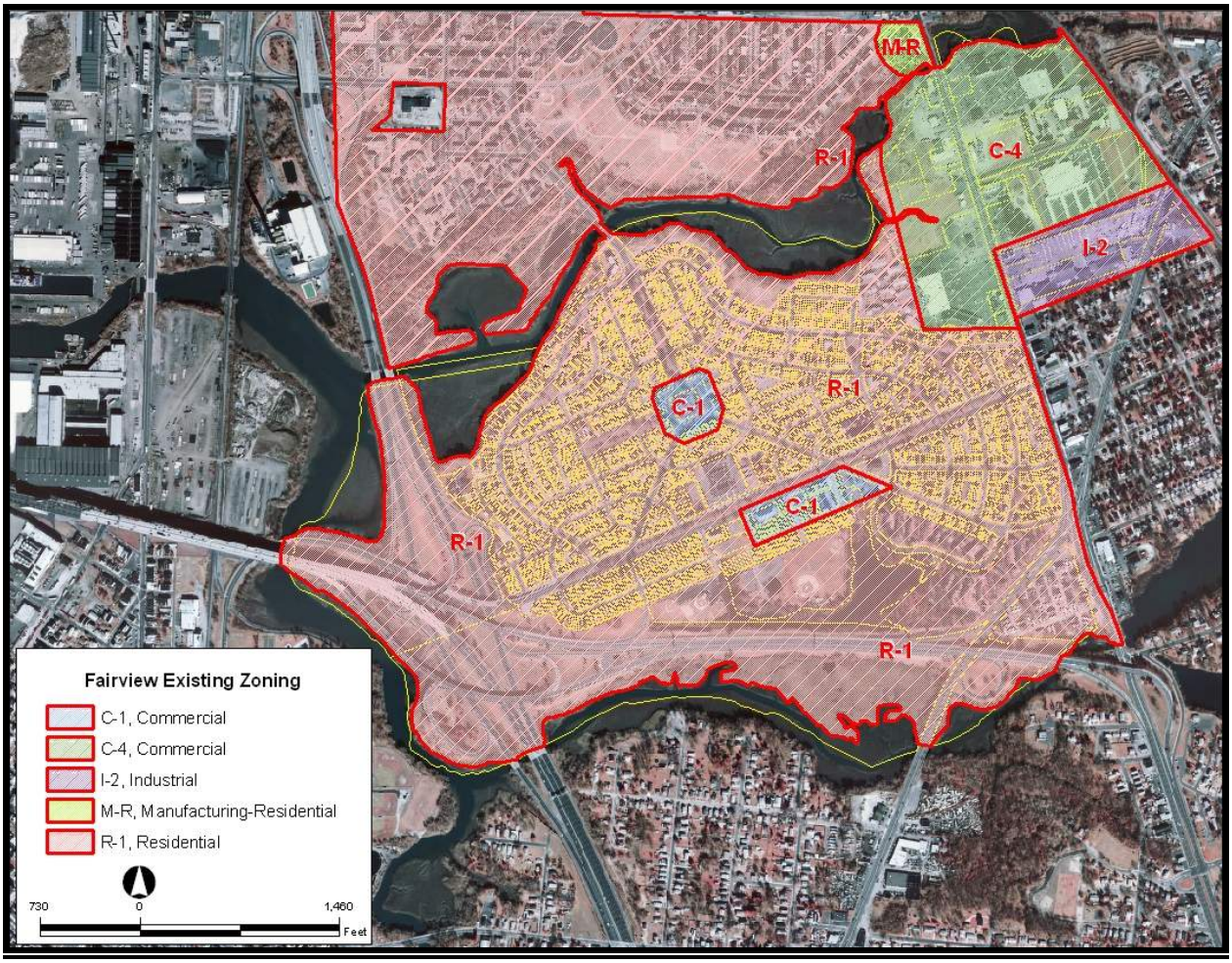


Figure 53
Fairview
Proposed Zoning Ordinance Zoning

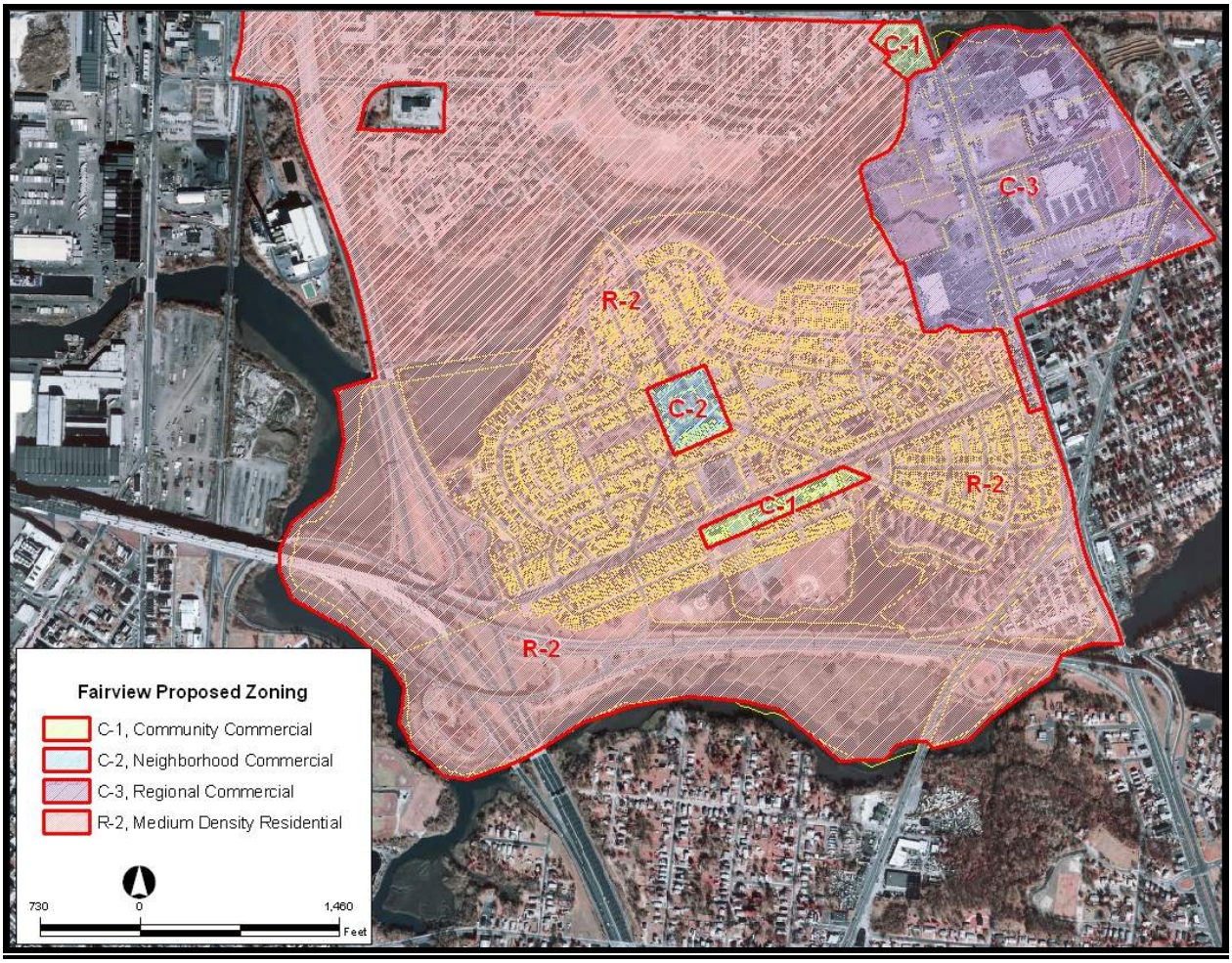


Figure 54
Fairview
Redevelopment Plan Zoning

Lanning Square

Lanning Square consists of 51.0 acres located in western Camden bounded by Martin Luther King, Jr. Boulevard to the north, Broadway to the east, Pine Street to the south, and 3rd Street to the west. The redevelopment plan for Lanning Square was written in September 2006, approved by the Camden Planning Board in October 2006, and is currently pending City Council approval.

Observations

- Lanning Square is mostly residential (78.3%) with commercial development located primarily along Broadway.
- The 2006 redevelopment plan as well as the proposed zoning ordinance converts properties in Blocks 227, 283, and a portion of 284 between Pine and Line Streets currently zoned Manufacturing-Residential to Residential. This would result in a decrease of 4.9 manufacturing/industrial acres. However, these Blocks are currently primarily residential with only a small amount of existing manufacturing/light industry. Therefore, this decrease is expected to result in a small amount of reduced revenue from the Urban Enterprise Zone. The redevelopment of current or former industrial/manufacturing areas will also face additional expenses due to environmental investigation and remediation costs.
- Industrial buildings located in Blocks 189, 193, and 196 along Williams and Berkeley Streets are currently located within a Residential zone. Properties on Blocks 193 and 196 specifically are vacant with non-conforming light industrial use on Block 189.
- The 2006 redevelopment plan calls for the creation of 60,000 square feet of retail space along Martin Luther King, Jr. Boulevard and Broadway.
- The 2006 redevelopment plan calls for the creation of a university support zone in the eastern half of Lanning Square along Broadway, which will include a new University of Medicine and Dentistry of New Jersey medical school and mixed-use campus.
- According to the 2006 New Jersey Known Contaminated Sites List, Lanning Square includes seven known contaminated sites.

Potential Data Gaps

- Status of the three industrial properties and 13 businesses on 22 properties that will require relocation per the 2006 redevelopment plan. The plan calls for the commercial businesses to be moved to the 60,000 square feet of retail space within Lanning Square.
- Status of New Jersey Schools Development Authority (formerly the Schools Construction Corporation) plans for a school in eastern Lanning Square along Broadway.

Recommendations

- Relocate non-conforming industrial uses out of residential areas (see **Figure 55**).
- Because the current Manufacturing zone is primarily used for Residential, the proposed change in zoning per the redevelopment plan and the proposed zoning ordinance is appropriate. (See **Figures 56, 57, and 58** for maps of current zoning, proposed zoning per proposed zoning ordinance, and proposed zoning per redevelopment plan)

Figure 55
Lanning Square
Locations of Non-conforming Industrial Uses

Figure 56
Lanning Square
Existing Zoning

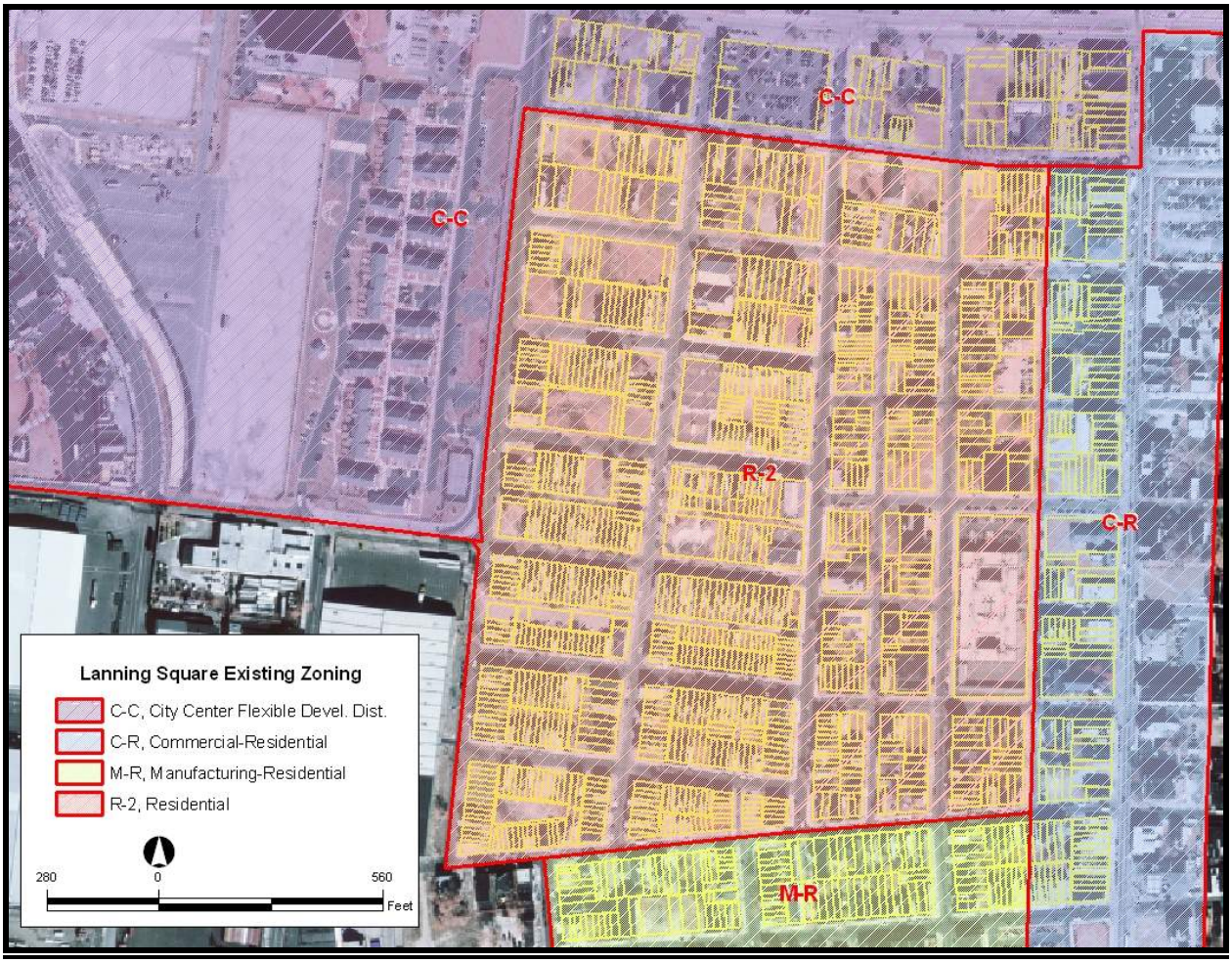


Figure 57
Lanning Square
Proposed Zoning Ordinance Zoning

Figure 58
Lanning Square
Redevelopment Plan Zoning

Liberty Park

Liberty Park includes 90.1 acres located in central Camden bounded by Atlantic Avenue to the north, Mt. Ephraim Avenue to the east, Carl Miller Boulevard to the south, and Interstate 676 to the west. The redevelopment plan for Liberty Park was written in May 2006, approved by the Camden Planning Board in August 2006, and approved by the City Council in October 2006.

Observations

- Liberty Park is mostly residential (89.6%) and privately-owned with Mt. Ephraim Avenue serving as the primary commercial corridor and gateway into the neighborhood.
- According to the 2006 redevelopment plan, revitalization of the neighborhood includes vacant storefront rehabilitation and is focused on the Mt. Ephraim Avenue corridor.
- There is currently a portion of Block 520 and 521 zoned Manufacturing-Residential along Interstate 676. This property includes forested land along the rail line owned by the State of New Jersey, and the 2006 redevelopment plan converts this acreage to conservation area, resulting in a decrease of 9.4 potential manufacturing acres. The proposed zoning ordinance converts this area to residential as well as implements an area of Light Industrial, resulting in a slight increase of 1.1 manufacturing/industrial acres. This increase in industrial acreage could result in a small amount of increased revenue from the Urban Enterprise Zone; however, there are no active businesses on these Blocks. The redevelopment of current or former industrial/manufacturing areas will face additional expenses due to environmental investigation and remediation costs.
- The 2005 neighborhood strategic plan identifies the Rag Recycling facility along Everett as a non-conforming use in a residential area. The strategic plan also identifies an irrigation business along Carl Miller Boulevard as a non-conforming use but does not classify it as a nuisance.
- According to the 2006 New Jersey Known Contaminated Sites List, Liberty Park includes one known contaminated site.
- The western half of Liberty Park is located in the floodplain.

Potential Data Gaps

- Status of non-conforming business uses in residential areas.

Recommendations

- No modifications should be made with respect to the redevelopment plan as it pertains to the area currently zoned as Manufacturing-Residential (Block 520 and 521). This area should be zoned as Conservation. This area is not usable as manufacturing space due to access, configuration, and the fact that much of this property is within the 100-year floodplain. It is also not appropriate for residential

use, due to its location along Interstate 676 and flooding concerns. It is appropriate for conservation purposes because it is adjacent to Judge Robert Burke Johnson Park (also known as Thurman Park) and an urban forest. (See **Figure 59** for location of area to become zoned for conservation)

Figure 59
Liberty Park
Location of Industrial Zoned Area to be Zoned for Conservation

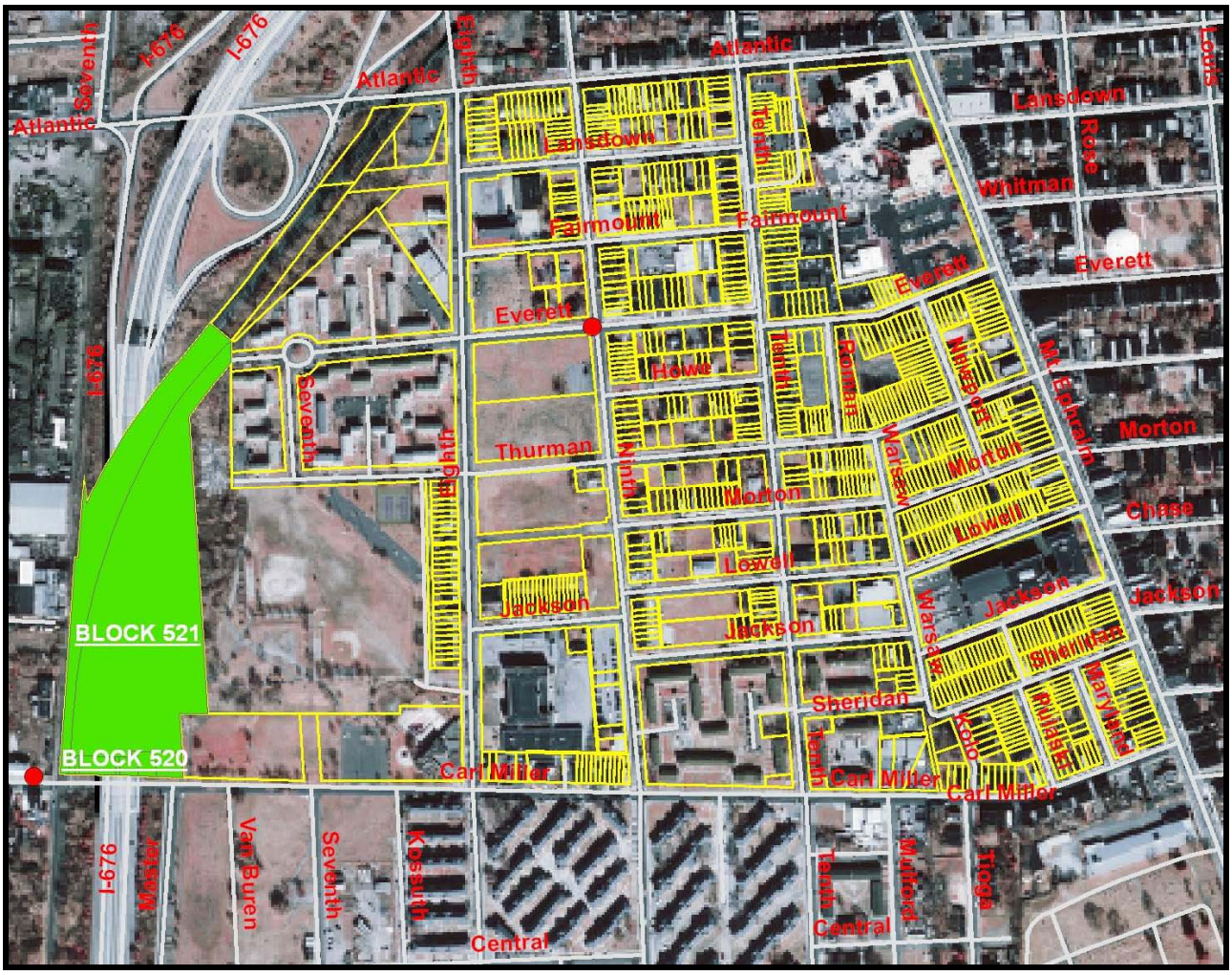


Figure 60
Liberty Park
Existing Zoning

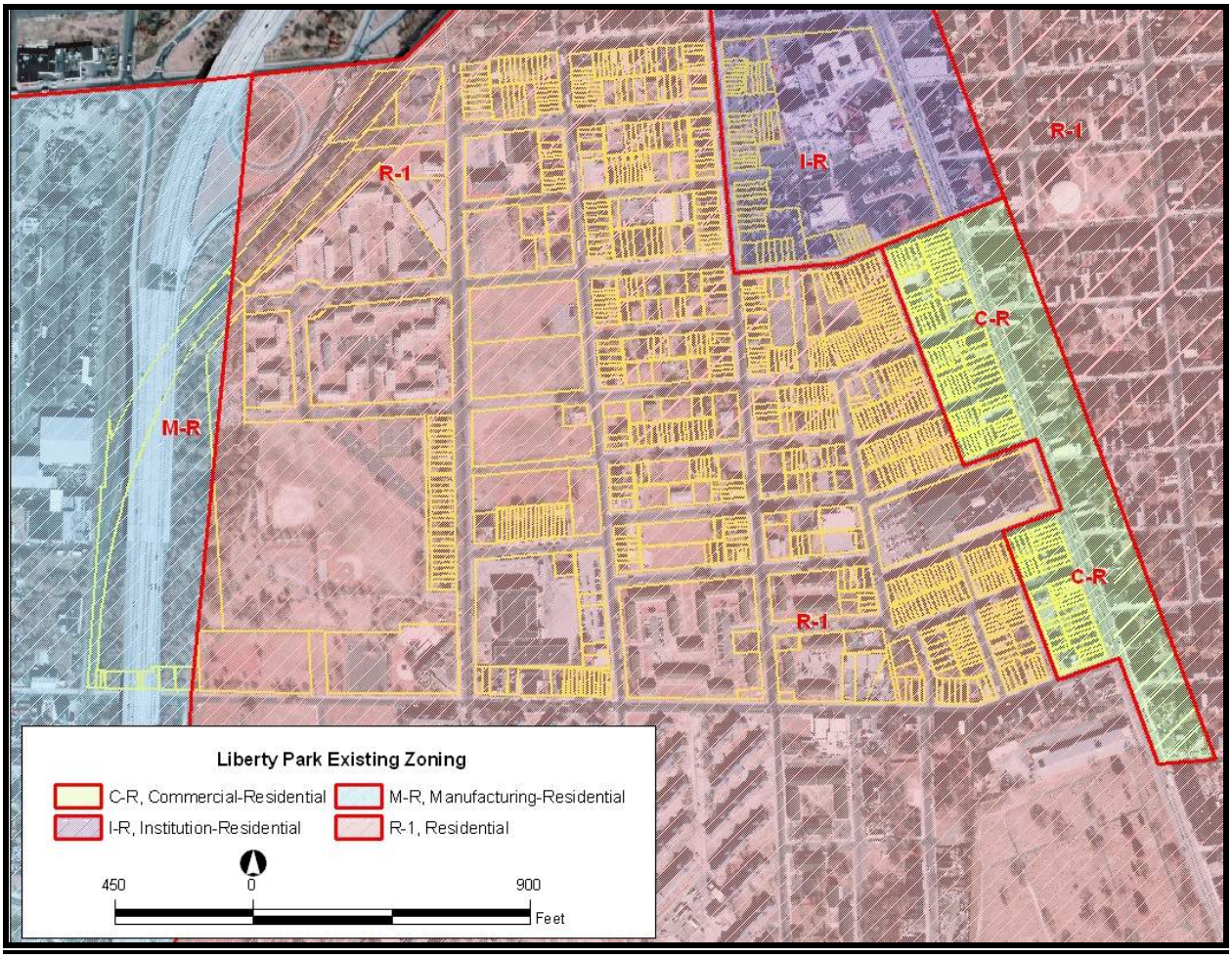


Figure 61
Liberty Park
Proposed Zoning Ordinance Zoning

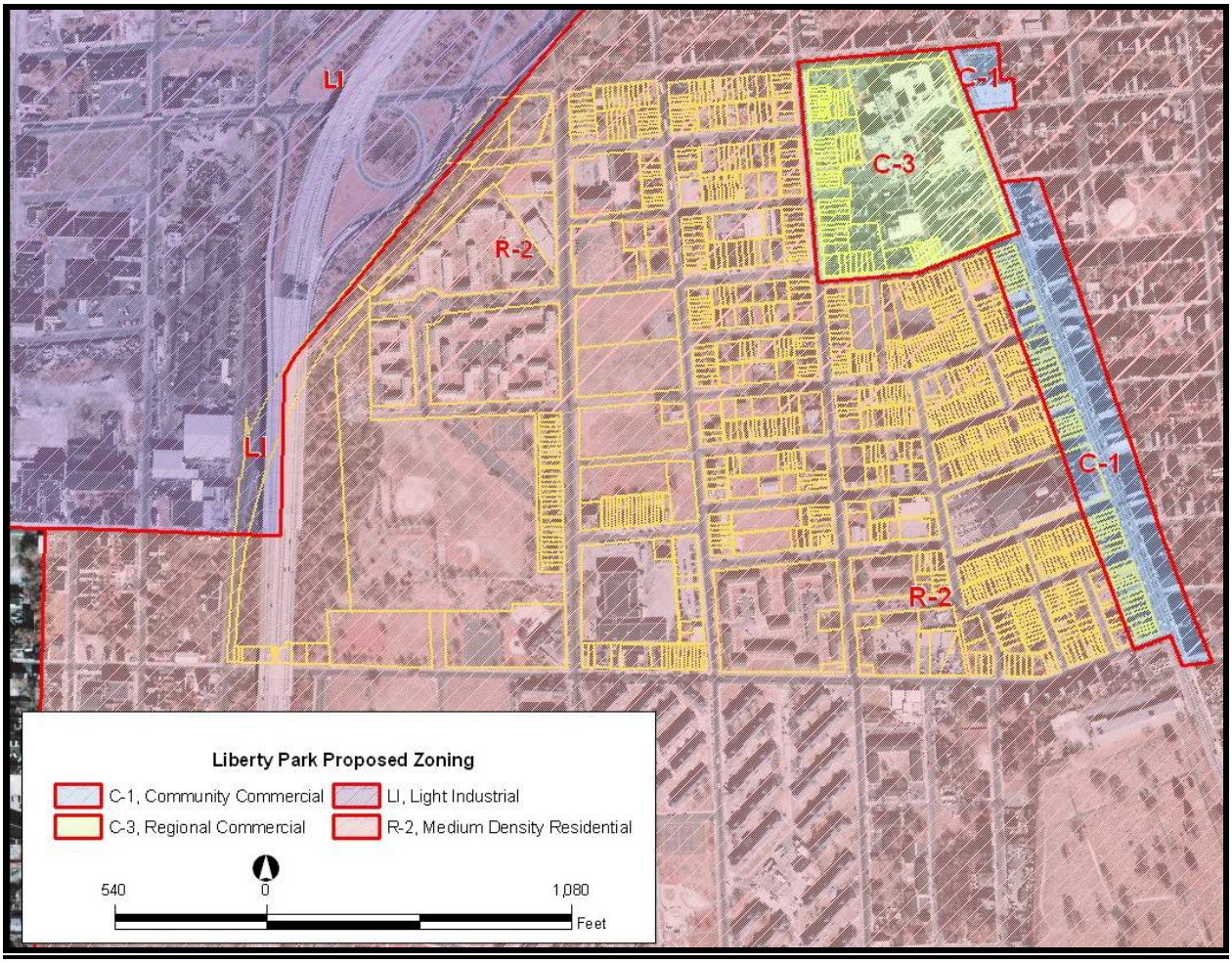
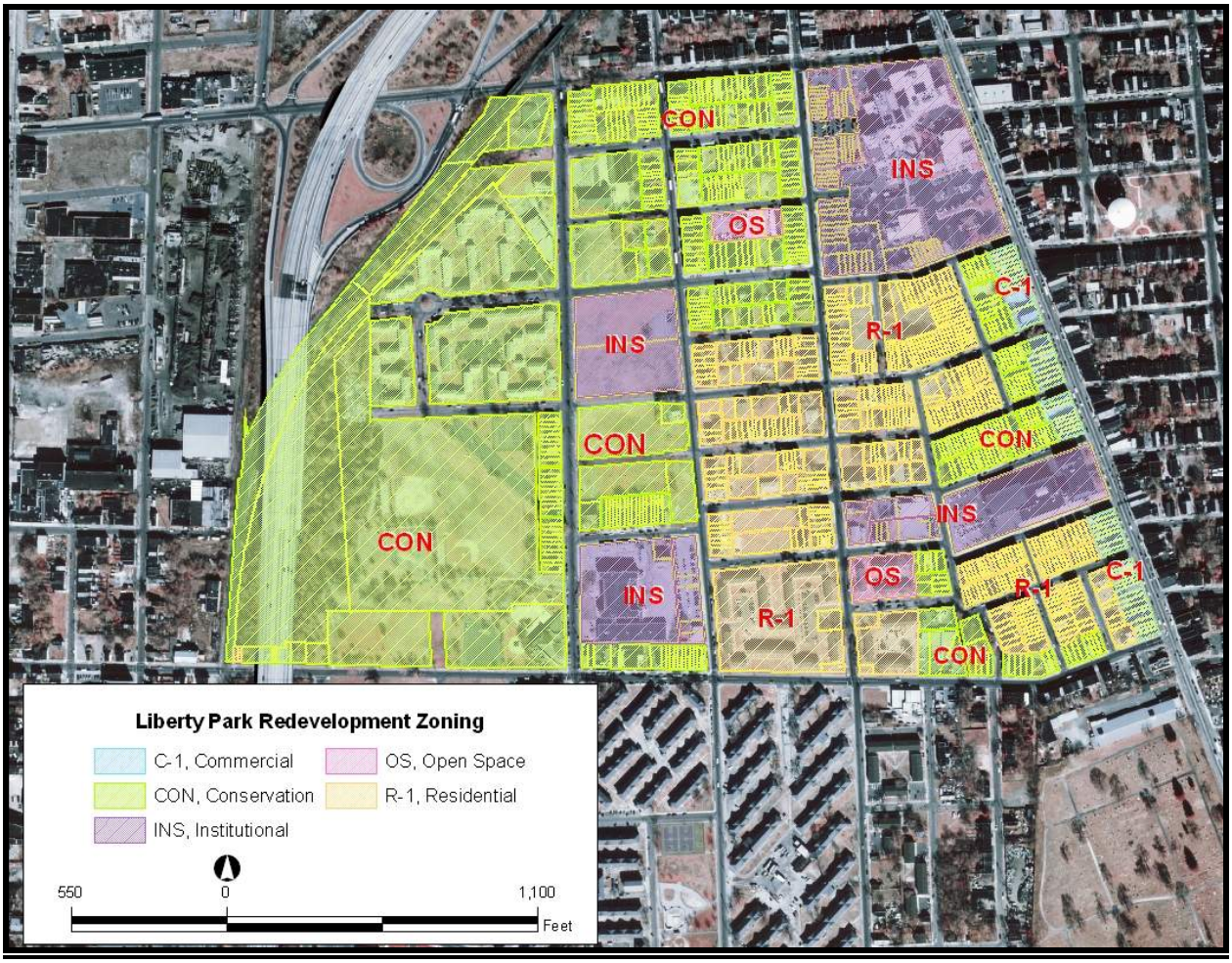


Figure 62
Liberty Park
Redevelopment Plan Zoning



Morgan Village

Morgan Villages consists of 127.0 acres located in southern Camden bounded by the rail line to the north, Mt. Ephraim Avenue to the east, the North Branch of the Newton Creek to the south, and Interstate 676 to the west. There is currently no redevelopment plan in place for Morgan Village. A redevelopment plan is expected to be completed by the end of 2008.

Observations

- Morgan Village is primarily residential (75.3%) with a high property unimprovement rate (52.7%).
- Morgan Village currently includes Light Industrial zoning north of Fairview Street and south of the rail line. The proposed zoning ordinance slightly expands this area into Blocks 609 and 610 along 10th Street, which are currently zoned Residential but used for Industrial purposes. The proposed zoning ordinance also converts a small area zoned Manufacturing-Residential to Community Commercial. Altogether, these changes would result in a small decrease of 2.8 industrial acres. Blocks 609 and 610, which are privately-owned, are not currently part of the Urban Enterprise Zone; if they were, this increase in industrial acreage could lead to increased revenue from the Urban Enterprise Zone.
- There is a residential area south of Fairview Street abutting the industrial area with no commercial or landscape buffer in-between. There is also a residential area west of the industrial area between 9th and 10th Streets with no commercial or landscape buffer in-between.
- According to the 2006 New Jersey Known Contaminated Sites List, Morgan Village includes one known contaminated site.
- According to the U.S. Environmental Protection Agency, Morgan Village includes one active federal CERCLA site that is not currently on the Superfund National Priorities List, Barry Bronze Bearing Company site on 7th Street.
- Morgan Village includes forested areas along Newton Creek across from the Fairview neighborhood, along Interstate 676, and along the rail line between 8th and 10th Streets. There are also emergent and forested wetlands adjacent to the Fairview neighborhood, located within the 100-year floodplain.

Potential Data Gaps

- There are no neighborhood or redevelopment plans associated with this redevelopment area.

Recommendations

- Consider working with property owners of existing industrial space along Fairview Street to develop a vegetative buffer to screen industrial uses from residential areas. Include this as a requirement as a component of the design guidelines in the redevelopment plan.

- Expand the Urban Enterprise Zone to include Blocks 609 and 610. (See area depicted in purple for locations of Blocks 609 and 610 and Urban Enterprise Zone in pink in **Figure 63**)

Figure 63
Morgan Village
Locations of Blocks 609 with 610 and Urban Enterprise Zone

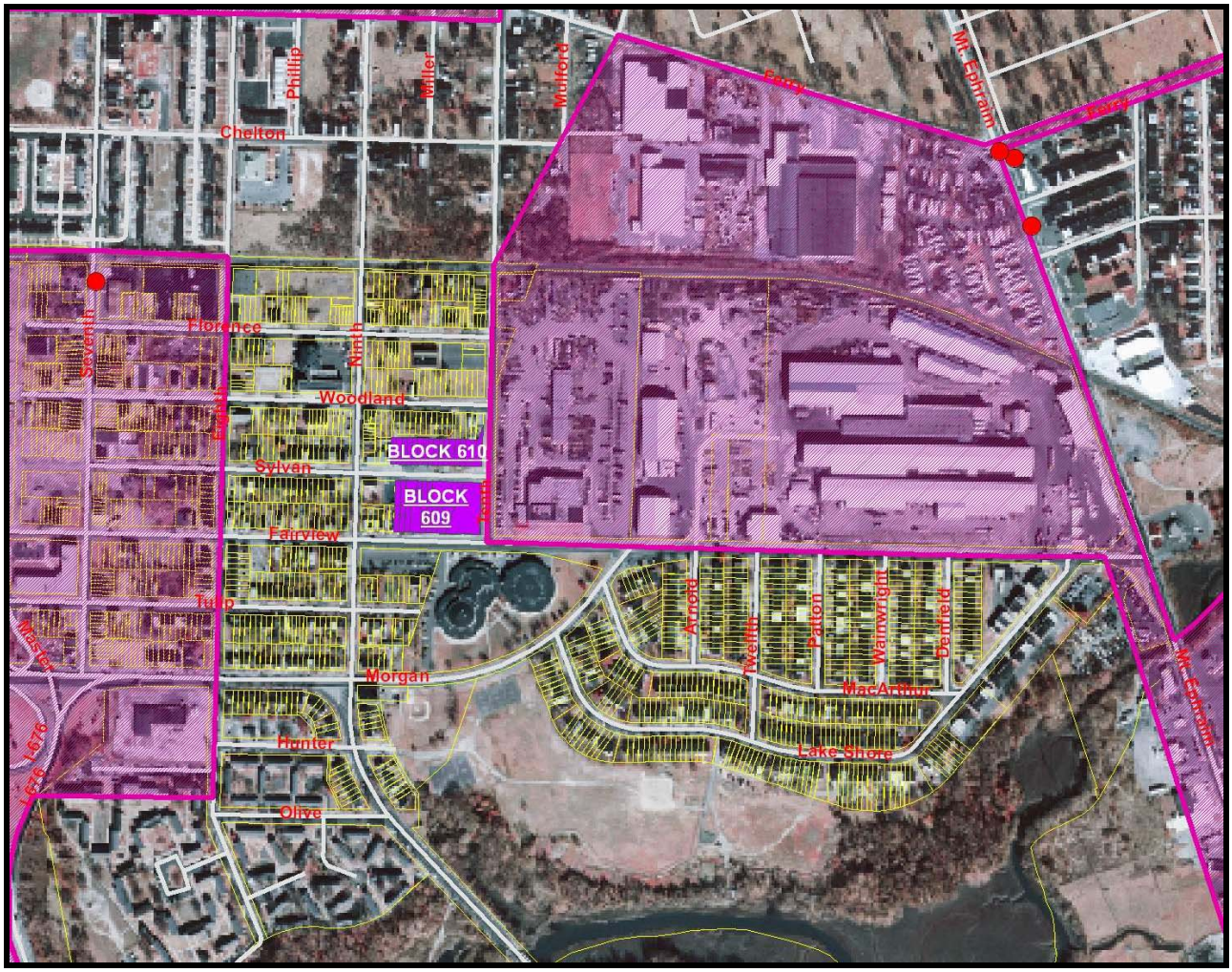


Figure 64
Morgan Village
Existing Zoning

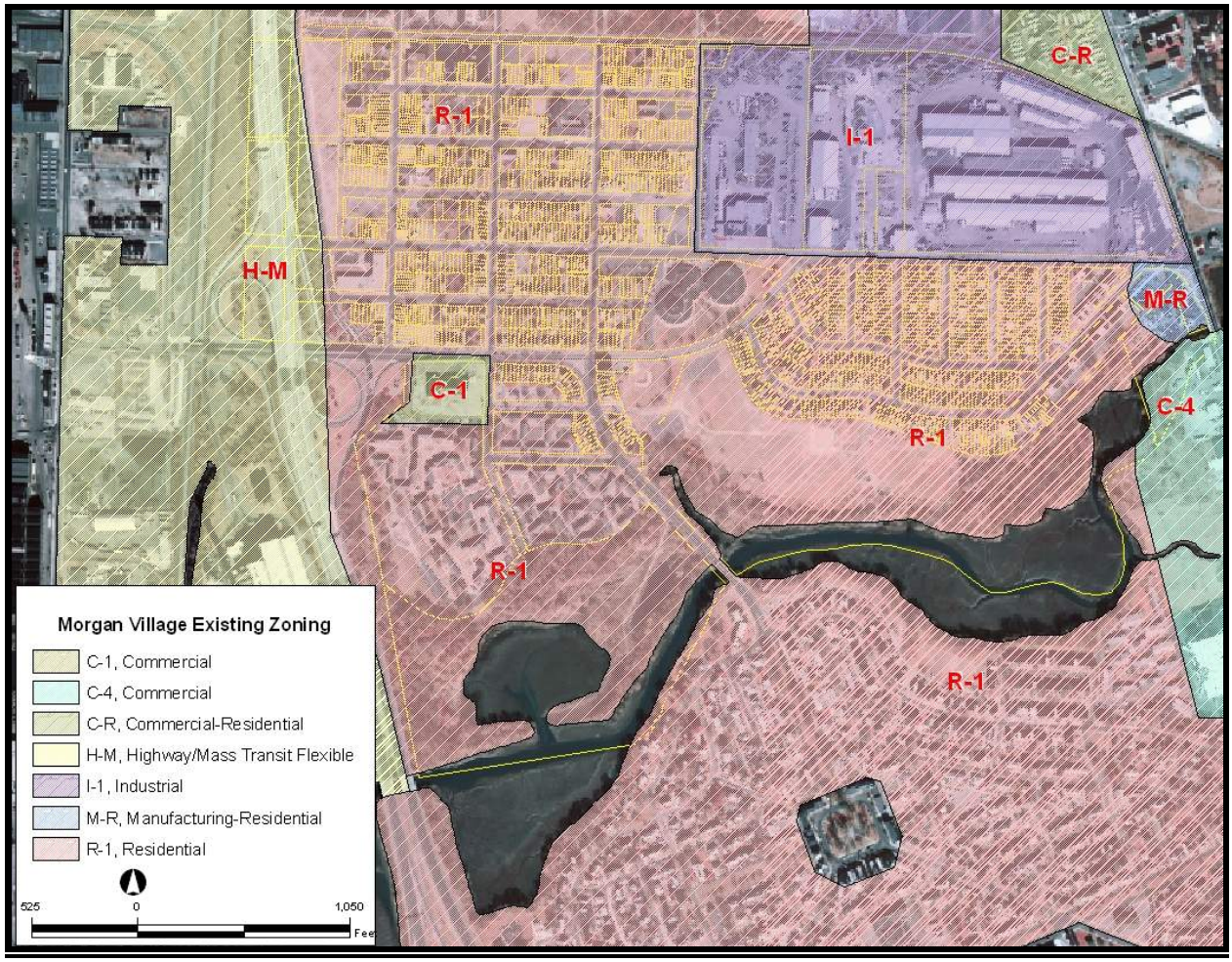


Figure 65
Morgan Village
Proposed Zoning Ordinance Zoning

Parkside

Parkside includes 174.3 acres located in eastern Camden bounded by Pine Street to the north, the Cooper River to the east, East Crescent Boulevard to the south, and Haddon Avenue to the west. The redevelopment plan for Parkside was written in March 2003, approved by the Camden Planning Board in May 2003, and approved by the City Council in June 2003.

Observations

- Parkside is mostly residential (95.5%) and privately-owned.
- Small, residential lots which are categorized as vacant are scattered throughout the neighborhood.
- Parkside includes a small area in the northeast portion of the neighborhood south of Pine Street that is currently zoned Light Industrial. It is currently a mix of industrial on Blocks 1262 and 1262.01, and school-related activities. Much of this area is owned by the Board of Education, and Camden High School is on the adjacent Block 1264, which is currently zoned Residential. This area is omitted from any redevelopment planning maps in the 2003 redevelopment plan.
- Blocks 1266 and 1267 are currently zoned residential, but are non-conforming industrial uses. Under the proposed zoning ordinance, Blocks 1262, 1262.01, 1266, and 1267 would all become Office Light Industrial. This four block area is surrounded by residential, school, and parkland. Block 1262 lot 17 also includes a known contaminated site owned by the Monsanto Chemical Company.
- According to the 2006 New Jersey Known Contaminated Sites List, Parkside includes four known contaminated sites, including the aforementioned site owned by the Monsanto Chemical Company.
- According to the U.S. Environmental Protection Agency, Parkside includes two archived federal CERCLA sites: Harleigh Cemetery on Haddon Avenue and the aforementioned Monsanto Chemical Company on Pine Street. It should be noted that sites being labeled as "archived" by no means indicate that the sites are contaminate free.
- The 2005 neighborhood strategic plan emphasizes the close proximity of industrial uses to residential areas and therefore calls for buffers to be created in these areas.
- The 2005 neighborhood strategic plan calls for the creation of a mixed-use civic building to provide community space as well as generate new retail business. The neighborhood plan called for this building to be located on either the southwest or southeast corner of the intersection of Kaighns and Haddon Avenues.
- In order to create more of a buffer between industrial and residential uses, the 2005 neighborhood strategic plan calls for the acquisition of industrial properties bounded by Walnut Street, Pine Street, Magnolia Avenue, and Empire Avenue. The plan seeks to convert these properties to residential uses. This area is included in the neighborhood plan for Parkside, but is actually located in the Gateway

Redevelopment Area. The redevelopment of current or former industrial/manufacturing areas will also face additional expenses due to environmental investigation and remediation costs.

Potential Data Gaps

- The 2003 redevelopment plan calls for rezoning to correct outdated land uses but does not include a map or details regarding proposed rezoning. It was therefore not possible to compare current zoning to proposed zoning per the redevelopment plan. The redevelopment plan instead focuses on six targeted housing and storefront rehabilitation and renovation projects. The 2005 neighborhood strategic plan also calls for rezoning, particularly along Haddon Avenue.
- Status of New Jersey Schools Development Authority (formerly the Schools Construction Corporation) plans regarding the proposed relocation of Parkside Elementary School and Hatch Middle School.
- Status of the acquisition of industrial properties called for by the 2005 neighborhood strategic plan in the area bounded by Walnut Street, Pine Street, Magnolia Avenue, and Empire Avenue.

Recommendations

- Ensure there is an adequate vegetative buffer between residential/institutional areas and industrial properties in the vicinity of Pine Street. Retain provision in the proposed zoning ordinance to convert Blocks 1262, 1262.01, 1266, and 1267 to Office Light Industrial (See area depicted in purple in **Figure 66**)

Figure 66
Parkside
Industrial Uses Along Pine Street Surrounded by Residential, Parkland, and School Facilities

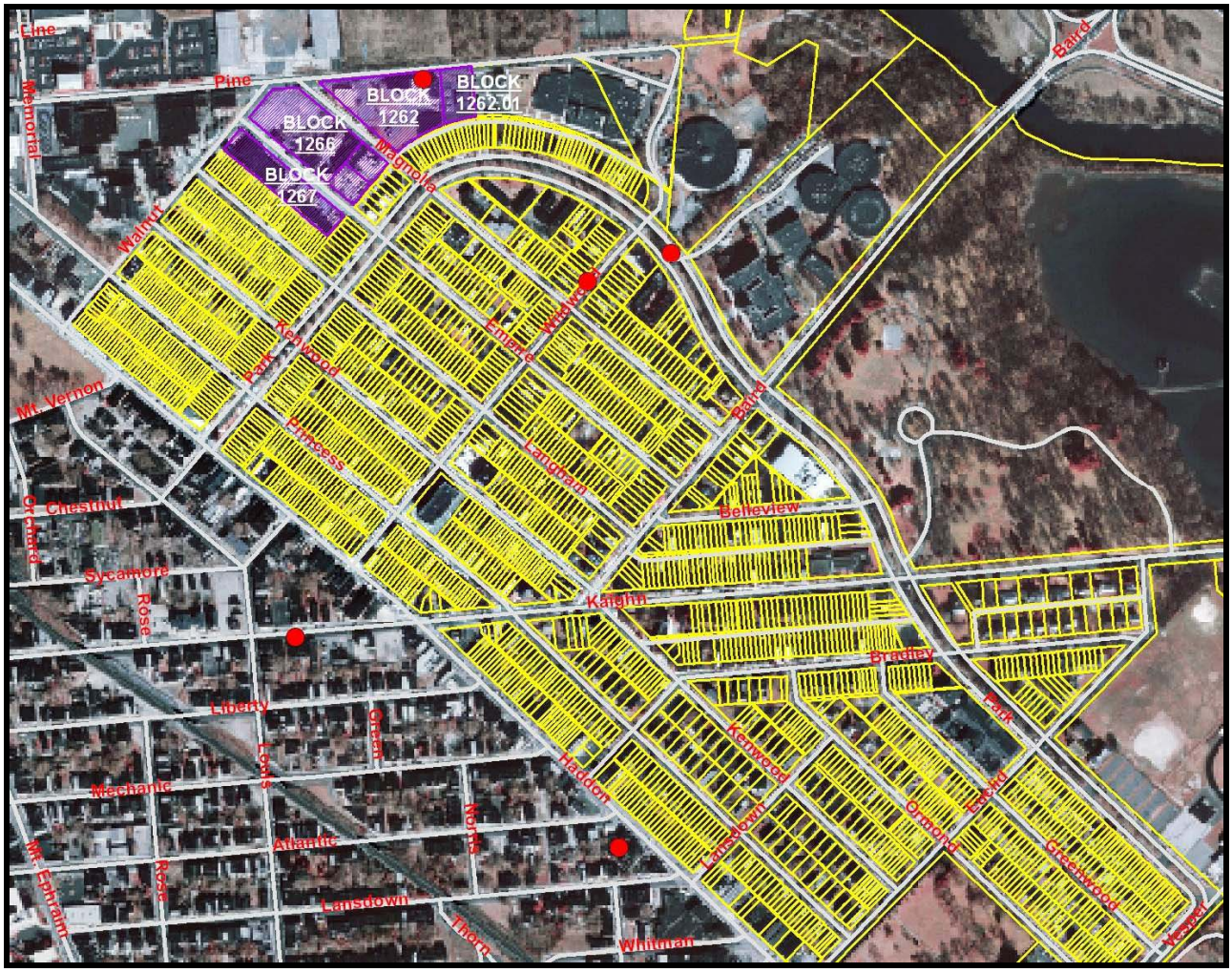


Figure 67
Parkside
Existing Zoning

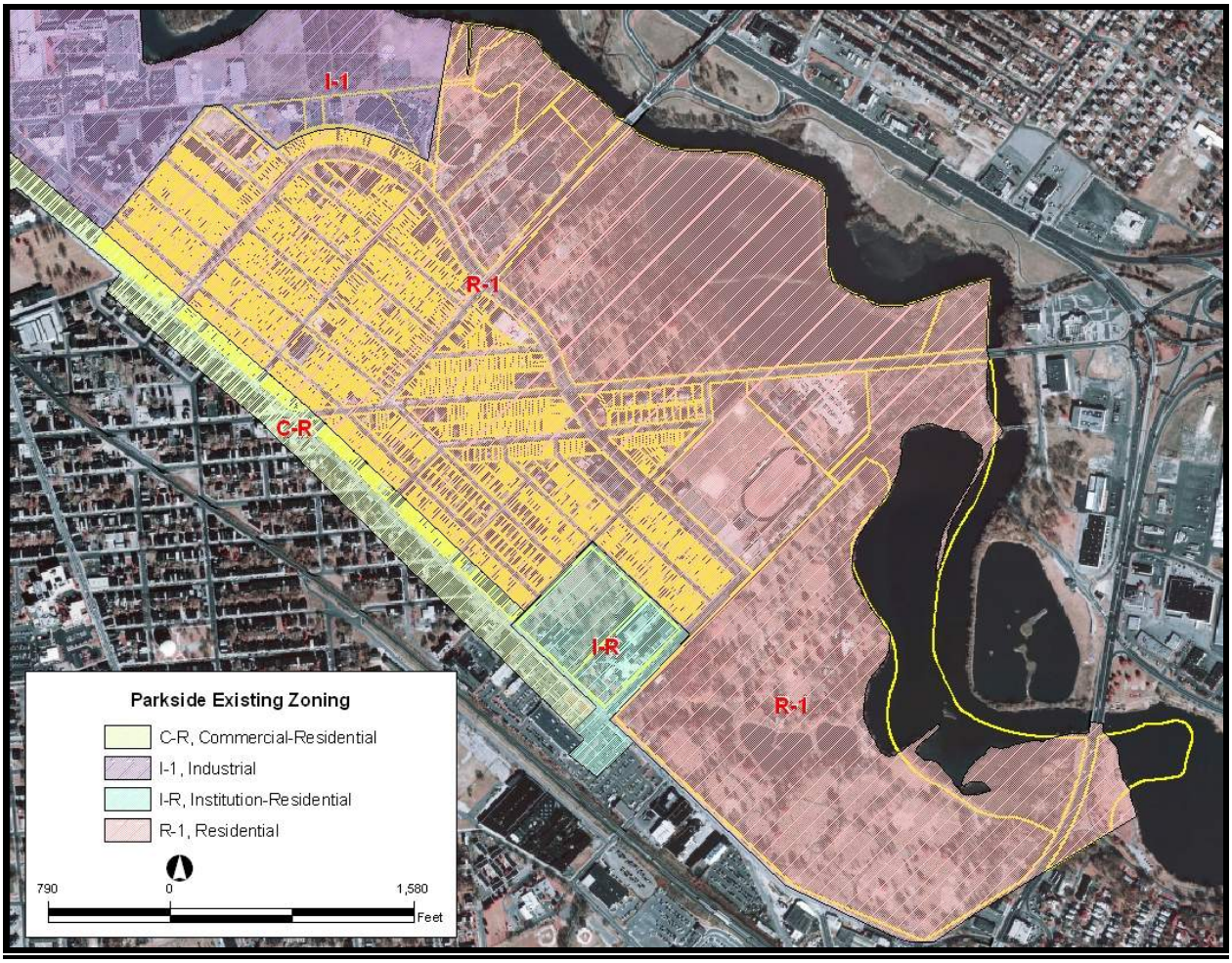
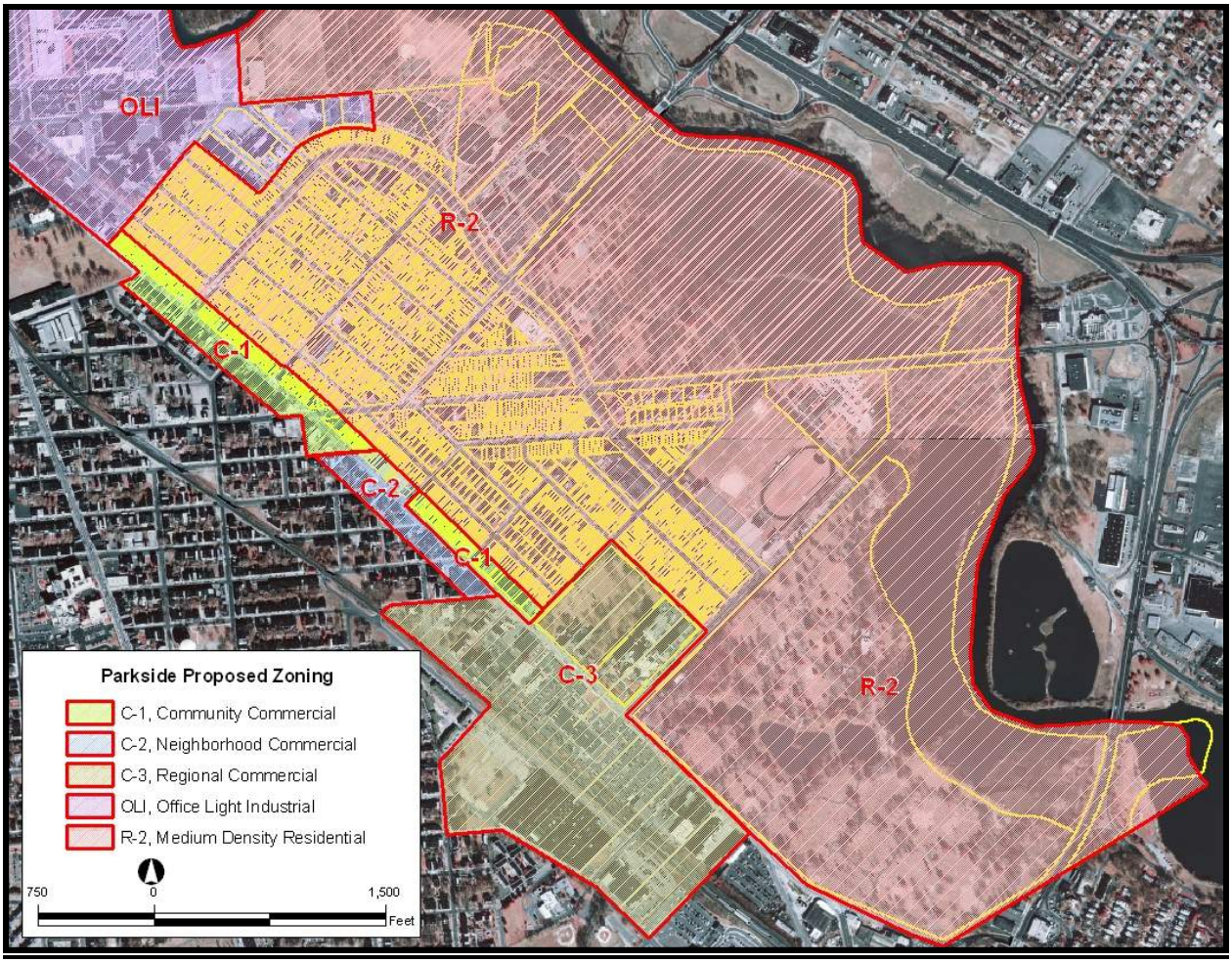


Figure 68
Parkside
Proposed Zoning Ordinance Zoning



Rosedale

Rosedale consists of 179.7 acres located in northeast Camden bounded by the rail line to the north, Pennsauken to the east, Federal Street to the south, and Rosedale Avenue to the west. The redevelopment plan for Rosedale was written in August 2005, approved by the Camden Planning Board in December 2005, and approved by the City Council in February 2006.

Observations

- Rosedale is a gateway neighborhood to Pennsauken and is mostly zoned Residential (75.8%) and privately-owned with a property unimprovement rate of 50.3%.
- Rosedale currently includes Industrial zoning along the rail line as well as on Blocks 972, 973, and 974. The 2005 redevelopment plan calls for a new industrial park on the remediated former General Color Company paint factory CERCLA site along existing railroad lines. However, since the publication of that plan, much of this area has been or is being redeveloped as residential. Even with the new industrial acres targeted for the industrial park envisioned in the redevelopment plan, the 2005 redevelopment plan would lead to a decrease of 19.5 industrial/manufacturing acres, as Light Industrial zoning would be restricted to Block 974, which is currently used for industrial purposes. The redevelopment plan also proposes Residential zoning for Blocks 971, 972, and 973 that are along the rail line and proposes Conservation zoning for Blocks 981, 982, 983, and 985.
- The proposed zoning ordinance would result in an increase of 14.6 industrial/manufacturing acres due to the expansion of Light Industrial zoning into Blocks 971, 972, 973, 981, 982, 983, and 985. The majority of this expanded industrial area is located in the Urban Enterprise Zone, so the gain in industrial space could result in increased Urban Enterprise Zone revenue as well. A small portion of the expanded industrial area is located in Rosedale's only forested area.
- The Urban Enterprise Zone does not include all of Block 974, which is the proposed location of the new industrial park.
- The 2005 redevelopment plan calls for encouraging existing commercial businesses to stay within Rosedale and new businesses to relocate to Rosedale.
- Revitalization, including storefront rehabilitation and occupied store renovation, is focused on the Westfield Avenue corridor, which currently only includes one vacant property that is owned by the City of Camden.
- According to the 2006 New Jersey Known Contaminated Sites List, Rosedale includes one known contaminated site.
- According to the U.S. Environmental Protection Agency, Rosedale includes one active federal CERCLA site that is not currently on the Superfund National Priorities List, the aforementioned General Color Company site at 31st Street and Lemuel Avenue.

- The 2005 redevelopment plan does not include a parking space requirement for industrial development.

Potential Data Gaps

- As a portion of the General Color Company site has been redeveloped as housing in conjunction with the HOPE VI project, additional information is needed regarding the extent of the housing redevelopment project to ascertain the appropriateness of the industrial development contained in the redevelopment plan.
- Information on commercial property to be relocated.

Recommendations

- The proposed zoning ordinance appropriately calls for industrial uses along the rail line and leads to an increase of 14.6 industrial acres. (See area depicted in purple in **Figure 69**)
- Increase the Urban Enterprise Zone to encompass the entire new industrial park on Block 974.
- Investigate using the forested area in the proposed industrial area to meet non-structural stormwater requirements by not developing in this portion of the site.

Figure 69
Rosedale
Proposed Zoning Ordinance Industrial Uses Along Existing Rail Line
Portion of Block 974 That Falls Outside the UEZ

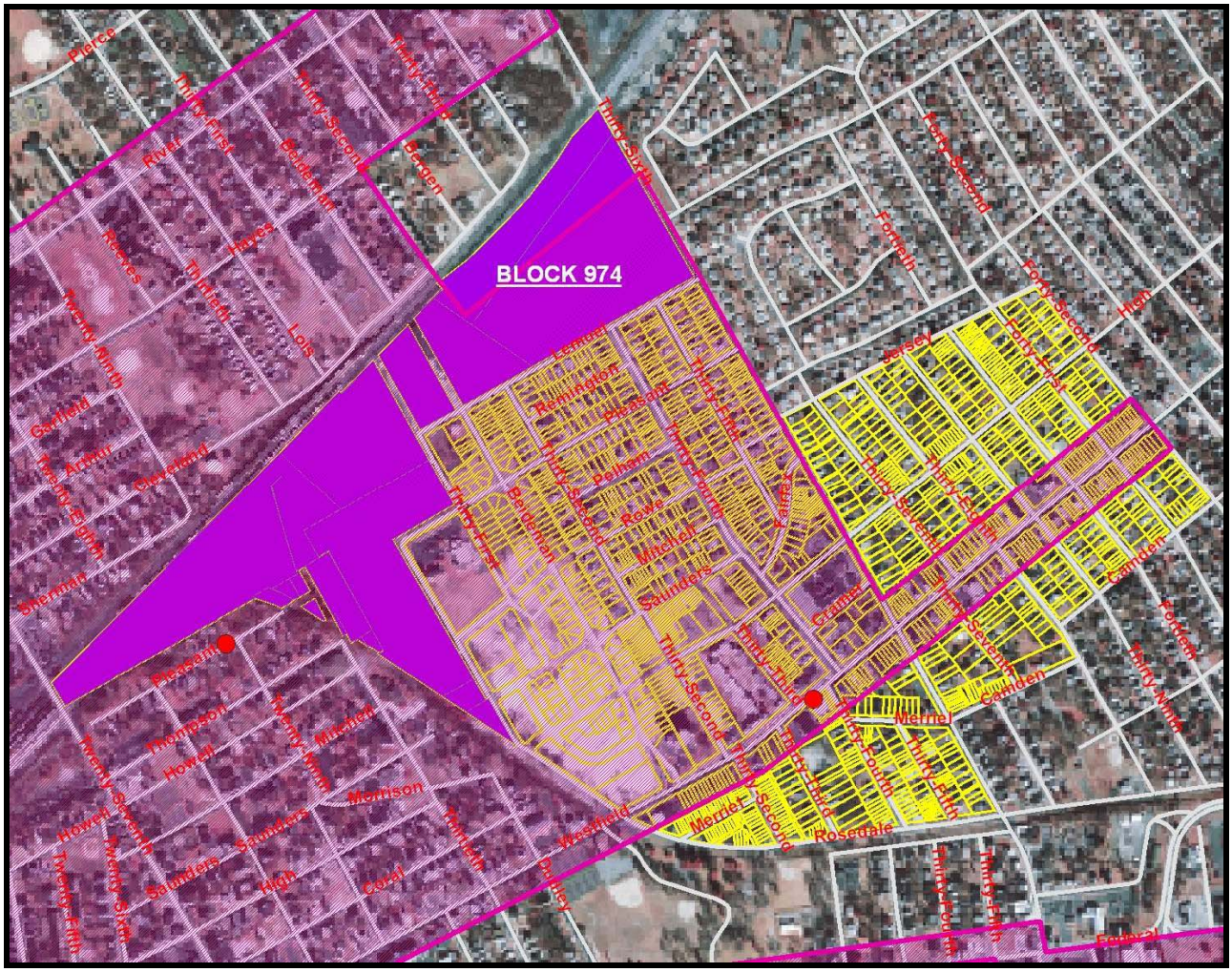

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Figure 70
Rosedale
Existing Zoning

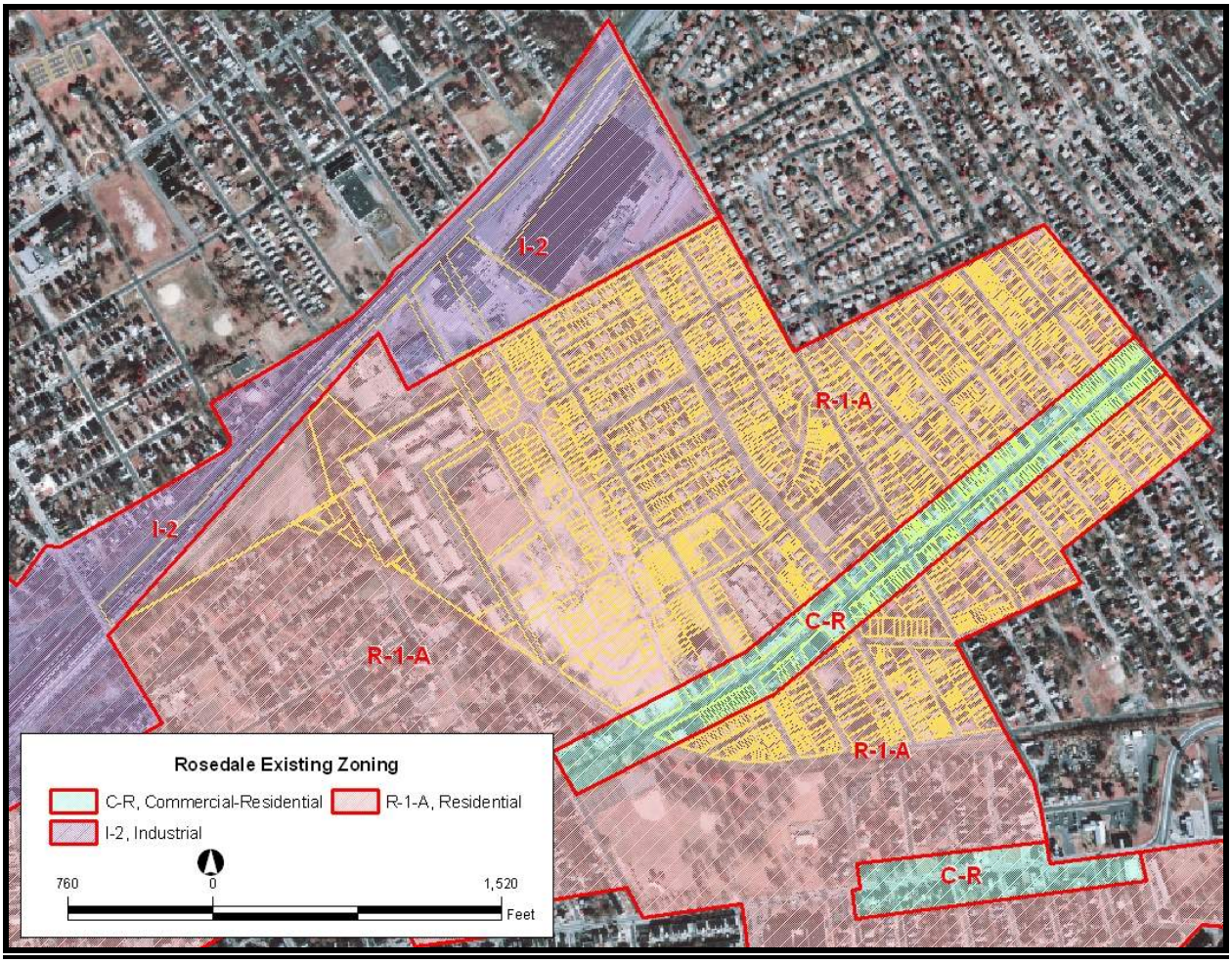


Figure 71
Rosedale
Proposed Zoning Ordinance Zoning

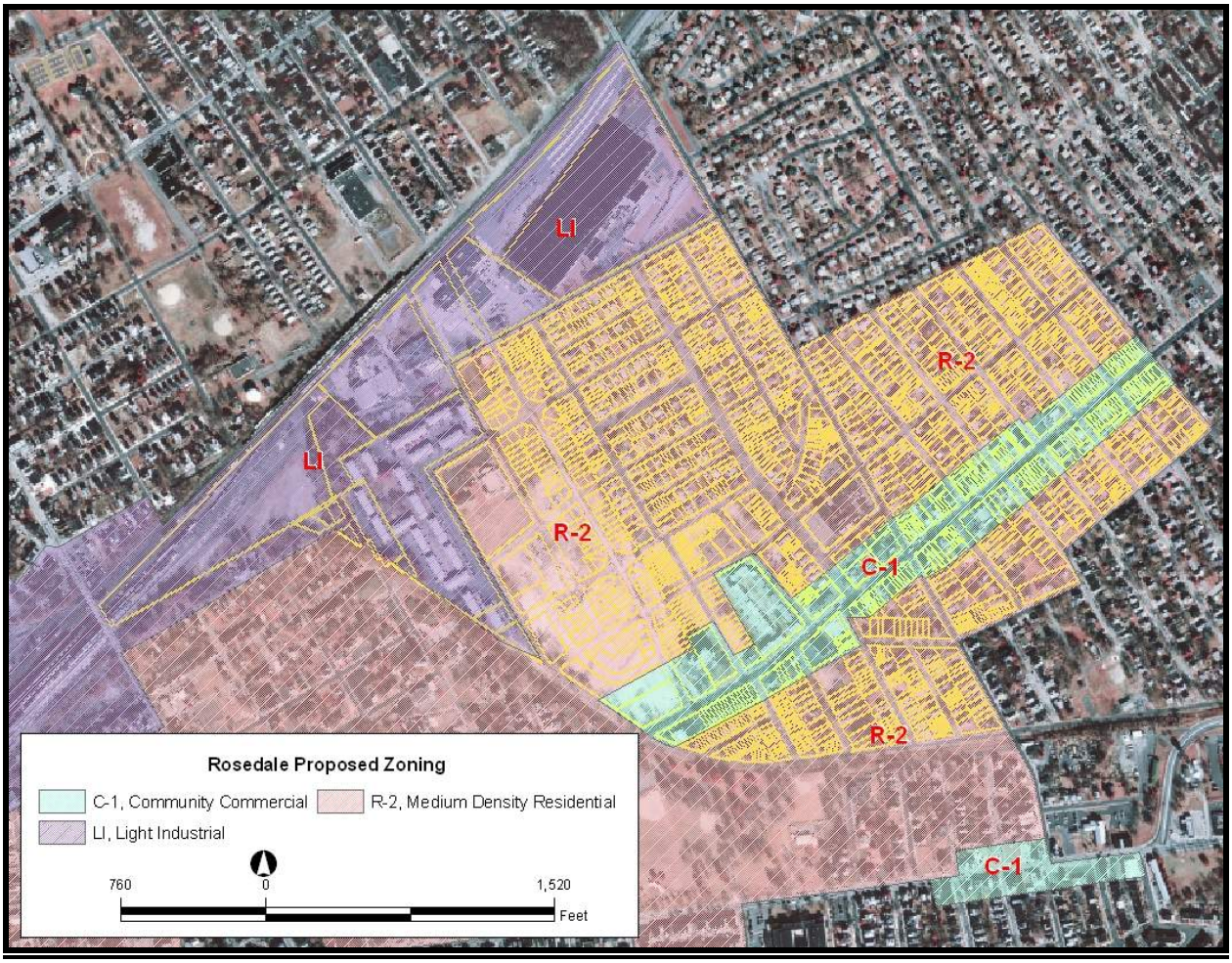
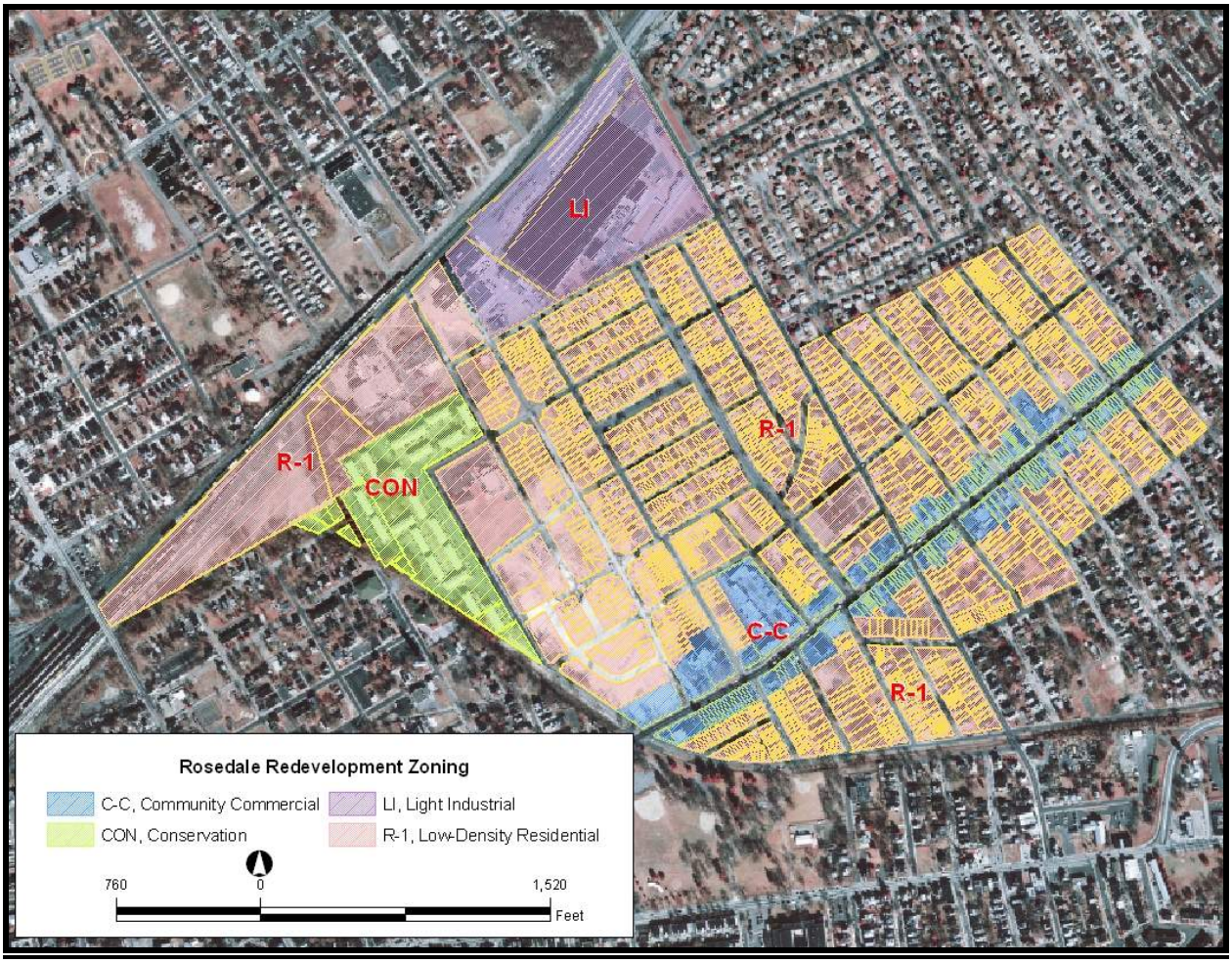


Figure 72
Rosedale
Redevelopment Plan Zoning



Whitman Park

Whitman Park consists of 195.3 acres located in eastern Camden bounded by Atlantic Avenue to the north, Haddon Avenue to the east, Ferry Avenue/Collingswood to the south, and Mt. Ephraim Avenue to the west. There is currently no redevelopment plan in place for Whitman Park. A redevelopment plan is expected to be completed by the end of 2008.

Observations

- Whitman Park is primarily residential (72.7%), and commercial development is predominantly located along Mt. Ephraim and Haddon Avenues.
- Whitman Park currently includes Industrial zoning along Haddon Avenue and the rail line in the southeast quadrant; however, most of these properties are currently used as parking lots with some industrial purposes. The proposed zoning ordinance converts the southeast industrial area to both neighborhood Commercial and Transit-Oriented zoning. This rezoning would result in a decrease of 32.5 industrial acres, which could result in reduced revenue from the Urban Enterprise Zone. The redevelopment of current or former industrial/manufacturing areas will also face additional expenses due to environmental investigation and remediation costs.
- According to the 2006 New Jersey Known Contaminated Sites List, Whitman Park includes three known contaminated sites.
- According to the U.S. Environmental Protection Agency, Whitman Park includes one active federal CERCLA site that is not currently on the Superfund National Priorities List, the RF Products, Inc. site at Davis and Copewood Streets.

Potential Data Gaps

- Ability to redevelop the R.F. Products, Inc. CERCLA site for industrial reuse.
- Information on the type of industry which would need to be relocated.
- Cost of remediating industrial areas to allow for redevelopment as commercial/residential.
- All efforts were made to collect and consider existing redevelopment plans, redevelopment studies, and/or neighborhood strategic plans. However, not all plans were able to be obtained and evaluated to include the Whitman Park neighborhood strategic plan.

Recommendations

- Due to its proximity to transportation and current usage, consider rezoning the current industrial area that is proposed for Transit-Oriented zoning instead to Office Light Industrial. Doing so would allow for easy commuter access to the nearby PATCO station on Ferry Avenue. (See area depicted in purple in **Figure 73**)

Figure 73
Whitman Park
Current Industrial Area to be Converted to Transit-Oriented Area

Figure 74
Whitman Park
Existing Zoning

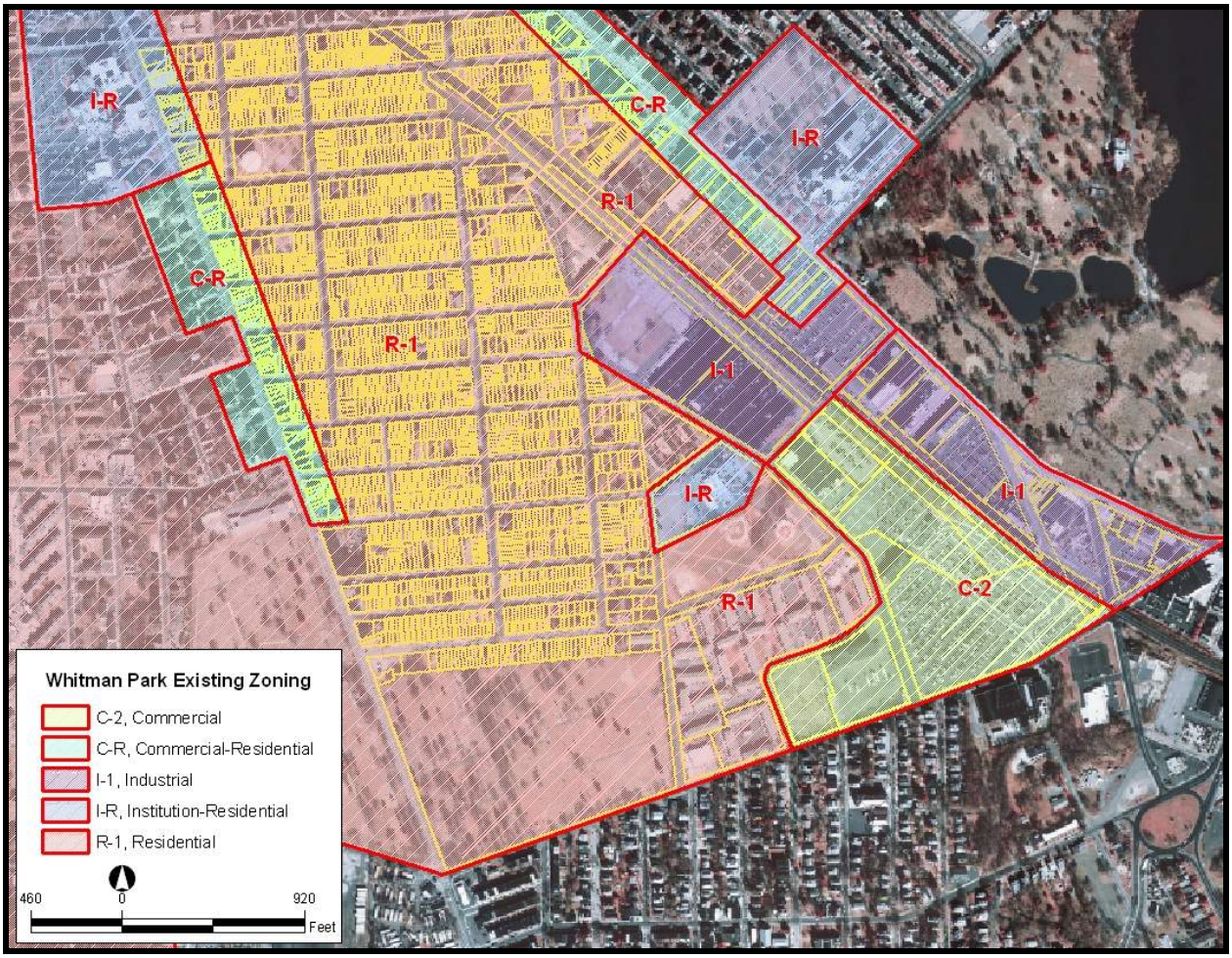
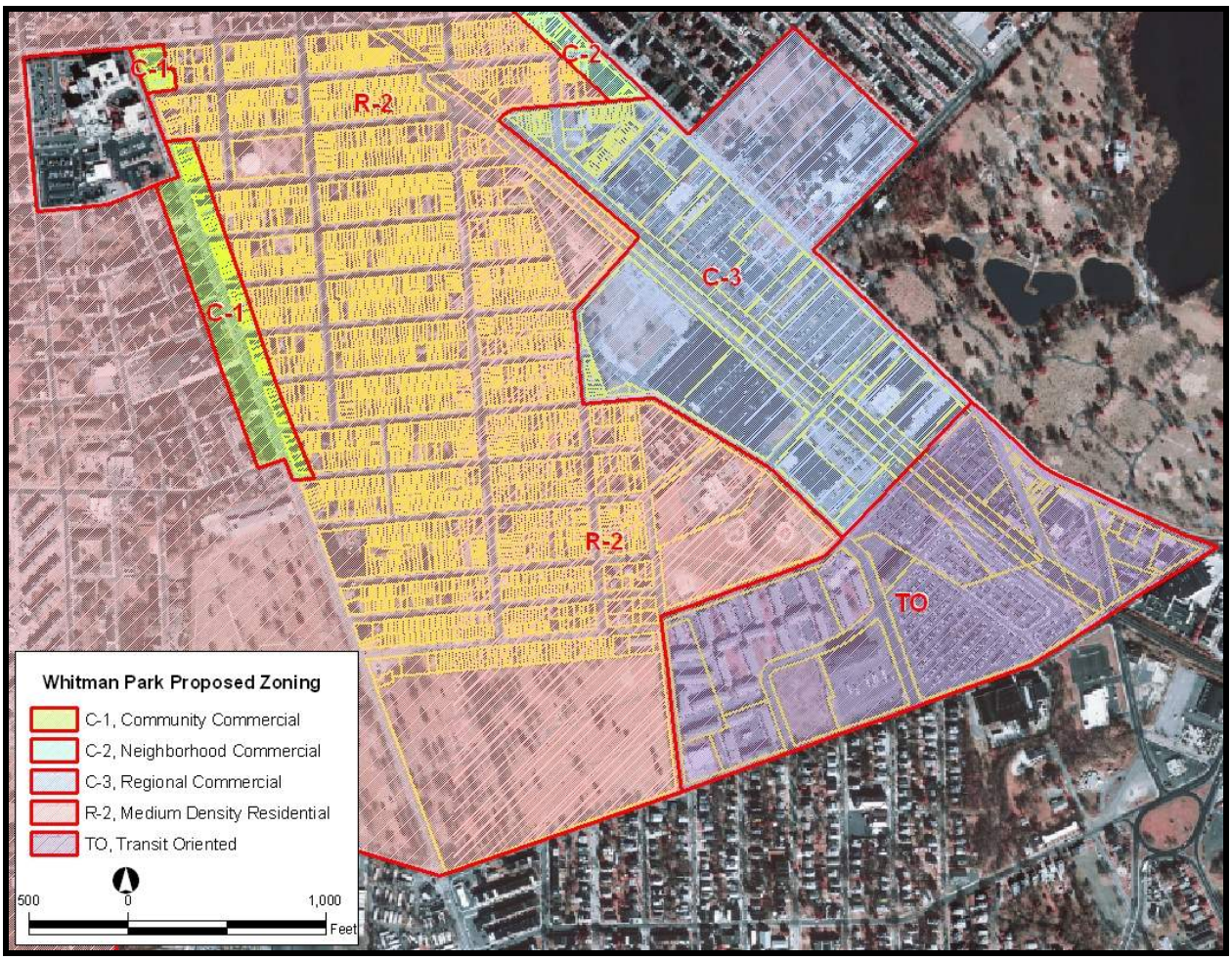


Figure 75
Whitman Park
Proposed Zoning Ordinance Zoning



RESIDENTIAL REDEVELOPMENT AREAS ANALYSIS

There are three redevelopment areas in Camden that have been categorized as solely residential. These neighborhoods are:

- Cooper Plaza,
- Stockton (also known as Stockton East), and
- Stockton West.

In these three redevelopment areas, there is no current or proposed industrial zoning. These areas were nonetheless included in the analysis to determine if they include any industrial uses and to assess industrial uses in adjacent redevelopment areas.

Cooper Plaza

Cooper Plaza consists of 55.7 acres located in central Camden bounded by Martin Luther King, Jr. Boulevard to the north, Interstate 676 to the east, Pine Street to the south, and Broadway to the west. The redevelopment plan for Cooper Plaza was written in March 2005, revised in May 2005, approved by the Camden Planning Board in April 2005, and approved by the City Council in June 2005.

Observations

- Cooper Plaza is 100% residential with Commercial-Residential zoning along Broadway and Institutional-Residential zoning covering most of the neighborhood.
- Cooper Plaza does not include industrial zoning.
- According to the 2006 New Jersey Known Contaminated Sites List, Cooper Plaza includes one known contaminated site.

Potential Data Gaps

- Status of the ten occupied commercial properties that will require relocation per the 2005 redevelopment plan to accommodate the proposed construction of the Medical Arts Public High School. The plan calls for these buildings to be moved to a new location, and the property owners will then be allowed to return to their original location or remain at their new relocated site once construction of the Medical Arts Public High School is complete.
- Status of New Jersey Schools Development Authority (formerly the Schools Construction Corporation) plans for a replacement of the Broadway Elementary School.

Recommendations

- Because Cooper Plaza does not include industrial/manufacturing areas or any apparent non-conforming industrial uses, there are no recommendations associated with this neighborhood.

Figure 76
Cooper Plaza
Existing Zoning

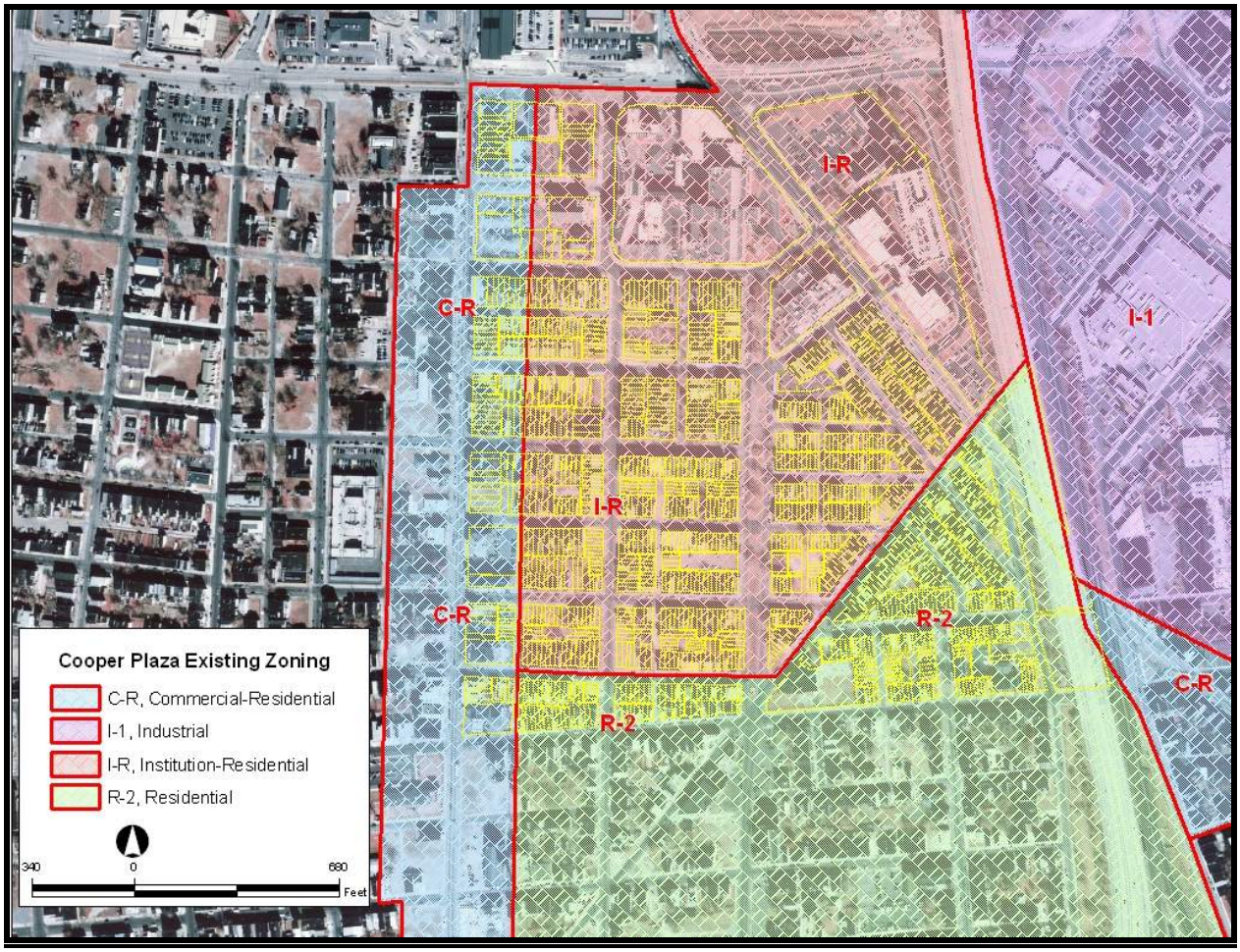


Figure 77
Cooper Plaza
Proposed Zoning Ordinance Zoning

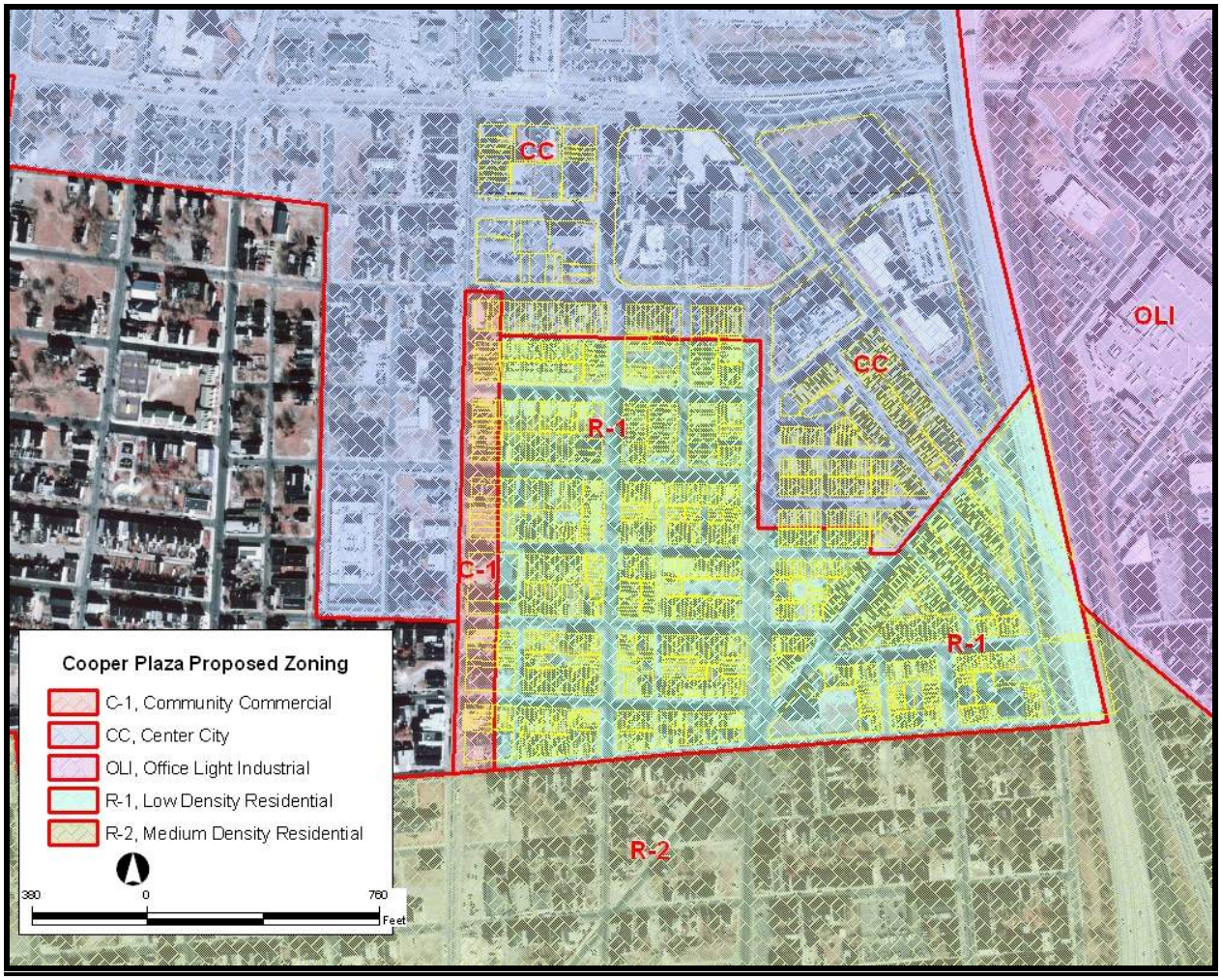
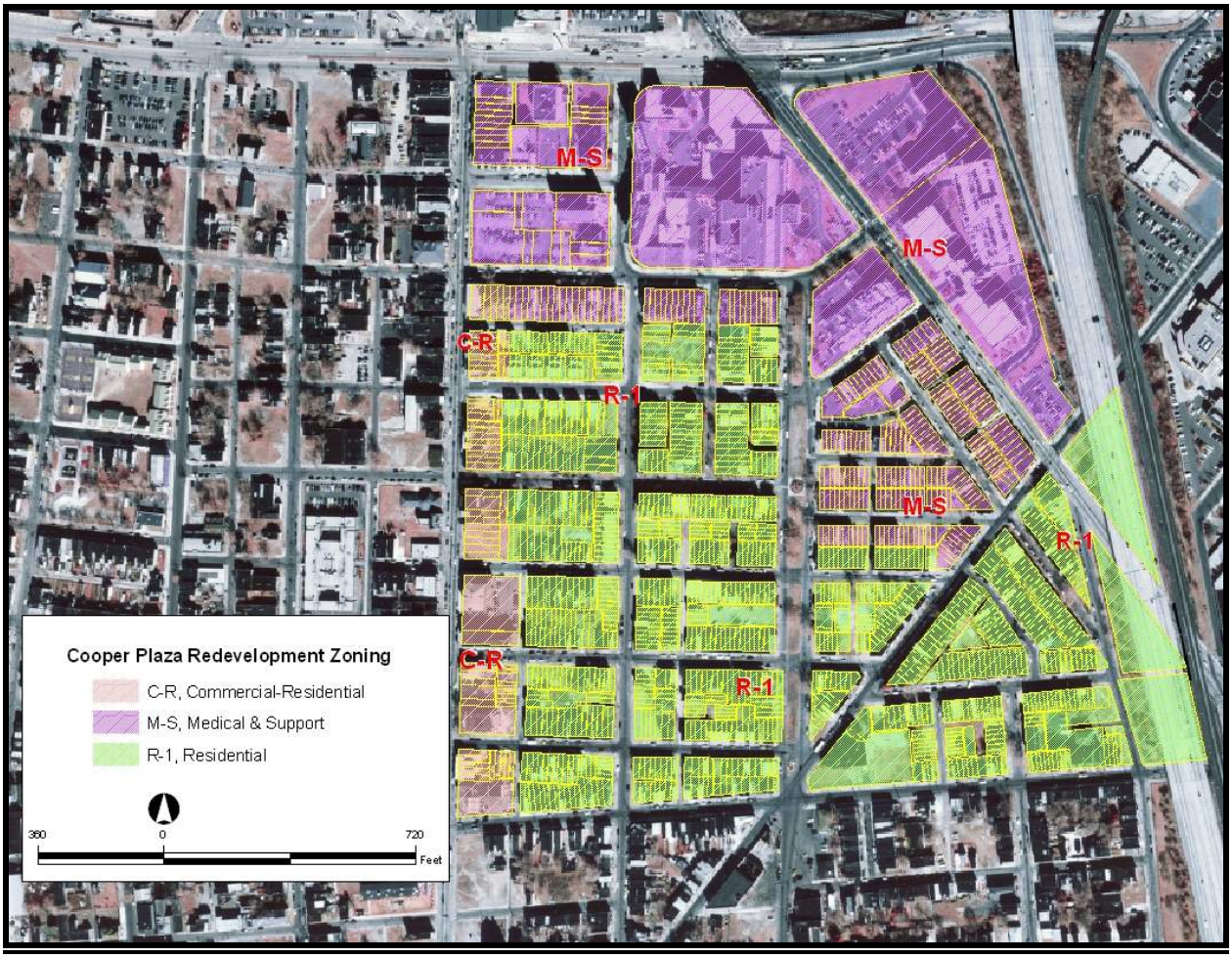


Figure 78
Cooper Plaza
Redevelopment Plan Zoning



Stockton

Stockton (also known as Stockton East) consists of 76.9 acres located in eastern Camden bounded by Federal Street to the north, Pennsauken to the south and east, and Line, 30th, and 32nd Streets and Freemont Avenue to the west. There is currently no redevelopment plan in place for Stockton. The Stockton redevelopment plan may be updated in conjunction with a new redevelopment plan for the adjacent Stockton West, which was last revised in June 1997.

Observations

- Stockton is 100% residential and does not include industrial zoning. A small commercial area is located along Federal Street, which also serves as a gateway to Pennsauken.
- Stockton has a property unimprovement rate of just 13.7%.
- According to the 2006 New Jersey Known Contaminated Sites List, Stockton includes zero known contaminated sites.

Potential Data Gaps

- There are no potential data gaps associated with this redevelopment area.

Recommendations

- Because Stockton does not include industrial/manufacturing areas or any apparent non-conforming industrial uses, there are no recommendations associated with this neighborhood.

Figure 79
Stockton
Existing Zoning

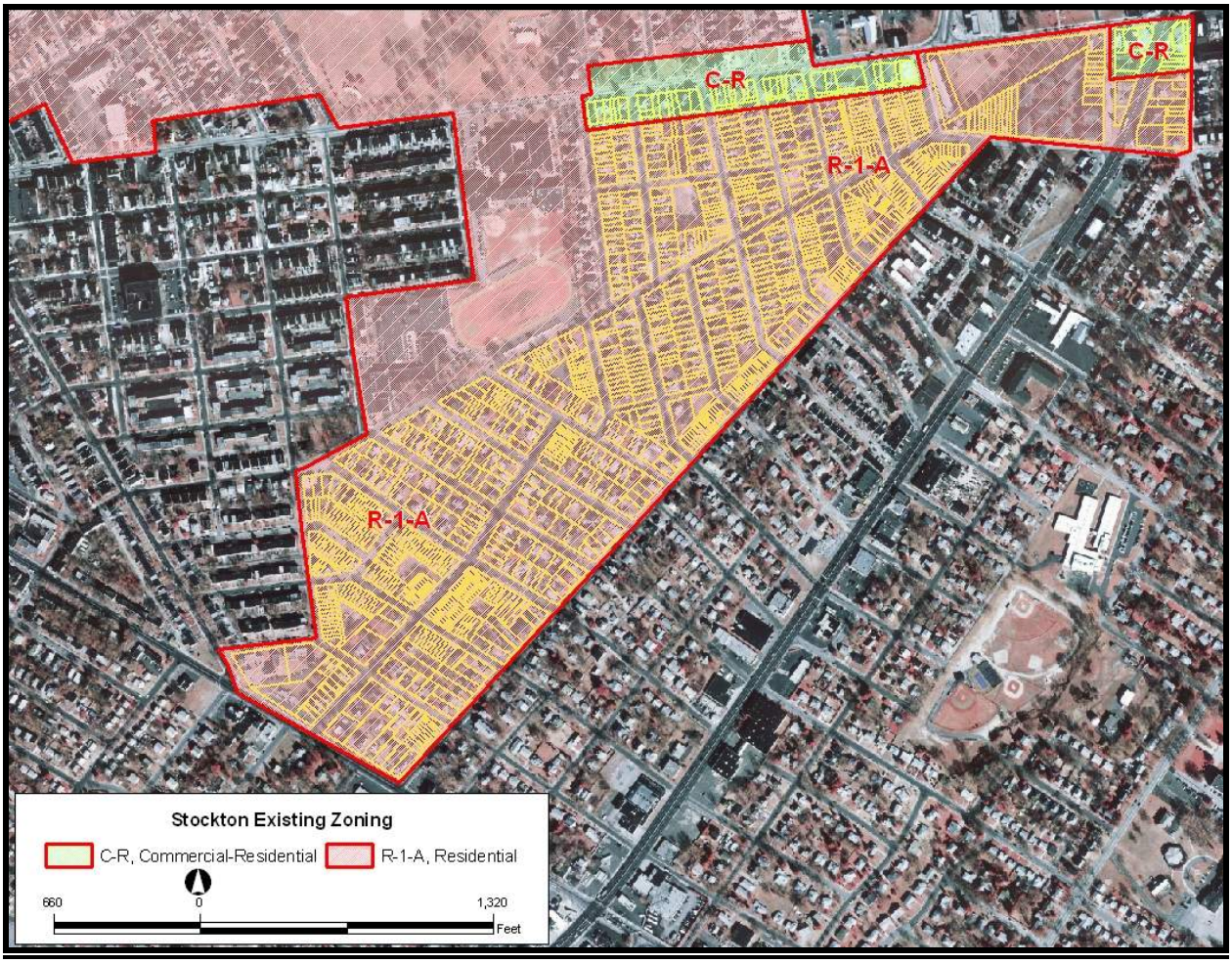
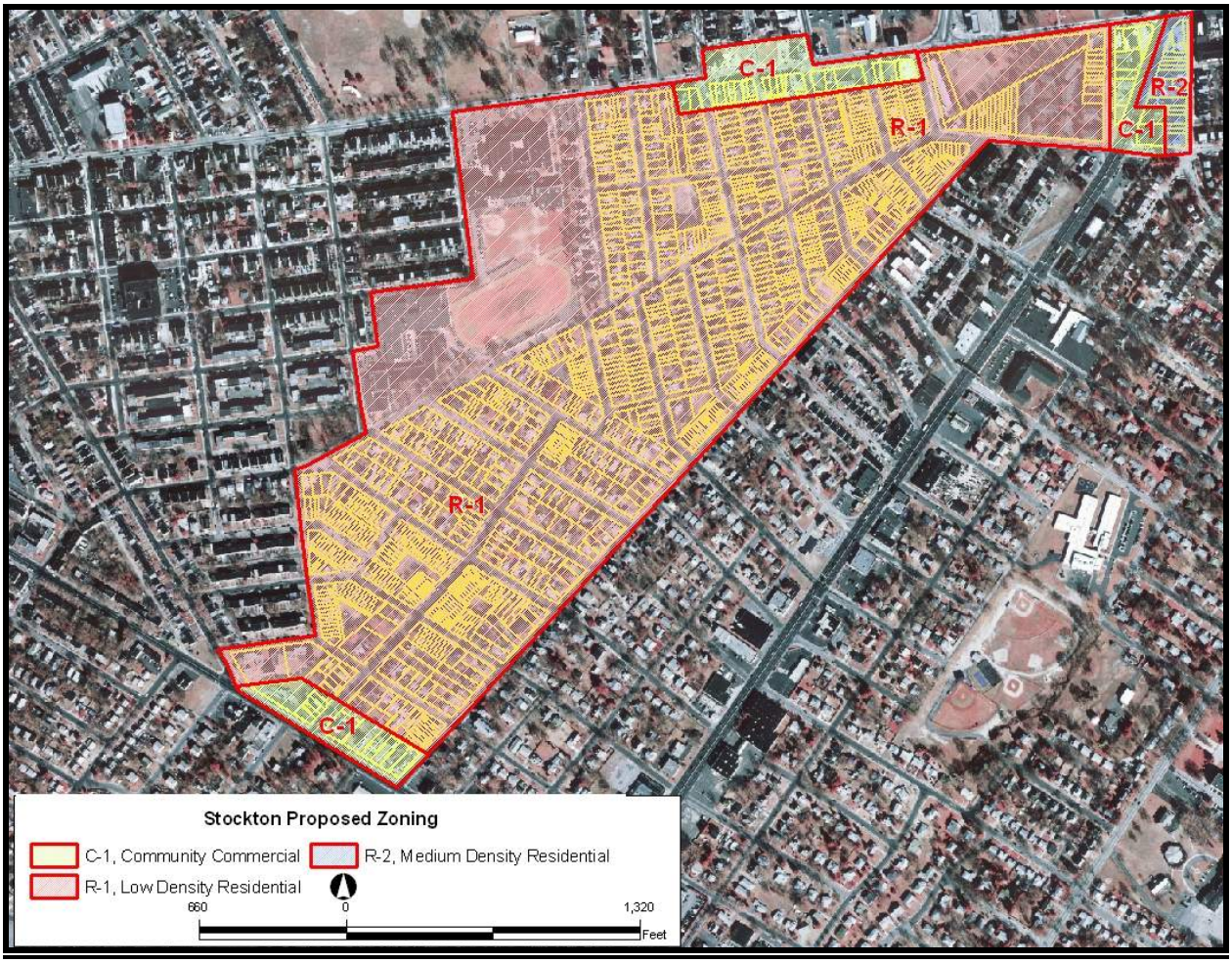


Figure 80
Stockton
Proposed Zoning Ordinance Zoning



Stockton West

Stockton West consists of 55.1 acres located in eastern Camden bounded by Federal Street to the north, 30th and 32nd Streets and Freemont Avenue to the east, Line Street to the south, and 27th Street to the west. There is currently no redevelopment plan in place for Stockton West. The Stockton West redevelopment plan, which was last revised in June 1997, may be updated in conjunction with a new redevelopment plan for the adjacent Stockton neighborhood.

Observations

- Stockton West is 100% residential and privately-owned with commercial and institutional development located primarily along Federal and 27th Streets.
- Stockton West does not include industrial zoning and has a low property unimprovement rate (7.6%).
- According to the 2006 New Jersey Known Contaminated Sites List, Stockton West includes zero known contaminated sites.

Potential Data Gaps

- There are no potential data gaps associated with this redevelopment area.

Recommendations

- Because Stockton West does not include industrial/manufacturing areas or any apparent non-conforming industrial uses, there are no recommendations associated with this neighborhood.

Figure 81
Stockton West
Existing Zoning

Figure 82
Stockton West
Proposed Zoning Ordinance Zoning

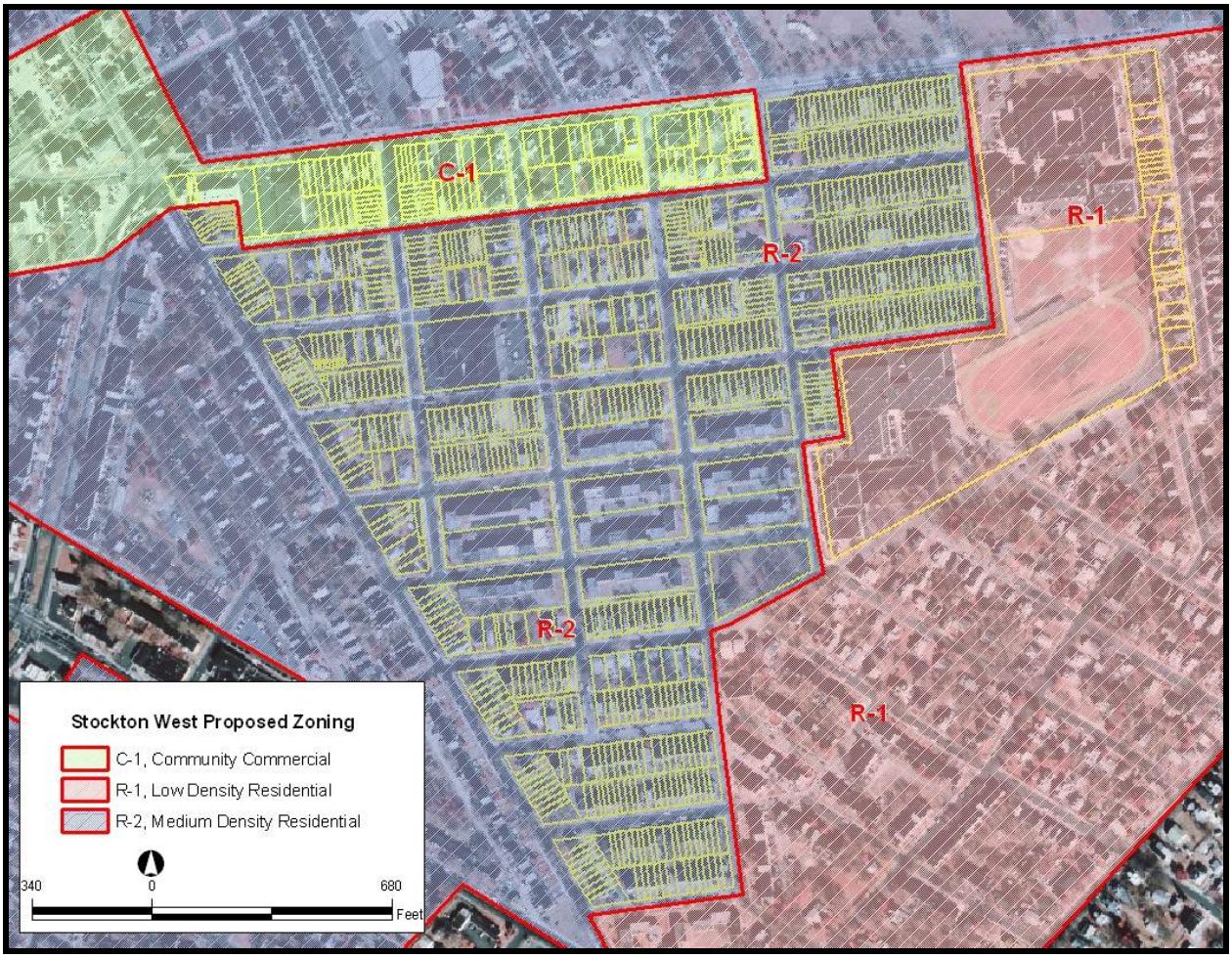
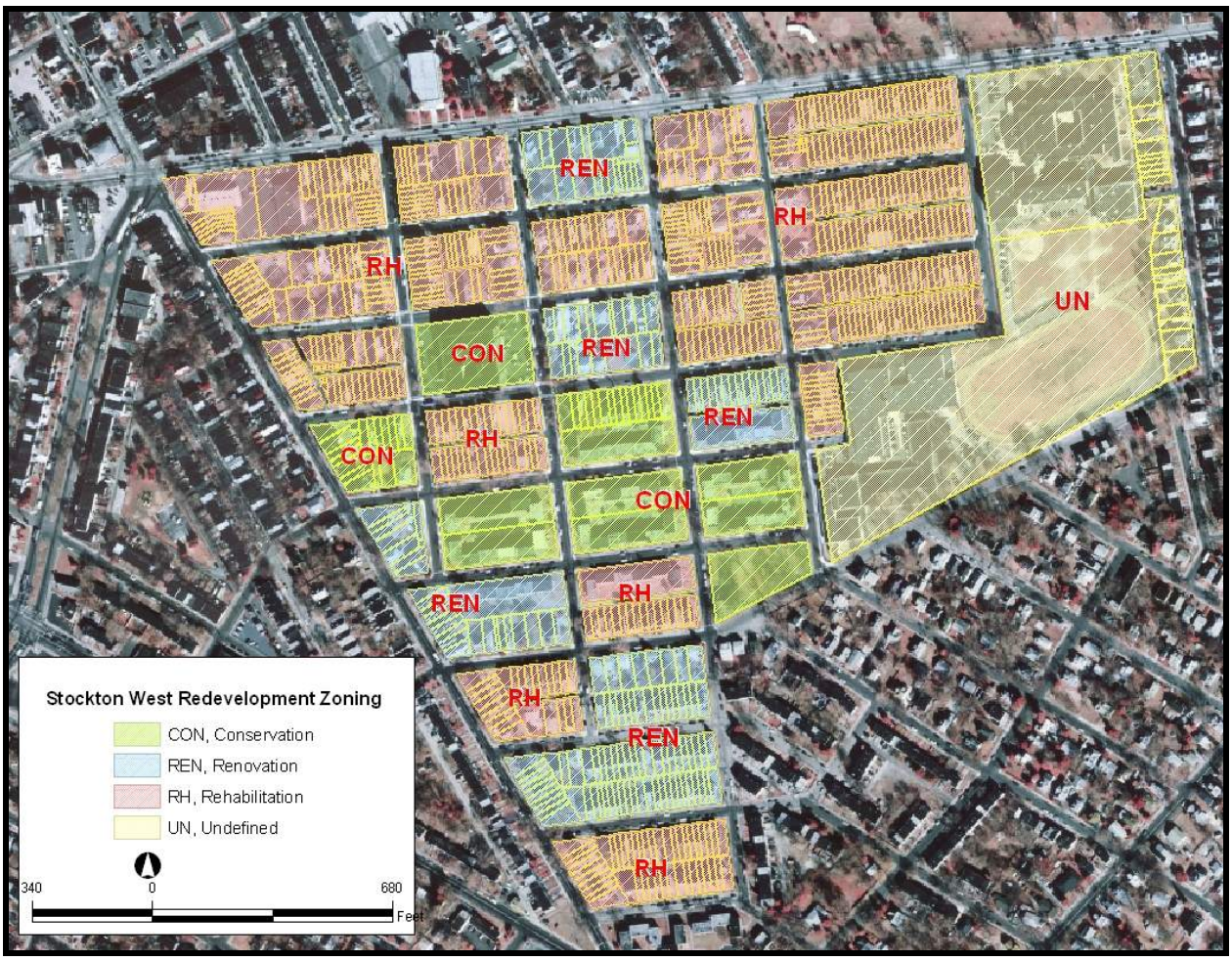


Figure 83
Stockton West
Redevelopment Plan Zoning



CITY-WIDE RECOMMENDATIONS

Across Camden, 387.9 industrial/manufacturing acres will be lost based on redevelopment plans, and 352.9 industrial/manufacturing areas will be lost based on the proposed zoning ordinance.

This analysis assessed concentrations of industrial, residential, and commercial areas, and took into consideration the transportation system and environmental constraints to develop recommendations on where concentrations of such uses are most appropriate and supportable. The analysis also looked at the locations of potential brownfield sites—both those identified on the 2006 New Jersey Known Contaminated Sites List and those that are likely brownfield sites based on vacant property in industrial zones or active non-conforming industrial properties in residential areas. The following recommendations are therefore grouped into six categories: priority areas for redevelopment; changes to the proposed zoning ordinance; priority brownfields; infrastructure improvements; recommended changes to redevelopment plans; and language which could be included in the proposed zoning ordinance to encourage sustainable development.

Priority Areas for Redevelopment

The redevelopment plans that have been developed to date included proposals for industrial parks in Marlton, Rosedale, and Gateway, and some increased industrial property in Dudley. The gains in Dudley and Rosedale are relatively small, and would primarily accommodate existing businesses. Recommendations contained in this report would result in the creation of new industrial property in North Camden and Waterfront South. Priorities for the development of these industrial areas should be based upon political realities, available funding, and market demand. In addition, thought should be given to developing industrial infill before the creation of new industrial areas. The following broad statements may assist in setting priorities and allocating resources:

- The industrial area in Marlton will have high cleanup costs because of the nature of current and former industrial activities in the area. However, remediation for non-residential uses will certainly be more cost effective than other land reuse scenarios. This area provides a large potential for increasing industrial land, as there are several large, publicly-owned vacant parcels already in existence in this area. It should be noted that this entire area is prone to flooding.
- The Gateway area should be a priority because this area includes Campbell's as a ready use, and the area currently consists of numerous surface parking lots, which makes environmental investigation and remediation easier. In addition, this area has easy access to Interstate 676 and the railroad, making it a valuable area for transportation-related industrial redevelopment.
- Waterfront South is anticipated to have the highest cost of brownfields remediation expenses, but due to its excellent access to the port and other transportation, this area may prove to have the highest return on investment and be the easiest to attract new industrial business. In addition, if the residential area is converted to

industrial reuse, this represents significant acreage which could become available for industrial use (111 acres).

- North Camden has significant tracts of vacant land which could be developed for industrial reuse, though this property lies within the floodplain. If the recommendation to develop a portion of the current residential area as industrial is followed, this would result in an additional 53 acres of industrial property, and redevelopment of the prison site for industrial would add an additional 16 acres.
- Bergen Square, Central Waterfront, Cramer Hill, Gateway, Marlton, and Waterfront South offer the greatest opportunities for industrial infill.

Infill Industrial Development

Based on data provided from the Camden Tax Assessor's Tax Parcel Database, a total of 519 acres of unimproved industrial/manufacturing property was identified, which provides an opportunity for infill development (see **Table B**). It must be noted, however, that this number includes properties that are non-taxable despite their being fully utilized. Therefore, the actual acreage figure is expected to be much lower. In particular, Cramer Hill, North Camden, and Waterfront South have large tracts of unimproved industrial land. These areas provide opportunities to create new industrial space in existing industrial areas. Based on the estimate of one job per 1,000-square feet of industrial space and 15,000-square feet of industrial development per acre, these 519 acres could amount to approximately 7,785 new jobs city-wide. Likewise, based on the estimate of $40-$50 per square foot of industrial development, these 519 acres could leverage between $311,400,000 and $389,250,000 in potential private development.

Based on the field inventory conducted as Phase A of this project, a total of 146 acres of vacant/abandoned/underutilized industrial/manufacturing property was field verified of the 537 acres of industrial/manufacturing property that was field surveyed. See **Attachment 1** for a complete list of parcels zoned industrial/manufacturing which were field surveyed and found to have a land use intensity of vacant, abandoned, or underutilized. Extrapolating this number to the entire industrial/manufacturing area in the city indicates that 239 acres of vacant/abandoned/underutilized industrial/manufacturing property is likely to be available for industrial infill in Camden (see **Table B**). In particular, Bergen Square, Cramer Hill, Gateway, Marlton and Waterfront South have large tracts of vacant/abandoned/underutilized industrial/manufacturing land. These areas provide opportunities to create new industrial space in existing industrial areas. Based on the estimate of one job per 1,000-square feet of industrial space and 15,000-square feet of industrial development per acre, these 239 acres could amount to approximately 3,585 new jobs city-wide. Likewise, based on the estimate of $40-$50 per square foot of industrial development, these 239 acres could leverage between $143,400,000 and $179,250,000 in potential private development.

Table B. Unimproved, Vacant/Abandoned/Underutilized Industrial/Manufacturing Property by Redevelopment Area

Redevelopment Area	Acres I/M	Acres Unimproved	Acres Unimproved I/M	Inventoried Acres: Vacant, Underutilized, Abandoned I/M	Total Inventoried Acres I/M	Percent Vacant, Underutilized, Abandoned I/M of Total Inventoried Acres I/M	Extrapolated acreage: Vacant, Underutilized, Abandoned I/M
Bergen Square	57.14	49.92	21.18	15.63	30.87	50.63%	28.93
Centerville	33.28	62.68	14.34				
Central Waterfront	185.29	28.57	28.57	26.58	166.57	15.96%	29.57
Cooper Plaza	0	19.6	0				
Cramer Hill	192.34	252.08	130.32	23.78	103.67	22.94%	44.12
Downtown	38.52	89.52	27.66				
Dudley	24.1	52.91	19.7	0	9.14		
Fairview	11.53	44.94	4.8				
Gateway	106.25	83.8	53.7	23.25	72.57	32.04%	34.04
Lanning Square	4.89	17.45	1.18				
Liberty Park	9.4	32.03	9.4				
Marlton	71.74	61.41	30.87	17.42	39.37	44.25%	31.74
Morgan Village	20.49	48.38	4.73				
North Camden	94.63	120.08	61.47	0	0		
North Gateway	23.78	30.77	11.35	2.31	16.38	14.10%	3.35
Parkside	7.8	40.69	5.35				
Rosedale	41.45	90.28	17.88				
Stockton	0	10.5	0				
Stockton West	0	4.19	0				
Waterfront South	179.6	100.86	70.21	36.99	98.65	37.50%	67.34
Whitman Park	32.47	40.6	6				
Total	**1,134.7**	**1,281.26**	**518.71**	**145.96**	**537.22**		**239.10**

Priority Brownfields

This report has attempted to identify potential brownfield sites where ever possible. This includes those identified on the state's Known Contaminated Sites List and those that are likely brownfield sites based on unimproved property in industrial zones or active non-conforming industrial properties in residential areas. Likewise, Camden currently includes three state-designated Brownfield Development Areas as well as active and archived federal CERCLA sites.

Camden's current Brownfield Development Areas (BDAs) include:

- Eight properties in Cramer Hill, including: the Harrison Avenue Landfill on Harrison Avenue; Farragut Marina on Harrison Avenue; Riverfront Recycling at Harrison Avenue and 25th Street; 27th & DuPont Property on Harrison Avenue; Neef Machine at 2701 Buren Avenue; Underwater Technics at Buren Avenue; Express Marine/Tucker Towing on Adams Avenue; and South Jersey Port Corporation Wetlands Mitigation Site on Adams Avenue.
- Four properties in North Camden, including: Camden (Mathes) Shipyard on Erie Street; Poets Row Industrial Park (Associated Site) at 201 Erie Street; Knox Gelatin at Erie & 6th Streets; and the Save Our Waterfront property on Erie Street.
- Twelve properties in Waterfront South, including: HWR Rehabilitation Factory on Atlantic Avenue; two properties encompassing Broadway & Webster New Stores on Broadway; two properties encompassing Fillmore New Housing on Fillmore Street; Clement Coverall Company on Van Hook Street; Village of Hope II on 6th and Jackson Streets; Police Mini-Station on Broadway; New Houses on 6th Street; New Houses on Railroad Avenue; the Arlington Street property; and the Terraces on Woodland Avenue, Lester Terrace, Gordon Terrace, and Fairview Street.

Camden has 18 active federal CERCLA sites. Of these, 16 are not on the Superfund National Priorities List, and the remaining two sites are located in Waterfront South and currently listed as active on the Superfund National Priorities List. These CERCLA sites include:

- One site in Central Waterfront: Camden Coke Plant on Front Street between Kaighns and Walnut
- Four sites in Cramer Hill: Camden Municipal Wells on River Avenue; Conrail-Pavonia Engine Yard at State Street and River Avenue; Harrison Avenue Landfill at Harrison Avenue and State Street; and Magnetic Metals Corporation on Hayes Street
- Four sites in Gateway: Cutler Medical Facility on Line Street; DeeZee Chemical on Mt. Ephraim Avenue; Francis Metal Fabricators, Inc. on Princess Avenue; and Industrial Liquid Chemical Company (ILC) on Newton Avenue
- Two sites in Marlton: Borden Chemical Painting on Federal Street and Concord Chemical Company at 17th and Federal Streets
- One site in Morgan Village: Barry Bronze Bearing Company on 7th Street

- One site in Rosedale: General Color Company at 31st Street and Lemuel Avenue
- Four sites in Waterfront South: Langston Division-Molins Machine Company on 6th Street; Martin Aaron, Inc. on South Broadway (on the Superfund National Priorities List); Ponte Equities on 6th Street; and Welsbach and General Gas Mantle at 4th and Jefferson Streets (also on the Superfund National Priorities List)
- One site in Whitman Park: RF Products, Inc. at Davis and Copewood Streets

Camden also has 26 archived federal CERCLA sites that are not on the Superfund National Priorities List. The U.S. Environmental Protection Agency's "archived" designation means the site has no further interest under the federal Superfund Program based on available information. For these sites, the U.S. Environmental Protection Agency may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Often such sites do contain contamination that must be addressed prior to redevelopment. These sites include:

- Four sites in Central Waterfront: Atlantic Industrial Tank Maintenance on Mechanic Street; Camden Gas Works on 2nd Street; Front Street Warehouse on Front Street; and Kelbros, Inc. on 2nd Street
- Three sites in Cramer Hill: Citgo Petroleum on 36th Street; Steeds Scrap Paper and Metal on 11th Street; and Underwater Technics, Inc. on Van Buren Avenue
- Four sites in Downtown: Camden Fire Department at 3rd and Federal Streets; Campbell Soup on Market Street; Container Recyclers on Front Street; and RCA Corporation/Camden Plant at Front and Cooper Streets
- One site in Gateway: Campbell Soup on Campbell Place
- Four sites in Marlton: Advanced Chemical Technology at River Avenue and State Street; Classic Chemical at 16th and Mickle Streets; Flowen Oil Delaware Valley Corporation on Carman Street; and RHM Automotive on 17th Street
- One site in North Camden: R&R Metal Fabricators on Delaware Avenue
- Two sites in Parkside: Harleigh Cemetery on Haddon Avenue and Monsanto Chemical Company on Pine Street
- Six sites in Waterfront South: Clement Coverall Company on Van Hook Street; Consolidated Chemex at 4th and Jefferson Streets; Kramer Chemicals on Atlantic Avenue; Rhodes Drum, Inc. on 6th Street; Ste-Lar Textiles on Jefferson Street; and Van Hook Street Site on Van Hook Street

One archived federal CERCLA site—the SFC NV Brittin U.S. Army Reserve Center at 39th and Federal Streets—is located outside of any of Camden's 21 redevelopment areas. The SFC NV Brittin U.S. Army Reserve Center is located slightly northeast of the Cramer Hill redevelopment area.

Table C summarizes the most recent available U.S. Environmental Protection Agency and New Jersey Department of Environmental Protection database lists for each redevelopment area:

Table C. Summary of State and Federal Environmental Database Information

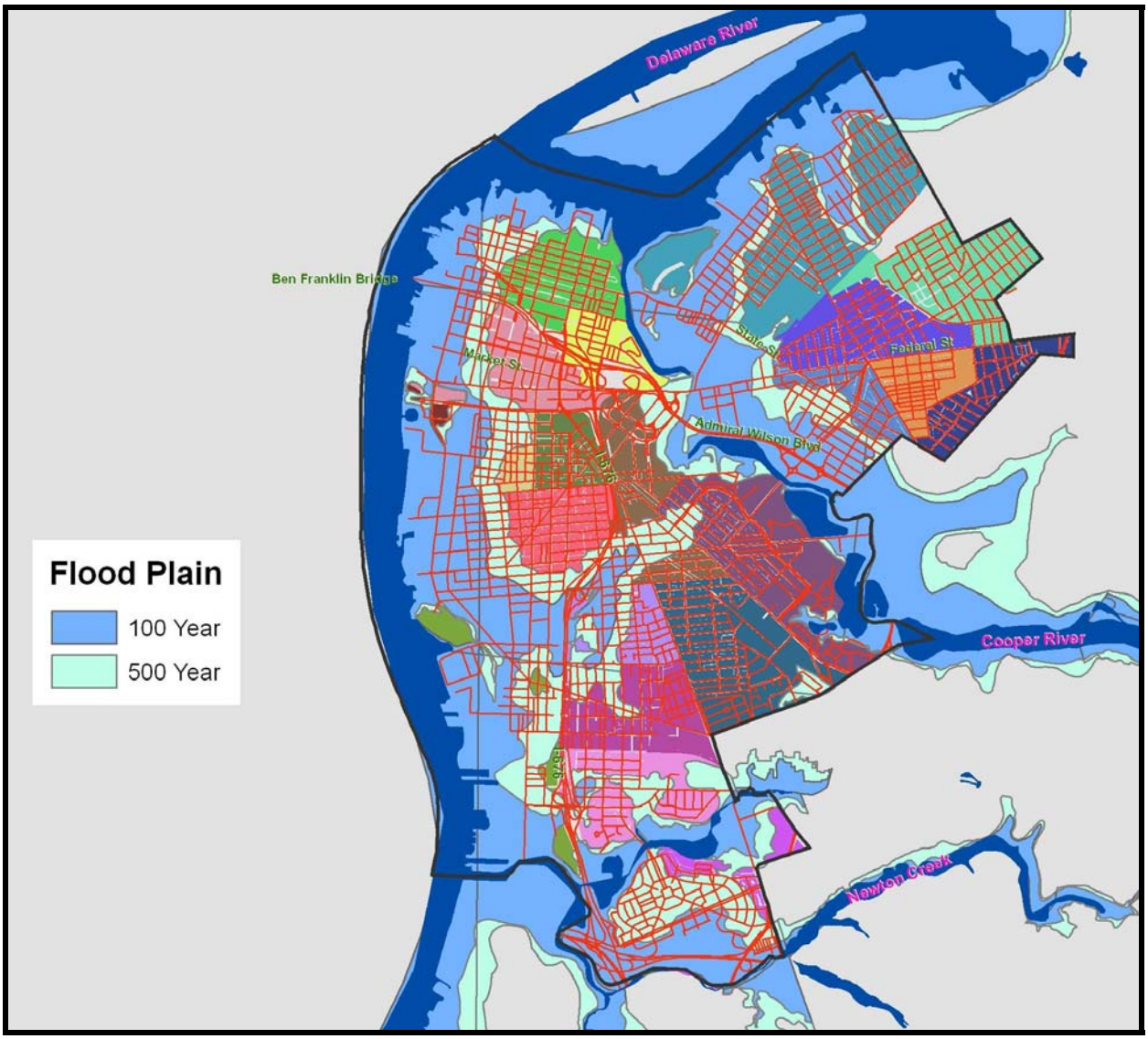
Redevelopment Area	Known Contaminated Sites	Additional potential brownfield sites	Active Federal CERCLA Sites	Archived Federal CERCLA Sites	BDA Sites
Bergen Square	4	Blocks 318, 331, 325, 405	0	0	0
Centerville	0	Blocks 556, 557, 562, 587, 588	1	0	0
Central Waterfront	9		1	4	0
Cooper Plaza	1		0	0	0
Cramer Hill	11	Blocks 811, 812, 815, 816	4	3	8
Downtown	12		0	4	0
Dudley	1		0	0	0
Fairview	2		0	0	0
Gateway	8	Blocks 1307, 1308, 1309	4	1	0
Lanning Square	7	Blocks 189, 193, 196	0	0	0
Liberty Park	1		0	0	0
Marlton	23	Blocks 1187, 1188, 1189, 1199, 1200	2	4	0
Morgan Village	1	Blocks 609, 610	0	0	0
North Camden	14		0	1	4
North Gateway	0		0	0	0
Parkside	4	Blocks 1266, 1267	0	2	0
Rosedale	1		1	0	0
Stockton	0		0	0	0
Stockton West	0		0	0	0
Waterfront South	12		4	6	12
Whitman Park	3		1	0	0
Total	**114**	**28 Blocks**	**18**	**25, plus 1 outside of redev. areas**	**24**

Based on the analysis of state and federal environmental databases, there are at least 210 brownfields within Camden, many of which are clustered in existing industrial areas. Also, two sites in **Table C** are counted as both an archived federal CERCLA site as well as a New Jersey BDA site— the Clement Overall Company and Underwater Technics, Inc.

For a more detailed list of brownfields by redevelopment area, see **Attachment 2.** The properties listed in this attachment were compiled through a review of aerial photographs from 2002 to identify suspected industrial uses in residential neighborhoods. These suspected non-conforming uses were then field verified. Note, however, that this is not necessarily a comprehensive list of all non-conforming uses throughout the city.

New stormwater regulations prohibit a net increase of fill in the 100-year floodplain. Approximately 715 acres of Camden's industrial/manufacturing land (accounting for 63% of Camden's industrial/manufacturing acres) are located within the 100-year floodplain. This means that, for brownfield sites located in this floodplain, in order to leave contamination in place and construct a cap, the property must be over excavated by the volume of the cap as well as any additional improvements, severely increasing the costs of development. The 100- and 500-year floodplains are depicted in **Figure 84**.

Figure 84
City of Camden 100- and 500-Year Floodplains



Source: 1996 FEMA Q3 Flood Data

Infrastructure

Camden is in a position to benefit from excellent location and infrastructure. While the residential roads and sidewalks are often in need of repair, the County roads which generally service the industrial areas are built to handle the type of traffic typical of industrial areas. For those areas where industrial is proposed in areas currently residential in nature, an upgrade in the road system would be warranted. This would include the residential sections of North Camden and Waterfront South. Conflict occurs in areas where truck traffic runs through residential neighborhoods. For example, in Cramer Hill, truck traffic on River Road has been targeted by residents as a nuisance, and an industrial collector is required to divert the industrial traffic away from this area and

over the Cooper River. Likewise, improved access to Interstate 676 and Admiral Wilson Boulevard would prevent a build-up of industrial traffic at the railroad crossing choke points. Overall, Camden has an excellent transportation infrastructure with multi-modal access to Interstate 676, the Port, and rail.

Camden has excellent sewer capacity which could handle increased industrial development, serviced by the Camden County Municipal Utilities Authority. The water source is likewise plentiful. Camden is serviced by three different water companies, and receives surface water from the Delaware River. However, the City sits on an aquifer, and Camden could sink additional wells to take groundwater as well. The current demand for water is approximately 12 million gallons per day, but the city has a capacity to treat 15-20 million gallons per day of surface water, and the ability to treat even more if groundwater was brought in instead of surface water. With a new plant, the City could pull and treat 40 million gallons per day, enough to support a considerable increase in industrial activity.

Camden likewise has a strong electric grid, fed from switching stations in both the north and the south. This provides backup power in the event that a major power outage occurs in one part of the region; the City is still able to supply power to its users.

Natural gas is fed through Camden through several large mains which were constructed to meet the needs of their industrial customers. Camden also has access to an excellent fiber optics network. Admiral Wilson Boulevard along the rail line has a strong fiber optics backbone, and there is a major fiber switching area directly across the Delaware from Camden

Recommended Amendments to Proposed Zoning Ordinance and Redevelopment Plans

The analysis of Camden's 21 redevelopment areas highlighted many neighborhoods where industrial space is decreased and a small number of neighborhoods that include increases in industrial space. There are many redevelopment areas that have discrepancies between their redevelopment plans and the proposed zoning ordinance, as is shown in **Table D**. This table summarizes the impact to the industrial and manufacturing space (I/M) as a result of the zoning ordinance, a result of the redevelopment plans, and as a result of the recommendations provided by this report.

Table D. Comparison of Industrial/Manufacturing Acreage Changes Based on Proposed Zoning Ordinance and Redevelopment Plans

Redevelopment Area	Change in I/M acreage per zoning ordinance	Change in I/M acreage per redevelopment plans	Change in I/M acreage per BRS recommendations
Bergen Square	-29.97	-57.14	+/-0
Centerville	-4.7	*N/A*	-4.7
Central Waterfront	-24.05	-10.64	+25.0
Cooper Plaza	+/-0	+/-0	+/-0
Cramer Hill	-145.18	-152.05	+/-0
Downtown	-30.87	-38.52	-30.87
Dudley	2.87	*N/A*	+3
Fairview	-11.53	-11.53	+/-0
Gateway	-21.72	0.56	-21.72
Lanning Square	-4.89	-4.89	-4.89
Liberty Park	1.1	-9.4	-9.4
Marlton	-3.77	-50.29	+37.0
Morgan Village	-2.81	*N/A*	-2.81
North Camden	-25.33	*N/A*	+53.0
North Gateway	-15.7	-23.78	+25.5
Parkside	2.9	*N/A*	+2.9
Rosedale	14.64	-19.51	+14.64
Stockton	+/-0	*N/A*	+/-0
Stockton West	+/-0	+/-0	+/-0
Waterfront South	-21.37	-10.72	+111.0
Whitman Park	-32.47	*N/A*	+/-0
Total	**-352.85**	**-387.91**	**+197.65**

There are therefore areas with large discrepancies between the proposed zoning ordinance and the redevelopment plans. For the eight redevelopment areas that were categorized for purposes of this study as industrial and/or manufacturing—Bergen Square, Central Waterfront, Cramer Hill, Gateway, Marlton, North Camden, North Gateway, and Waterfront South—Bergen Square, Central Waterfront, Gateway, and Marlton all have large discrepancies. Rosedale also has a notable difference in changes to industrial/manufacturing acreages per the proposed zoning ordinance compared to the area's redevelopment plan. In some cases the recommendation is to amend the proposed zoning ordinance to conform to the redevelopment plan. In some cases the recommendation is to amend the redevelopment plan to conform to the proposed zoning ordinance, and in some cases the recommendation would involve changes to both documents. The following three figures (85, 86, and 87) also illustrate this, through maps of the existing zoning, the proposed zoning per the zoning ordinance, and the proposed zoning as per the redevelopment areas, where available. Note also the discrepancies in the zoning categories across the maps. Even in instances where a zoning category title is carried throughout the three maps, the definition of that category could vary.

Figure 85
City-wide Existing Zoning

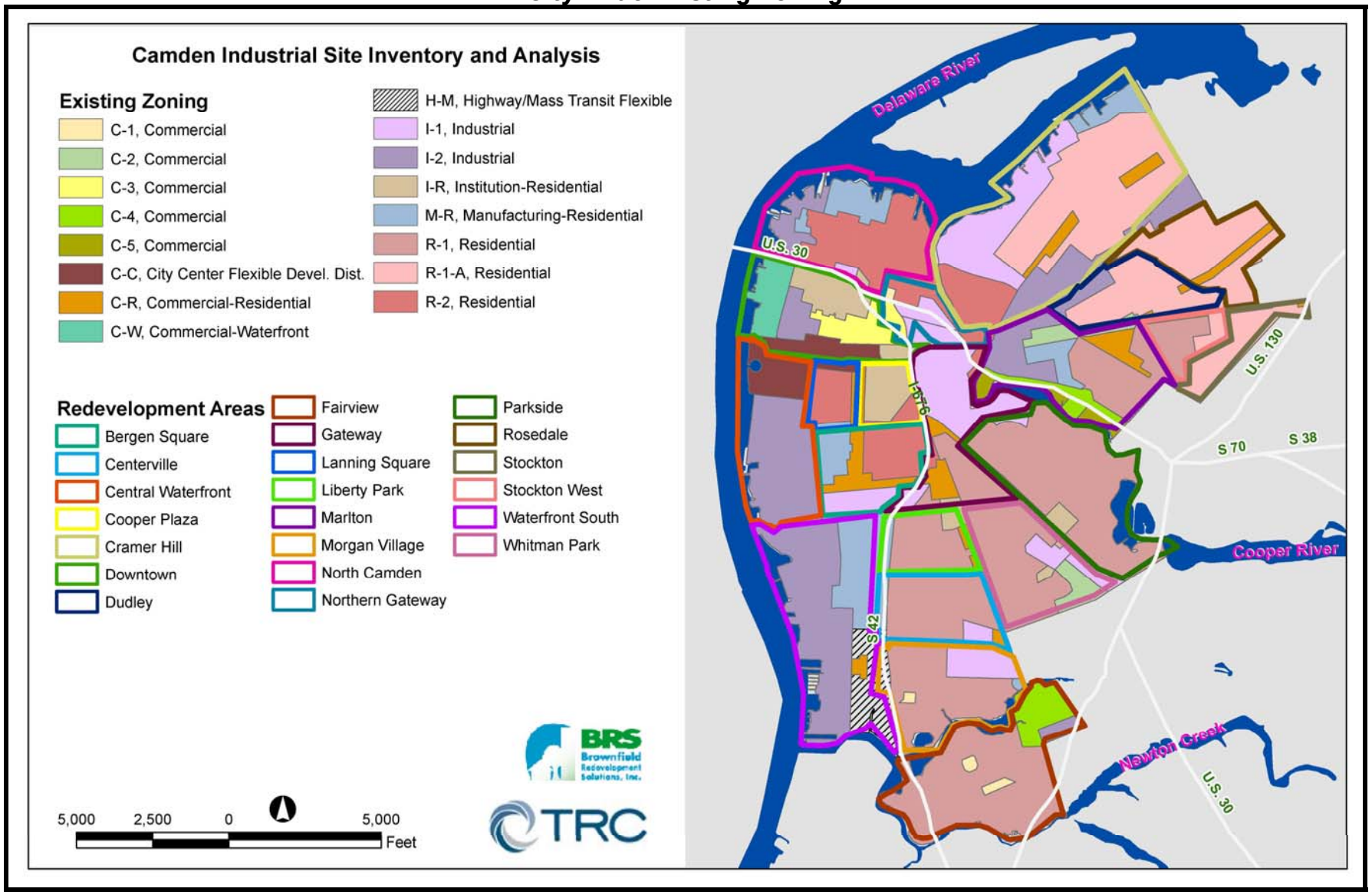


Figure 86
City-wide Proposed Zoning Ordinance Zoning

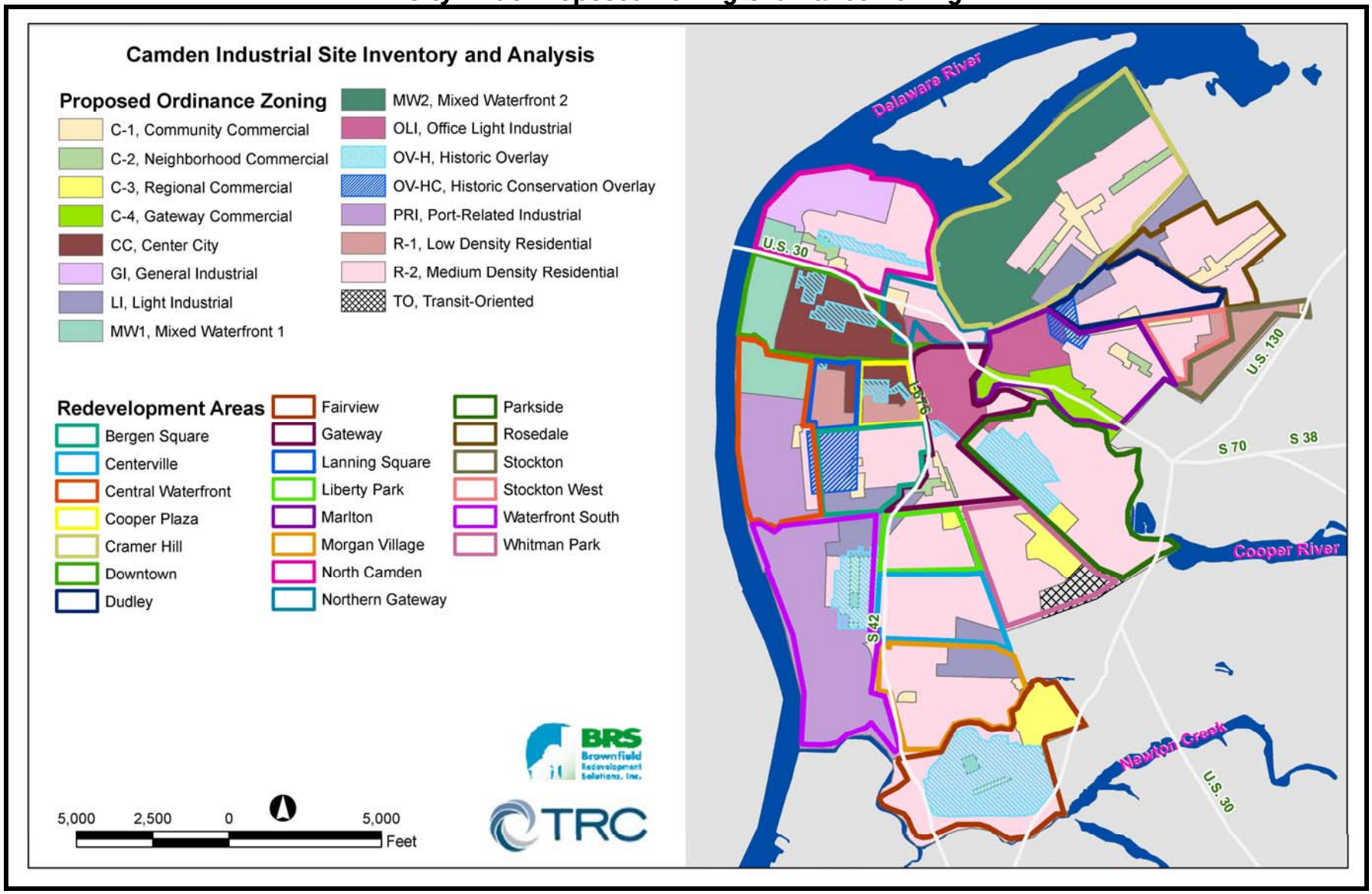
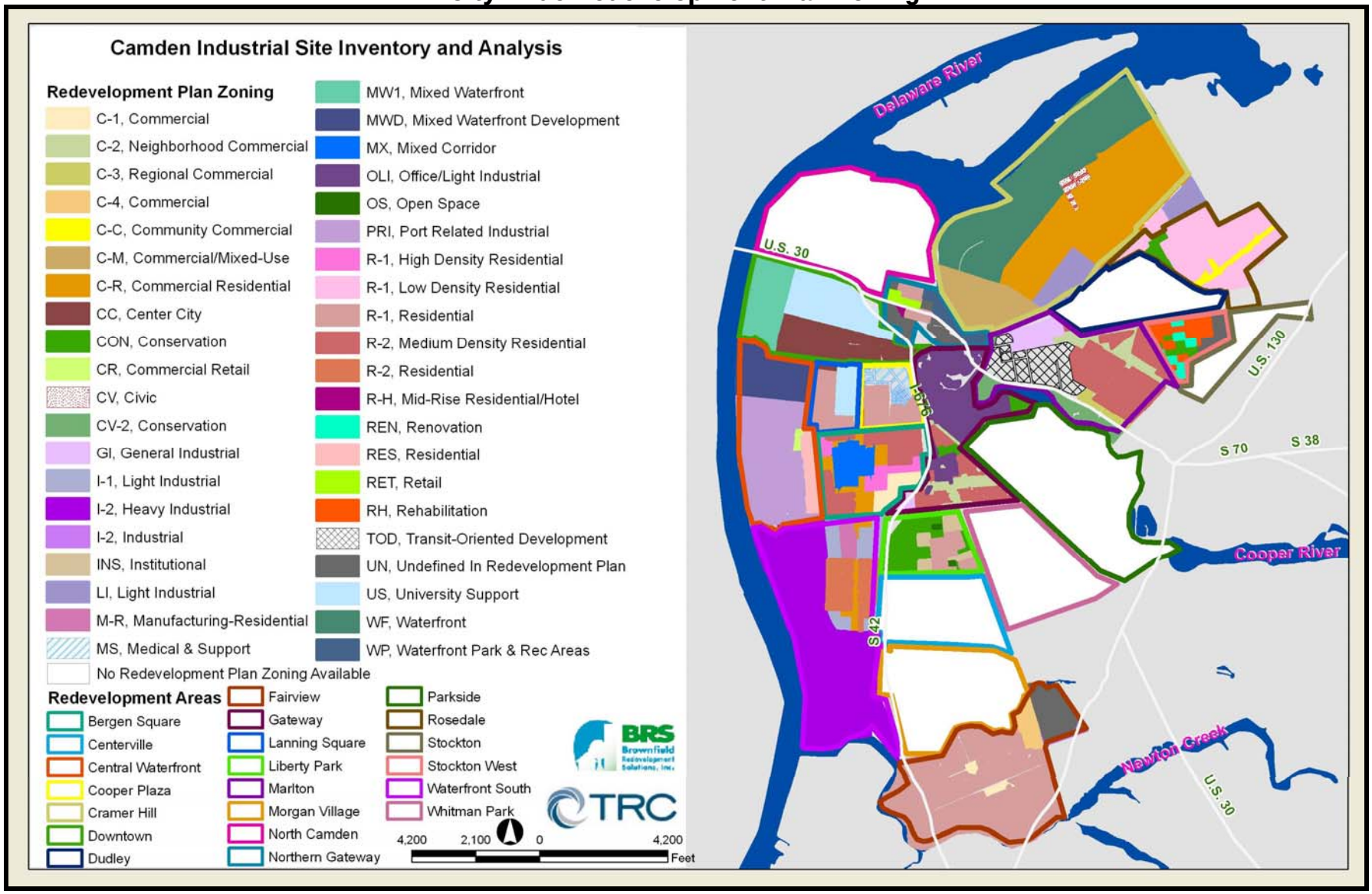


Figure 87
City-wide Redevelopment Plan Zoning



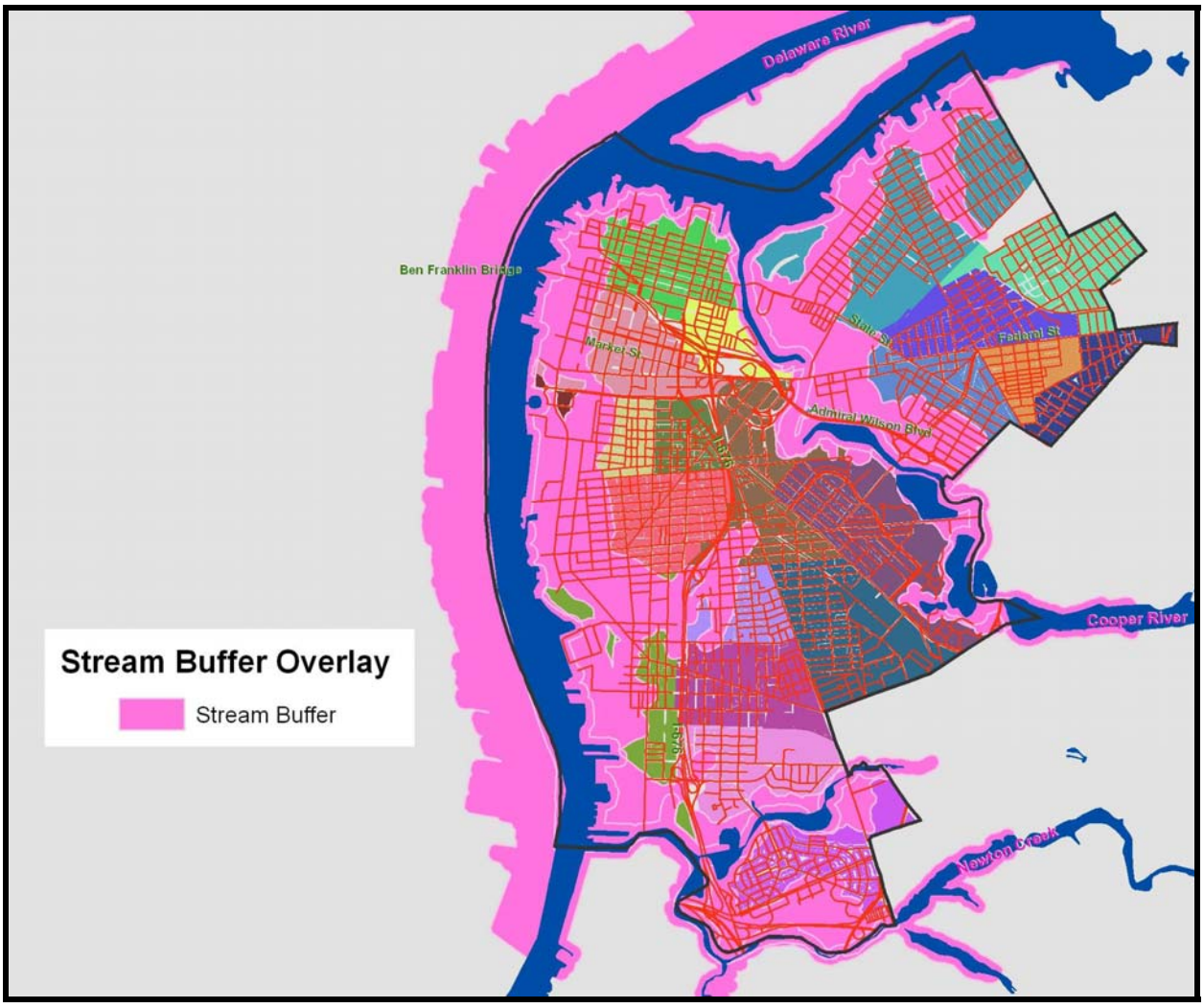
Changes to Proposed Zoning Ordinance

- Bergen Square: Blocks 333, 334, and 336 should be retained as Industrial instead of converting to Community Commercial, as proposed in the proposed zoning ordinance.
- Central Waterfront: Modify proposed zoning ordinance to retain the 14 blocks from 2nd and Locust Street to the west, Mechanic Street to the south, 3rd Street to the East, Line Street to the north as Industrial. Add a buffer of commercial zoning fronting on 3rd Street.
- Cramer Hill: Revise proposed zoning ordinance to retain industrial zoning in the River Avenue-State Street intersection area along the rail line.
- Gateway: Revise proposed zoning ordinance to be consistent with the redevelopment plan to rezone the vacant properties in Block 1261 and 1263 from industrial to conservation.
- North Camden: Revise the proposed zoning ordinance to rezone the residential properties west of 3rd Street, adjacent to the current industrial zone as industrial.
- North Camden: Revise the proposed zoning ordinance to retain the industrial zoning at the prison, instead of rezoning it for Mixed Waterfront 1.
- North Gateway: Revise the proposed zoning ordinance to retain Blocks 92, 104, 105, 106, 107, 108, 109, and 110 as Industrial.
- Waterfront South: Revise the proposed zoning ordinance to rezone the isolated residential neighborhood for industrial reuse.
- Fairview: Revise the proposed zoning ordinance to retain the industrial zoning at Block 715.
- Liberty Park: Change the zoning ordinance to conform to the redevelopment plan, and rezone the area currently zoned as Manufacturing-Residential (Block 520 and 521) as Conservation, instead of residential.
- Whitman Park: Revise the proposed zoning ordinance to rezone the current industrial area that is proposed for Transit-Oriented zoning instead to Office Light Industrial.

In addition to these recommended changes to specific zoning provisions, there are several overarching items which should be indicated. Generally, the zoning categories in the zoning ordinance are different from those in the redevelopment plans. Several junkyards are located in residential areas throughout the city (see **Attachment 2**). These will require relocation at some point. Under the proposed Zoning ordinance, there is no zoning classification which permits junkyards, which will make it more difficult to relocate these non-conforming uses. This conflicts with the Gateway redevelopment plan, which permits junkyards in the General Industrial zone. Likewise, there is no zoning classification under which auto body shops are allowable.

The proposed zoning ordinance contains a stream buffer corridor overlay provision which will cover a significant portion of the city, including industrial areas (See **Figure 85**). Industrial uses in this area are restricted, including electrical, pharmaceutical, plastic, fiberglass, rubber goods, and textiles manufacturing; and commercial food, photographic, and wood processing. In addition, it is prohibited to construct, enlarge, alter, move buildings, or pave with impermeable activities within 50 feet of the high water line, and additional restrictions on above ground and underground storage tanks are imposed. It would appear that this provision will place many existing industrial facilities out of conformance, and will make the expansion of these industries more difficult, to include Campbell's. Camden may want to consider eliminating this provision and instead relying on the State requirements for the protection of stream corridors.

Figure 88
City of Camden Stream Buffer Corridor Overlay



Amendments to Redevelopment Plans

- Bergen Square: Amend the redevelopment plan to retain Blocks 333, 334, and 336 as Industrial instead of converting to Commercial Residential/Medium Density Residential.
- Central Waterfront: Eliminate the proposal contained in the redevelopment plan before it is ratified by City Council to convert the 14 Blocks from 2nd and Locust Street to the west, Mechanic Street to the south, 3rd Street to the East, Line Street to the north, from Industrial to Commercial/Residential. Maintain a commercial/retail buffer fronting on 3rd Street.
- Marlton: Revise the redevelopment plan before it is approved by City Council to eliminate the proposed transit-oriented mixed-use development and retain industrial use. Conform to the proposed zoning ordinance and convert Blocks 1187, 1188, 1189, 1199, and the southeast portion of 1185 to Industrial. Develop a commercial buffer facing 20th Street to separate the industrial from the residential areas.
- North Gateway: Amend the redevelopment plan to retain industrial zoning on Blocks 92, 104, 105, 106, 107, 108, 109, and 110.
- Centerville: Amend the redevelopment plan to conform to the proposed zoning ordinance and increase the light industrial area to encompass Blocks 587 and 588.
- Morgan Village: Consider working with property owners of existing industrial space along Fairview Street to develop a vegetative buffer to screen industrial uses from residential areas. Include this as a requirement as a component of the design guidelines in the redevelopment plan (no plan currently exists).
- Parkside: Amend the 2003 redevelopment plan to include a zoning map. Ensure there is an adequate vegetative buffer between residential/institutional areas and industrial properties in the vicinity of Pine Street. Conform to the provision in the proposed zoning ordinance to convert Blocks 1262, 1262.01, 1266, and 1267 to Office Light Industrial.
- Rosedale: The redevelopment plan proposes Residential zoning for Blocks 971, 972, and 973 that are along the rail line and proposes Conservation zoning for Blocks 981, 982, 983, and 985. This should be amended to provide for Light industrial use in line with the proposed zoning ordinance.

Expansion of the Urban Enterprise Zone (UEZ) and Recreation and Open Space Inventory (ROSI)

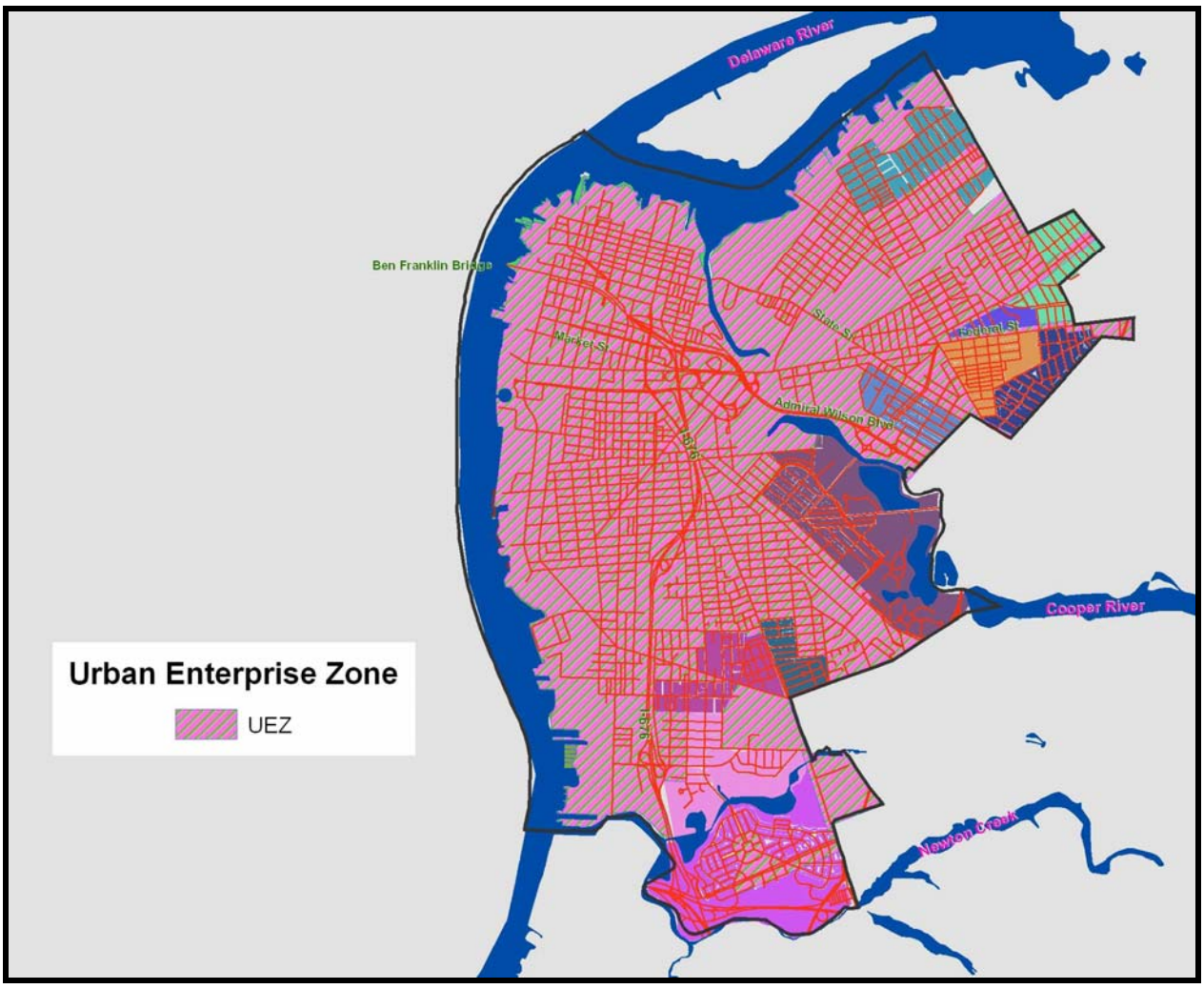
Camden's UEZ covers nearly the entire city; however, there are a few sections that are not included (see **Figure 86**). There are two redevelopment areas where additional industrial space will be created in an area not covered by the UEZ. The zone should be increased in these areas. There are many residential areas where it could be reduced, if necessary, to achieve these gains.

- Morgan Village: Expand the Urban Enterprise Zone to include Blocks 609 and 610.

- Rosedale: Increase the Urban Enterprise Zone to encompass the entire new industrial park on Block 974.

The ROSI is the comprehensive list of open space property in Camden. The City is required to maintain this inventory in order to receive State Green Acres funds. The properties on the inventory are protected from development and are intended to be open space in perpetuity. Gateway contains several lots which should be considered for an addition to Camden's ROSI: Block 1261 lots 1, 2, 4, 8, 10, and 13. These lie within the floodplain and are adjacent to New Camden Park, and across from Board of Education property (located in the Parkside Redevelopment Area). Lot 2 is privately owned; the remaining lots are owned by New Jersey Conservation Foundation and PSE&G. To list the properties on the ROSI would require cooperation and coordination with these entities.

Figure 89
City of Camden Urban Enterprise Zone



Sample Language to Allow for Sustainable Development

Sustainability is rapidly becoming the new frontier in development. To become the city of the future, Camden must focus on ensuring that new development is done in a sustainable manner that takes into account green building designs, energy efficiency, low impact development, noise reduction, pollution reduction and waste stream minimization. In addition, Camden should recognize the large market for industries that are developing to meet the new demand for environmentally-sustainable building materials, such as solar panels, high efficiency lighting and appliances, and materials derived from recycled materials. Therefore the opportunity exists to take advantage of this new demand by creating industrial space for these "green collar" jobs. Incorporating green and sustainable design guidelines into redevelopment area plans and/or proposed zoning ordinances, or even creating a stand-alone "greening" ordinance or resolution, will set the stage for Camden to attract such companies. A sample greening resolution based on text provided by the National Association of Counties is included in **Attachment 3**.

CONCLUSION

Table E includes summary statistics for all 21 of Camden's redevelopment areas as well as the entire city. Across Camden, 388 industrial/manufacturing acres will be lost based on redevelopment plans, and 353 industrial/manufacturing areas will be lost based on the proposed zoning ordinance. Camden is in an excellent position to attract new industrial development, but only if industrial property is available. As development pressures for other uses increase, Camden must make careful decisions on where and how to retain industrial uses.

Based on the proposed zoning ordinance, industrial/manufacturing acreage could slightly increase in Dudley, Liberty Park, Parkside, and Rosedale. Based on the redevelopment plans, industrial/manufacturing acreage will decrease in most areas with the exception of slightly more than a half acre in Gateway. While it appears that a decrease in industrial acreage in Camden is likely in the city's future, there are nonetheless opportunities to create more industrial jobs, spur more private investment, and increase the city tax rolls.

Table E. Industrial Sites Inventory Analysis and Recommendations Summary Statistics

Redevelopment Area	Acres Industrial/ Manufacturing (I/M)	Total Acres	Percent Residential	Percent I/M	Change in I/M Acreage: Current I/M to Proposed Ordinance Zoning (LI, GI, PRI, OLI)	Change in I/M Acreage: Current I/M to Redevelopment Plan Zoning	# Acres in 100-year Flood Plain	# Acres I/M in 100-year Flood Plain
Bergen Square	57.14	133.95	57.3%	42.7%	-29.97	-57.14	9.09	9.09
Centerville	33.28	134.63	73.3%	24.7%	-4.7	*N/A*	9.51	2.89
Central Waterfront	185.29	248.25	0.0%	74.6%	-24.05	-10.64	248.13	185.17
Cooper Plaza	0	55.73	100.0%	0.0%	0	0	0	0
Cramer Hill	192.34	495.44	61.2%	38.8%	-145.18	-152.05	228.32	133.63
Downtown	38.52	192.2	24.3%	20.0%	-30.87	-38.52	84.117	24.07
Dudley	24.1	128.92	79.7%	18.7%	2.87	*N/A*	7.74	7.74
Fairview	11.53	211.42	72.0%	5.5%	-11.53	-11.53	123.04	5.19
Gateway	106.25	190.81	44.3%	55.7%	-21.72	0.56	48.38	38.67
Lanning Square	4.89	51	78.3%	9.6%	-4.89	-4.89	7.48	0
Liberty Park	9.4	90.11	89.6%	10.4%	1.1	-9.4	40.33	9.09
Marlton	71.74	237.06	45.7%	30.3%	-3.77	-50.29	150.27	62.09
Morgan Village	20.49	127	75.3%	16.1%	-2.81	*N/A*	20.09	0
North Camden	94.63	227.9	58.5%	41.5%	-25.33	*N/A*	120.46	87.97
North Gateway	23.78	52.48	47.8%	45.3%	-15.7	-23.78	7.56	0
Parkside	7.8	174.27	95.5%	4.5%	2.9	*N/A*	53.49	2.56
Rosedale	41.45	179.66	75.8%	23.1%	14.64	-19.51	0	0
Stockton	0	76.91	100.0%	0.0%	0	0	0	0
Stockton West	0	55.12	100.0%	0.0%	0	0	0	0
Waterfront South	179.6	226.05	2.0%	79.5%	-21.37	-10.72	161.5	147.53
Whitman Park	32.47	195.31	72.7%	16.6%	-32.47	*N/A*	0	0
Total	**1134.7**	**3484.22**		**32.6%**	**-352.85**	**-387.91**	**1319.507**	**715.69**

Camden Redevelopment Agency
Industrial Site Inventory & Analysis

Attachments

BRS Brownfield Redevelopment Solutions, Inc.

TRC

Camden Redevelopment Agency
Industrial Site Inventory & Analysis

Attachment 1
Vacant/Abandoned/Underutilized Industrial/ Manufacturing Field Verified Parcels

BRS Brownfield Redevelopment Solutions, Inc.

TRC

Vacant/Abandoned/Underutilized Industrial/ Manufacturing Field Verified Parcels

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800271 00069	330 KAIGHN AVE	SWISCO INC	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800271 00070	336 KAIGHN AVE	PALLAS PAUL ET UX	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800271 00071	338 KAIGHN AVE	SWISCO INC	I-1 (Industrial)	Vacant	Unknown
Bergen Square	040800271 00073	342 KAIGHN AVE	SWISCO INC	I-1 (Industrial)	Vacant	Unknown
Bergen Square	040800271 00074	344 KAIGHN AVE	SWISCO INC	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800271 00066	324 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800271 00067	326 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00001	462-464 KAIGHN AVE	YOO PYONG-SOO ET UX	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800333 00003	460 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00004	458 KAIGHN AVE	BROADNAX JOHN L	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00005	456 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00006	454 KAIGHN AVE	METROPOLITAN INVESTMENT CO	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00007	452 KAIGHN AVE	CLEMONS CURTIS T	I-1 (Industrial)	Abandoned	Other
Bergen Square	040800333 00009	448 KAIGHN AVE	WEIGMAN COLEMAN	I-1 (Industrial)	Abandoned	Other
Bergen Square	040800333 00014	438 KAIGHN AVE	HENRY SUPPLY CO	I-1 (Industrial)	Underutilized	Warehouse
Bergen Square	040800333 00015	436 KAIGHN AVE	HENRY SUPPLY CO	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00016	434 KAIGHN AVE	RUBIN ELSIE	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00017	432 KAIGHN AVE	RUBIN ELSIE	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00018	430 KAIGHN AVE	MITCHELL JOHN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00020	428 KAIGHN AVE	MITCHELL JOHN H	I-1 (Industrial)	Vacant	Other
Bergen Square	040800333 00021	424-426 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800333	00023	422 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800333	00024	420 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800333	00025	418 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800333	00026	416 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800333	00027	414 KAIGHN AVE	SPENCER RALPH	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800333	00028	412 KAIGHN AVE	SPENCER RALPH	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800333	00029	410 KAIGHN AVE	SPENCER RALPH	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800336	00002	504-506 KAIGHN AVE	CUNNINGHAM LARRY	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800336	00004	508 KAIGHN AVE	CUNNINGHAM LARRY	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800336	00005	510 KAIGHN AVE	BRIMM CHARLES E	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800336	00009	518 KAIGHN AVE	ARONOW REALTY CO	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800336	00010	520 KAIGHN AVE	ARONOW REALTY CO	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800336	00011	522 KAIGHN AVE	ARONOW REALTY CO	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800336	00012	524 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336	00013	526 KAIGHN AVE	ARONOW REALTY CO	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800336	00015	530 KAIGHN AVE	LAU KOON W & NAM S	I-1 (Industrial)	Abandoned	Other
Bergen Square	040800336	00016	532 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336	00017	534 KAIGHN AVE	ROSETTA DIX, INC	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336	00018	536 KAIGHN AVE	DIX ROSETTA	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336	00019	538 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336	00020	540 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800336 00107	1204 BROADWAY	TRIANGLE CORP	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800336 00108	1206 BROADWAY	TRIANGLE CORP	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800336 00109	1208 BROADWAY	TRIANGLE CORP	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800336 00110	1210-1214 BROADWAY	LEVIKOFF J J ETAL	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336 00111	544 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336 00112	546 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336 00113	548 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800336 00114	550 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800338 00001	SE KAIGHN AVE & 6TH ST	MINCO REALTY CO	I-1 (Industrial)	Vacant	Other
Bergen Square	040800338 00002	SS KAIGHN 100 E OF 6TH ST	HELM H C ET AL TTL	I-1 (Industrial)	Vacant	Other
Bergen Square	040800338 00003	612 KAIGHN AVE	ARONOW REALTY CO	I-1 (Industrial)	Underutilized	Recycling/Junkyard
Bergen Square	040800338 00004	614 KAIGHN AVE	MINCO REALTY CO	I-1 (Industrial)	Underutilized	Recycling/Junkyard
Bergen Square	040800338 00005	616 KAIGHN AVE	ARONOW REALTY CO	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800338 00008	620-624 KAIGHN AVE	ARONOW REALTY CO	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800318 00028	437 CHESTNUT ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00029	435 CHESTNUT ST	ORTIZ ISIDRO & AGOSTO GRACIELA	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00030	433 CHESTNUT ST	ORTIZ ISIDRO & AGOSTO GRACIELA	M-R (Manufacturing-Residential)	Abandoned	Residential

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800318 00031	431 CHESTNUT ST	ORTIZ ISIDRO & AGOSTO GRACIELA	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800318 00033	423 - 427 CHESTNUT ST	MORALES SAMUEL JR	M-R (Manufacturing-Residential)	Underutilized	Commercial/Retail
Bergen Square	040800318 00039	413 CHESTNUT ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800318 00040	411 CHESTNUT ST	TRADER ROY L JR & DIANE B	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00001	406 MT VERNON ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00002	408 MT VERNON ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00003	410 MT VERNON ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00004	412-414 MT VERNON ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00006	416 MT VERNON ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00007	418 MT VERNON ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00009	422 MT VERNON ST	AYRES ISABELLA M	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00012	426-428 MT VERNON ST	JONES MARIE P	M-R (Manufacturing-Residential)	Underutilized	Commercial/Retail
Bergen Square	040800318 00013	430 MT VERNON ST	COOKS CYNTHIA ET VIR	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00017	1023 SO 5TH ST	SOTO SILFREDO	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800318 00018	1025 SO 5TH ST	SOTO SILFREDO	M-R (Manufacturing-Residential)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800318 00019	1027 SO 5TH ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00020	1029 SO 5TH ST	DIXON PETER SR	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00021	1031 SO 5TH ST	PEREZ ARCEDIO	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00022	1033 SO 5TH ST	DEJESUS-DEJESUS VICTOR L	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00024	1037 SO 5TH ST	BROWN MILDRED	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00025	1039 SO 5TH ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800318 00042	1050 SO 4TH ST	MCGAHEE GARY	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Bergen Square	040800318 00045	1044 SO 4TH ST	PARKER V ET UX	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00046	1042 SO 4TH ST	TORRES ANGEL	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00049	1036 SO 4TH ST	KHALIFEH SAWSAN S	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00058	1043 SO 5TH ST	TOLSON ERNEST W	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800318 00059	1041 SO 5TH ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800336 00022	1211 SO 6TH ST	MINCO REALTY CO	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800338 00017	629 LIBERTY ST	ARONOW REALTY CO	I-1 (Industrial)	Underutilized	Warehouse
Bergen Square	040800338 00027	601-611 LIBERTY ST	MINCO REALTY CO	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800229 00078	336 PINE ST	PERSON N A ETUX	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800236 00126	840 SO 3RD ST	WISE WINFRED ET UX	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800229 00061	302 PINE ST	DIMEDIO PHYLLIS J	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00062	304 PINE ST	DIMEDIO PHYLLIS J	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00063	306 PINE ST	DIMEDIO PHYLLIS J	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00064	308 PINE ST	DIMEDIO PHYLLIS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00065	310 PINE ST	BUY-RITE PLAZA	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00066	312 PINE ST	DIMEDIO PROP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00067	314 PINE ST	BUY-RITE PLAZA	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00068	316-322 PINE ST	BUY-RITE PLAZA	M-R (Manufacturing-Residential)	Underutilized	Commercial/Retail
Bergen Square	040800229 00074	326 PINE ST	BUY RITE PLAZA	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800229 00075	328 PINE ST	BUY RITE PLAZA	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800229 00080	811 CLAIRE ST	HUNT JETHROE ET UX	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00082	815 CLAIRE ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00083	817 CLAIRE ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00084	819 CLAIRE ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800229 00085	821 CLAIRE ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00086	823 CLAIRE ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229 00096	321 RAMONA GONZALEZ ST	BROOKS BESSIE	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800229 00108	311-317 RAMONA GONZALEZ S	AJ MAGLIO & BROTHERS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00004	318-322 RAMONA GONZALEZ S	DELCAMPO BAKING CO	M-R (Manufacturing-Residential)	Abandoned	Warehouse
Bergen Square	040800236 00006	326 RAMONA GONZALEZ ST	CRYOTHERM FOODS INC	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00007	328 RAMONA GONZALEZ ST	CRYOTHERM FOODS INC	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00008	330 RAMONA GONZALEZ ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00009	332 RAMONA GONZALEZ ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00010	334 RAMONA GONZALEZ ST	CRYOTHERM FOODS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00011	336 RAMONA GONZALEZ ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00014	342 RAMONA GONZALEZ ST	ROUNDTREE IRWIN JR	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800236 00118	308-314 RAMONA GONZALEZ S	DELCAMPO BAKING CO	M-R (Manufacturing-Residential)	Abandoned	Warehouse
Bergen Square	040800236 00147	324 RAMONA GONZALEZ ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00030	337 SPRUCE ST	BIASI JOSEPH V JR	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800236 00031	333-335 SPRUCE ST	V BIASI INC	M-R (Manufacturing-Residential)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800236 00033	329-331 SPRUCE ST	VICTOR BIASI & SONS INC	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Bergen Square	040800236 00035	327 1/2 SPRUCE ST	CRYOTHERM CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00036	327 SPRUCE ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00037	325 1/2 SPRUCE ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00038	325 SPRUCE ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00039	323 SPRUCE ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00040	321 SPRUCE ST	CRYOTHERM FOOD CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00041	319 SPRUCE ST	CRYOTHERM CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00042	317 SPRUCE ST	CRYOTHERM FOODS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00043	315 SPRUCE ST	CRYOTHERM FOODS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800236 00044	311 SPRUCE ST	DELCAMPO BAKING CO	M-R (Manufacturing-Residential)	Underutilized	Commercial/Retail
Bergen Square	040800238 00048	302 SPRUCE ST	DELCAMPO BAKING CO	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800238 00049	304 SPRUCE ST	DELCAMPO BAKING CO	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800238 00050	306 SPRUCE ST	DELCAMPO BAKING CO	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800238 00053	308 SPRUCE ST	COLON CARMELLA	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800238 00060	322 SPRUCE ST	CITY OF CAMDEN	M-R (Manufacturing-Residential)	Abandoned	Residential

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800271	00064	318 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00065	322 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800229	00112	822 SO 3RD ST	MAGLIO BROS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229	00113	820 SO 3RD ST	AJ MAGLIO & BROTHERS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229	00114	818 SO 3RD ST	AJ MAGLIO & BROS	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229	00115	816 SO 3RD ST	DIMEDIO ROBERT M	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229	00116	814 SO 3RD ST	DIMEDIO ROBERT M	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229	00118	810 SO 3RD ST	BUY RITE PLAZA PARTNERSHIP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229	00119	808 SO 3RD ST	BUY RITE PLAZA PARTNERSHIP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800229	00128	324 PINE ST	BUY-RITE PLAZA	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800236	00135	831 SO 4TH ST	RODRIQUEZ MARGARITA & MIGUEL A JR	M-R (Manufacturing-Residential)	Abandoned	Residential
Bergen Square	040800236	00150	313 SPRUCE ST	CRYOTHERM FOODS CORP	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800238	00076	909 SO 4TH ST	RYU DOK	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Bergen Square	040800238	00141	906 SO 3RD ST	DELCAMPO BAKING CO	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800276	00017	1233 SO 4TH ST	CITY OF CAMDEN	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276	00018	1235 SO 4TH ST	CITY OF CAMDEN	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276	00019	1237 SO 4TH ST	PALMA J A ET AL	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276	00020	1239 SO 4TH ST	PALMA J A ET AL	I-1 (Industrial)	Abandoned	Residential

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800276 00021	1241 SO 4TH ST	PALMA J A ET AL	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00022	1243 SO 4TH ST	PALMA J A ET AL	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00023	1245 SO 4TH ST	PALMA J A ET AL	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00024	1247 SO 4TH ST	PALMA J A ET AL	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00025	343 MECHANIC ST	PALMA F	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276 00026	341 MECHANIC ST	PALMA FRANK	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276 00027	339 MECHANIC ST	FILLMORE STREET FAMILY LP	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800276 00028	337 MECHANIC ST	RUBIN E ET UX	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800276 00029	335 MECHANIC ST	PARKER ANTHONY	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00030	333 MECHANIC ST	MOORER RONALD	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00031	331 1/2 MECHANIC ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00032	331 MECHANIC ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800278 00062	316 1/2 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00063	318 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00064	SS MECHANIC 205 E 3RD ST	OLIVE A ETUX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00066	324 MECHANIC ST	QUALITY FOOD LP	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00067	326 MECHANIC ST	QUALITY FOOD LP	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00077	346-348 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00080	WS S 4TH 93 S MECHANIC ST	HOFFMAN D ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00122	316 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800334	00067	1212-1214 SO 4TH ST	ROBINSON NATHANIEL & FELICIA M	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800334	00071	1220 SO 4TH ST	LAWS ERNEST	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800335	00094	REAR OF 424-426 LIBERTY	LEWIS MIRIAM & DIVERS THOMAS	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800335	00125	441 MECHANIC ST	HILL, G B & W ET VIR	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800335	00126	439 MECHANIC ST	WATSON VAULDERE O	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800335	00138	417 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800335	00139	415 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800335	00140	413 MECHANIC ST	NOTARFRANCESCO J ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800335	00154	445 MECHANIC ST	DILLARD LYNN	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800341	00050	414 MECHANIC ST	THORPE H ET UX	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800341	00051	416 MECHANIC ST	ROSENBRANTZ E ET UX	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800341	00055	424 MECHANIC ST	MAY THOMAS E ET UX	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800341	00059	434 MECHANIC ST	NELSON ROSELLA ET VIR	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800341	00068	452 MECHANIC ST	LEWIS MIRIAM & DIVERS THOMAS	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800341	00070	456 MECHANIC ST	HAND PAUL L JR & LINDA	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800271	00080	343 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800271	00081	341 LIBERTY ST	SHIELDS MARTHA & THERESA C	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00082	339 LIBERTY ST	SHIELDS MARTHA & THERESA C	I-1 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800271 00086	331 LIBERTY ST	RUSSELL EDWARD & MARISOL	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800271 00087	329 LIBERTY ST	MALDONADO ELIU ET UX	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800271 00088	327 LIBERTY ST	RODRIGUEZ JOSE	I-1 (Industrial)	Vacant	Other
Bergen Square	040800271 00089	325 LIBERTY ST	RODRIQUEZ JOSE	I-1 (Industrial)	Vacant	Other
Bergen Square	040800271 00090	323 LIBERTY ST	RODRIGUEZ JOSE	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276 00009	330 LIBERTY ST	FUNCHES PATZY F & QUINCY	I-1 (Industrial)	Underutilized	Residential
Bergen Square	040800276 00012	336 LIBERTY ST	BOCK RAYMOND V	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00013	338 LIBERTY ST	RODRIQUEZ VIRGEN M	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00014	340 LIBERTY ST	CARVER A ET UX	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00015	342 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276 00016	344 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276 00115	322 LIBERTY ST	CARRERAS MANUEL	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800334 00043	455 LIBERTY ST	COHEN HARRY & EDITH	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00044	453 LIBERTY ST	COHEN HARRY & EDITH	I-1 (Industrial)	Abandoned	Other
Bergen Square	040800334 00045	451 LIBERTY ST	COHEN HARRY & EDITH	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00046	449 LIBERTY ST	COHEN HARRY & EDITH	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00047	447 LIBERTY ST	COHEN HARRY & EDITH	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00048	445 LIBERTY ST	COHEN HARRY & EDITH	I-1 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800334 00049	443 LIBERTY ST	HARGROVE WILLIAM SR & KATHLEEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00050	441 LIBERTY ST	HARGROVE WILLIAM SR & KATHLEEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00052	435 LIBERTY ST	HARGROVE WILLIAM SR & KATHLEEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00053	433 LIBERTY ST	HARGROVE WILLIAM SR & KATHLEEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00054	431 LIBERTY ST	HARGROVE WILLIAM SR & KATHLEEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00055	429 LIBERTY ST	HARGROVE WILLIAM SR & KATHLEEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00056	427 LIBERTY ST	MEARS F	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00057	425 LIBERTY ST	LEWIS MIRIAM & DIVERS THOMAS	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800334 00059	419 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00060	417 LIBERTY ST	OTTO R	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00061	415 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00062	413 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00063	411 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00064	409 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00065	407 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00066	405 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800335 00084	452 LIBERTY ST	MITCHELL LUCILLE	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800335 00085	450 LIBERTY ST	LEGANDER JOHN F ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800335 00086	448 LIBERTY ST	COOPER ROBERTHA	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800335 00092	428 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800335 00095	SE LIBERTY & 4TH STS	PENN FISH CO	I-1 (Industrial)	Vacant	Other
Bergen Square	040800335 00162	424-426 LIBERTY ST	LEWIS MIRIAM & DIVERS THOMAS	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800335 00163	REAR 434 LIBERTY ST	YOUNG KYLE & YOUNG OSCAR	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800278 00093	325 ATLANTIC AVE	QUALITY FOOD LP	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00094	323 ATLANTIC AVE	QUALITY FOOD LP	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00098	313 ATLANTIC AVE	LIPSCOMB WILLIAM M	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800278 00123	321 ATLANTIC AVE	CECILIA RAMON L	I-1 (Industrial)	Vacant	Other
Bergen Square	040800334 00034	1219 BROADWAY	COHEN HARRY & EDITH	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800334 00035	1223-1225 BROADWAY	COHEN H ET UX	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800334 00037	1227 BROADWAY	COHEN HARRY	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800339 00092	1306 BROADWAY	COHEN HARRY ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800339 00093	1304 BROADWAY	SWIECICKI B ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800339 00094	1302 BROADWAY	SWIECICKI BENJAMIN ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800339 00095	1300 BROADWAY	COHEN H ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800341 00009	1411-1415 BROADWAY	GREENWOOD ALBERT ET UX	I-1 (Industrial)	Abandoned	Commercial/Retail

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800341	00073	1403 BROADWAY	LINDSEY ALBERT L	I-1 (Industrial)	Vacant	Other
Bergen Square	040800341	00074	1405 BROADWAY	MARON NATHAN ET UX	I-1 (Industrial)	Vacant	Other
Bergen Square	040800341	00075	1407 BROADWAY	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800341	00076	1409 BROADWAY	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800341	00101	449 ATLANTIC AVE	BANKS O ET UX	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800341	00102	451 ATLANTIC AVE	NDUKWE KHARIS KATHLEEN	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800345	00014	1418 BROADWAY	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800345	00015	1416 BROADWAY	SPELLMAN VERONA & WILLIAMS ROBIN D	I-1 (Industrial)	Underutilized	Residential
Bergen Square	040800345	00018	1406 BROADWAY	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800345	00019	1404 BROADWAY	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800345	00035	1420 BROADWAY	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800345	00036	1424 BROADWAY	CAIONE RALPH J JR & PFEIFFER MICHAE	I-1 (Industrial)	Vacant	Other
Bergen Square	040800339	00050	502-514 LIBERTY ST	SWIECICKI BENJAMIN A ET UX	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800339	00051	516 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800339	00052	518 LIBERTY ST	ARONOW REALTY CO	I-1 (Industrial)	Vacant	Other
Bergen Square	040800339	00067	543 MECHANIC ST	GRANT U	I-1 (Industrial)	Vacant	Other
Bergen Square	040800339	00069	539 MECHANIC ST	HILL DAVID C & DAVEDA CHARVON	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800339	00073	531 MECHANIC ST	LUCONA ALCYNTHIA E	I-1 (Industrial)	Abandoned	Residential

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800339 00074	529 MECHANIC ST	METROPOLITAN INVESTMENT CO	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800339 00078	521 MECHANIC ST	MARTINO JOSEPH	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800339 00079	519 MECHANIC ST	PIERCE E	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800345 00005	520 MECHANIC ST	GAINES ROBERT E	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800345 00010	530 MECHANIC ST	JONES SYLVESTER ET UX	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800345 00038	510 MECHANIC ST	NEAL NANNIE ET VIR	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800350 00003	SS MECHANIC 6TH TO RLRD	DECALCOMANIA MANUFACTURING CORP	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276 00040	315 MECHANIC ST	NUNNALLY CALVIN JEROME	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800276 00044	303 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276 00045	301 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00053	300-302 MECHANIC ST	HARKLEY ALFRED	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00057	306 MECHANIC ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00058	308 MECHANIC ST	LEE FLORENCE A	I-1 (Industrial)	Vacant	Other
Bergen Square	040800278 00059	310 MECHANIC ST	OGUNRINDE ADETOKUNBO	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800278 00099	311 ATLANTIC AVE	LIPSCOMB DOROTHY ET VIR	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800278 00100	309 ATLANTIC AVE	LIPSCOMB WM ET UX	I-1 (Industrial)	Vacant	Residential
Bergen Square	040800340 00035	1306 SO 6TH ST	SOUTH JERSEY STORE FIXTURES & REFRI	I-1 (Industrial)	Abandoned	Commercial/Retail
Bergen Square	040800345 00001	NS ATLANTIC 100 E BROADWA	PUBLIC SERVICE ELECTRIC & GAS	I-1 (Industrial)	Abandoned	Utility

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800271	00093	317 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00094	315 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00098	1212 SO 3RD ST	STEAGALL LAMONT ET UX	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00099	1210 SO 3RD ST	ROBINSON J	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00100	1208 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00101	1206 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800271	00110	1200 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Commercial/Retail
Bergen Square	040800276	00001	300 LIBERTY ST	BROOKS OLLIE L ET AL	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00002	302 LIBERTY ST	BROOKS OLLIE L ET AL	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00006	314 LIBERTY ST	DELGADO ELIEZER	I-1 (Industrial)	Underutilized	Other
Bergen Square	040800276	00046	1246 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00047	1244 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00048	1242 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00049	1240 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00050	1238 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00051	1236 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00052	1234 SO 3RD ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Bergen Square	040800276	00118	307 MECHANIC ST	FUSSELL, ISAIAH	I-1 (Industrial)	Abandoned	Other
Bergen Square	040800276	00119	309 MECHANIC ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Abandoned	Residential
Bergen Square	040800229	00093	325 RAMONA GONZALEZ ST	DELGADO LUIS F & MARITZA	M-R (Manufacturing-Residential)	Underutilized	Other
Bergen Square	040800229	00117	812 SO 3RD ST	DIMEDIO ROBERT M	M-R (Manufacturing-Residential)	Vacant	Other
Bergen Square	040800271	00068	328 KAIGHN AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Bergen Square	040800271 00072	340 KAIGHN AVE	SWISCO INC	I-1 (Industrial)	Vacant	Unknown
Bergen Square	040800334 00051	437 LIBERTY ST	HARGROVE WILLIAM SR & KATHLEEN	I-1 (Industrial)	Underutilized	Other
Centerville	040800587 00003	1100 FERRY AVE	EZR LLC	I-1 (Industrial)	Vacant	Other
Central Waterfront	040800217 00008 02	1229 SO FRONT ST	KOHN MOTEK	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800217 00009	WS FRONT 301 S OF KAIGHN	CAMDEN COUNTY IMPROVEMENT AUTHORITY	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800217 00010 01	WS SO FRONT S NL KAIGHN	CAMDEN COUNTY IMPROVEMENT AUTHORITY	I-2 (Industrial)	Abandoned	Other
Central Waterfront	040800222 00012	800 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00013	SW PINE & LOCUST STS	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00022	809 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00023	811 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00024	813 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00025	815 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00031	824 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00032	822 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00033	820 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00034	816 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800222 00036	814 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00041	819 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00042	821 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800222 00043	823 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00002	208-214 RAMONA GONZALEZ S	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00003	829 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00011	845 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800224 00013	225 SPRUCE ST	TIDWELL JENNIFER	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800224 00018	215 SPRUCE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00020	856 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00021	854 SO 2ND ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00022	852 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00023	850 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00024	848 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00025	846 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00042	203 SPRUCE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800224 00043	205 SPRUCE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00044	207 SPRUCE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00045	209 SPRUCE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00046	211 SPRUCE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00047	213 SPRUCE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00048	826 SO 2ND ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00049	828 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00050	830 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00051	832 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00052	834 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00053	836 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00054	838 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00056	842 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800224 00057	844 SO 2ND ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800226 00020	230 LINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00021	232 LINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00022	234 LINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00023	236 LINE ST	JOHNSON BURDIE M	I-2 (Industrial)	Abandoned	Residential

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800226 00024	238 LINE ST	JOHNSON BURDIE M	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800226 00025	240 LINE ST	TOCCO LEO	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00031	254 LINE ST	STASZAK EDWARD M ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00032	701-703 SO 3RD ST	BROADWAY TOWNHOUSES LP	I-2 (Industrial)	Underutilized	Residential
Central Waterfront	040800226 00035	705 SO 3RD ST	ACEVEDO MARIA CHRISTINA	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800226 00038	263-265 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00047	249 PINE ST	SHAMBRY FLOYD L	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00048	247 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00049	245 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00050	241-243 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00052	239 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00053	237 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00056	231 PINE ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00102	233 PINE ST	RAYMOND F ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800226 00103	235 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800228 00059	226 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00060	228 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00061	232 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00062	234 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00064	238 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00065	242 PINE ST	BRG ENTERPRISES INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00066	246 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800228 00067	248 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00068	250 PINE ST	BRG ENTERPRISES INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00069	252 PINE ST	ESPAILLAT FRANKLIN & NITZA	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800228 00071	256-260 PINE ST	DELCAMPO BAKING CO	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00074	262-266 PINE ST	DELCAMPO BAKING CO	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00082	269 RAMONA GONZALEZ ST	BRG ENTERPRISES INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800228 00085	RR 265-275 RAMONA GONZALE	DELCAMPO BAKING COMPANY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00086	259 RAMONA GONZALEZ ST	BRG ENTERPRISES INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00095	824-826 LOCUST ST	RN MUSSELMAN INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00096	822 LOCUST ST	RN MUSSELMAN INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00097	820 LOCUST ST	RN MUSSELMAN INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00098	818 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00099	816 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00100	ES LOCUST 76 N OF DIVSON	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00108	817 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800228 00109	283 RAMONA GONZALEZ ST	CIANCI MATTHEW	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800228 00113	810 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800228 00114	808 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00115	806 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00116	224 PINE ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00117	222 PINE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00118	220 PINE ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800228 00119	218 PINE ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800232 00026	ES 2ND SPRUCE-WALNUT STS	PUBLIC SERVICE ELECTRIC & GAS	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800235 00001	SE RAMONA GONZALEZ & LOCU	BRG ENTERPRISES INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800235 00015	268 RAMONA GONZALEZ ST	BRG ENTERPRISES INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800235 00016	270 RAMONA GONZALEZ ST	BRG ENTERPRISES INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800235 00017	272-274 RAMONA GONZALEZ S	BAKER ELLA MAE ET VIR	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800235 00019	829 SO 3RD ST	PESTRITTO ANTHONY ET AL	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800235 00020	833-837 SO 3RD ST	DELCAMPO BAKING CO	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800235 00037	235-237 SPRUCE ST	BRG ENTERPRISES INC	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800235 00045	848 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800235 00046	846 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800235 00047	844 LOCUST ST	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800235 00052	830 LOCUST ST	BRG ENTERPRISES INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800235 00118	255 SPRUCE ST	BRG ENTERPRISES INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800237 00055	SE SPRUCE & LOCUST STS	PUBLIC SERVICE ELECTRIC & GAS	I-2 (Industrial)	Underutilized	Utility
Central Waterfront	040800237 00062	260-266 SPRUCE ST	BRG ENTERPRISES INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00064	258 SPRUCE ST	BRG ENTERPRISES INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00069	268 SPRUCE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00070	901-909 SO 3RD ST	REALTY ASSET PROPERTIES LTD	I-2 (Industrial)	Abandoned	Other
Central Waterfront	040800237 00074	911 SO 3RD ST	HARGROVE ROBERT	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00075	913 SO 3RD ST	HARGROVE ROBERT	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00076	915-917 SO 3RD ST	DI MAGGIO JOHN	I-2 (Industrial)	Underutilized	Commercial/Retail
Central Waterfront	040800237 00077	919 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00078	267 CHERRY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00079	265 CHERRY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00080	263 Cherry Street	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800237 00082	259-261 CHERRY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00084	257 CHERRY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800237 00117	923 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00001	ES LOCUST-CHRY TO WALNUT	HARGROVE ROBERT	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00005	927 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Underutilized	Residential
Central Waterfront	040800243 00007	931 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00008	933 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00009	935 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00010	937 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00011	939 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00012	941 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00013	943 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00014	945 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00016	283 WALNUT ST	TRIBBETT WILBERT TR	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800243 00021	275 WALNUT ST	ALBERTO J ET UX	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800243 00072	947 SO 3RD ST	SIZEMORE DENNIS ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800243 00073	949 SO 3RD ST	MORINI ANNA MARIA ET AL	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800245 00027	244 WALNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Light Industry
Central Waterfront	040800245 00028	246 WALNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Light Industry

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800245 00029	248 WALNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Light Industry
Central Waterfront	040800245 00030	250 WALNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Light Industry
Central Waterfront	040800245 00031	252 WALNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Light Industry
Central Waterfront	040800245 00032	254 WALNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Light Industry
Central Waterfront	040800245 00033	256 WALNUT ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800245 00034	258 WALNUT ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800245 00036	262 WALNUT ST	SCOTT D ET UX	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800245 00037	264 WALNUT ST	CLEMENT JAMES C	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800245 00038	266 WALNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800245 00049	271 MT VERNON ST	COOPER ROOSEVELT	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800245 00050	267-269 MT VERNON ST	COOPER ROOSEVELT	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800245 00051	265 MT VERNON ST	RAMOS MERCADES	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800245 00061	243 MT VERNON ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800245 00062	241 MT VERNON ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800250 00001	NE KAIGHN & FRONT	KAPLAN RONALD & RICHARD	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00001	244 MT VERNON ST	RAND RODNEY ET AL	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00002	246 MT VERNON ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00003	248 MT VERNON ST	SMITH WILLIE	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00004	250 MT VERNON ST	SMITH NANCY D ET AL	I-2 (Industrial)	Abandoned	Residential

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800252 00005	252 MT VERNON ST	RIDGE W F ET UX ETAL	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00006	254 MT VERNON ST	MORAGNE ALLEN D	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00007	256 MT VERNON ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00009	260 MT VERNON ST	MARTIN H S ET UX	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00010	262 MT VERNON ST	NEUMAN LEVERETT & SONS INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00018	278 MT VERNON ST	FAZIO CHARLES	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00020	282 MT VERNON ST	SATTERFIELD-HARRIS JOSLYN	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00022	286 MT VERNON ST	FORD ALFRED ET UX	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00024	292 MT VERNON ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800252 00026	296 MT VERNON ST	MC PHERSON BERTHA R	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00027	298 MT VERNON ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00028	295 CHESTNUT ST	MT ZION HIGHWAY HOLINESS CHURCH OF	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800252 00029	293 CHESTNUT ST	LEE T ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00030	291 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00031	289 CHESTNUT ST	MEANS E ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00032	287 CHESTNUT ST	LOWBER LOUISE	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00033	285 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800252 00034	283 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00035	281 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800252 00038	277 CHESTNUT ST	TORRES ANGEL	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800252 00040	273 CHESTNUT ST	RUSSELL MORINE	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800252 00041	271 CHESTNUT ST	REVELS MELVIN & GLORIA	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800252 00042	269 CHESTNUT ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800252 00043	267 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800252 00044	265 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00045	263 CHESTNUT ST	LOVELAND MARIE P	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00046	261 CHESTNUT ST	LOVELAND MARIE P	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00047	259 CHESTNUT ST	COOPER RAYMOND & GERALDINE	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00048	257 CHESTNUT ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00049	255 CHESTNUT ST	LOVELAND MARIE P	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00050	253 CHESTNUT ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00051	251 CHESTNUT ST	LOVELAND MARIE P	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00052	249 CHESTNUT ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00053	247 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00054	245 CHESTNUT ST	LAWRENCE DE LYONS INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800252 00055	WS SO 3RD 55 S MT VERNON	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Commercial/Retail

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800254 00001	246 CHESTNUT ST	DELYONS LAWRENCE H	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00002	248 CHESTNUT ST	DELYONS LAWRENCE H	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00003	250 CHESTNUT ST	DELYONS LAWRENCE H	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800254 00006	258 CHESTNUT ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00011	260-268 CHESTNUT ST	DILIBERTO PAUL D	I-2 (Industrial)	Underutilized	Recycling/Junkyard
Central Waterfront	040800254 00016	280 CHESTNUT ST	DILIBERTO PAUL D	I-2 (Industrial)	Underutilized	Recycling/Junkyard
Central Waterfront	040800254 00017	1101 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00018	1103 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800254 00019	1105 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00020	1107 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00021	1109 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00022	1111 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00023	1113 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00024	1115 EMMA ST	JENNINGS P ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00025	1117 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00026	1119 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00027	287 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00028	285 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00029	283 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800254 00030	281 SYCAMORE ST	MORGAN DORRETT	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800254 00031	279 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800254 00032	271-277 SYCAMORE ST	DILIBERTO PAUL D	I-2 (Industrial)	Abandoned	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800254 00034	269 SYCAMORE ST	DILIBERTO PAUL D	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00035	267 SYCAMORE ST	DILIBERTO PAUL D	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00036	265 SYCAMORE ST	DILIBERTO PAUL D	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00037	NS SYCAMORE 102 E LOCUST	DILIBERTO PAUL D	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00040	NS SYCAMORE 91 E LOCUST	DILIBERTO PAUL D	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00041	255 SYCAMORE ST	DILIBERTO PAUL D	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00042	1122 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00043	1120 LOCUST ST	DANIELS A R	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00044	ES LOCUST 55 NO SYCAMORE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00045	1116 LOCUST ST	HOUSE OF GOD (THE)	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00046	1114 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00047	1112 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00048	1110 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00049	1108 LOCUST ST	DANIELLO N ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800254 00050	1106 LOCUST ST	DANIELLO N ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800255 00059	298 CHESTNUT ST	BUTCHER LUE ESSIE	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800255 00060	298 1/2 CHESTNUT ST	SANTANA LUIS M ET UX	I-2 (Industrial)	Underutilized	Commercial/Retail
Central Waterfront	040800255 00075	1118 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800255 00076	1116 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800255 00077	1114 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800255 00078	1112 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800255 00079	1110 EMMA ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800255 00080	1108 EMMA ST	FISHER ROOSEVELT	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800255 00082	1104 EMMA ST	MORGAN DORRETT	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800258 00013	146 KAIGHN AVE	KAPLAN & ZUBRIN	I-2 (Industrial)	Underutilized	Light Industry
Central Waterfront	040800259 00018	1216-26 SO FRONT ST	KOHN M	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800259 00027	SS CAMAC 169 E OF FRONT	LAWRENCE JESSE E	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800260 00072	1219 PAVONIA ST	GEHRING JOHN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800261 00002	1211 HYDE PARK	H & H PROPERTIES	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800261 00003	1213 HYDE PARK	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800261 00004	1215 HYDE PARK	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800261 00005	1217 HYDE PARK	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800261 00006	1219 HYDE PARK	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800261 00070	SE KAIGHN AVE & PAVONIA S	KALAM ABDUL & KHAN MUMTAZ	I-2 (Industrial)	Underutilized	Warehouse
Central Waterfront	040800261 00076	NS LIBERTY 70 E PAVONIA S	H & H PROPERTIES	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800261 00082	1212 PAVONIA ST	KALAM ABDUL & KHAN MUMTAZ	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800261 00083	1214 PAVONIA ST	CRUZ GEORGE	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800261 00084	1216 PAVONIA ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800261 00087	1222 PAVONIA ST	PARKS JOHN A	I-2 (Industrial)	Abandoned	Residential

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800261 00089	228 KAIGHN AVE	WILLIAMS BRUCE J	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800261 00090	230 KAIGHN AVE	CAMDEN BAG & PAPER CO	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800261 00091	232 KAIGHN AVE	CAMDEN BAG & PAPER CO INC	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800262 00014	SE KAIGHN AVE & HYDE PARK	GERBER S	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00016	242 KAIGHN AVE	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00017	244 KAIGHN AVE	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00018	246 KAIGHN AVE	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00019	248 KAIGHN AVE	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00020	250 KAIGHN AVE	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00021	1203 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00022	1205 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00023	1207 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00024	1209 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800262 00025	1211 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00026	1213 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00027	1215 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00028	1217 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00029	1219 LOCUST ST	WILLIAM J JONES INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00030	1221 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800262 00031	1223 LOCUST ST	WILLIAM JONES & SON INC	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800264 00075	1226 SO 2ND ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Warehouse
Central Waterfront	040800264 00077	ES SO 2ND 98 NO MECHANIC	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Warehouse
Central Waterfront	040800264 00082	1238 SO 2ND ST	BRYEN WILLIAM ET AL	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800264 00083	201-205 MECHANIC ST	BRYEN WILLIAM & BRYEN ANDREW	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800265 00092	222 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800265 00094	234 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800266 00077	1232 PAVONIA ST	BRYEN WILLIAM ET AL	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800266 00078	1234 PAVONIA ST	BRYEN WILLIAM ET AL	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800266 00079	1236 PAVONIA ST	BRYEN WILLIAM ETALS	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800266 00080	REAR 221 MECHANIC ST	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Abandoned	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800268 00004	258 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00005	260 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00006	262 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00007	264 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00008	266 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00009	268 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00010	270 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00011	272 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00012	274 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00017	SS SYCAMORE 166 W 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800268 00018	284 SYCAMORE ST	TOMPKINS PAM, MELINDA & LINDSAY D	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00019	286 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00020	288 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800268 00021	290 SYCAMORE ST	LEE DAWN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800268 00022	292 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00023	294 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00024	296 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00028	1133 SO 3RD ST	HINSON LYNETTE N	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800268 00029	1135 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800268 00030	1137 SO 3RD ST	SANTANA PAQUITA R	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800268 00033	1143 SO 3RD ST	MC GAHEE LARRY D	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800268 00034	SS SYCAMORE 170 W OF 3RD	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00035	NW KAIGHN & 3RD STS	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00036	299 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800268 00037	297 KAIGHN AVE	SIMONS I ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00038	295 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00039	293 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00040	291 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00041	289 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00042	287 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00043	285 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00044	277-283 KAIGHN AVE	IGLESIA DE SALVACION	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00045	275 KAIGHN AVE	MORALES SAM	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00049	267 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00050	265 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00051	263 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00053	259 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00106	261 KAIGHN AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00110	SS SYCAMORE 45 E LOCUST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00111	256 SYCAMORE ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00112	1126 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00114	1130 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800268 00115	1132 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00059	252-254 KAIGHN AVE	WILLIAM J JONES & SON INC	I-2 (Industrial)	Abandoned	Other
Central Waterfront	040800270 00060	256-258 KAIGHN AVE	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00072	1215 SO 3RD ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00073	1217 SO 3RD ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00074	1219 SO 3RD ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800270 00075	1221 SO 3RD ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00076	1223 SO 3RD ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00077	295 LIBERTY ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00078	293 LIBERTY ST	ROSENKRANZ E ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00079	291 LIBERTY ST	ROSENKRANZ E ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00080	289 LIBERTY ST	ROSENKRANZ E ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00082	285 LIBERTY ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800270 00087	275 LIBERTY ST	NEIGHBORHOOD CENTER INC	I-2 (Industrial)	Abandoned	Residential
Central Waterfront	040800270 00094	261 LIBERTY ST	HASSAN RHASHEED	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800270 00095	259 LIBERTY ST	WILLIAM J JONES & SON INC	I-2 (Industrial)	Underutilized	Commercial/Retail
Central Waterfront	040800270 00096	257 LIBERTY ST	WILLIAM J JONES & SON INC	I-2 (Industrial)	Underutilized	Commercial/Retail
Central Waterfront	040800270 00097	1224 LOCUST ST	WILLIAM J JONES & SON INC	I-2 (Industrial)	Underutilized	Warehouse
Central Waterfront	040800270 00098	1222 LOCUST ST	WILLIAM J JONES & SON INC	I-2 (Industrial)	Abandoned	Warehouse
Central Waterfront	040800270 00099	1220 LOCUST ST	WILLIAM J JONES & SON INC	I-2 (Industrial)	Abandoned	Warehouse
Central Waterfront	040800270 00100	1218 LOCUST ST	WILLIAM J JONES & SON INC	I-2 (Industrial)	Abandoned	Warehouse

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800270 00109	REAR 266-270 KAIGHN AVE	NJ CONF DEACONESS HM INC	I-2 (Industrial)	Abandoned	Other
Central Waterfront	040800273 00019	217-237 ATLANTIC AVE	CAMDEN REDEVELOPMENT AGENCY	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800273 00020	SS MECHANIC 126 E FERRY	FRANCHI JOSEPH	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800275 00001	256 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00002	258 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00003	260 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00004	262 LIBERTY ST	HASSON RHASHEED SR	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00005	264 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00006	266 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00007	268 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00008	270 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00009	272 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00010	274 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00011	276 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00012	278 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00013	280 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00014	282 LIBERTY ST	VENEGAS ANGELO	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00015	284 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00016	286 LIBERTY ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00017	288 LIBERTY ST	WALLS WAYNE	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00018	290 LIBERTY ST	WALLS WAYNE	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00019	1225 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00020	1227 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275 00021	1229 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Central Waterfront	040800275	00022	1231 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00023	1233 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00024	1235 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00025	1237 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00026	1239 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00027	1241 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00028	1243 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00029	1245 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00030	1247 SO 3RD ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00031	293 MECHANIC ST	WITT GENEVIEVE	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00032	291 MECHANIC ST	LEWIS W ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00033	289 MECHANIC ST	MARTELL GEORGE E ET UX	I-2 (Industrial)	Vacant	Other
Central Waterfront	040800275	00040	275 MECHANIC ST	MARTELL GEORGE E ET UX	I-2 (Industrial)	Underutilized	Commercial/Retail
Central Waterfront	040800275	00042	271 MECHANIC ST	MARTELL GEORGE E ET UX	I-2 (Industrial)	Underutilized	Commercial/Retail
Central Waterfront	040800275	00044	267 MECHANIC ST	915 CORPORATION	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800275	00045	265 MECHANIC ST	915 CORPORATION	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800275	00046	263 MECHANIC ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800275	00047	261 MECHANIC ST	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800275	00048	259 MECHANIC ST	LIVINGSTONE ML ET UX	I-2 (Industrial)	Underutilized	Other
Central Waterfront	040800275	00064	1226 LOCUST ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Warehouse
Cramer Hill	040800809	00013	NE EAST STATE 462 NW PROP	COUNTY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800809	00014	NE EAST STATE 362 NW PROP	COUNTY OF CAMDEN	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Cramer Hill	040800809 00015	NE EAST STATE 262 NW PROP	COUNTY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800809 00016	NE EAST STATE 162 NW PROP	COUNTY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800809 00017	NW E STATE ST & CL PROP	COUNTY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800810 00005	RR EAST STATE & HARRISON	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800810 00006	RR NW EAST STATE&HARRISON	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800818 00016	NW WAYNE & 16TH ST	STEED SCRAP PAPER & METAL	I-1 (Industrial)	Vacant	Light Industry
Cramer Hill	040800818 00017	WS N 16TH 200 N WAYNE AVE	STEED SCRAP PAPER & METAL	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800818 00030	SS PIERCE 100 W 16TH ST	MODERN BUILT REFRIGERATION INC	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800818 00031	1115 NO 16TH ST	STEED SCRAP PAPER & METAL	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800818 00049	1590 PIERCE AVE	MORALES ANGEL L & JOSEPHINE A	I-1 (Industrial)	Underutilized	Light Industry
Cramer Hill	040800818 00051	NS WAYNE 140 W 16TH ST	8137 PARTNERSHIP	I-1 (Industrial)	Underutilized	Other
Cramer Hill	040800818 00053	1568 PIERCE AVE	RPL REALTY LTD INC	I-1 (Industrial)	Abandoned	Other
Cramer Hill	040800819 00009	ES N 16TH 220 N WAYNE AVE	KELLY DONALD ET UX	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800819 00018	ES N 16TH 200 N WAYNE AVE	KELLY DONALD ET UX	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800819 00020	ES N 16TH 100 N WAYNE AVE	KELLY DONALD ET UX	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Cramer Hill	040800819 00023	ES N 16TH 140 N WAYNE AVE	KELLY DONALD ET UX	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800819 00026	WS N 17TH 260 N WAYNE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Cramer Hill	040800819 00028	ES N 16TH 160 N OF WAYNE	KELLY DONALD ET UX	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800819 00029	NE WAYNE & 16TH ST	OREGA LYDIA TR FOR ORTEGA LYDIA	I-1 (Industrial)	Underutilized	Other
Cramer Hill	040800819 00033	ES N 16TH 120 N WAYNE AVE	KELLY DONALD ET UX	I-1 (Industrial)	Vacant	Other
Cramer Hill	040800844 00013	NW EAST STATE & RIVER AVE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other
Cramer Hill	040800847 00017	1810 RIVER AVE	SEABOARD BUILDING CO	I-2 (Industrial)	Vacant	Other
Cramer Hill	040800848 00001	1890 RIVER AVE	MEDINA JUAN ET UX	I-2 (Industrial)	Abandoned	Residential
Cramer Hill	040800848 00003	1892 RIVER AVE	PLASENCIA JOSE	I-2 (Industrial)	Abandoned	Residential
Cramer Hill	040800848 00017	921 NO 19TH ST	ESTELLA JOSE A & MARIA	I-2 (Industrial)	Abandoned	Residential
Cramer Hill	040800848 00021	913 NO 19TH ST	HERNANDEZ EDGAR	I-2 (Industrial)	Abandoned	Residential
Cramer Hill	040800848 00022	911 NO 19TH ST	REA JAMES & MARY	I-2 (Industrial)	Abandoned	Residential
Cramer Hill	040800848 00027	901 NO 19TH ST	MATHEWS RASHIKA	I-2 (Industrial)	Abandoned	Residential
Cramer Hill	040800868 00014	2310 HAYES AVE	MAGNETIC METALS CO	I-2 (Industrial)	Vacant	Other
Cramer Hill	040800872 00001		Pennsy Supply	I-2 (Industrial)	Underutilized	Heavy Industry
Cramer Hill	040800875 00047	SW 25TH & SHERMAN AVE	RIVERA ANIVAL & RIVERA VICTOR	I-2 (Industrial)	Underutilized	Commercial/Retail

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Cramer Hill	040800964 00032	SS SHERMAN 376 W 27TH ST	UNITED NJ RAILROAD & CANAL CO	I-2 (Industrial)	Underutilized	Other
Cramer Hill	040800964 00041	2718 SHERMAN AVE	NJ MASONRY & ROOFING INC	I-2 (Industrial)	Underutilized	Other
Cramer Hill	040800964 00042	2722 SHERMAN AVE	NJ MASONRY & ROOFING INC	I-2 (Industrial)	Underutilized	Commercial/Retail
Cramer Hill	040800970 00061	SE CLEVELAND & REEVES AVE	N J AMERICAN WATER CO	I-2 (Industrial)	Vacant	Utility
Fairview	040800715 00002	2820 MT EPHRAIM AVE	MAZZA MARIO T	I-2 (Industrial)	Underutilized	Other
Gateway	040801459 00009	ES NEWTON 200 N 11TH ST	PENN LINEN & UNIFORM SERVICE INC	I-1 (Industrial)	Abandoned	Commercial/Retail
Gateway	040801464 00004	1350 ADMIRAL WILSON BLVD	BARBARA ASTON FINANCING CORP	I-1 (Industrial)	Abandoned	Commercial/Retail
Gateway	040801471 00024	708 HADDON AVE	PHAN DAO V	I-1 (Industrial)	Abandoned	Commercial/Retail
Gateway	040800365 00077	911 PRINCESS AVE	AUDOO DANIEL	I-1 (Industrial)	Underutilized	Commercial/Retail
Gateway	040801457 00017	1125-1151 WRIGHT AVE	STANDARD MERCHANDISING CO	I-1 (Industrial)	Underutilized	Light Industry
Gateway	040800365 00006	919 PRINCESS AVE	BOARD OF EDUCATION	I-1 (Industrial)	Abandoned	Other
Gateway	040800406 00055	812-814 KAIGHN AVE	LSC SOUTH JERSEY CORP	I-1 (Industrial)	Abandoned	Other
Gateway	040800406 00067	815-817 LIBERTY ST	LSC SOUTH JERSEY CORP	I-1 (Industrial)	Abandoned	Other
Gateway	040800406 00045	1211 SO 9TH ST	WAPLES GRETCHEN ET AL	I-1 (Industrial)	Abandoned	Other
Gateway	040801449 00002	1001 LINE ST	BUSH J & ZUIDEMA D	I-1 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Gateway	040801464	00005	ES MEMORIAL 200 S ADM WIL	BARBARA ASTON FINANCING CORP	I-1 (Industrial)	Underutilized	Other
Gateway	040801473	00010	SW LINE ST & MEMORIAL AVE	CAMPBELL SOUP CO	I-1 (Industrial)	Underutilized	Other
Gateway	040800366	00005	SS PINE 269 E MEMORIAL	PON TEBBROS INC	I-1 (Industrial)	Underutilized	Other
Gateway	040800365	00081	WS PRINCESS 184 N WALNUT	KHAN ZAFAR	I-1 (Industrial)	Underutilized	Other
Gateway	040800406	00064	825 LIBERTY ST	WAPLES A A	I-1 (Industrial)	Underutilized	Other
Gateway	040801261	00002	NS PINE 1142 E MEMORIAL	SOLUTIA INC	I-1 (Industrial)	Vacant	Other
Gateway	040801455	00004	WS WRIGHT 11TH TO DRPA	STATE OF NEW JERSEY	I-1 (Industrial)	Vacant	Other
Gateway	040801462	00016	ES MEMORIAL 1074 N PINE	STATE OF NEW JERSEY	I-1 (Industrial)	Vacant	Other
Gateway	040801261	00001	NS PINE 1716 E MEMORIAL	NEW JERSEY CONSERVATION FOUNDATION	I-1 (Industrial)	Vacant	Other
Gateway	040801261	00004	NS PINE 1542 E MEMORIAL	NEW JERSEY CONSERVATION FOUNDATION	I-1 (Industrial)	Vacant	Other
Gateway	040800408	00078	1302 SO 8TH ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Gateway	040801261	00008	NS PINE 1696 E MEMORIAL	PUBLIC SERVICE ELECTRIC & GAS	I-1 (Industrial)	Vacant	Other
Gateway	040800406	00048	NW LIBERTY & 9TH STS	HOOD, CLEOPHUS JR ETUX	I-1 (Industrial)	Vacant	Other
Gateway	040801456	00005	1142-1144 FEDERAL ST	REAGAN NATIONAL ADV OF PHILA INC	I-1 (Industrial)	Vacant	Other
Gateway	040801471	00023	706 HADDON AVE	ARENA JAMES A	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Gateway	040800406 00073	1218 SO 8TH ST	DITTIMUS THEDA R ET ALS	I-1 (Industrial)	Vacant	Other
Gateway	040801456 00006	1140 FEDERAL ST	REAGAN NATIONAL ADV OF PHILA INC	I-1 (Industrial)	Vacant	Other
Gateway	040800365 00106	WS PRINCESS 616 N WALNUT	BLACK DENNIS ET ALS	I-1 (Industrial)	Vacant	Other
Gateway	040800406 00066	NS LIBERTY 160 E 8TH ST	LSC SOUTH JERSEY CORP	I-1 (Industrial)	Vacant	Other
Gateway	040800406 00069	NS LIBERTY 100 E 8TH	LSC SOUTH JERSEY CORP	I-1 (Industrial)	Vacant	Other
Gateway	040800406 00093	1212 SO 8TH ST	DANIELS W A JR ETUX	I-1 (Industrial)	Vacant	Other
Gateway	040800406 00071	1214 SO 8TH ST	LSC SOUTH JERSEY CORP	I-1 (Industrial)	Vacant	Other
Gateway	040800365 00101	WS PRINCESS 521 N WALNUT	FREI E L	I-1 (Industrial)	Vacant	Other
Gateway	040801456 00004	1146 FEDERAL ST	REAGAN NATIONAL ADV OF PHILA INC	I-1 (Industrial)	Vacant	Other
Gateway	040800406 00072	1216 SO 8TH ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Gateway	040800365 00108	WS PRINCESS 653 N WALNUT	JOBES E E ET UX	I-1 (Industrial)	Vacant	Other
Gateway	040800365 00107	WS PRINCESS 637 N WALNUT	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Gateway	040800365 00074	WS PRINCESS 506 N WALNUT	FREI E L	I-1 (Industrial)	Vacant	Other
Gateway	040800408 00076	812 LIBERTY ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Gateway	040800408 00077	810 LIBERTY ST	LSC SOUTH JERSEY CORP	I-1 (Industrial)	Vacant	Other
Gateway	040800406 00063	827 LIBERTY ST	WILSON JOSEPH H & TINA C	I-1 (Industrial)	Abandoned	Residential

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Gateway	040801471	00025	710 HADDON AVE	WATERS IDA	I-1 (Industrial)	Abandoned	Residential
Gateway	040801471	00026	712 HADDON AVE	ROGERS JACQUELINE E	I-1 (Industrial)	Abandoned	Residential
Gateway	040801471	00007	1010 LINE ST	TARVER HENRY	I-1 (Industrial)	Abandoned	Residential
Gateway	040801471	00005	1006 LINE ST	ROSSI DANIEL W	I-1 (Industrial)	Abandoned	Residential
Gateway	040801471	00004	1004 LINE ST	ROSSI DANIEL W	I-1 (Industrial)	Abandoned	Residential
Gateway	040801471	00003	1002 LINE ST	KEOUGHAN MARTIN	I-1 (Industrial)	Abandoned	Residential
Gateway	040800406	00047	1215 SO 9TH ST	BEAN DONALD	I-1 (Industrial)	Abandoned	Residential
Marlton	040801184	00001	1601 FEDERAL ST	LYNKRAM	I-2 (Industrial)	Abandoned	Commercial/Retail
Marlton	040801182	00019	1547 FEDERAL ST	CORDERO ANGEL ET ALS	I-2 (Industrial)	Underutilized	Commercial/Retail
Marlton	040801209	00004	332 SO 17TH ST	ENGINE DISTRIBUTORS INC	I-2 (Industrial)	Vacant	Commercial/Retail
Marlton	040801197	00002	NE ADMIRAL WILSON & 16TH	V PONTE & SON'S INC	I-2 (Industrial)	Abandoned	Other
Marlton	040801184	00005	1625 FEDERAL ST	CITY OF CAMDEN	I-2 (Industrial)	Abandoned	Other
Marlton	040801182	00020	NS FEDERAL 590 E RIVER	PALETTA VINCENT	I-2 (Industrial)	Abandoned	Other
Marlton	040801209	00001	NE ADMIRAL WILSON & 17TH	FOUR STATES REALTY	I-2 (Industrial)	Underutilized	Other
Marlton	040801194	00026	SE CARMAN & 15TH ST	EISNER THEODORE	I-2 (Industrial)	Underutilized	Other
Marlton	040801186	00024	SS FEDERAL 300 W 17TH ST	V PONTE & SON'S INC	I-2 (Industrial)	Underutilized	Other
Marlton	040801182	00021	NE FEDERAL & RIVER AVE	BKT INC	I-2 (Industrial)	Vacant	Other
Marlton	040801183	00009	1514 FEDERAL ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Marlton	040801196 00028	NE MICKLE & 16TH STS	CONCORD CHEMICAL INC	I-2 (Industrial)	Vacant	Other
Marlton	040801182 00005	NS FEDERAL 270 E RIVER	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Marlton	040801183 00012	1526 FEDERAL ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Marlton	040801183 00010	1524 FEDERAL ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Marlton	040801184 00007	NS FEDERAL 312 W 17TH ST	PONTE EQUITIES INC	I-2 (Industrial)	Vacant	Other
Marlton	040801182 00007	1523 FEDERAL ST	RODRIGUEZ GUADALUPE	I-2 (Industrial)	Abandoned	Residential
Marlton	040801182 00008	1525 FEDERAL ST	SANTANA BETTY N	I-2 (Industrial)	Abandoned	Residential
Marlton	040801182 00009	1527 FEDERAL ST	LEVERETT NEUMAN	I-2 (Industrial)	Abandoned	Residential
Marlton	040801182 00010	1529 FEDERAL ST	LEVERETT NEUMAN	I-2 (Industrial)	Abandoned	Residential
Marlton	040801182 00018	1545 FEDERAL ST	HALYARD, L L ET UX	I-2 (Industrial)	Abandoned	Residential
North Gateway	040800115 00023	NW FEDERAL & ADMRL WILSON	INTERAD INC	I-1 (Industrial)	Vacant	Other
North Gateway	040800110 00011	1107 PENN ST	DUNOFF ABRAHAM	I-1 (Industrial)	Vacant	Other
North Gateway	040800113 00035	1145 COOPER ST	MT CALVARY BAPTIST CHURCH	I-1 (Industrial)	Vacant	Other
North Gateway	040800113 00036	1147 COOPER ST	MT CALVARY BAPTIST CHURCH	I-1 (Industrial)	Vacant	Other
North Gateway	040800113 00032	1143 COOPER ST	MT CALVARY BAPTIST CHURCH	I-1 (Industrial)	Vacant	Other
North Gateway	040800113 00041	1170 LAWRENCE ST	GONZALEZ MILDRED	I-1 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
North Gateway	040800108 00055	336 CHESTER ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Abandoned	Residential
North Gateway	040800108 00054	338 CHESTER ST	COLON JOSE A JR	I-1 (Industrial)	Abandoned	Residential
North Gateway	040800108 00060	326 CHESTER ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Underutilized	Residential
North Gateway	040800108 00089	1023 PENN ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Vacant	Residential
North Gateway	040800108 00091	1027 PENN ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Vacant	Residential
North Gateway	040800110 00051	1112-1156 LINDEN ST	DUNOFF ABRAHAM	I-1 (Industrial)	Abandoned	Unknown
North Gateway	040800109 00123	325 NO 11TH ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800110 00067	SS LINDEN 418 E 11TH ST	DUNOFF ABRAHAM	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800109 00118	335 NO 11TH ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800109 00119	333 NO 11TH ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800109 00120	331 NO 11TH ST	CAMDEN REDEVELOPMENT AGENCY	I-1 (Industrial)	Vacant	Unknown

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
North Gateway	040800109 00121	329 NO 11TH ST	CAMDEN REDEVELOPMNET AGENCY	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800114 00028	NS AD WIL 246 E 12TH ST	CARNEY ENTERPRISES INC	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800109 00136	1037 PENN ST	STEEN, T L ET UX ET AL	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800109 00137	1039 PENN ST	STEEN, T L ET UX ET AL	I-1 (Industrial)	Vacant	Unknown
North Gateway	040800109 00122	327 NO 11TH ST	ALFORD L ET UX	I-1 (Industrial)	Vacant	Unknown
Parkside	040801262 0100036	1552 PINE ST	PUBLIC SERVICE ELECTRIC & GAS	I-1 (Industrial)	Underutilized	Light Industry
Waterfront South	040800499 00004	2001 BROADWAY	GURICK WILLIAM ET UX	I-2 (Industrial)	Abandoned	Commercial/Retail
Waterfront South	040800504 00013	430-44 CHELTON AVE	HUTCHISON ANTHONY P ET ALS	I-2 (Industrial)	Abandoned	Other
Waterfront South	040800497 00020	WS BDWY-WINSLOW/JEFFERSON	EVAN LEIGH INC	I-2 (Industrial)	Abandoned	Other
Waterfront South	040800282 00054	ES SO 3RD 90 SO LANSDOWN	SOUTH JERSEY PORT CORP	I-2 (Industrial)	Underutilized	Other
Waterfront South	040800504 00008	2101 BROADWAY	CHELTEN SERVICE COMPANY	I-2 (Industrial)	Underutilized	Other
Waterfront South	040800462 00055	NS WEBSTER 153 E FERRY	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Other
Waterfront South	040800504 00010	WS BDWY 20 S OF CHELTON	CHELTEN SERVICE COMPANY	I-2 (Industrial)	Underutilized	Other
Waterfront South	040800454 00025	SW 3RD & EMERALD STS	MACANDREWS & FORBES CO	I-2 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Waterfront South	040800280	00022	250 ATLANTIC AVE	FRANCHI PHILIP	I-2 (Industrial)	Vacant	Other
Waterfront South	040800498	00033	404 JEFFERSON AVE	STE-LAR TEXTILE INC	I-2 (Industrial)	Vacant	Other
Waterfront South	040800217	00015	WS FRONT 365 S OF KAIGHN	READING RR CO	I-2 (Industrial)	Vacant	Other
Waterfront South	040800466	00004	NW FERRY AVE & 4TH ST	HARGROVE ROBERT ET AL	I-2 (Industrial)	Vacant	Other
Waterfront South	040800454	00020	NS VIOLA 200 W 3RD ST	MACANDREWS & FORBES CO	I-2 (Industrial)	Vacant	Other
Waterfront South	040800499	00007	NW BROADWAY & CHELTON AVE	OUTDOOR SYSTEMS INC	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00015	1648 FERRY AVE	JENKINS WILLIAM R	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00024	SS JACKSON 54 W 4TH ST	NIEVES ANDRE	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00023	SS JACKSON 73 W 4TH ST	NIEVES ANDRE	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00022	SS JACKSON 92 W 4TH ST	JENKINS WILLIAM R	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00021	SS JACKSON 111 W 4TH ST	JENKINS WILLIAM R	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00020	SS JACKSON 130 W 4TH ST	JENKINS WILLIAM R	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00018	SS JACKSON 169 W 4TH ST	JENKINS WILLIAM R	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00017	SS JACKSON 189 W 4TH ST	JENKINS WILLIAM R	I-2 (Industrial)	Vacant	Other
Waterfront South	040800466	00002	1660 FERRY AVE	HARGROVE ROBERT & COLLINS JACK	I-2 (Industrial)	Vacant	Other
Waterfront South	040800462	00014	1646 FERRY AVE	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Waterfront South	040800462	00016	SS JACKSON 209 W 4TH ST	JENKINS WILLIAM R	I-2 (Industrial)	Vacant	Other
Waterfront South	040800282	00086	1453 SO 4TH ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Waterfront South	040800282	00087	1455 SO 4TH ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Waterfront South	040800282	00088	1457 SO 4TH ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Waterfront South	040800282	00089	1459 SO 4TH ST	BRADLEY QUINTON E ET UX	I-2 (Industrial)	Vacant	Other
Waterfront South	040800282	00090	1461 SO 4TH ST	CITY OF CAMDEN	I-2 (Industrial)	Vacant	Other
Waterfront South	040800282	00091	1463 SO 4TH ST	NOCK GEORGE W	I-2 (Industrial)	Vacant	Other
Waterfront South	040800217	00022	NW JACKSON ST & FERRY AVE	CITY OF CAMDEN	I-2 (Industrial)	Underutilized	Recycling/Junkyard
Waterfront South	040800282	00092	1465 SO 4TH ST	CARTER LILLIAN	I-2 (Industrial)	Abandoned	Residential
Waterfront South	040800282	00093	1467 SO 4TH ST	BLAKNEY ADRIENNE	I-2 (Industrial)	Abandoned	Residential
Waterfront South	040800282	00094	1469 SO 4TH ST	NEW ERA CO	I-2 (Industrial)	Abandoned	Residential
Waterfront South	040800282	00085	1451 SO 4TH ST	BRADLEY QUINTON ET AL	I-2 (Industrial)	Vacant	Residential
Waterfront South	040800281	00028	1484 FERRY AVE	FRANCHI PHILIP	I-2 (Industrial)	Underutilized	Warehouse
Waterfront South	040800483	00001	NE WINSLOW & 3RD STS	CONSOLIDATED RAIL CORP	I-2 (Industrial)	Underutilized	Warehouse
Waterfront South	040800344	00054	SW BROADWAY & WHITMAN AVE	DENNEY GEORGE E JR & SHARON L	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Waterfront South	040800347	00018	SE BROADWAY & LANSDOWN AV	HOOD ROBERT	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Waterfront South	040800460	00004	1500 BROADWAY	ACKERLE G	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Waterfront South	040800500	00041	2048 BROADWAY	HARVEY REBECCA	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Waterfront South	040800348	00029	1462-1464 BROADWAY	LAMBERSKY BERNA	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Waterfront South	040800475 00006	1710 BROADWAY	LABOY JULIO	M-R (Manufacturing-Residential)	Abandoned	Commercial/Retail
Waterfront South	040800349 00006	1498 BROADWAY	LAMBERSKY JACK	M-R (Manufacturing-Residential)	Underutilized	Commercial/Retail
Waterfront South	040800477 00008	1718 SO 6TH ST	WEAL BARRY SR & MAE O	M-R (Manufacturing-Residential)	Underutilized	Commercial/Retail
Waterfront South	040800481 00033	NE VIOLA & ANCONA ST	ABATE RONALD C	M-R (Manufacturing-Residential)	Underutilized	Heavy Industry
Waterfront South	040800279 00055	339-341 LANSDOWN AVE	QF AQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800279 00065	327 LANSDOWN AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800279 00063	347 LANSDOWN AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800279 00056	NS LANSDOWN 300 E 3RD ST	QF AQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800279 00067	335 LANSDOWN AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800279 00066	NS LANSDOWN 220 E 3RD ST	QF AQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800279 00059	NS LANSDOWN 160 E 3RD ST	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800279 00069	321 LANSDOWN AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Abandoned	Light Industry
Waterfront South	040800348 00017	1475-1485 SO 6TH ST	MIGALI ERNEST B	M-R (Manufacturing-Residential)	Underutilized	Light Industry
Waterfront South	040800458 00015	1535 BROADWAY	SOUTH JERSEY PORT CORP	M-R (Manufacturing-Residential)	Abandoned	Other
Waterfront South	040800343 00005	1467 BROADWAY	LAMBERSKY JACK & BERNA	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800475 00003	ES BRDWY 40S CARL MILLER	LABOY JULIO	M-R (Manufacturing-Residential)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Waterfront South	040800467 00025	422 WEBSTER ST	TIEDEKEN BROS INC	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800458 00012	NW BROADWAY & JACKSON ST	SOUTH JERSEY PORT CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800343 00007	SS LANSDOWN 321 E 4TH ST	LAMBERSKY JACK M ET UX	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800343 00004	1457 BROADWAY	LAMBERSKY JACK & BERNA	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800481 00031	338 EMERALD ST	ABATE RONALD C	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00019	340 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00015	332 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800343 00027	NS WHITMAN 153 W BROADWAY	LAMBERSKY JACK M ET UX	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800348 00015	SS BRANCH 100 E BROADWAY	LAMBERSKY BERNA	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00014	330 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00018	338 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00017	336 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00016	334 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00022	346 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00021	344 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other
Waterfront South	040800279 00020	342 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Other

Redevelopment Area	Block and Lot		Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Waterfront South	040800460	00001	1542 BROADWAY	MARTIN AARON INC	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800344	00021	WS BROADWAY 140 S WHITMAN	SOUTH JERSEY PORT CORP	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800458	00018	WS BROADWAY 490 N JACKSON	SOUTH JERSEY PORT CORP	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800346	00033	SW ATLANTIC AVE & 6TH ST	SHREIBER, GERALD B	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800467	00033	1633 BROADWAY	CAIONE RALPH JR & PFEIFFER MICHAEL	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800467	00032	1631 BROADWAY	CAIONE RALPH JR & PFEIFFER MICHAEL	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800475	00008	ES BDWY 140S CARL MILLER	LABOY JULIO	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800467	00034	1635 BROADWAY	CAIONE RALPH JR & PFEIFFER MICHAEL	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800467	00055	NS CARL MILLER 16E 4TH ST	HARGROVE ROBERT ET AL	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800346	00044	NS LANSDOWN 100E BROADWAY	SHREIBER GERALD B	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800346	00032	508 ATLANTIC AVE	SHREIBER GERALD B	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800467	00035	1637 BROADWAY	CAIONE RALPH JR & PFEIFFER MICHAEL	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800348	00031	1460 BROADWAY	LAMBERSKY JACK M & BERNA M	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800467	00014	NE CARL MILLER & 4TH STS	HARGROVE ROBERT ET AL	M-R (Manufacturing-Residential)	Vacant	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Waterfront South	040800458 00003	433 JACKSON ST	SOUTH JERSEY PORT CORP	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800474 00001	SS CARL MILLER 214 W BDWY	TIEDEKEN BROS INC	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800458 00004	435 JACKSON ST	SOUTH JERSEY PORT CORP	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800348 00014	502 BRANCH ST	LAMBERSKY BERNA	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800467 00070	REAR 1637 BROADWAY	CAIONE RALPH JR & PFEIFFER MICHAEL	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800348 00032	500 BRANCH ST	LAMBERSKY BERNA	M-R (Manufacturing-Residential)	Vacant	Other
Waterfront South	040800460 00017	543 JACKSON ST	JOYNER EDWARD S	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800460 00019	545-547 JACKSON ST	JOYNER EDWARD S	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800475 00007	1712 BROADWAY	LA BOY JULIO	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800460 00022	553 JACKSON ST	JOYNER EDWARD S	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800460 00014	535 JACKSON ST	FISHER D	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800460 00015	537 JACKSON ST	AHMAD NAZIR & THAKKAR VINOD B	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800460 00020	549 JACKSON ST	JOYNER EDWARD S	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800460 00021	551 JACKSON ST	JOYNER EDWARD S	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800458 00008	443 JACKSON ST	SHIELDS KEISHA	M-R (Manufacturing-Residential)	Abandoned	Residential

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Waterfront South	040800460 00010	527 JACKSON ST	IEZZI JOSEPH	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800460 00009	525 JACKSON ST	SCOTT CLAUDE	M-R (Manufacturing-Residential)	Abandoned	Residential
Waterfront South	040800348 00006	1478 BROADWAY	LAMBERSKY JACK ET UX	M-R (Manufacturing-Residential)	Underutilized	Utility
Waterfront South	040800460 00029	1565-1575 SO 6TH ST	PONTE EQUITIES INC	M-R (Manufacturing-Residential)	Abandoned	Warehouse
Waterfront South	040800470 00026	619 CARL MILLER BLVD	CLEMENT COVERALL CO	M-R (Manufacturing-Residential)	Abandoned	Warehouse
Waterfront South	040800347 00020	516 LANSDOWN AVE	MIGALI ERNEST B	M-R (Manufacturing-Residential)	Abandoned	Warehouse
Waterfront South	040800349 00009	1490 BROADWAY	LAMBERSKY JACK	M-R (Manufacturing-Residential)	Underutilized	Warehouse
Waterfront South	040800461 00002	NS JACKSON 60 E 6TH ST	LOCILENTO STEVE	M-R (Manufacturing-Residential)	Underutilized	Warehouse
Waterfront South	040800279 00013	328 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Warehouse
Waterfront South	040800279 00012	326 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Warehouse
Waterfront South	040800279 00011	324 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Warehouse
Waterfront South	040800279 00010	322 ATLANTIC AVE	QF ACQUISITION CORP	M-R (Manufacturing-Residential)	Underutilized	Warehouse
Whitman Park	040801388 00007	NW COPEWOOD & THORN STS	PHIL-MAR INDUSTRIES INC	I-1 (Industrial)	Abandoned	Light Industry
Whitman Park	040801383 00002	1683 HADDON AVE	P B C REALTY CO INC	I-1 (Industrial)	Underutilized	Other
Whitman Park	040801383 00001	1675-1677 HADDON AVE	P. B. C. REALTY CO. INC.	I-1 (Industrial)	Underutilized	Other
Whitman Park	040801279 0100006	1777 HADDON AVE	CITY OF CAMDEN	I-1 (Industrial)	Underutilized	Other

Redevelopment Area	Block and Lot	Address	Owner	Zoning	Land Use Intensity	Existing Land Use
Whitman Park	040801383 00010	SL COPEWOOD 370 W HADDON	EXCALIBUR REALTY CO	I-1 (Industrial)	Underutilized	Other
Whitman Park	040801279 0100002	1759-1769 HADDON AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Whitman Park	040801279 0100001	SW HADDON AVE & WH HRS PK	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Whitman Park	040801279 0100003	1771 HADDON AVE	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other
Whitman Park	040801386 00036	NE JACKSON & PERSHING ST	CITY OF CAMDEN	I-1 (Industrial)	Vacant	Other

Camden Redevelopment Agency
Industrial Site Inventory & Analysis

Attachment 2
List of Potential Non-Conforming Sites

BRS Brownfield Redevelopment Solutions, Inc.

TRC

Field Surveyed Non-conforming Uses (Potential brownfield sites if industrial use is relocated)					
Redevelopment Area	**Block and Lot**	**Address**	**Current zoning**	**Use Intensity**	**Existing land use**
Bergen Square	332 90	SE 6TH & SYCAMORE STS	C-R (Commercial-Residential)	Underutilized	Recycling/Junkyard
Bergen Square	324 34	613-637 CHESTNUT ST	R-2 (Residential)	Fully Utilized	Recycling/Junkyard
Bergen Square	331 54	624-644 CHESTNUT ST	R-2 (Residential)	Abandoned	Recycling/Junkyard
Centerville	553 31	SE MULFORD & CARL MILLER	R-1 (Residential)	Fully Utilized	Recycling/Junkyard
Centerville	557 3	ES TIOGA 120 S OF CENTRAL	R-1 (Residential)	Underutilized	Recycling/Junkyard
Centerville	557 7	ES TIOGA 60 S OF CENTRAL	R-1 (Residential)	Underutilized	Recycling/Junkyard
Centerville	557 8	ES TIOGA 80 S OF CENTRAL	R-1 (Residential)	Underutilized	Recycling/Junkyard
Cramer Hill	858 17	1000 NO 24TH ST	C-R (Commercial-Residential)	Fully Utilized	Light Industry
Cramer Hill	834 35	1146 NO 23RD ST	R-1-A (Residential)	Fully Utilized	Light Industry
Cramer Hill	820 2	SW 18TH & HARRISON AVE	R-1-A (Residential)	Underutilized	Recycling/Junkyard
Cramer Hill	807 2		R-2 (Residential)	Unknown	Light Industry
Dudley	1092 24	SS MITCHELL 117 E 27TH ST	R-1-A (Residential)	Fully Utilized	Recycling/Junkyard
Fairview	721 13	1276 COLLINGS RD	C-1 (Commercial)	Fully Utilized	Light Industry
Gateway	1307 2	SE MT EPHRAIM & CHESTNUT	C-R (Commercial-Residential)	Fully Utilized	Recycling/Junkyard
Gateway	1311 26	1131 KAIGHN AVE	R-1 (Residential)	Fully Utilized	Light Industry
Gateway	1309 6	1149 SYCAMORE ST	R-1 (Residential)	Fully Utilized	Recycling/Junkyard
Gateway	1308 53	1112 CHESTNUT ST	R-1 (Residential)	Fully Utilized	Recycling/Junkyard
Gateway	1308 16	1117 SYCAMORE ST	R-1 (Residential)	Fully Utilized	Recycling/Junkyard
Gateway	1308 18	NS SYCAMORE 27E C&A	R-1 (Residential)	Fully Utilized	Recycling/Junkyard
Gateway	1308 17	1119 SYCAMORE ST	R-1 (Residential)	Fully Utilized	Recycling/Junkyard
Gateway	1309 31	1188 CHESTNUT ST	R-1 (Residential)	Underutilized	Recycling/Junkyard
Gateway	1309 30	1186 CHESTNUT ST	R-1 (Residential)	Underutilized	Recycling/Junkyard
Gateway	1321 29	1227 MECHANIC ST	R-1 (Residential)	Fully Utilized	Warehouse
Lanning Square	196 51	SW 5TH & BERKLEY STS	R-2 (Residential)	Unknown	Light Industry
Lanning Square	193 16	507-511 BERKLEY ST	R-2 (Residential)	Unknown	Light Industry
Lanning Square	193 12	513-519 BERKLEY ST	R-2 (Residential)	Unknown	Light Industry
Lanning Square	189 8	411 WILLIAMS ST	R-2 (Residential)	Unknown	Light Industry

Field Surveyed Non-conforming Uses (Potential brownfield sites if industrial use is relocated)					
Redevelopment Area	**Block and Lot**	**Address**	**Current zoning**	**Use Intensity**	**Existing land use**
Lanning Square	193 11	443 WILLIAMS ST	R-2 (Residential)	Unknown	Light Industry
Marlton	610 25	907 SYLVAN ST	R-1 (Residential)	Fully Utilized	Light Industry
Marlton	604 29	721 FLORENCE ST	R-1 (Residential)	Fully Utilized	Light Industry
Marlton	610 24	NE SYLVAN & 9TH STS	R-1 (Residential)	Fully Utilized	Light Industry
Marlton	604 28	719 FLORENCE ST	R-1 (Residential)	Fully Utilized	Light Industry
Marlton	604 11	2201-2227 SO 8TH ST	R-1 (Residential)	Underutilized	Light Industry
Morgan Village	610 25	907 SYLVAN ST	R-1 (Residential)	Fully Utilized	Light Industry
Morgan Village	604 29	721 FLORENCE ST	R-1 (Residential)	Fully Utilized	Light Industry
Morgan Village	610 24	NE SYLVAN & 9TH STS	R-1 (Residential)	Fully Utilized	Light Industry
Morgan Village	604 28	719 FLORENCE ST	R-1 (Residential)	Fully Utilized	Light Industry
Morgan Village	604 11	2201-2227 SO 8TH ST	R-1 (Residential)	Underutilized	Light Industry
Parkside	1267 34	1368 WALNUT ST	R-1 (Residential)	Fully Utilized	Warehouse
Parkside	1266 4	ES EMPIRE 375 S WALNUT	R-1 (Residential)	Fully Utilized	Warehouse
Rosedale	971 2 01		R-1-A (Residential)	Fully Utilized	RR Yard
Rosedale	971 1	S OF RR-N OR PLEASANT	R-1-A (Residential)	Fully Utilized	RR Yard

Camden Redevelopment Agency
Industrial Site Inventory & Analysis

Attachment 3
Sample Sustainable Development Resolution

BRS Brownfield Redevelopment Solutions, Inc.

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RESOLUTION

WHEREAS sustainability means satisfying our present needs without compromising the ability of future generations to meet their needs; and

WHEREAS sustainable or "green" building practices conserve energy, water and other natural resources, preserve local and global environmental quality, strengthen the local economy, promote human health and safety, create higher quality enduring structures, and offer cost reductions in maintenance, solid waste disposal and energy; and

WHEREAS the citizens and the government of Camden have continually demonstrated commitment to the preservation of our natural resources and to quality of life; and

THEREFORE, be it resolved by the City Council of the City of Camden that City staff develop guidelines for sustainable building practices within six months of approval of this resolution. The Camden Redevelopment Agency shall be charged with overseeing the development and application of the guidelines to all municipal facilities and with providing necessary training and guidance for affected staff and consultants.

Be it further resolved that the City shall encourage sustainable development by incorporating these sustainable building practices into all future redevelopment area plans, with the ultimate goal being that of making Camden a model "Sustainable City".

The Camden Redevelopment Agency shall monitor compliance with the Resolution and shall annually report to the City Council, with the first report being given not later than six months after the effective date of this resolution.

Camden Redevelopment Agency
Industrial Site Inventory & Analysis

Attachment 4
Industrial Site Inventory & Analysis
Presentation

BRS Brownfield Redevelopment Solutions, Inc.

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Industrial Site Inventory & Analysis

presented to:

Camden Redevelopment Agency

April 10, 2008

GOALS

1. To develop a quality industrial site inventory linked to a strategy for locating opportunities for expanding & developing industrial/manufacturing operations.

2. To provide the CRA with additional data layers for the CRA's GIS, using the generated industrial site inventory, thus allowing for a dynamic decision making tool that extends beyond the project.

PROJECT OVERVIEW

Camden Redevelopment Agency

Things to keep in mind regarding the Industrial Site Inventory:

- The inventory and data used in the evaluation represent a snap shot in time (Fall 2007) and may not be representative of current conditions.
- The Industrial Site Inventory analysis and recommendations contain no value judgments as far as highest and best land uses; housing and other competing land uses were not taken into consideration in the formulation of the recommendations.
- The Industrial Site Inventory is strictly an analytical tool by which to identify potential areas for expansion of industrial space.

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PROJECT OVERVIEW

1. **Phase A: Inventory**
   Catalog (Industrial Site Inventory) of existing & potential industrial sites

2. **Phase B: Analysis**
   Use inventory from Phase A to determine the feasibility of industrial development from environmental, economic, & community perspectives & examined each redevelopment area

3. **Phase C: Recommendations**
   Establish a vision for industrial development based upon social, economic, & environmental realities identified in Phase B

PROJECT TEAM

Camden Redevelopment Agency

THE CONSULTANT TEAM:

- Brownfield Redevelopment Solutions, Inc. (BRS);
- TRC Environmental Corporation (TRC); &
- Rutgers University (Phase A)

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INVENTORY

PROJECT SCOPE:

The identified goal for the inventory phase of the project was to create a comprehensive database of industrial sites located within the City of Camden.

INVENTORY

Camden Redevelopment Agency

METHODOLOGY:

“Windshield Survey”

1. Properties zoned for industrial or possibly commercial uses were identified as warranting a site visit.
2. Lots comprised of less than one acre in area were prescreened & removed from consideration for the field verification survey.
3. The aerial photographs were closely examined to identify properties not located within industrial or commercial zoning districts that appeared to house industrial uses.
4. The GIS parcel level data was examined to identify commercial & industrial property owners.
5. Using GIS parcel level data, staff identified businesses spread out over adjacent & nearby parcels.

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INVENTORY

Camden Redevelopment Agency

C-1 - Commercial
C-2 - Commercial
C-3 - Commercial
C-4 - Commercial
C-5 - Commercial

I-R - Institution-Residential
M-R - Manufacturing-Residential
R-1 - Residential
R-1-A - Residential
R-2 - Residential

C-C - City Center Flexible Devel. Dist.
C-R - Commercial-Residential
C-W - Commercial-Waterfront
H-M - Highway/Mass Transit Flexible

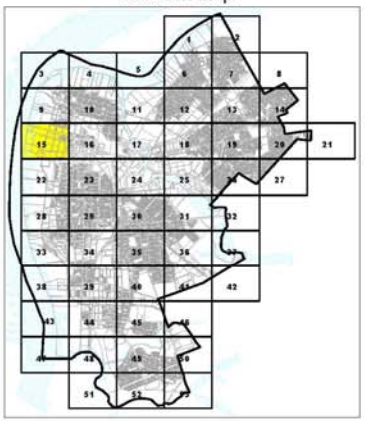
I-1 - Industrial
I-2 - Industrial

FIGURE 16

CAMDEN INDUSTRIAL SITE INVENTORY

887 Block Boundary
14 Lot Boundary
Zoning Class Boundary

Location Map



200 0 200 Feet

Field Map 15

Camden Redevelopment Agency
BRS
TRC Omni

INVENTORY

Camden Redevelopment Agency

RESULTS

- August – November 2006: Windshield Surveys conducted
- 3,102 sites field surveyed
- More than 1,850 photographs taken for field survey
- Total of 32,453 individual lots included in initial GIS parcel level data provided by the CRA
  - 71.6% (23,242 individual lots) located within areas in the City zoned exclusively residential (R-1, R-1-A, or R-2)
  - 28.6% (9,211 individual lots) located in one of the other zoned areas
- Sites field surveyed:
  - 21% (662 sites) located within areas zoned exclusively residential
  - 79% (2,441 sites) located in areas classified by one of the other 13 zoning categories; windshield surveyed over 26% of the overall lots not zoned exclusively residential

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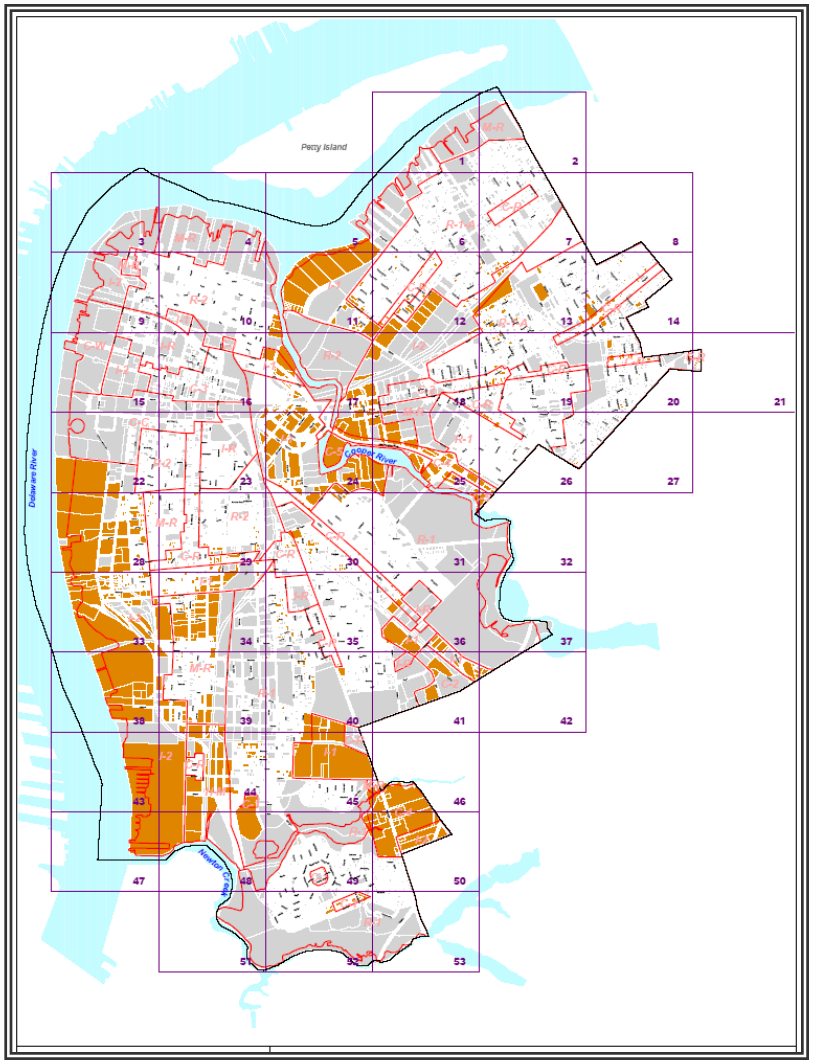
INVENTORY

Camden Redevelopment Agency

Camden Industrial Site Inventory

- Site surveyed Tax Parcel



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INVENTORY

Camden Redevelopment Agency

Breakdown by Use of Parcels Surveyed

Based upon windshield surveys conducted

Use Category	Approximate Number of Sites Identified in Survey	Approximate Percentage of Use Among Parcels Surveyed
Utility	25	0.8%
Transportation	15	0.5%
Railroad Yard	13	0.4%
Recycling/Junkyard	30	1%
Light Industry	81	2.6%
Heavy Industry	9	0.2%
Commercial/Retail	332	10.7%
Other	1588	51.1%
Residential	861	27.8%
Unknown	95	3%
Warehouse	53	1.7%

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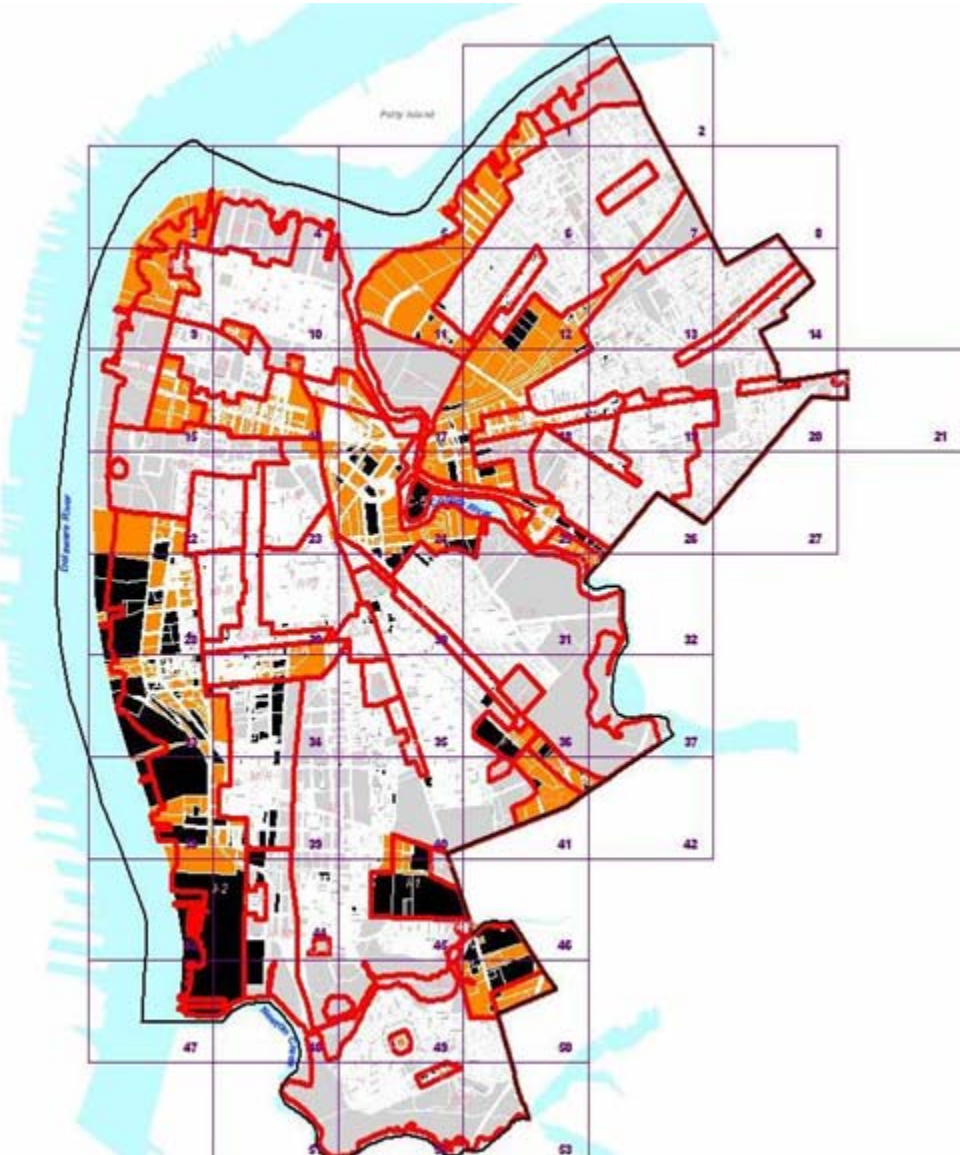
INVENTORY

Camden Redevelopment Agency

EXISTING COMMERCIAL/INDUSTRIAL ZONED PARCELS

VERIFIED COMMERCIAL/INDUSTRIAL PARCELS



INVENTORY

PRODUCTS

Microsoft Access Database

- Developed to tabulate & organize the data obtained through the windshield survey
- Designed to be compatible with the City's GIS base map
- Includes searchable fields to be used by CRA to assist potential businesses/developers with identifying properties of interest
- Can be downloaded to allow users to access site attribute tables for each site detailed in the inventory

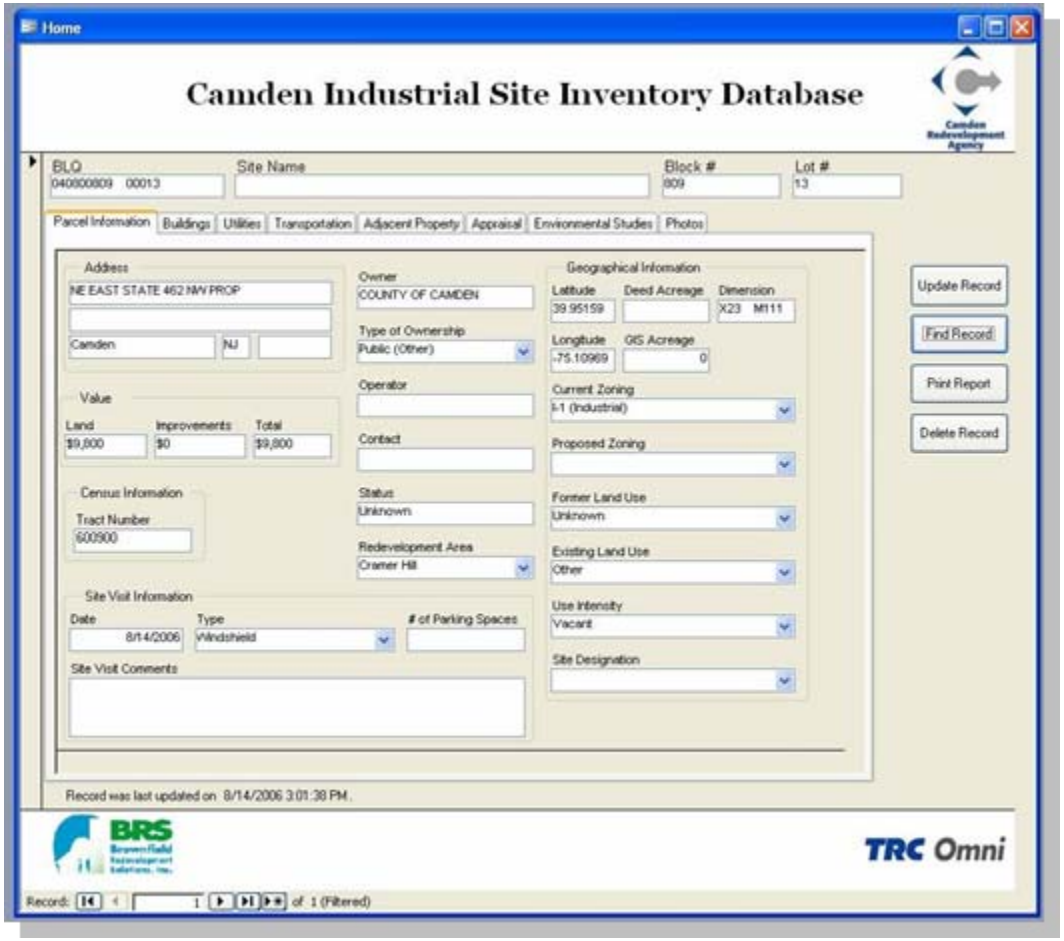
Multiple Listing Service (MLS) Styled Reports

- Reports for the sites field surveyed may be generated with the database

INVENTORY

Camden Redevelopment Agency

Microsoft Access Database



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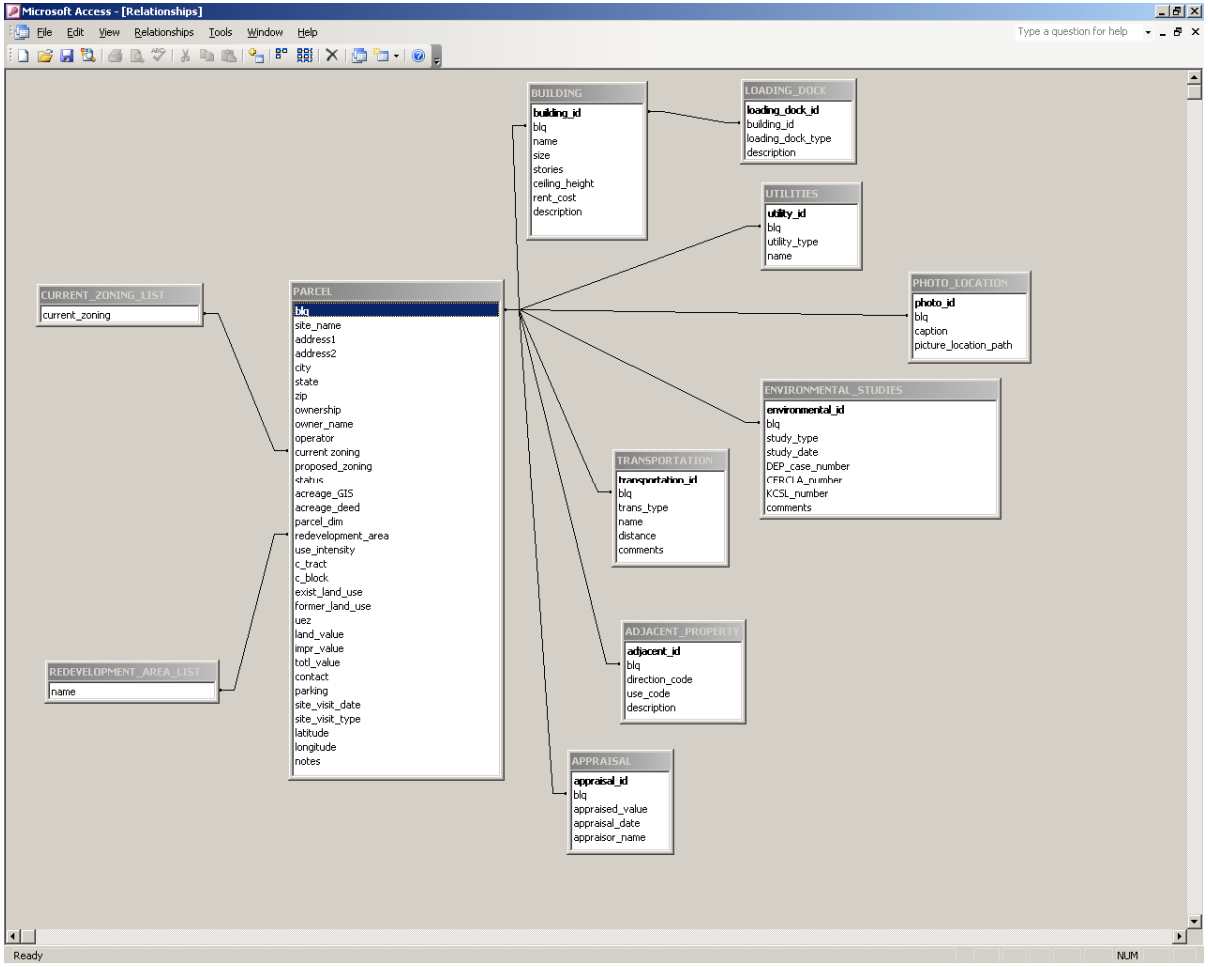
INVENTORY



Database Relationships

INVENTORY

Camden Redevelopment Agency

MLS Style Site Report Example

Industrial Property Report

BLO	Site Name	Block	Lot
040800809 00013		809	13

Parcel Information

Site Address
NE EAST STATE 462 NW PROP

Camden NJ
Owner: COUNTY OF CAMDEN
Type: Public (Other)
Dimensions X23 M111
Operator:
Redevelopment Area Cramer Hill
Current Zoning: I-1 (Industrial)
Proposed Zoning:
Existing Land Use Other
Use Intensity Unknown

S:\8181-Camden\C-IGI Database\BRS\Inventory Photos\CIMG0205.jpg

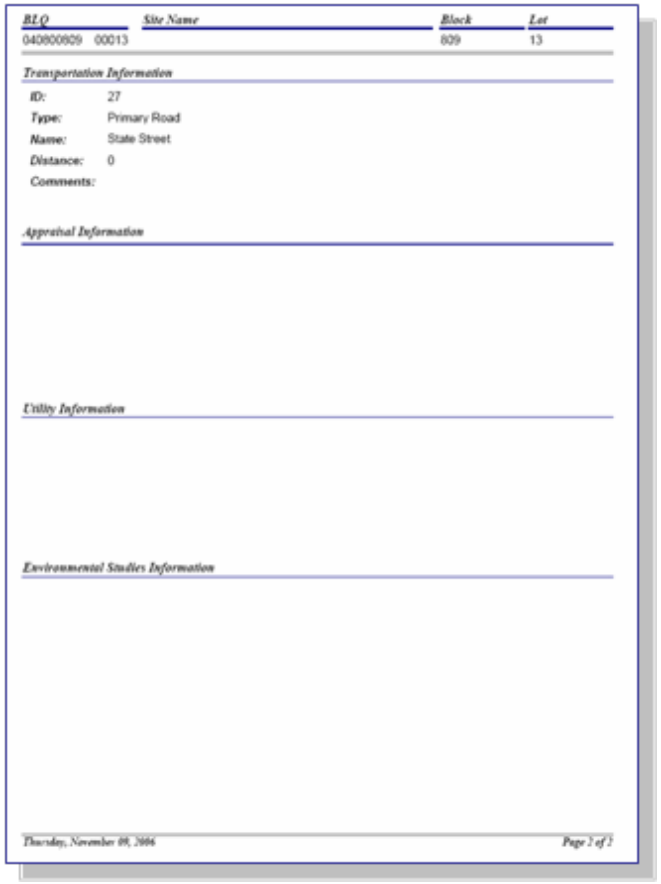
Site Visit information
Date: 8/14/2006
Type: Windshield
Notes:

Building and Loading Dock Information
Name: Unknown *Stories* 0
Size: -999 *Ceiling Height:* 0
Rent: 0
Description: overgrown lots, trees, shrubs

# of Loading Bays: 0 *Type:*
Description: ov

# of Loading Bays: 0 *Type:*
Description:

Thursday, November 09, 2006 Page 1 of 2



BLO	Site Name	Block	Lot
040800809 00013		809	13

Transportation Information
ID: 27
Type: Primary Road
Name: State Street
Distance: 0
Comments:

Appraisal Information

Utility Information

Environmental Studies Information

Thursday, November 09, 2006 Page 2 of 2

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ANALYSIS – Project Scope

Identify areas of opportunity where the amount & intensity of industrial/ manufacturing development in Camden could be increased

ANALYSIS - Methodology

Camden Redevelopment Agency

1. Compare existing land use with current zoning, proposed zoning from the ordinance, & the redevelopment plan for each Redevelopment Area
2. Overlay environmental information
3. Evaluate groupings of vacant & underutilized properties for potential land assemblage.
4. Compare existing industrial use intensities to determine the reasonable highest & best industrial use.
5. Analyze existing development & redevelopment plans to determine compatible uses while taking into account environmental factors.
6. Identified potential non-conforming uses and potential brownfield sites
7. Identified data gaps

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ANALYSIS - Methodology

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1. ZONING MAPS

- Actual zoning
- Proposed zoning per the zoning ordinance
- Zoning per redevelopment plan (if applicable)

2. ENVIRONMENTAL CONSTRAINTS MAPS

- Floodplains
- Stream protection areas
- Areas of historic fill
- Habitat
- Known contaminated sites

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ANALYSIS - Methodology

Camden Redevelopment Agency

3. LAND USE MAPS

- NJDEP land use / land cover maps
- NJDEP Recreation & Open Space Inventory (ROSI)
- Land use as per our field survey
- Vacant & underutilized parcels
- Publicly owned parcels
- Land use intensity from inventory

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DOCUMENTS USED

(current as of November 2007)

Camden Redevelopment Agency

Redevelopment Area	Document	Publication Date	Redev. Plan Planning Board Approval Date	Redevelopment Plan City Council Approval Date
Bergen Square	Redevelopment Plan	October 2004	12/14/2004	2/24/2005 **Being updated**
	Needs Determination Study	2004		
Centerville	Neighborhood Strategic Plan	November 2005		
	Redevelopment Study	2002		
Central Waterfront	Redevelopment Plan	December 2004	11/28/2005	Pending
	A Study to Determine the Need for Redevelopment	October 2004		
Cooper Plaza	Redevelopment Plan	March 2005 Rev. May 2005	4/12/2005	6/23/2005
Cramer Hill	Redevelopment Plan	April 2004	5/18/2004	6/30/2004 **Invalidated**
	Determination of Needs Study	April 2004		
	Cramer Hill Tomorrow: A Strategic Plan for Neighborhood Organization & Development	December 2003		
Downtown	Redevelopment Plan	October 2004	11/29/2004	9/22/2005
	Redevelopment Study	October 2004		
Dudley	***No documents available***			
Fairview	Redevelopment Plan	July 2001	2001	2001
	Redevelopment Area Investigation	July 2001		
Gateway	Redevelopment Plan	December 2005	1/31/2006	4/27/2006
	A Study to Determine the Need for Redevelopment	December 2005		

Redevelopment Area	Document	Publication Date	Redev. Plan Planning Board Approval Date	Redevelopment Plan City Council Approval Date
Lanning Square	Redevelopment Plan	September 2006	10/24/2006	**Pending**
	A Study to Determine the Need for Redev.	July 2006		
Liberty Park	Redevelopment Plan	May 2006	8/22/2006	10/28/2006
	Needs Determination Study	April 2006		
	Strategic Neighborhood Plan	October 2005		
Marlton	Redevelopment Plan	October 2006	11/21/2006	**Pending**
Morgan Village	***No documents available***			
North Camden	The North Camden Plan	October 1993		
North Gateway	Redevelopment Plan	December 1991	Unknown	Unknown
Parkside	Redevelopment Plan	March 2003	5/13/2003	6/26/2003
	Determination of Needs Study	April 2003		
	Neighborhood Strategic Plan	January 2005		
Rosedale	Redevelopment Plan	August 2005	12/13/2005	2/9/2006
	A Study to Determine the Need for Redev.	August 2005		
Stockton	Background Study	September 1993		
	Strategic Plan	June 1997		
Stockton West	Redevelopment Plan	September 1996 Rev. June 1997	Unknown	Unknown
	Background Study	September 1993		
	Strategic Plan	June 1997		
Waterfront South	Redevelopment Plan	May 1999 Rev. March 2000	Invalidated	**Invalidated**
	A Study to Determine the Need for Redev.	May 1999		
Whitman Park	***No documents available***			

ANALYSIS

Camden Redevelopment Agency

ANALYSIS & RECOMMENDATIONS

FOR CAMDEN'S 21 REDEVELOPMENT AREAS

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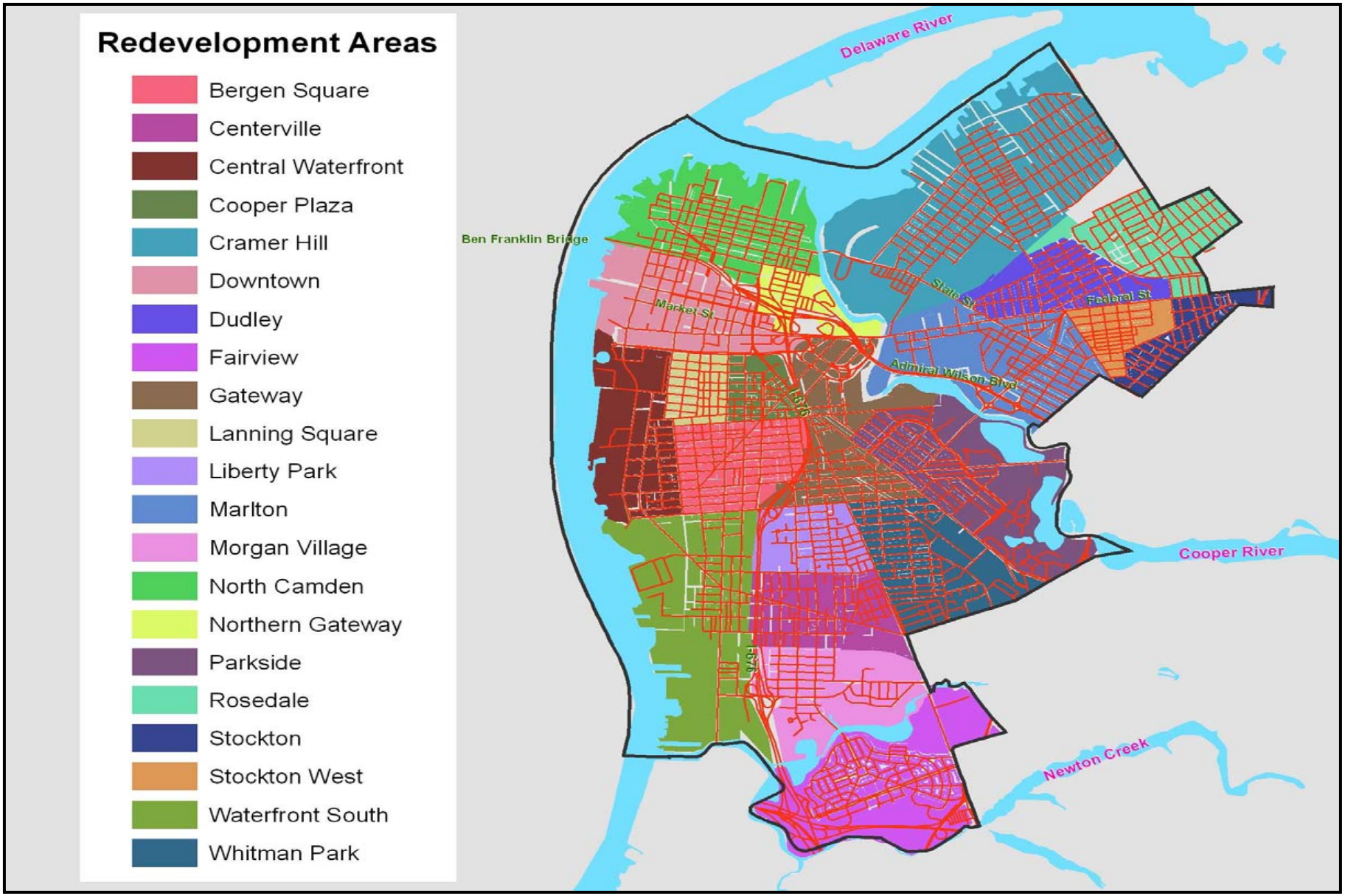
ANALYSIS

Camden Redevelopment Agency



ANALYSIS

Camden Redevelopment Agency

Redevelopment Areas were grouped into 3 categories:

1. Industrial, or currently more than 40% industrial/manufacturing in acreage;
2. Residential with industrial components; &
3. Residential

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ANALYSIS - Definitions

Camden Redevelopment Agency

Unimproved: From Tax Assessor's Database. Properties with $0 property improvement rate. This figure was used as an indicator of industrial property vacancy & are referred to as "unimproved."

Note: A $0 improvement rate may omit property that houses a vacant building or other improvement. Also associated with non-taxed properties, such Port Authority & Board of Ed sites.

Vacant, abandoned, & underutilized: From land use intensity field survey. For purposes of extrapolating the full extent of vacant, abandoned, & underutilized parcels within a Redevelopment Area, the percentage of inventoried parcels identified with this land use intensity was applied to the overall industrial acreage in each redevelopment area. (See Table B in the City-Wide Recommendations Section of report)

Industrial: Industrial acreage generally refers to any areas zoned Industrial or Manufacturing.

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ANALYSIS

Camden Redevelopment Agency

INDUSTRIAL REDEVELOPMENT AREAS

Bergen Square
Central Waterfront
Cramer Hill
Gateway
Marlton
North Camden
North Gateway
Waterfront South

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BERGEN SQUARE

Camden Redevelopment Agency

Observations

- 57.3% residential
- 2 industrial areas:
  - Zoned Industrial between Kaighns & Atlantic Avenues
  - Zoned Manufacturing-Residential in northwest quadrant
- Non-conforming uses in Blocks 318, 325, & 331, potential junkyard at 7th & Chestnut
- Decrease in industrial acreage per zoning ordinance: **-29.97**
- Decrease in industrial acreage per redevelopment plan: **-57.14**

Potential Data Gaps

- Status of the 90 commercial parcels that required relocation per redevelopment plan
- Status of NJ Schools Development Authority plans for a school near 7th & Chestnut

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BERGEN SQUARE

Camden Redevelopment Agency

Recommendations

- Relocate non-conforming uses to more appropriate areas

- Retain Blocks 333, 334, & 336 as Industrial instead of converting to Community Commercial per the zoning ordinance, or Commercial Residential/Medium Density Residential per the redevelopment plan.

- Develop infill industrial on available property within current industrial area.
  - Equates to 21.2 acres of unimproved industrial property & 15.6 acres of inventoried vacant/underutilized/abandoned industrial property. Extrapolates to an expected 28.9 acres of vacant/underutilized/ abandoned industrial property across the redevelopment area.

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BERGEN SQUARE

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BERGEN SQUARE

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BERGEN SQUARE

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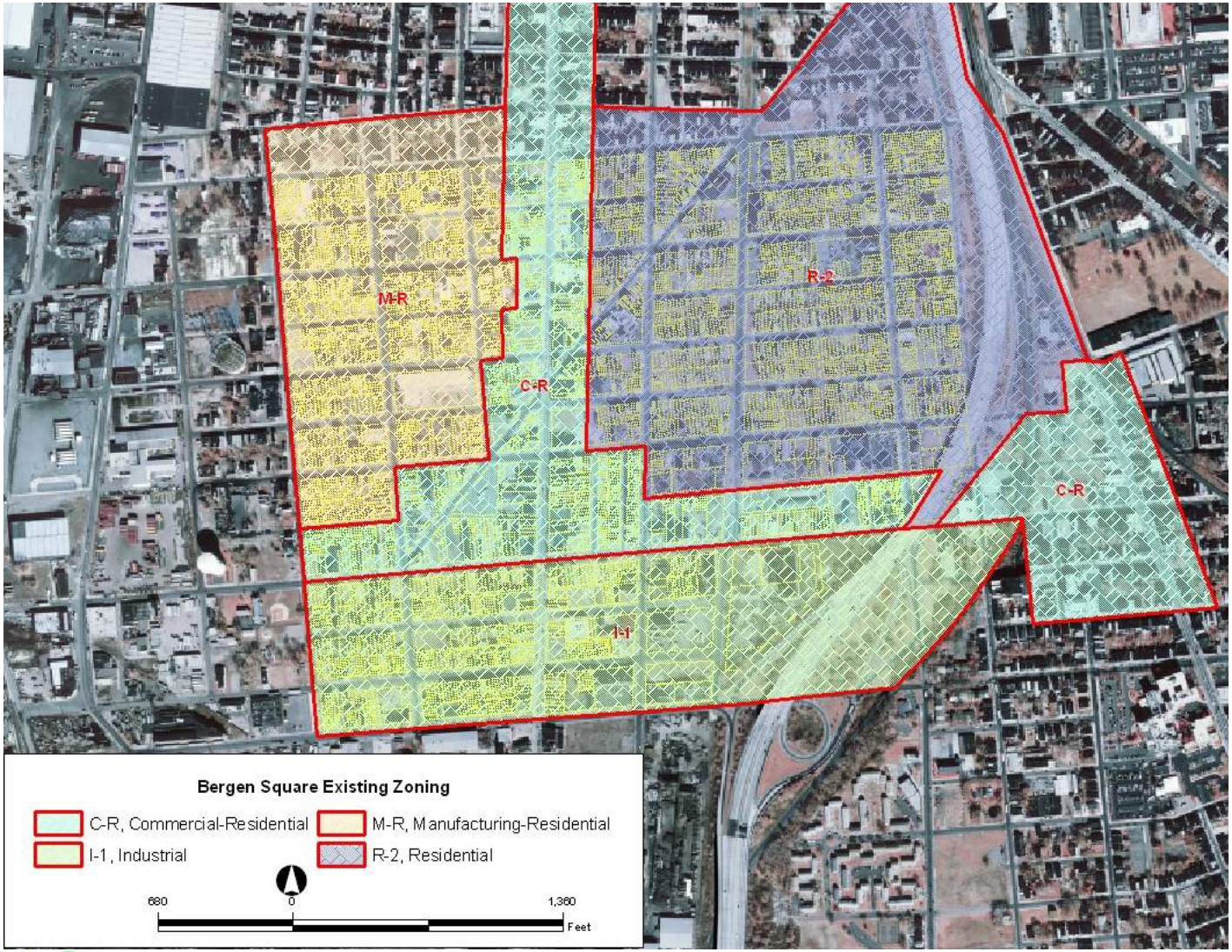

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BERGEN SQUARE

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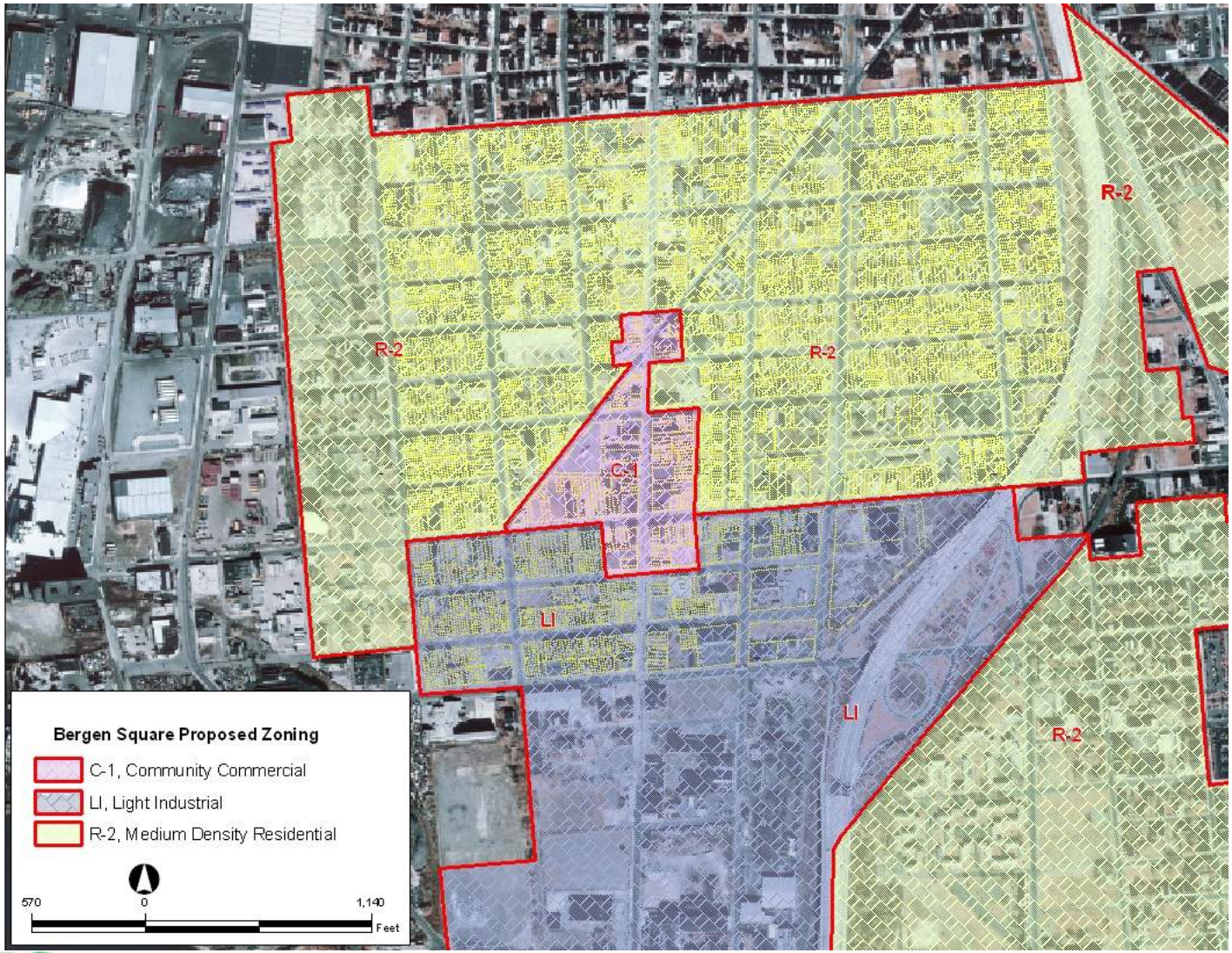

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BERGEN SQUARE

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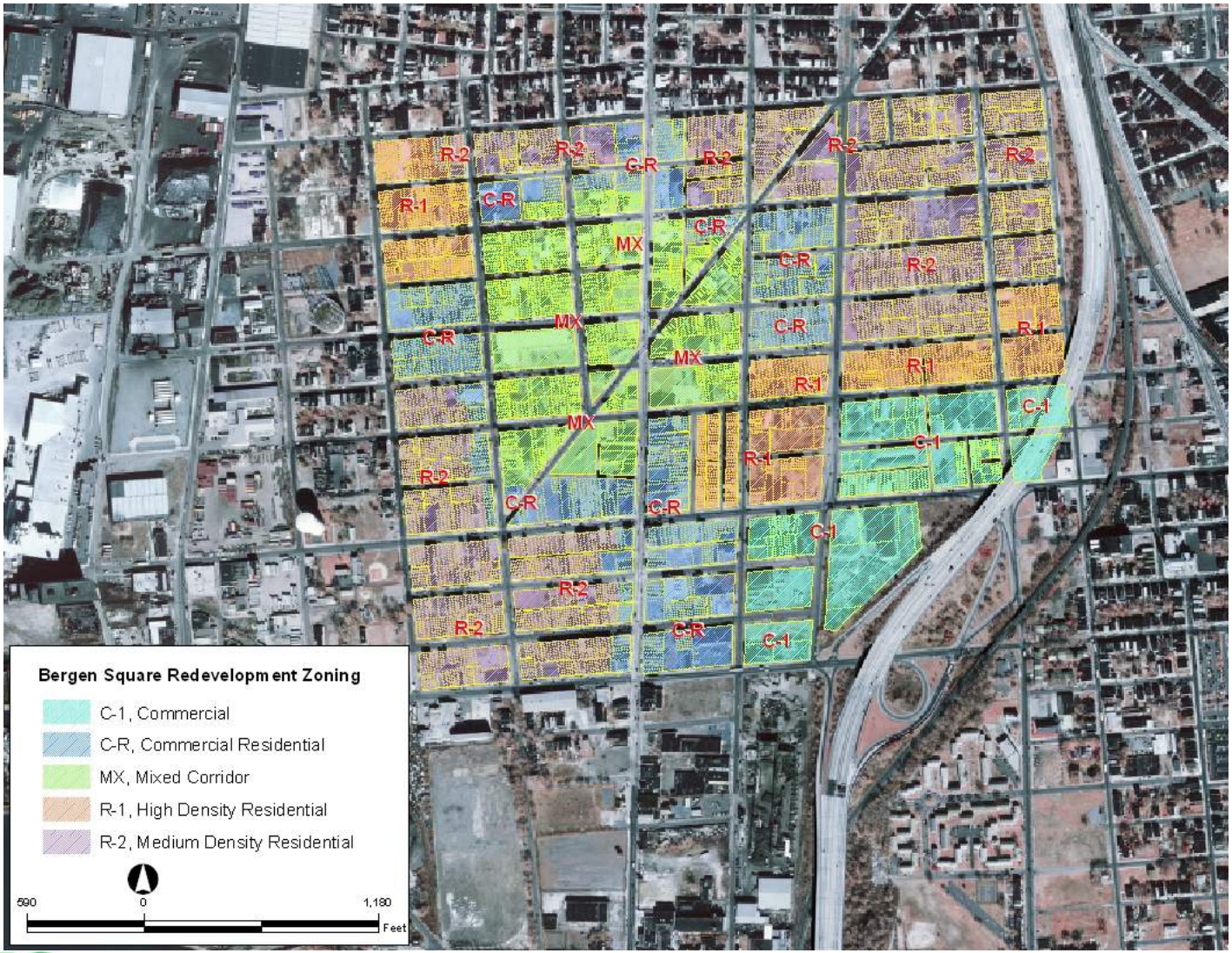

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CENTRAL WATERFRONT

Camden Redevelopment Agency

Observations

- 74.6% zoned Industrial or Manufacturing-Residential

- Both the redevelopment plan & zoning ordinance convert 14 blocks of current/former industrial uses with potential environmental issues to Commercial/Residential

- Decrease in industrial acreage per zoning ordinance: **-24.05**
- Decrease in industrial acreage per redevelopment plan: **-10.64**

- Numerous suspected brownfields west of Locust between Clinton & Atlantic. Redevelopment plan stated that approx. 10 brownfield sites will be targeted for redevelopment. The actual number of brownfields has potential to be much greater given past land use patterns.

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CENTRAL WATERFRONT

Camden Redevelopment Agency

Potential Data Gaps

- Status of NJ Schools Development Authority plans for a new school.

- Locations of brownfields targeted for cleanup & redevelopment in the redevelopment plan. While addresses are provided in the need of redevelopment study, it is unclear which of the many addresses provided are the suspected brownfield sites.

- Environmental information on targeted sites.

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CENTRAL WATERFRONT

Camden Redevelopment Agency

Recommendations

- Develop commercial/retail buffer fronting on 3rd Street with light industrial behind.
  - Will minimize environmental costs, maximize industrial space, & still support a viable residential community.

- Modify ordinance to increase industrial land by 25 acres. Eliminate proposal to convert the 14 blocks from Industrial to Commercial/ Residential. Modify redevelopment plan to be consistent with this change.

- Develop industrial infill on available property within current industrial area.
  - Equates to 28.6 acres of unimproved industrial property & 26.6 acres of inventoried vacant/underutilized/abandoned industrial property. Extrapolates to an expected 29.6 acres of vacant/underutilized/abandoned industrial property across the redevelopment area.

- Consider relocating non-conforming industrial/manufacturing uses from other redevelopment areas to Central Waterfront's industrial areas.

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CENTRAL WATERFRONT

Camden Redevelopment Agency

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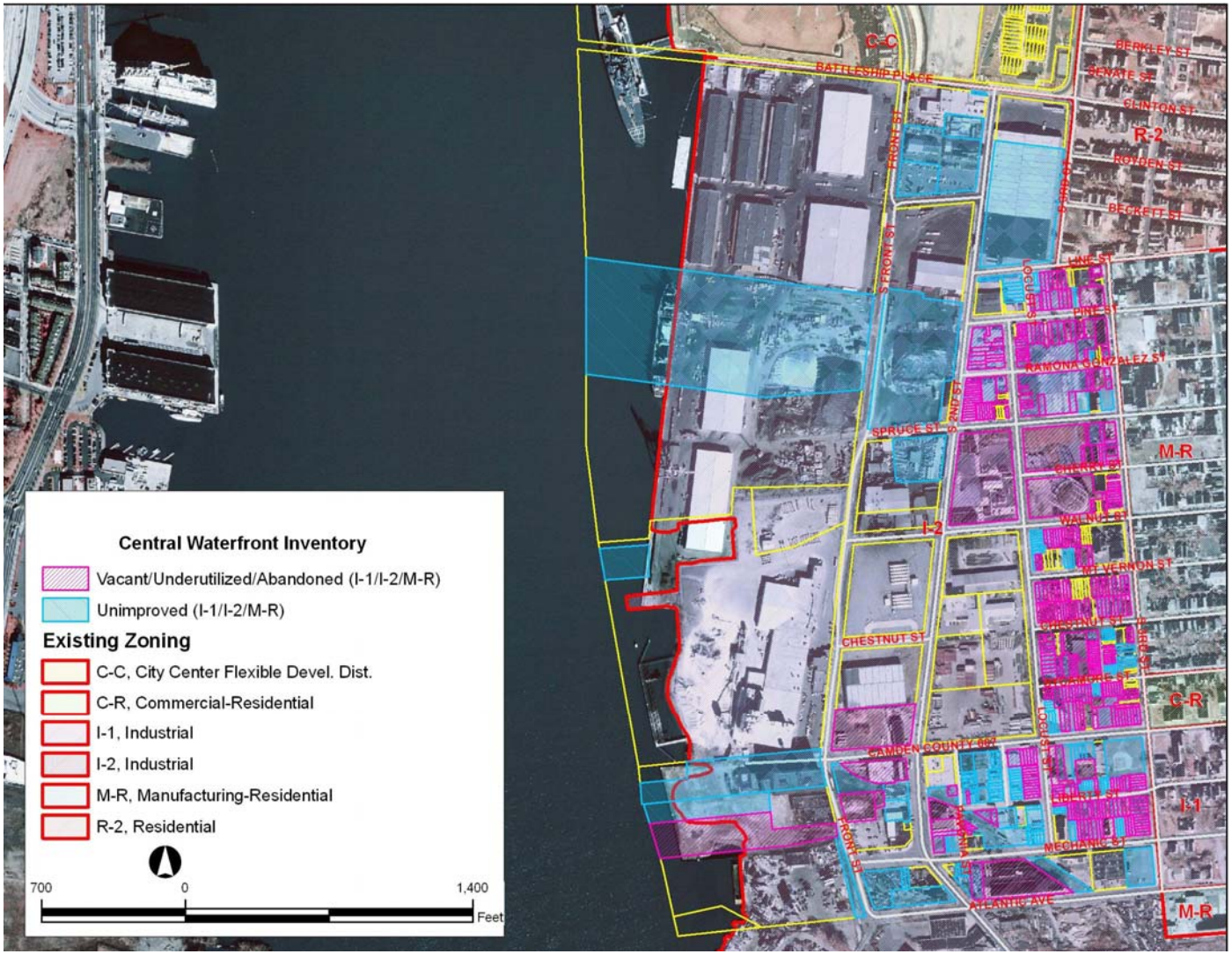
CENTRAL WATERFRONT

Camden Redevelopment Agency



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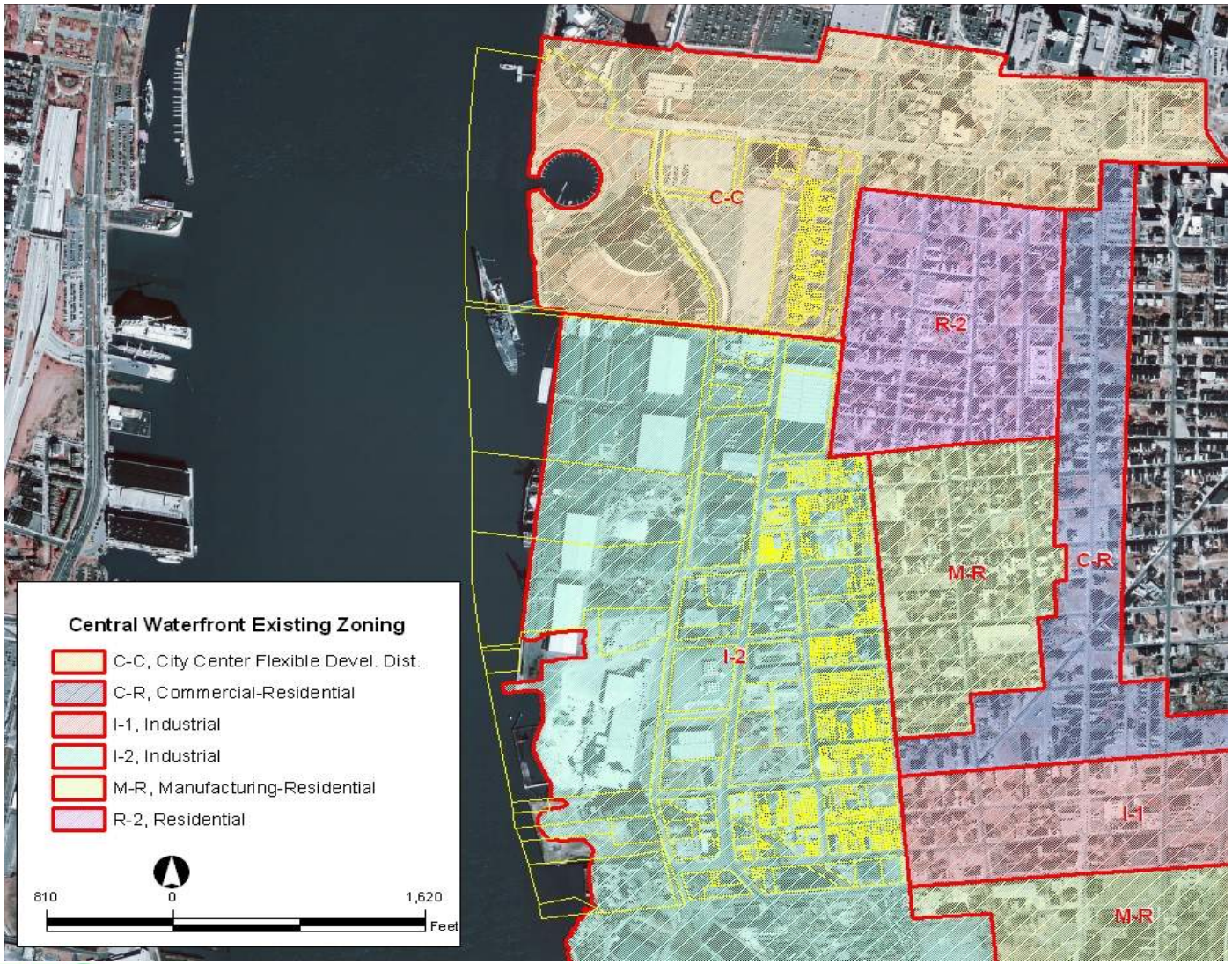
CENTRAL WATERFRONT

Camden Redevelopment Agency



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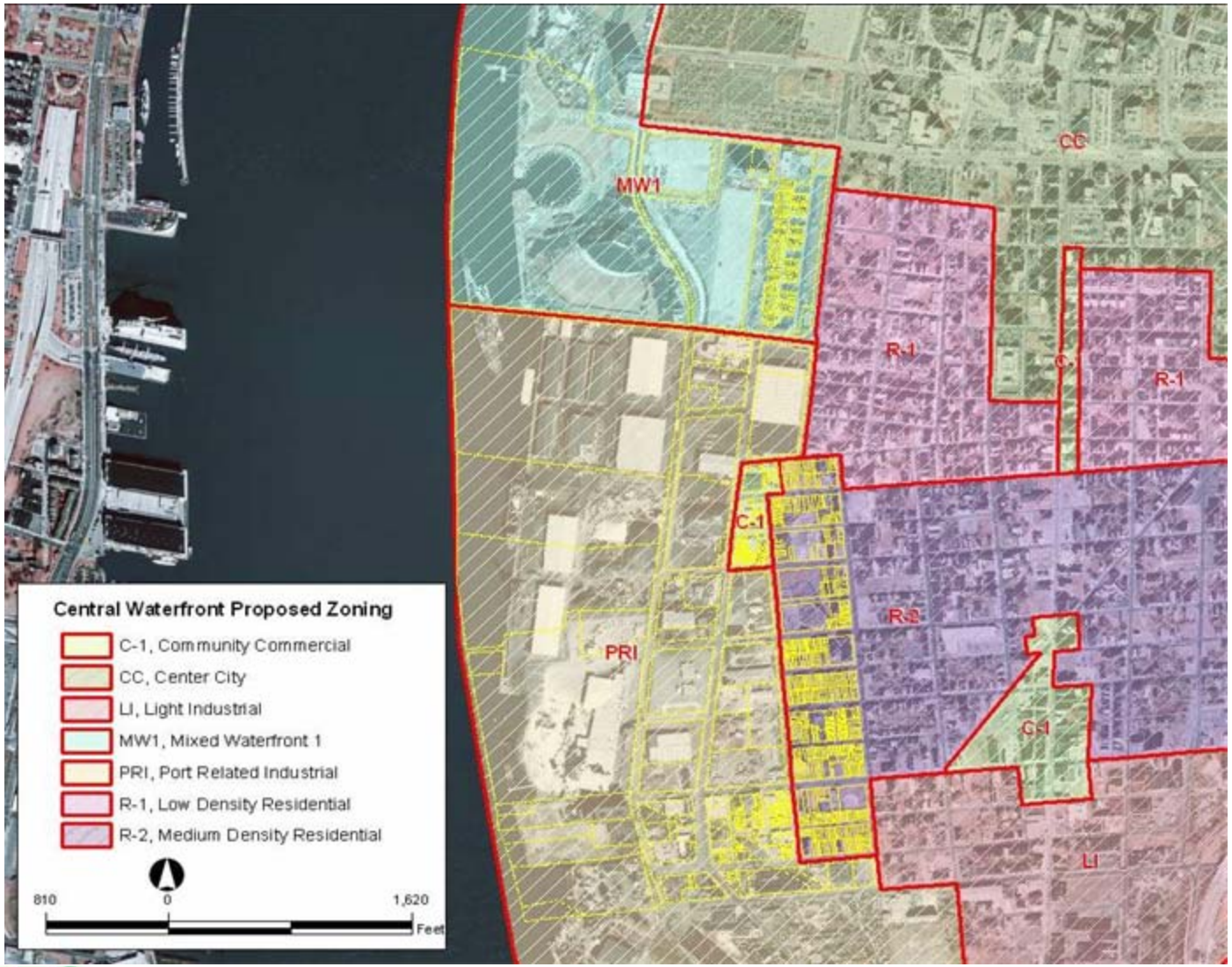
CENTRAL WATERFRONT

Camden Redevelopment Agency



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CENTRAL WATERFRONT

Camden Redevelopment Agency

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CRAMER HILL

Camden Redevelopment Agency

Observations

- Redevelopment plan converts waterfront area from Industrial to Mixed Waterfront
  - Could result in reduced UEZ revenue.
  - Could result in significant environmental costs from the environmental requirements associated with redeveloping former industrial sites.
  - 69.5% of existing industrial acreage is within the 100-year floodplain. Proposed change to Mixed Waterfront, which includes housing, is less adaptable to flooding than industrial redevelopment.

- Decrease in industrial acreage per zoning ordinance: **-145.18**
- Decrease in industrial acreage per redevelopment plan: **-152.05**

- Neighborhood plan calls for purchase of approx. 92 acres at State & River for commercial/institutional/residential development. Redevelopment plan also proposes this area become commercial/mixed-use. Area is currently mixture of Residential & Industrial.
  - Approx. 9 industrial lots will become non-conforming or would require relocation under the zoning ordinance.

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CRAMER HILL

Observations (cont.)

- 2003 neighborhood plan proposes concentrating industry in the southeast quadrant of Cramer Hill, away from River Avenue. This would amount to approx. 32 acres of industrial zoning.
- 4 parcels were identified during the field survey as non-conforming industrial uses in a residential area, including one recycling/junkyard.

Potential Data Gaps

- It is unclear if planned redevelopment of the Harrison Avenue landfill area will proceed. At the time of publication, construction had not yet begun.
- Status of proposed property acquisitions at State & River suggested in neighborhood plan.

CRAMER HILL

Camden Redevelopment Agency

Recommendations

- Proposed golf course on Harrison Avenue landfill should allow for public use & access to the Delaware. If the golf course is not developed, the area should still provide for public access.

- Converting industrial area at State & River from Industrial to Mixed Waterfront would result in creation of at least 3 non-conforming industrial businesses. Consider retaining the Industrial zoning in this area along the rail line, which would require modifying the zoning ordinance.

- Develop infill industrial on available property within current industrial area.
  - Equates to 130.3 acres of unimproved industrial property & 23.8 acres of inventoried vacant/underutilized/abandoned industrial property. Extrapolates to an expected 44.1 acres of vacant/underutilized/abandoned industrial property across the redevelopment area. A probable explanation for the wide discrepancy in acreage figures is the categorization of non-taxable properties as “unimproved” in the Tax Assessor’s Database.

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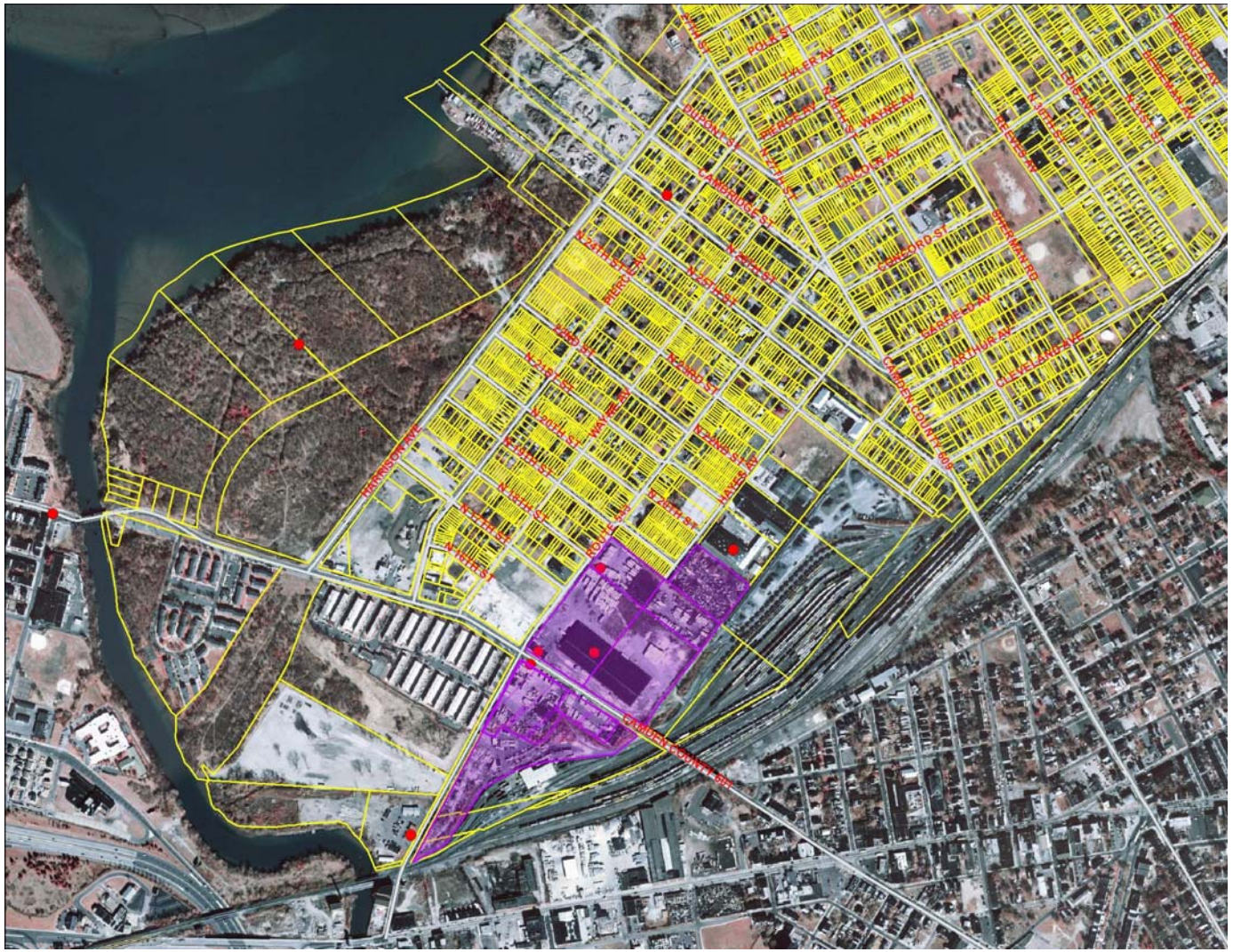
CRAMER HILL

Camden Redevelopment Agency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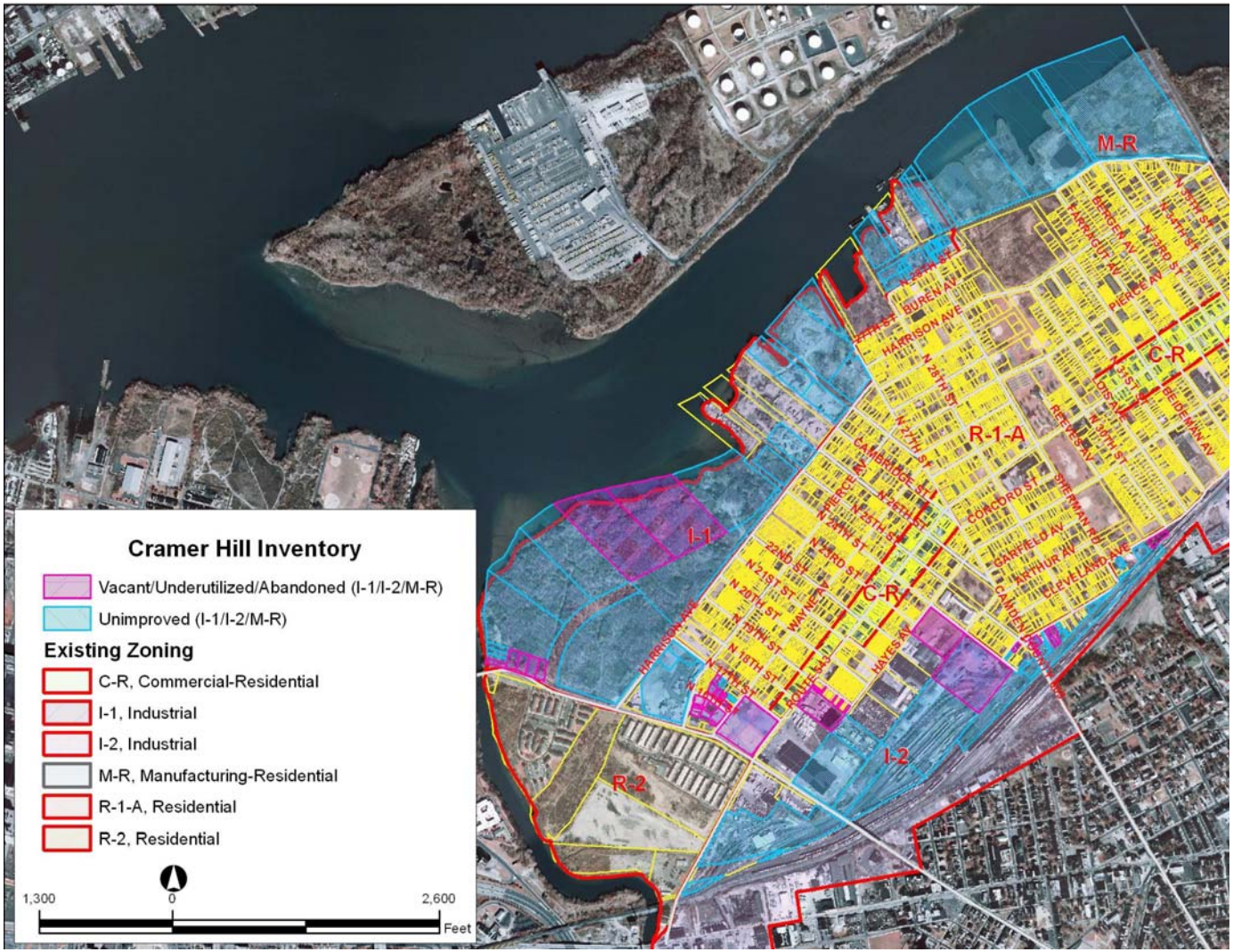
CRAMER HILL

Camden Redevelopment Agency



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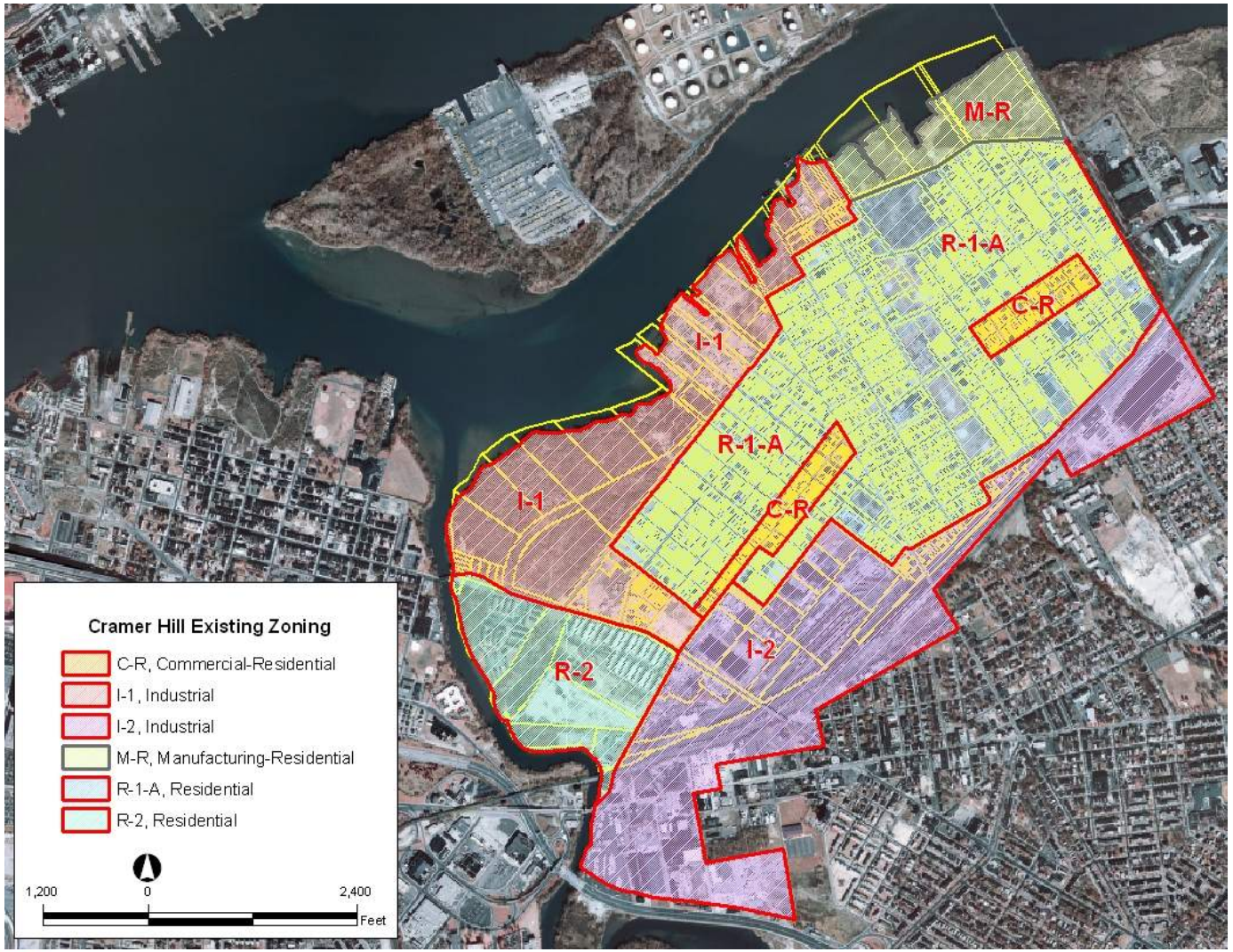

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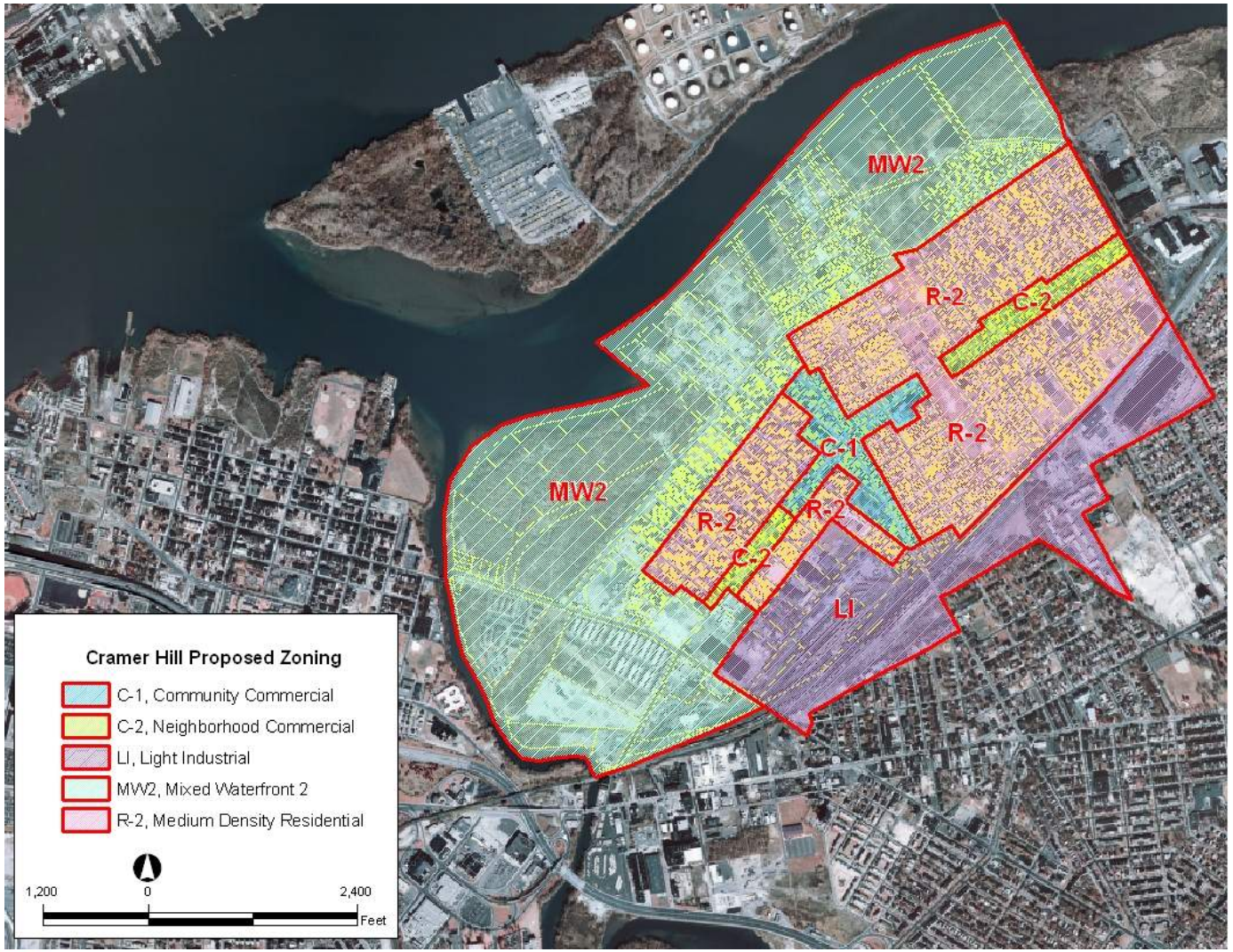

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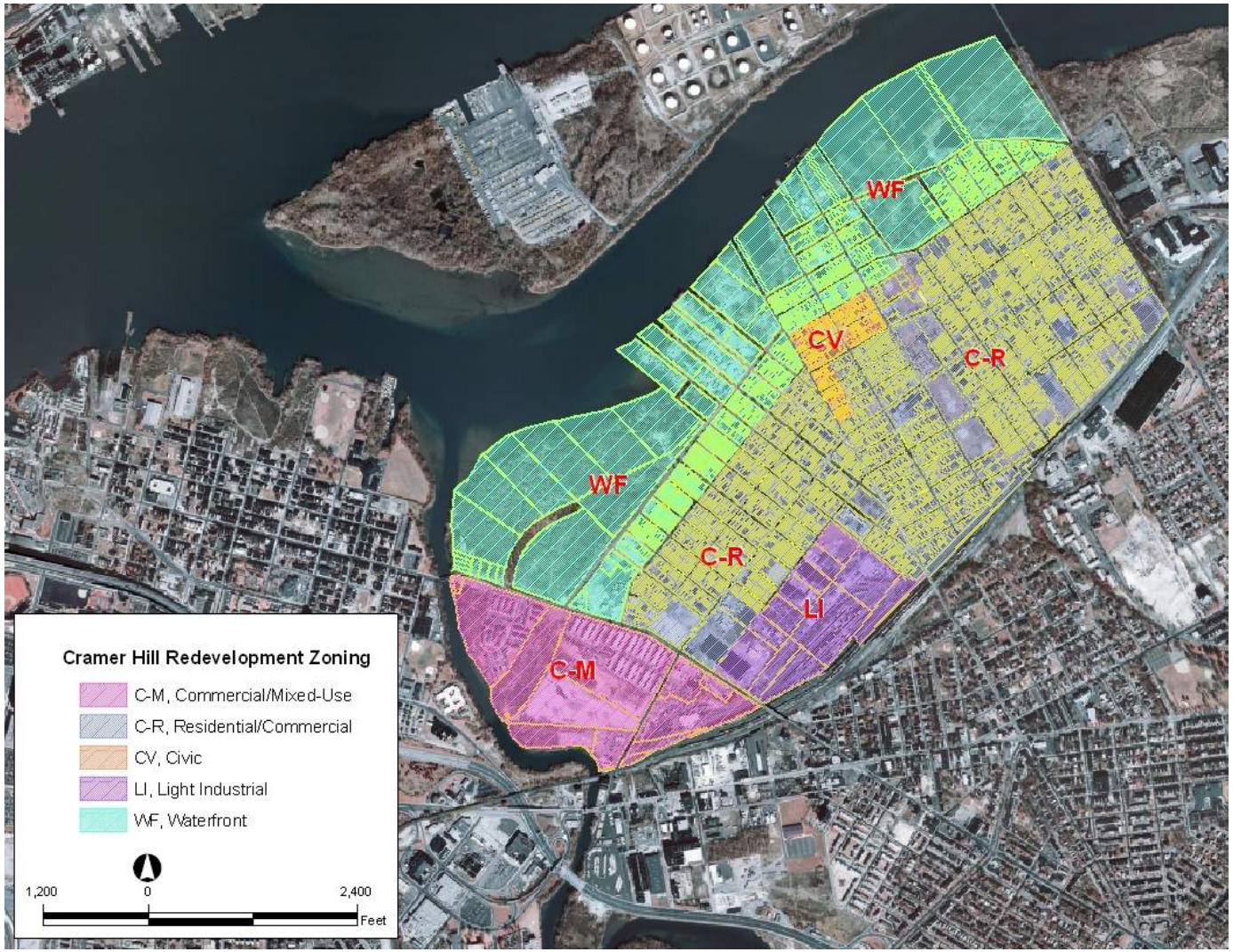

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GATEWAY

Observations

- Gateway's northern half is primarily industrial, & southern half is residential.
- Redevelopment plan rezones properties north of Pine from Industrial to Office Light Industrial. Zoning ordinance converts properties on the western edge to Residential.
  - Parcels are currently used as forested parkland (Block 1261) & New Camden Park (Block 1263). Designation as R-2 zoning would allow the continued use of these parcels for open space but would not protect them from development.
  - Redevelopment plan designates these properties as Conservation area, & Block 1263 is currently on the NJDEP ROSI.
- <u>Decrease</u> in industrial acreage per zoning ordinance: **-21.72**
- <u>Increase</u> in industrial acreage per redevelopment plan: **+0.56**
- Redevelopment plan indicates a desire to cleanup approx. 30 brownfields but only allocates $1 million to do so. Typically, environmental cleanups will equate to significantly more than $33,000 per site; this is likely not enough to complete the investigation phase.

GATEWAY

Observations (cont).

- Non-conforming uses located outside of the current industrial areas.
- Portions of Gateway, particularly the northeast & southeast corners, are within the 100-year floodplain.
  - 48.4 acres out of Gateway's total 190.8 are within the floodplain.

Potential Data Gaps

- Status of the 8 industrial buildings & 5 commercial buildings that may require relocation per the redevelopment plan. The plan calls for these buildings to be moved to the new industrial park at Newton Circle or new/rehabilitated stores within Gateway.
- Status of NJ Schools Development Authority plans for at least one new elementary school in Gateway.

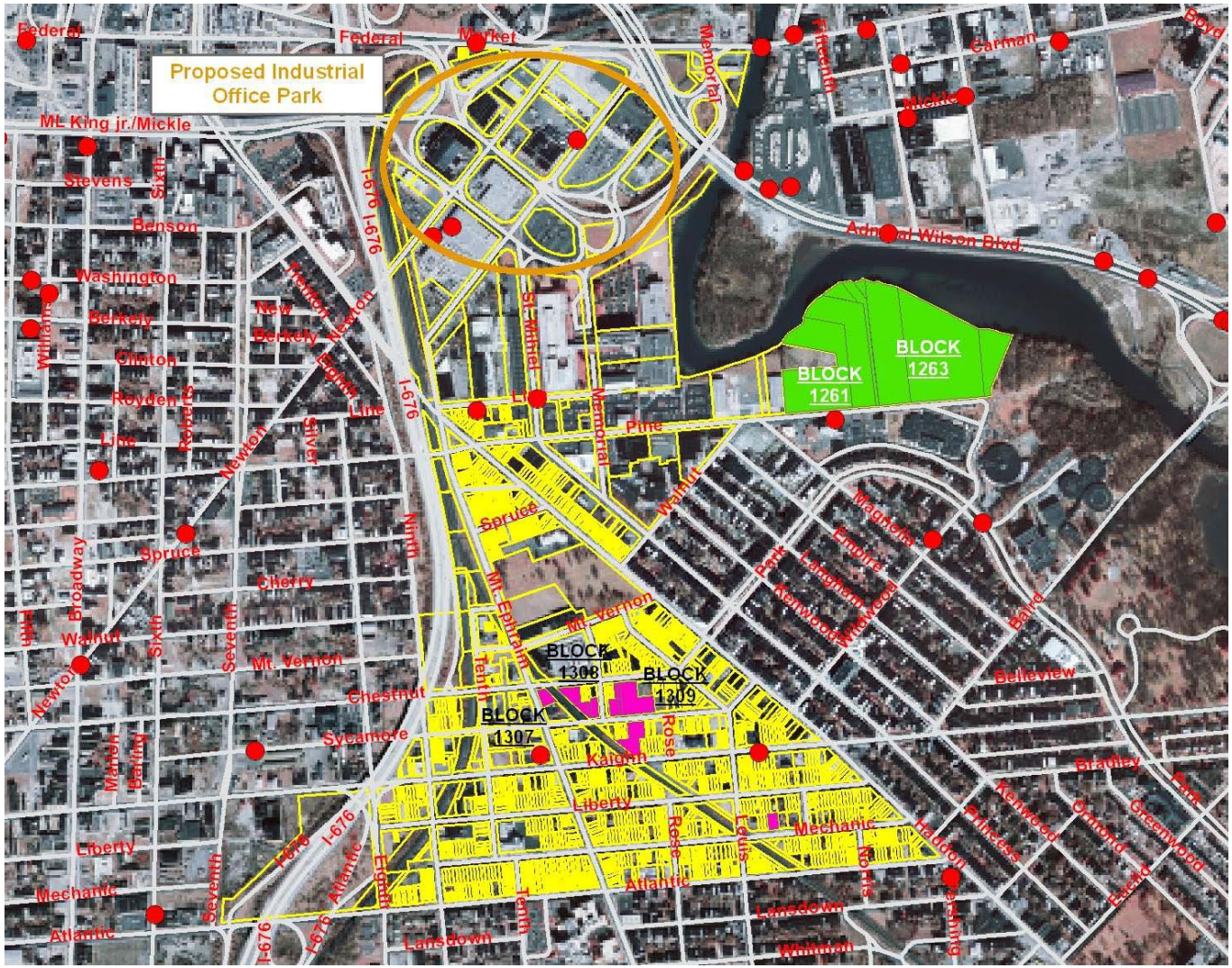
GATEWAY

Recommendations

- Rezone vacant lots in Blocks 1261 & 1263 from Industrial to Conservation per the redevelopment plan, not Residential, per the ordinance.
  - Block 1263 (New Camden Park) is on NJDEP ROSI. Add Block 1261 lots 1, 2, 4, 8, 10, & 13 to the ROSI, which are within the floodplain, adjacent to New Camden Park, & across from Board of Ed property in Parkside. Modify ordinance to conform to the redevelopment plan.
- Address priority brownfields to further development of the new office/light industrial park at Newton Circle.
- Relocate non-conforming industrial uses in residential/commercial areas, such as the junkyards on Blocks 1307, 1308, & 1309.
- Develop infill industrial on available property within current industrial area.
  - Equates to 53.7 acres of unimproved industrial property & 23.3 acres of inventoried vacant/underutilized/abandoned industrial property. Extrapolates to an expected 34.0 acres of vacant/underutilized/abandoned industrial property. Probable explanation for the wide discrepancy in acreage figures is the categorization of non-taxable properties as “unimproved” in Tax Assessor’s Database.

GATEWAY

Camden Redevelopment Agency



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GATEWAY

Camden Redevelopment Agency

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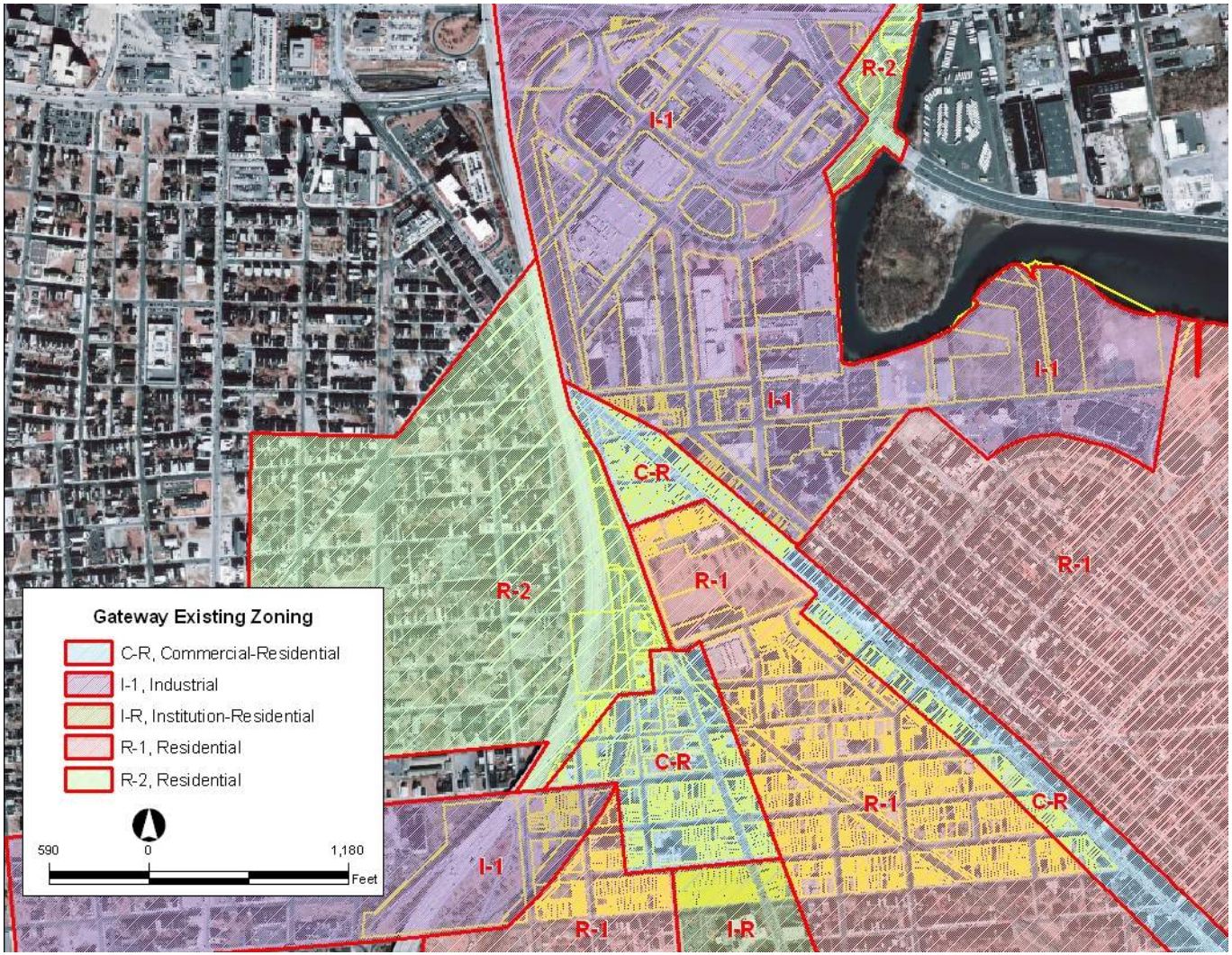

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GATEWAY

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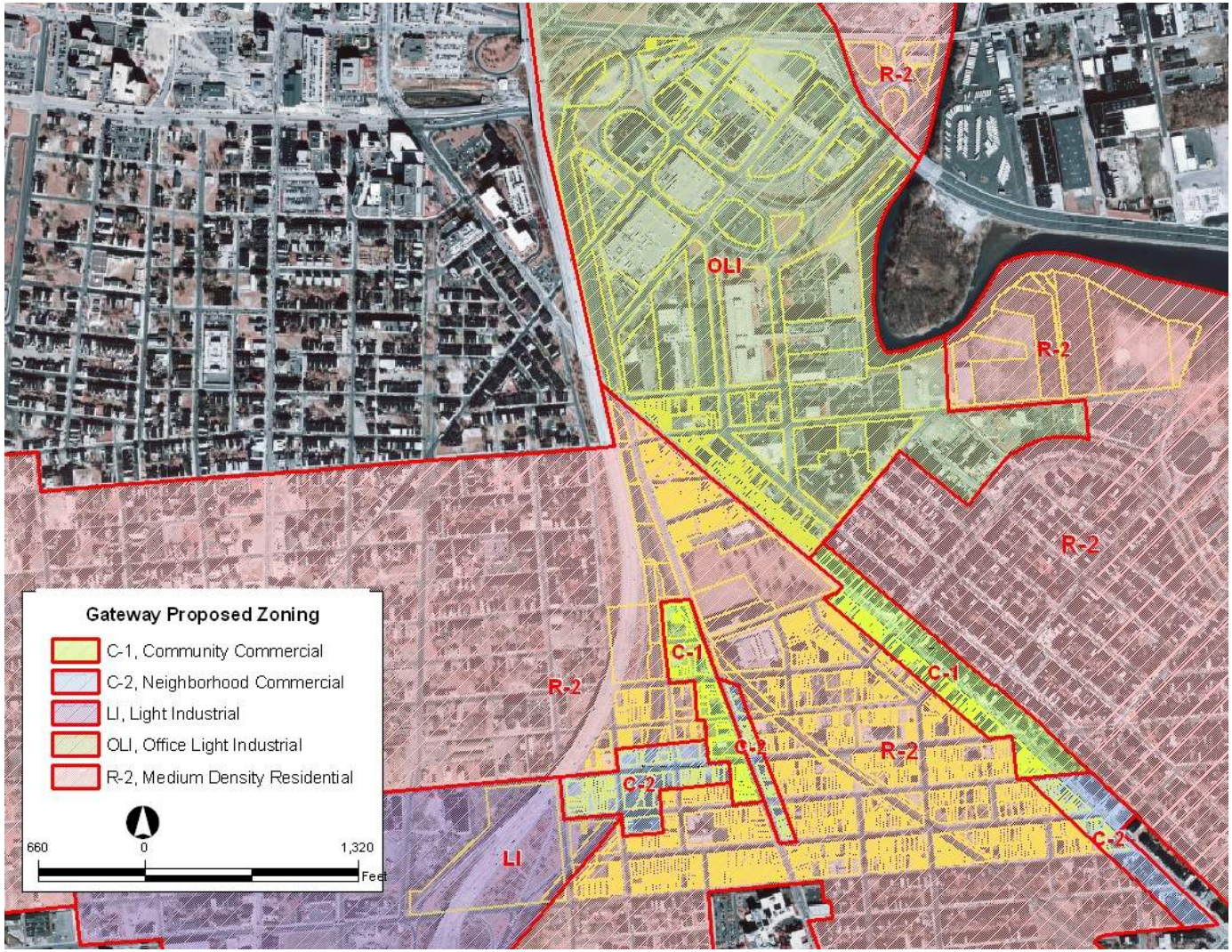

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GATEWAY

Camden Redevelopment Agency

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MARLTON

Camden Redevelopment Agency

Observations

- Transit-oriented development area is extremely large, & due to the location of the proposed light rail significantly off to the side (versus in the center of the area), it does not appear to be able to support this as a transit development. Creation of the transit-oriented development would eliminate significant industrial space.

- Rezoning proposed in the ordinance of the western portion of Marlton conflicts with the redevelopment plan. Zoning per the ordinance maintains a large industrial area, whereas zoning per the redevelopment plan converts the area to transit-oriented development.

- Decrease in industrial acreage per zoning ordinance: **-3.77**
- Decrease in industrial acreage per redevelopment plan: **-50.29**

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MARLTON

Observations (cont.)

- Approx. 14 brownfields will be targeted for redevelopment per the redevelopment plan.
  - According to the NJ Known Contaminated Sites List, Marlton includes 23 known contaminated sites, which include many current & former gas stations.

Potential Data Gaps

- Information on 10 industrial properties to be relocated.
- Which of Marlton's contaminated sites/brownfields are targeted for cleanup & redevelopment. While addresses are provided in the in need of redevelopment study, it is unclear which of the many addresses provided are the suspected brownfields.
- Specific lots to be included in industrial park near Pavonia Rail Road Yard along Federal Street proposed in redevelopment plan.

MARLTON

Camden Redevelopment Agency

Recommendations

- Capitalize on rail line & retain industrial use in the area, eliminating proposed transit-oriented development. This would require modifying the redevelopment plan.
- Block 1200 is zoned Commercial & will remain Commercial under the redevelopment plan. Under the zoning ordinance, this block (as well as 1187, 1188, 1189, 1199, & portion of 1185) will be converted to Industrial.
  - The conversion of these blocks to a 25-30 acre industrial park is warranted, as the predominant use is currently non-conforming industrial.
  - Develop a commercial buffer facing 20th Street to separate the industrial & residential areas. This would create 37 acres of industrial space.
- Develop infill industrial on available property within current industrial area.
  - Equates to 30.9 acres of unimproved industrial property & 17.4 acres of inventoried vacant/underutilized/abandoned industrial property. Extrapolates to an expected 31.7 acres of vacant/underutilized/abandoned industrial property across the redevelopment area.

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MARLTON

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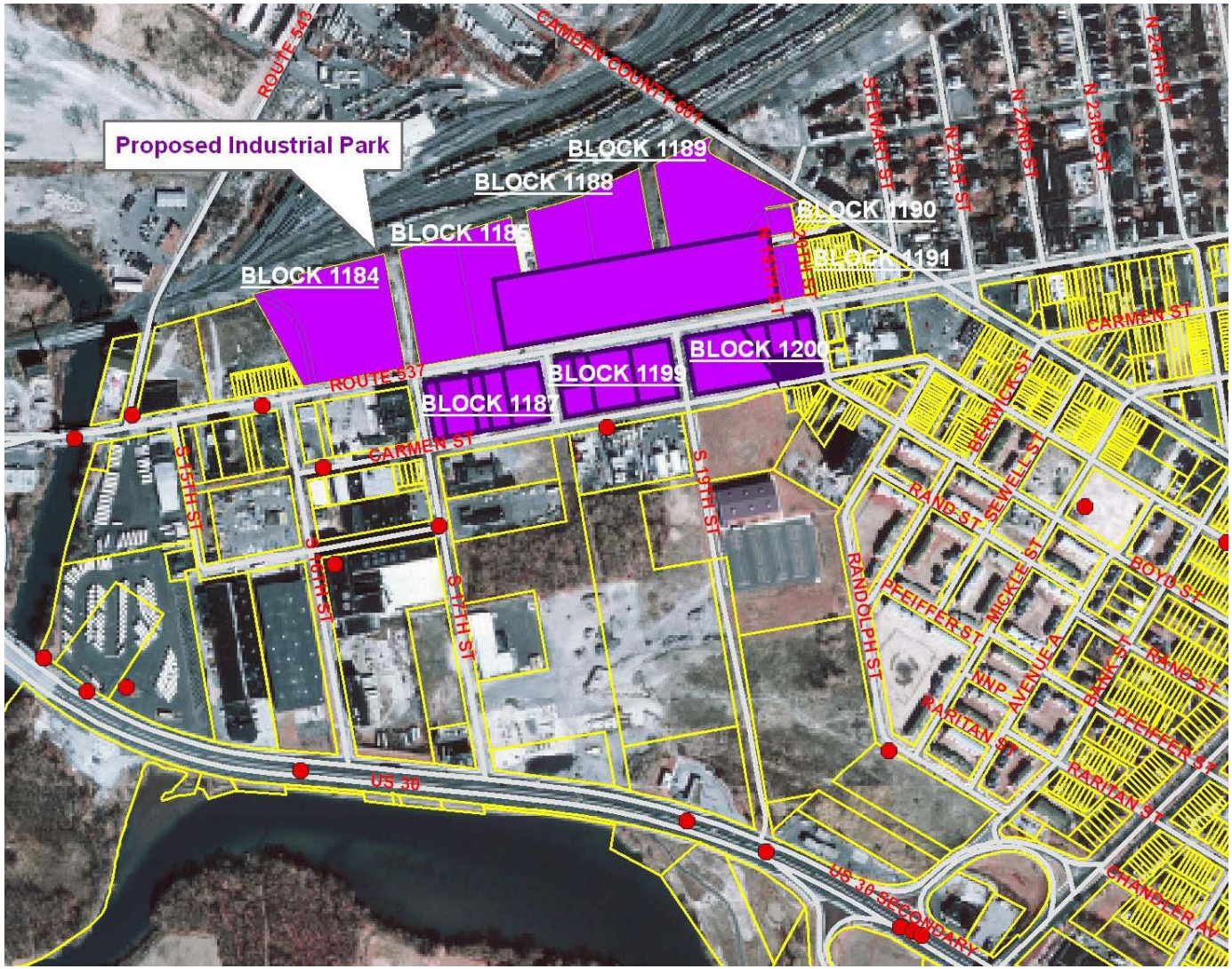

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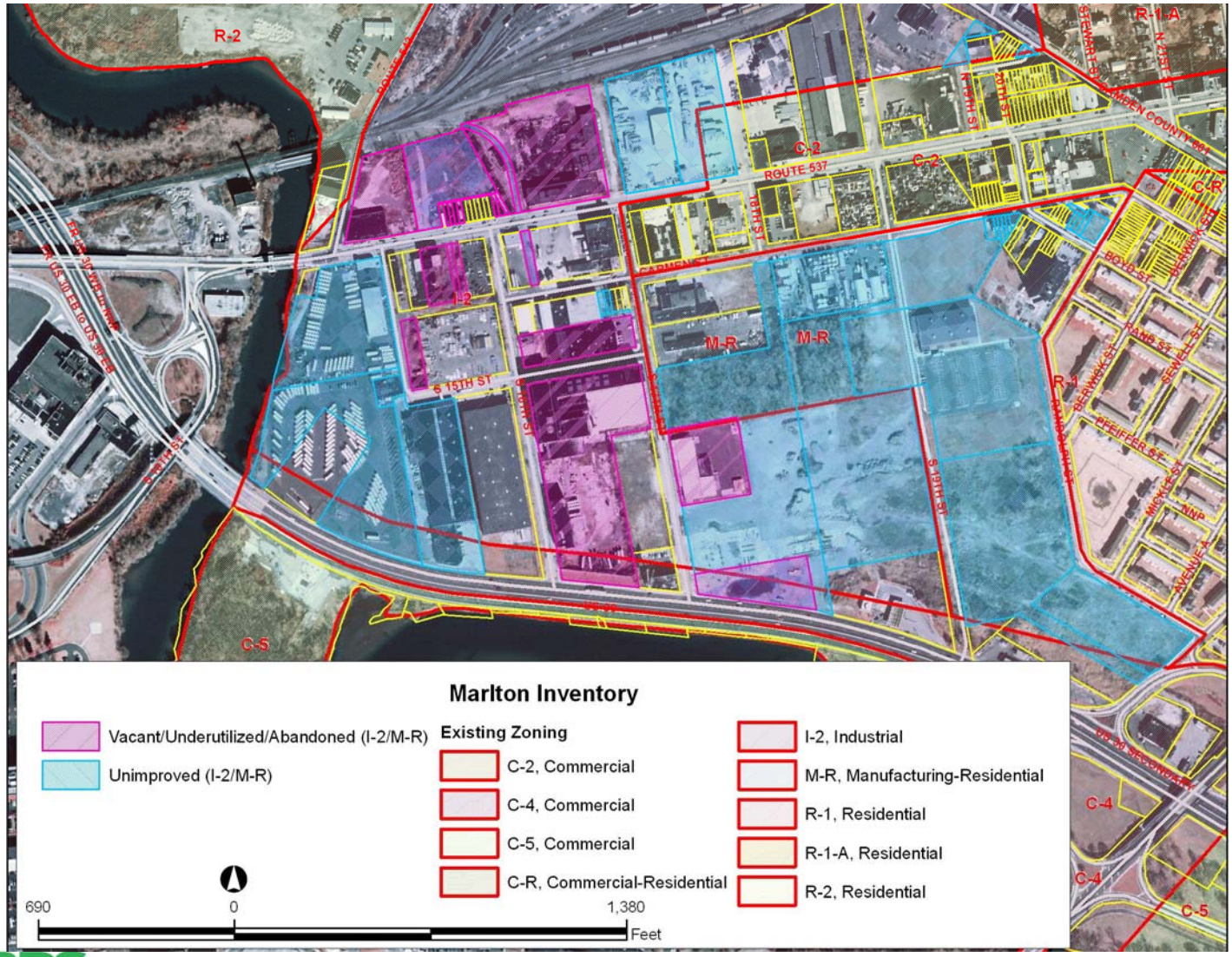

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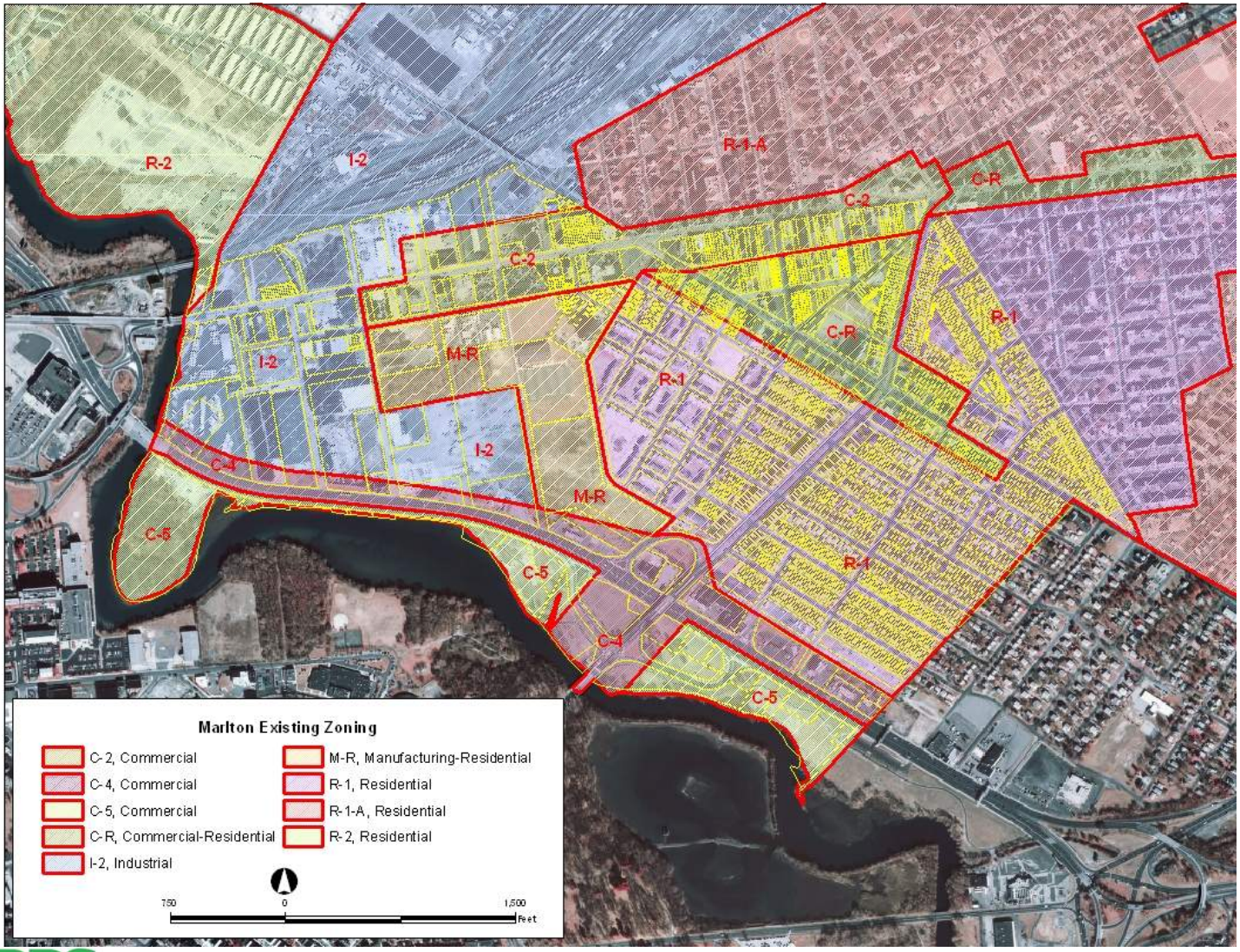

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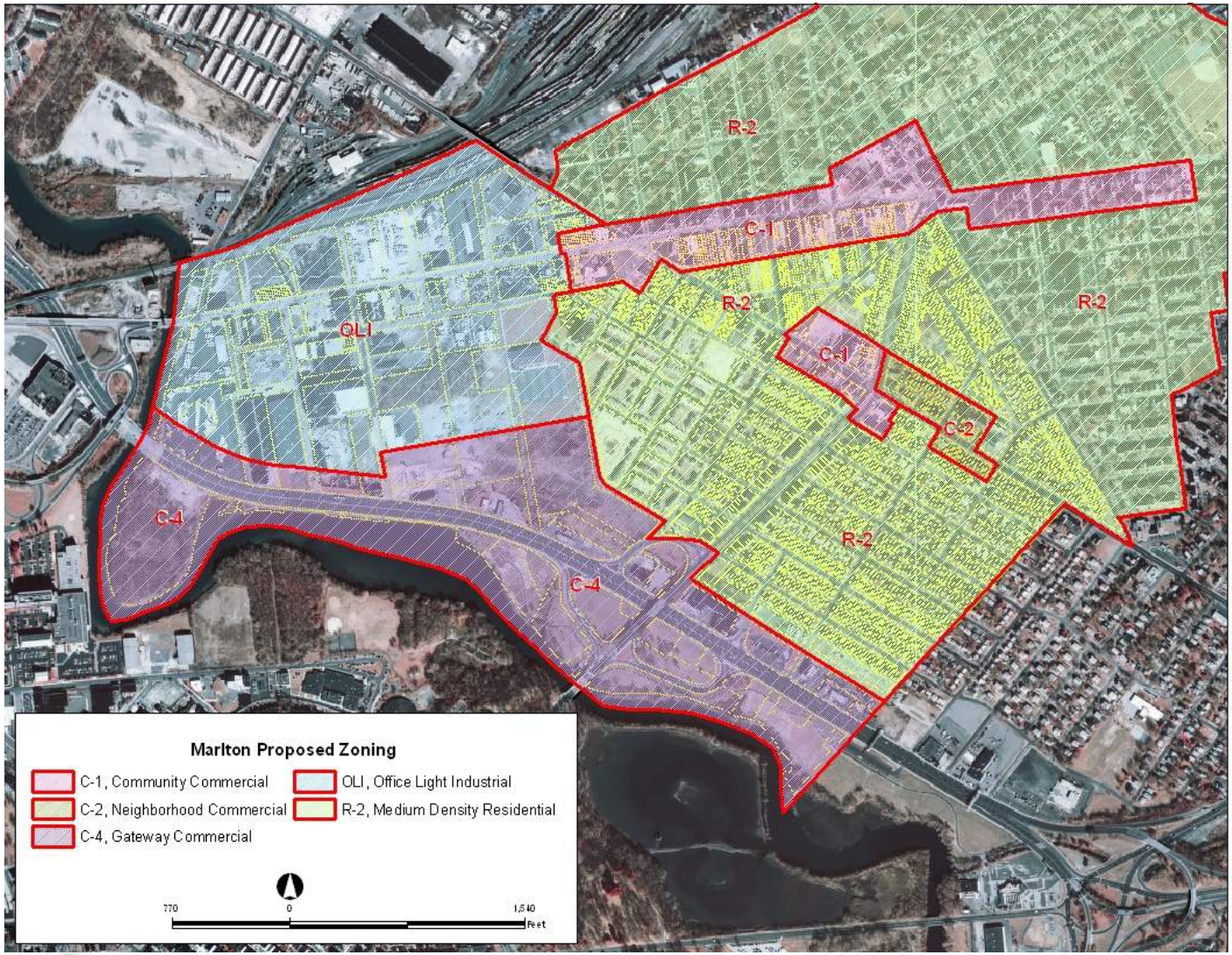

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MARLTON

Camden Redevelopment Agency

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NORTH CAMDEN

Camden Redevelopment Agency

Observations

- Non-conforming industrial uses scattered throughout, & industrial properties are concentrated along the waterfront.
- Zoning ordinance reduces industrial acreage by converting Block 790 lot 1 to Residential & by converting Block 54 lot 1 & Block 56 lots 32, 33, & 37 to Commercial.
  - Loss of industrial acreage would result in decreased UEZ revenue.
  - Could result in significant costs from the environmental requirements associated with redeveloping former industrial sites.
- Proposed conversion of Block 790 from Industrial to Residential would make the Delaware River Joint Commission property non-conforming.
- Ordinance converts State Prison to mixed-used waterfront, which is in line with the Corzine Administration's May 2007 announcement to relocate the prison to make way for waterfront development.

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NORTH CAMDEN

Camden Redevelopment Agency

Observations (cont.)

- Zoning ordinance converts portions of Blocks 11, 13, & 31 from Manufacturing-Residential to Residential. As these parcels contain industrial facilities, this would create non-conforming uses.
  - Would result in a decreased potential for UEZ revenue
  - Would require cleanup to residential standards for any residential development
  - Dividing the blocks in such a way makes the creation of buffers between the industrial areas & residential neighborhoods more difficult.
- Area includes a large number of unimproved properties, 51.2% of which are zoned Industrial/Manufacturing.
- Majority of the residential areas west of 3rd Street are unimproved.
- Decrease in industrial acreage per zoning ordinance: **-25.33**
- Decrease in industrial acreage per redevelopment plan: **N/A**

Potential Data Gaps

- New location of Riverfront State Prison not yet determined.

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NORTH CAMDEN

Camden Redevelopment Agency

Recommendations

- Focus efforts on vacant parcels in the BDA, where significant industrial acreage could be added.
  - The majority of this area is located within the 100-year floodplain.
- To increase industrial acreage, consider rezoning residential properties west of 3rd as Industrial, adjacent to the current industrial zone. This would open up approximately 53 acres for industrial development. These residential properties are primarily unimproved, vacant parcels.
- Prison area is slated for Mixed Waterfront. As this area is cut off from the larger Waterfront Zone in Downtown by the Benjamin Franklin Bridge, consider retaining the industrial zone for this area.
  - Could result in retention of approximately 16 acres for industrial redevelopment.
- Develop infill industrial on available property within current industrial area.
  - Equates to 61.47 acres of unimproved industrial property.

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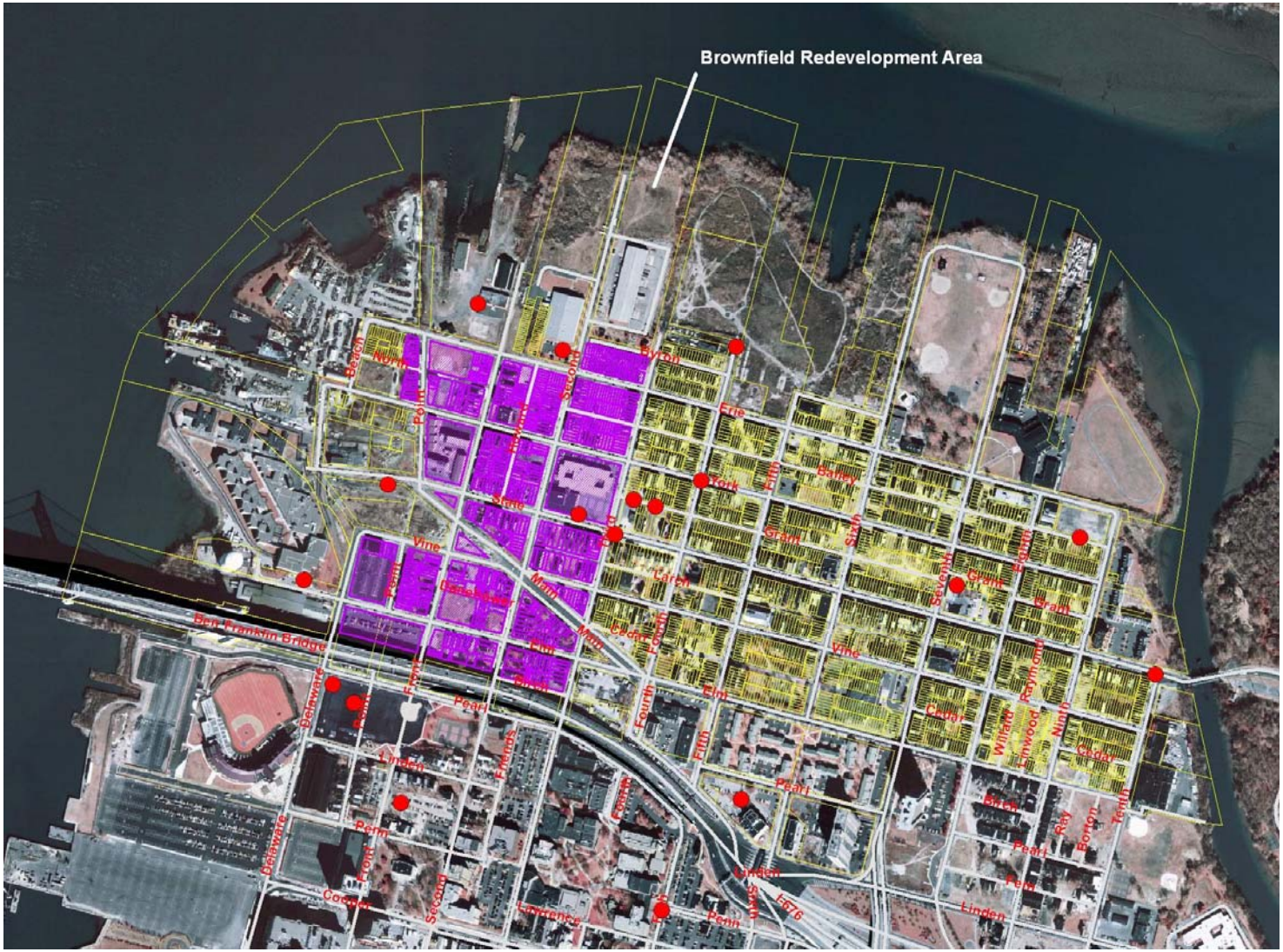

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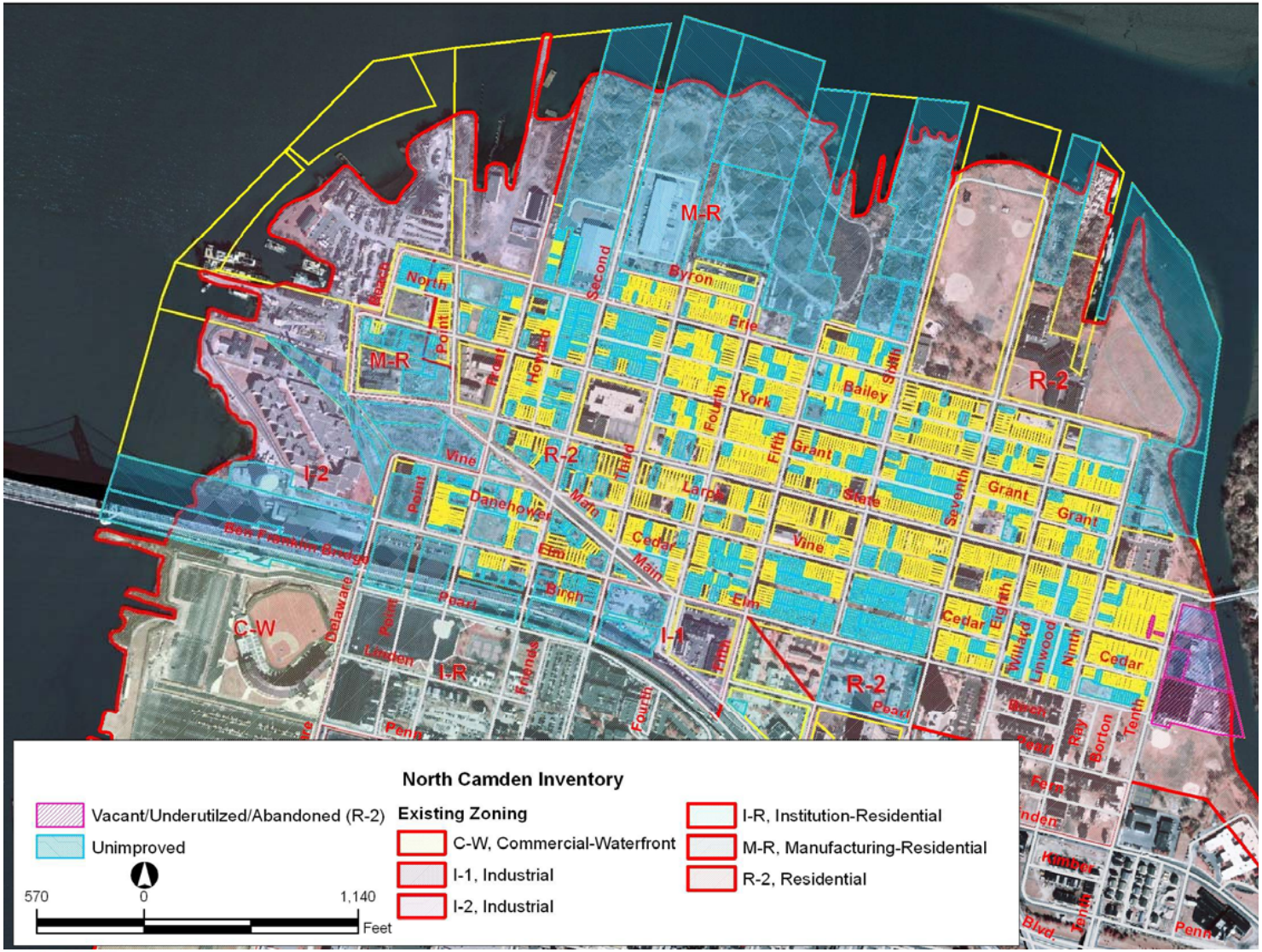

North Camden Inventory

Existing Zoning

- Vacant/Underutilzed/Abandoned (R-2)
- Unimproved
- C-W, Commercial-Waterfront
- I-1, Industrial
- I-2, Industrial
- I-R, Institution-Residential
- M-R, Manufacturing-Residential
- R-2, Residential

570 0 1,140 Feet

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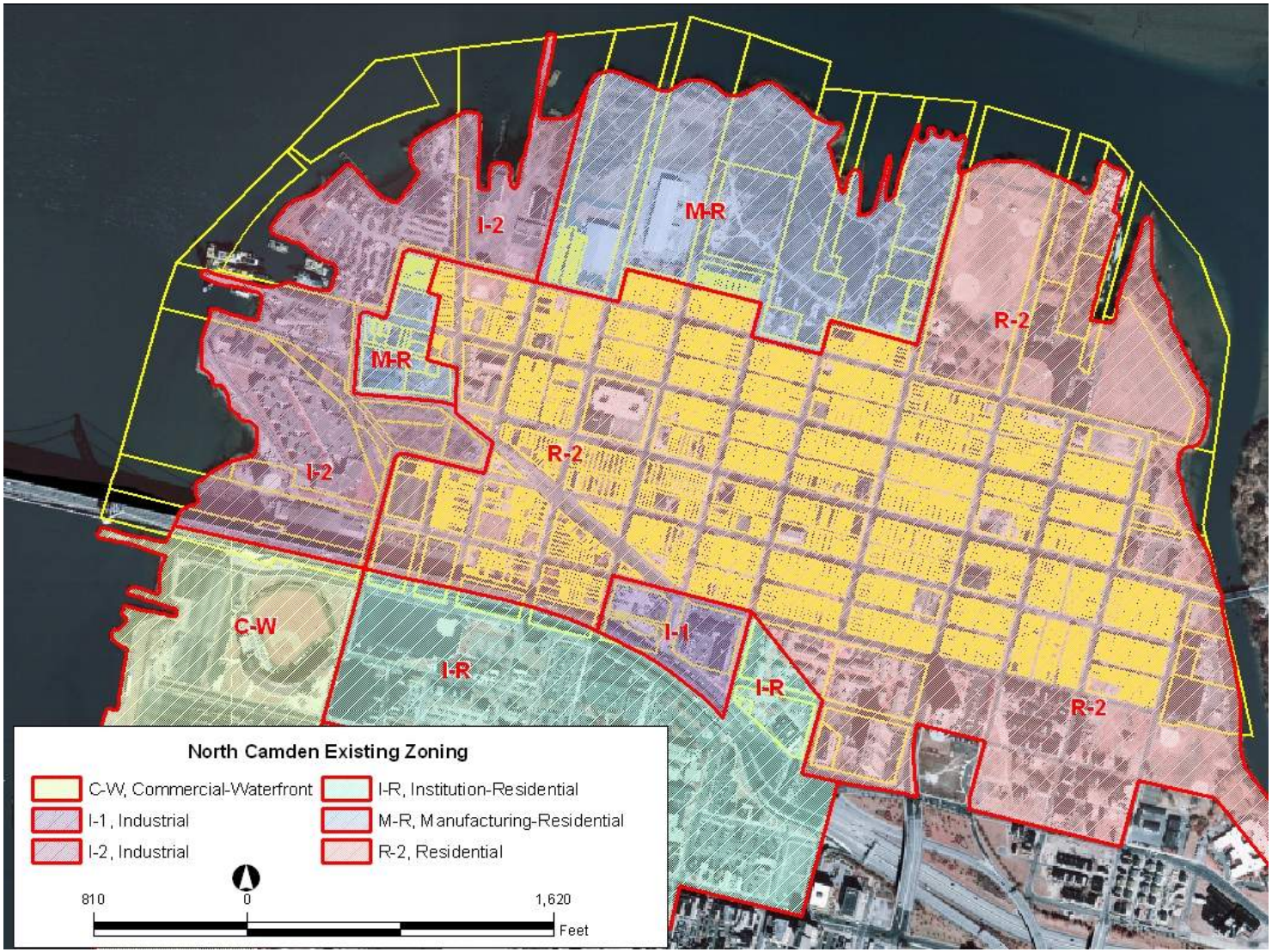

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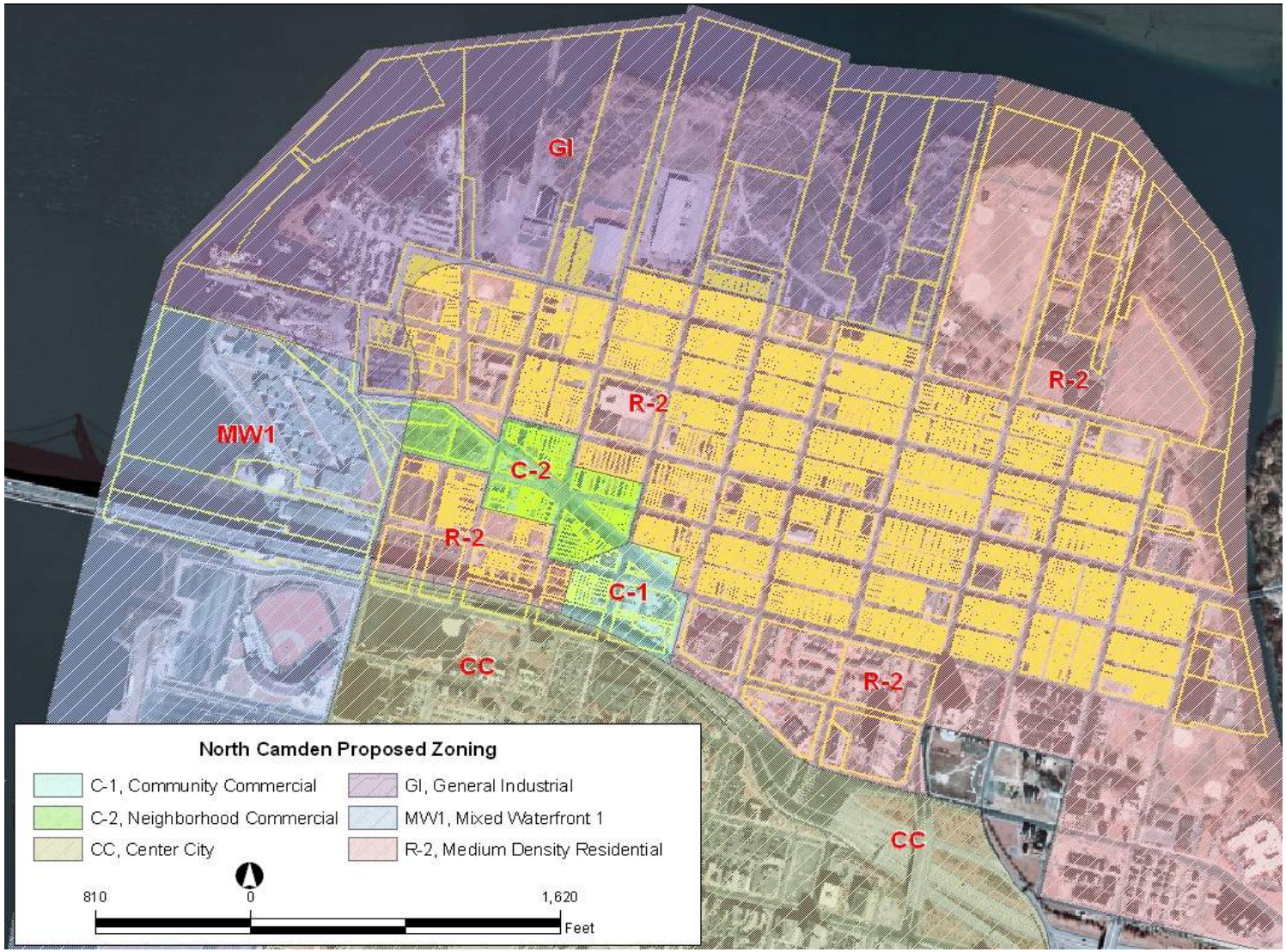

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NORTH GATEWAY

Observations

- 47.8% residential primarily north of Linden & west of 10th
- Zoning ordinance & redevelopment plan both convert industrial blocks to residential between Linden & Penn. The zoning ordinance converts the blocks east of 10th & north of Linden to residential as well, whereas the redevelopment plan envisions this as a gateway & greenway area.
  - This decrease in industrial acreage would result in reduced potential UEZ revenue.
  - Redevelopment of current/former industrial areas will also face additional expenses due to environmental investigation & remediation costs.
- Decrease in industrial acreage per zoning ordinance: **-15.7**
- Decrease in industrial acreage per redevelopment plan: **-23.8**

NORTH GATEWAY

Camden Redevelopment Agency

Observations

- North Gateway's eastern edge is the Cooper River, & some blocks therefore include emergent wetlands & bald eagle foraging habitat.
- Blocks 112, 113, & 115 located between Admiral Wilson & I-676. These blocks are currently zoned Industrial but are the location of the Mt. Cavalry Baptist Church.
  - West of this church is vacant land that is outside of any redevelopment area. This represents approximately 5.5 acres of Industrially zoned vacant property that could potentially be developed as industrial.
- Blocks 87, 89, 804, & 805 are primarily owned by the City of Camden & the CRA & consist of vacant residential parcels.

Potential Data Gaps

- Status of proposed various retail development projects mentioned in the 1991 redevelopment plan.

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NORTH GATEWAY

Camden Redevelopment Agency

Recommendations

- Redevelop Blocks 92 & 104-110 as Industrial, which are currently zoned Industrial but would become Residential under the zoning ordinance.
  - Parcels are primarily vacant & owned by public entities, so acquisition issues would be minimal in the creation of a new industrial park. This would result in approx. 20 acres of industrial property outside the floodplain & would require modifying the zoning ordinance & the redevelopment plan.
- Develop infill industrial on available property within current industrial area.
  - Equates to 11.4 acres of unimproved industrial property & 2.3 acres of inventoried vacant/underutilized/abandoned industrial property. Extrapolates to an expected 3.4 acres of vacant/underutilized/abandoned industrial property. A probable explanation for the wide discrepancy in acreage figures is the categorization of non-taxable properties as “unimproved” in Tax Assessor’s Database.
- Develop vacant land west of Mt. Calvary Baptist Church
  - This land is one of the only parcels that is outside of any redevelopment area. This represents approx. 5.5 acres of Industrially zoned vacant property that could potentially be developed as industrial.

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NORTH GATEWAY

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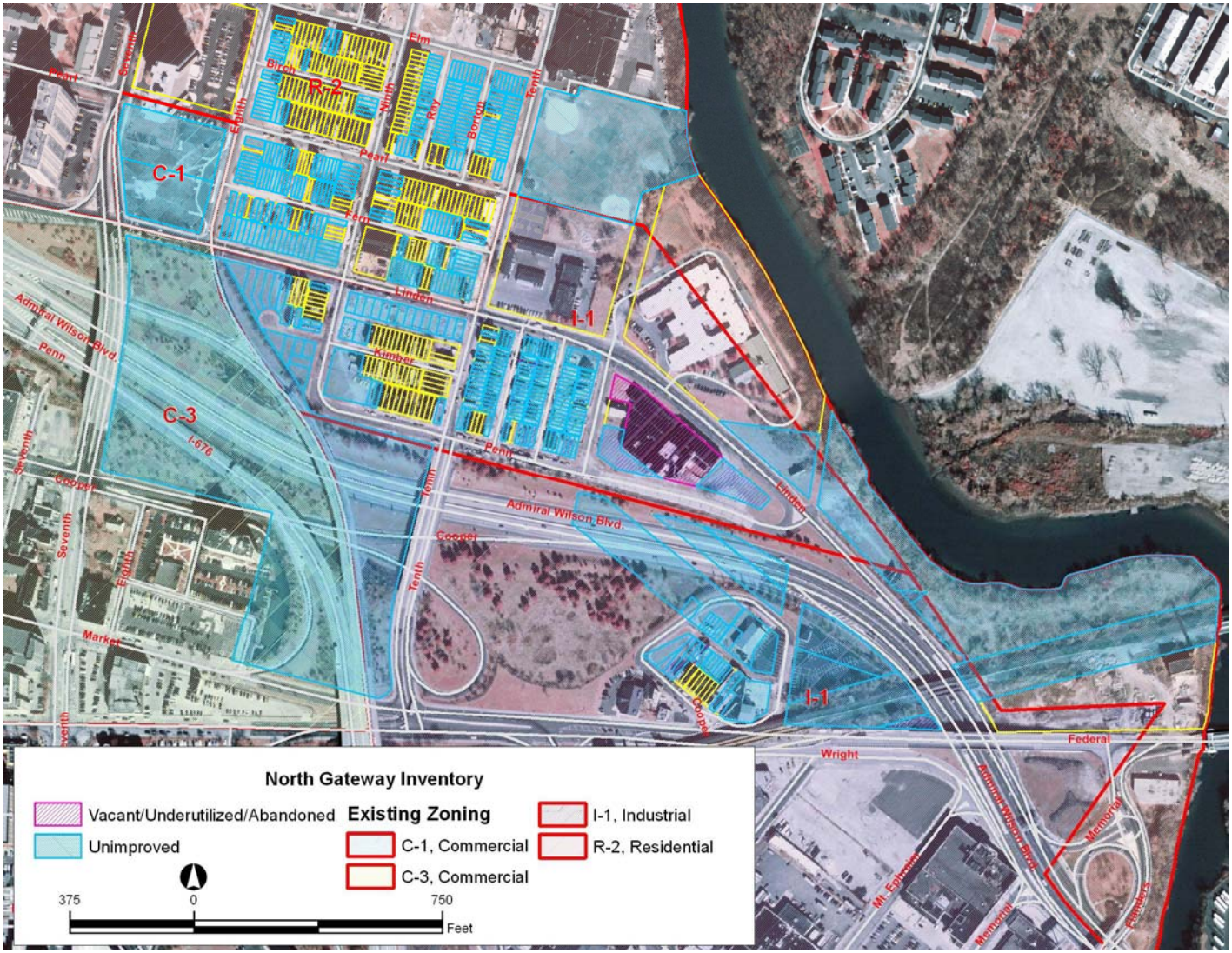

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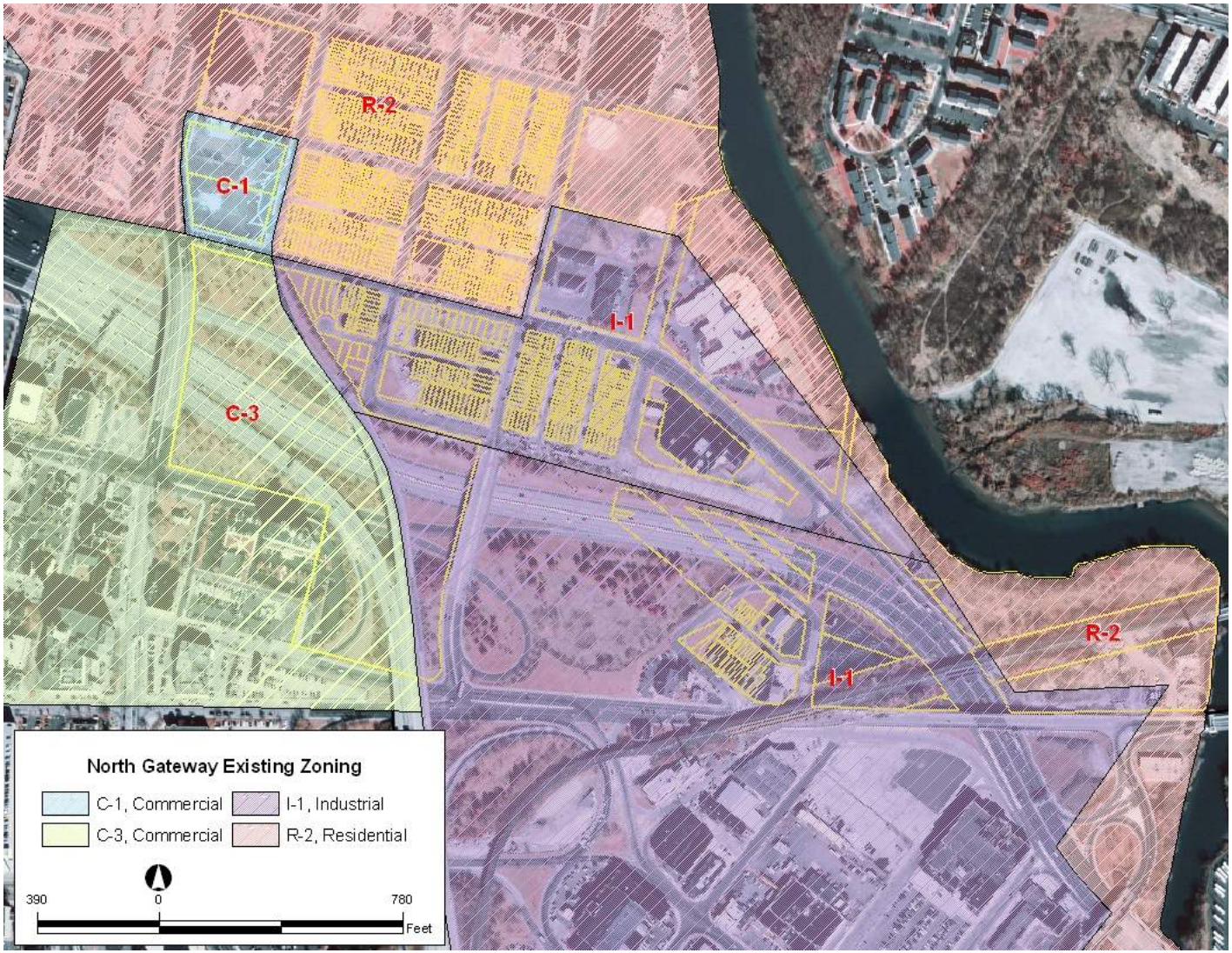

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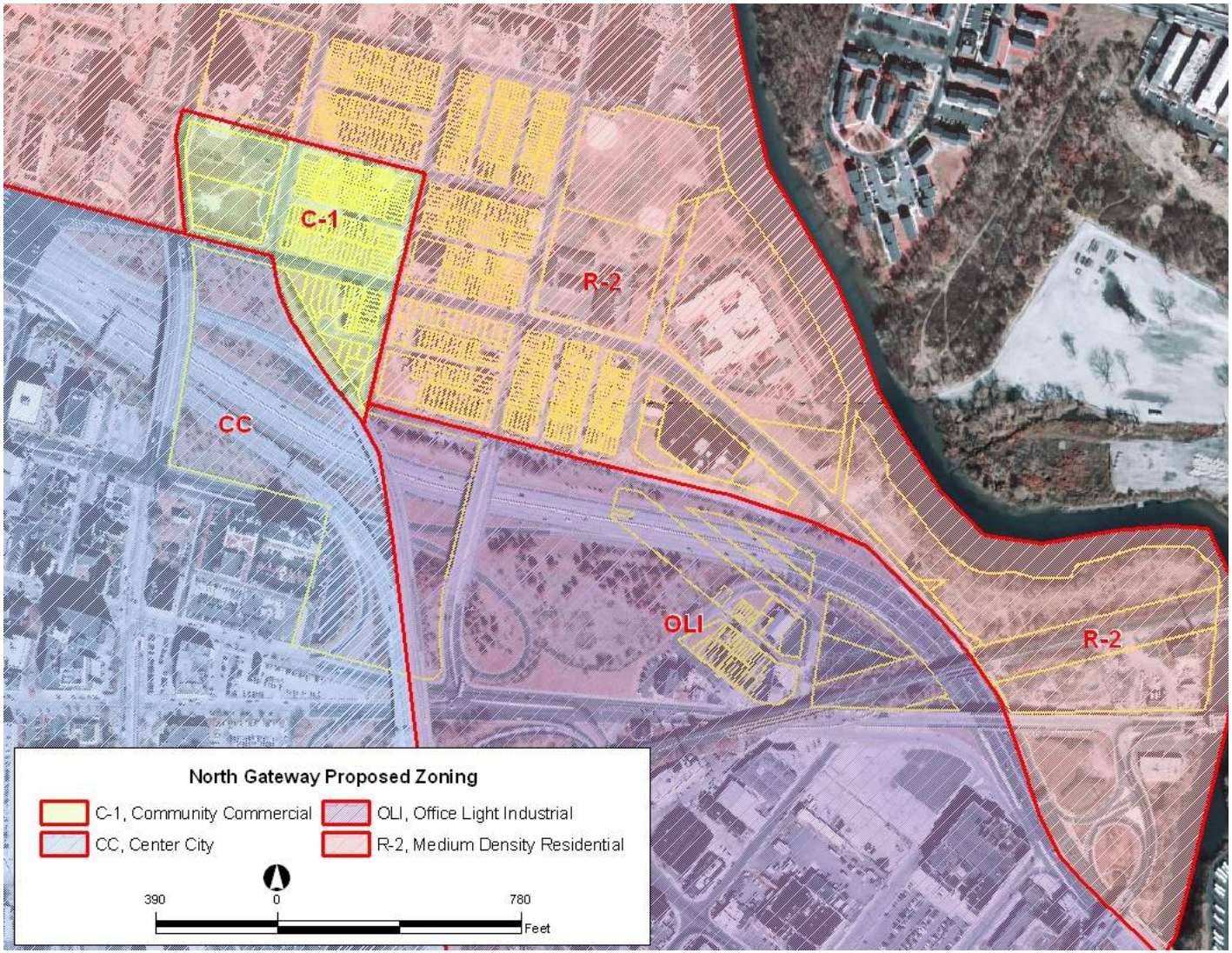

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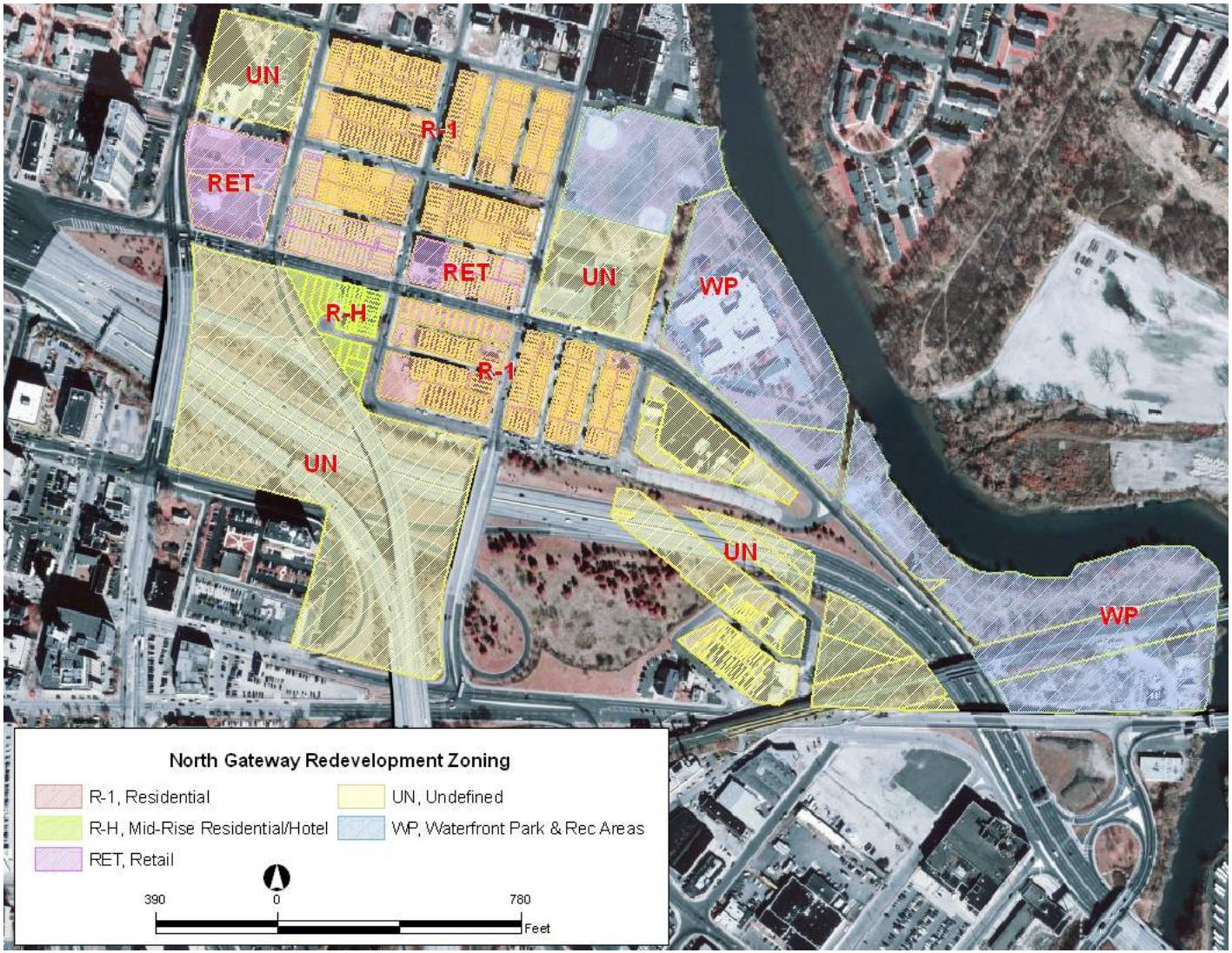

WATERFRONT SOUTH

Camden Redevelopment Agency

Observations

- 79.5% industrial/manufacturing area with 44.6% unimproved property rate
- Unimproved property totals 100.9 acres, 70.2 of which are zoned Industrial/Manufacturing. This figure is likely inflated due to the presence of non-taxable Port-owned land, which appears as unimproved in the Tax Assessor's Database.
- 2 areas which are currently residentially zoned, one zoned Commercial-Residential & the other Manufacturing-Residential.
- Decrease in industrial acreage per zoning ordinance: **-21.37**
- Decrease in industrial acreage per redevelopment plan: **-10.72**
- 2 active CERCLA sites on Superfund National Priorities List: Welsbach & General Gas Mantle & Martin Aaron, Inc.
- Large percentage of residential area north of the Welsbach & General Gas Mantle Site is unimproved, & the residential enclave is isolated by industrial sites & I-676. Industrial sites include heavy industry & port-related uses inappropriate in a residential area.

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WATERFRONT SOUTH

Camden Redevelopment Agency

Observations (cont.)

- Large portion of residential properties are currently unimproved, some owned by non-profit organizations.
- According to 1999 needs determination study, “Area housing, built primarily for workers, is clustered around industries which employ(ed) neighborhood residents.” Thus the residential area was originally established to support the pre-existing industries.
  - Because homes were constructed to supply a workforce for industrial facilities, their vacancy is likely correlated to the availability of transportation which no longer necessitates the creation of housing adjacent to industrial uses, as well as the heavy industrial usage & contamination in the neighborhood.
- According to the needs determination study, there is a historic district in Waterfront South bounded by Jackson to the north, 4th to the east, Chelton to the south, & the Penn Reading Seashore to the west.
- 1999 redevelopment plan calls for increasing the industrially zoned land to more than 76% of the land in the redevelopment area.

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WATERFRONT SOUTH

Camden Redevelopment Agency

Potential Data Gaps

- Extent of contamination from Welsbach & General Gas Mantle Superfund site.
- Ability to redevelop properties affected by Welsbach & General Gas Mantle site for industrial reuse.

Recommendations

- Consider redeveloping isolated residential neighborhood for industrial reuse, resulting in a gain of approx. 111 acres over proposed industrial space in this area.
  - As the residential area was originally established to support the industrial use of this area, & as it is no longer necessary for workers to be located this close to job sites, this residential area is no longer desirable, as indicated by the very high vacancy rates, the considerable environmental concerns of the area, & the presence of heavy industry that is incompatible with residential use. This would require a modification to the zoning ordinance.

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WATERFRONT SOUTH

Camden Redevelopment Agency

Recommendations (cont.)

- Consider relocating non-conforming industrial uses from other redevelopment areas to Waterfront South's industrial areas.

- Develop infill industrial on available property within current industrial area.
  - Equates to 70.2 acres of unimproved industrial property & 37.0 acres of inventoried vacant/underutilized/abandoned industrial property. Extrapolates to an expected 67.3 acres of vacant/underutilized/abandoned industrial property across the redevelopment area.

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WATERFRONT SOUTH

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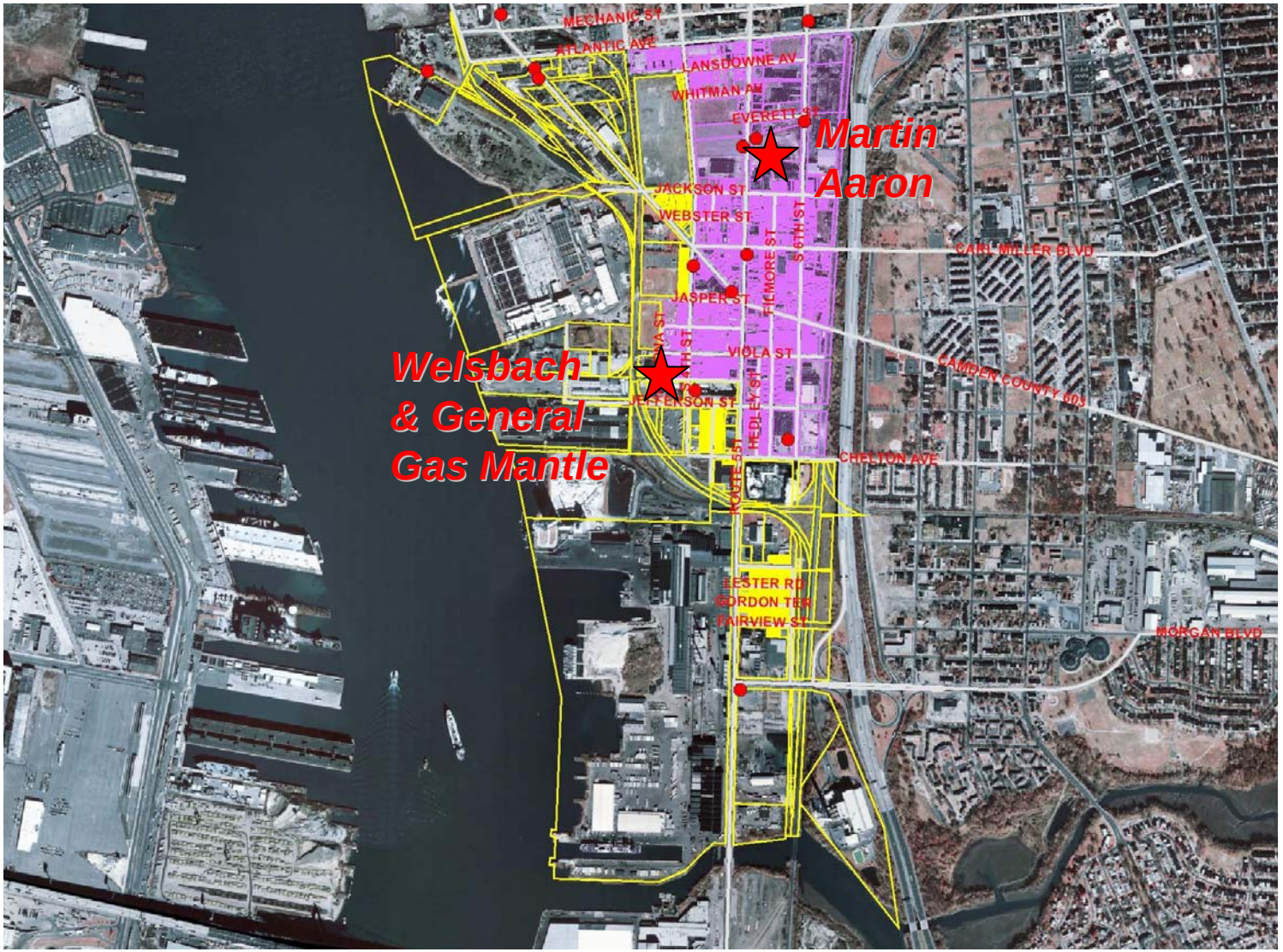

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WATERFRONT SOUTH

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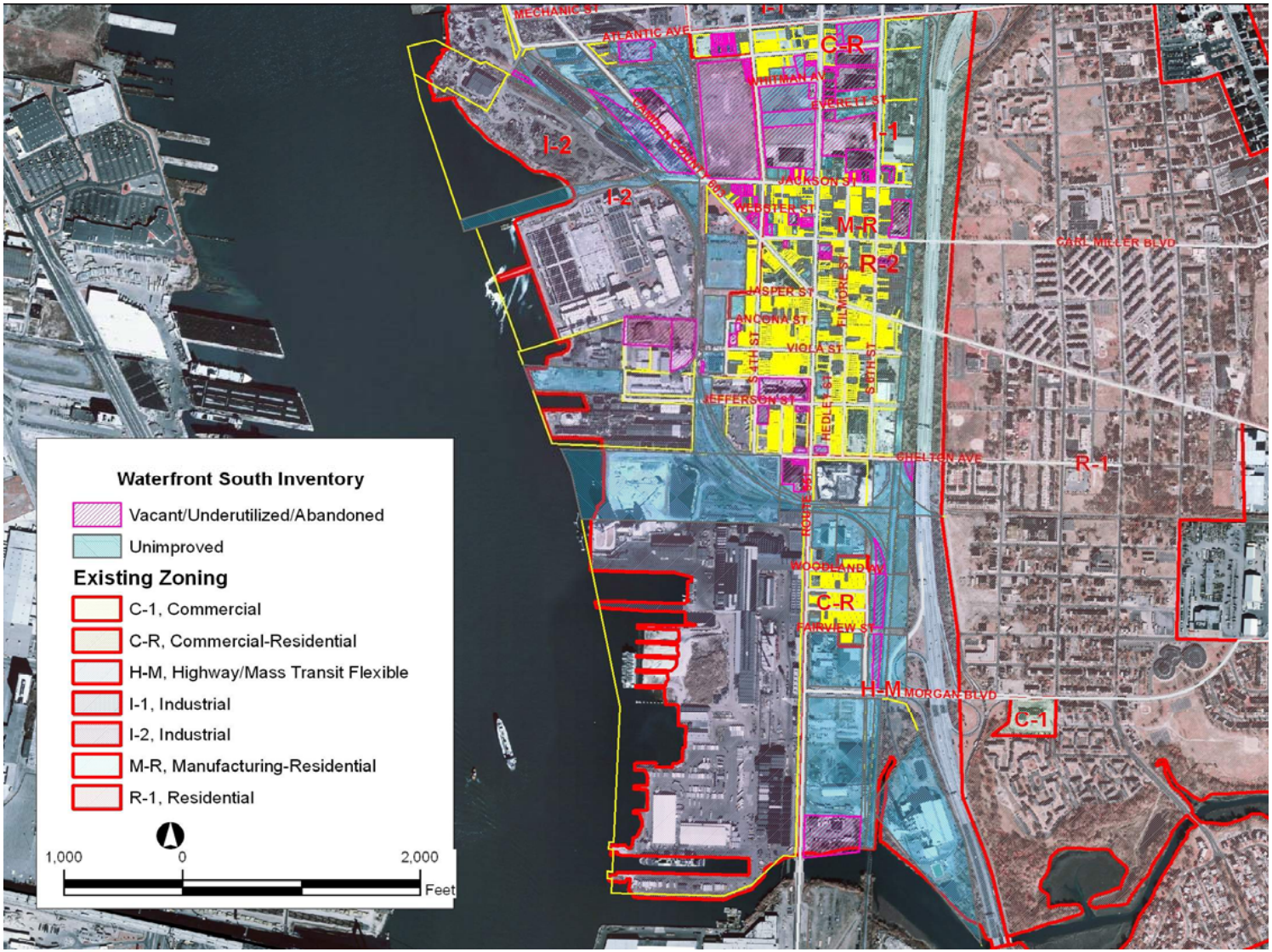

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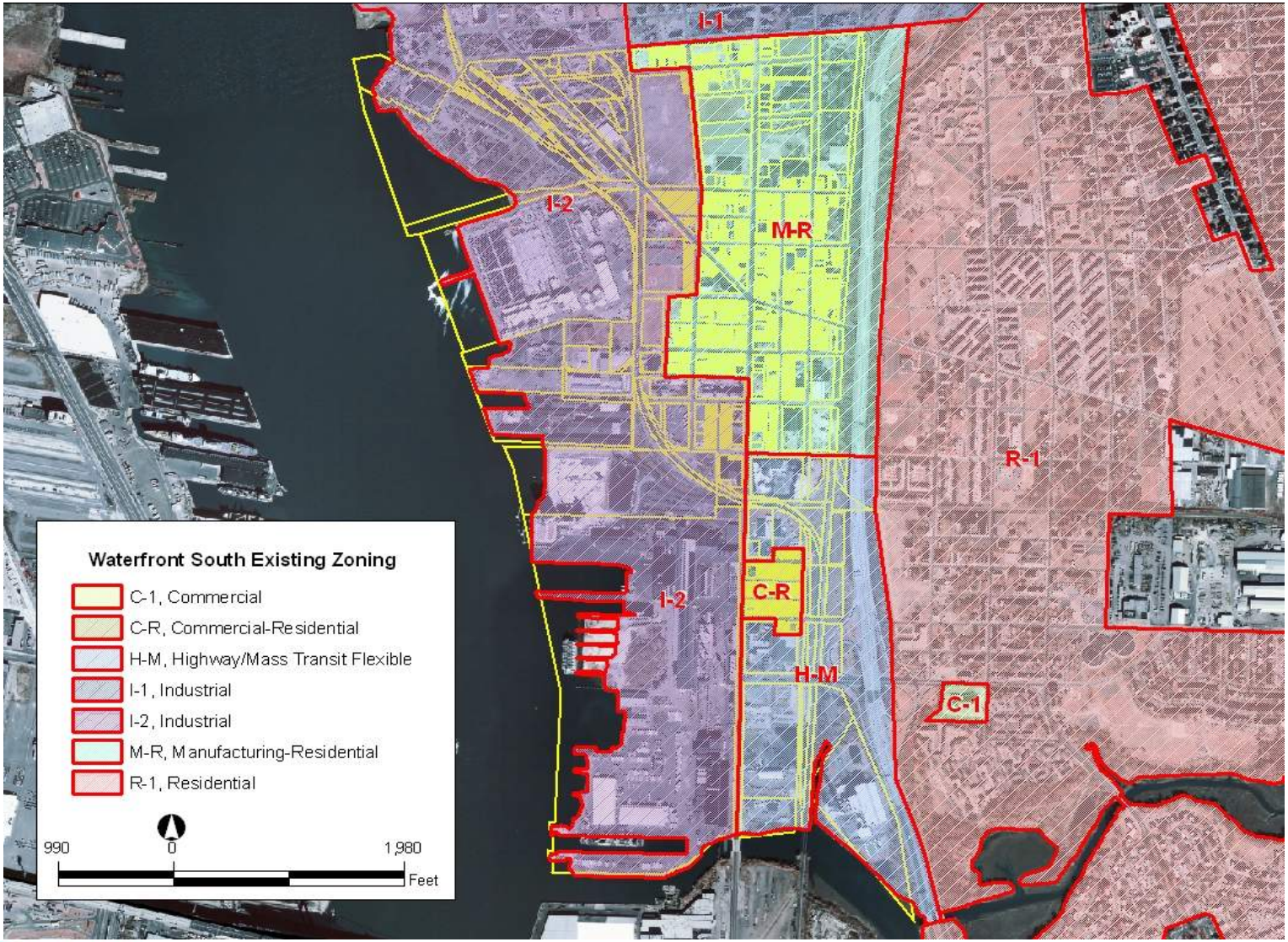

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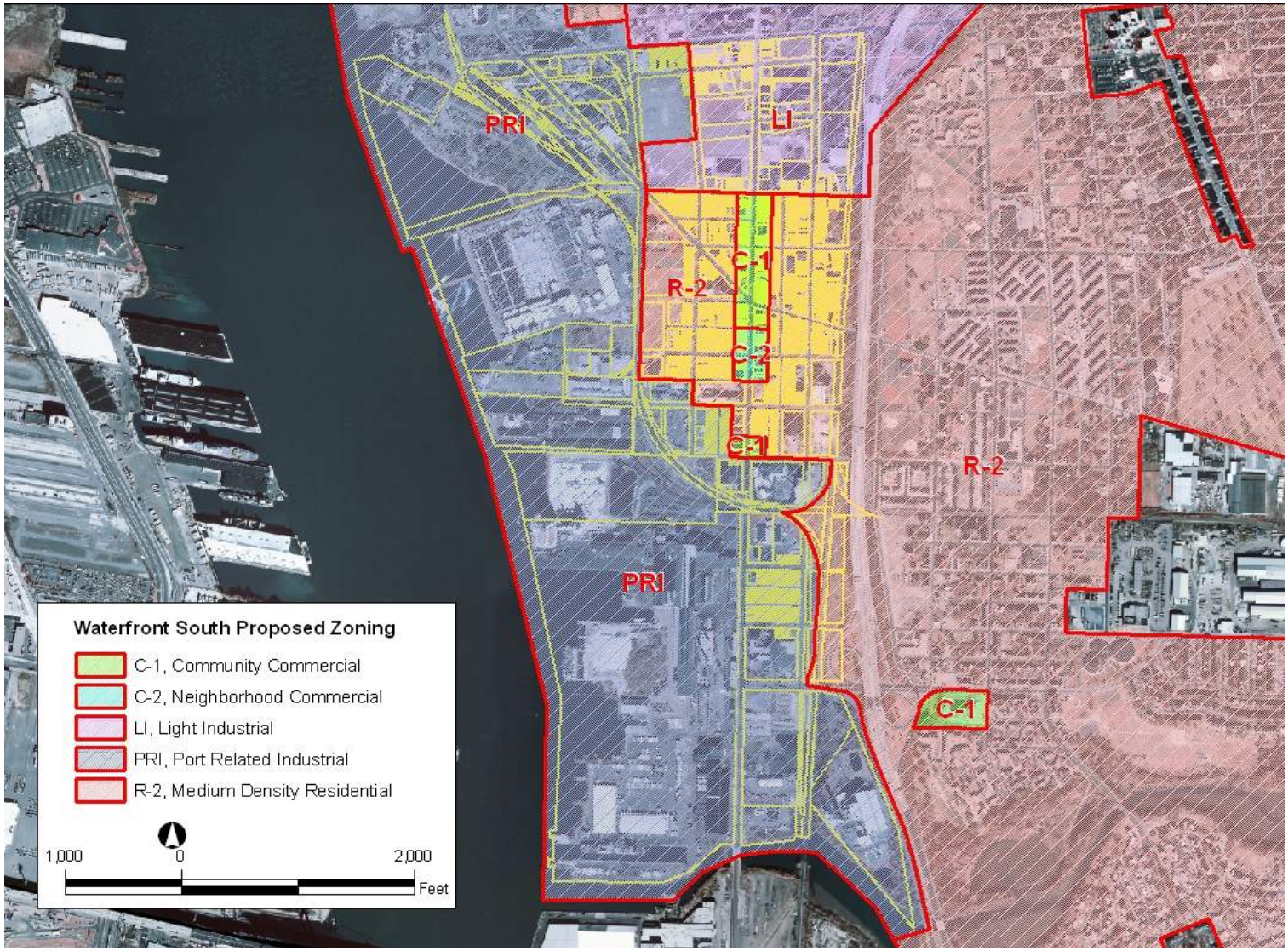
WATERFRONT SOUTH

Camden Redevelopment Agency



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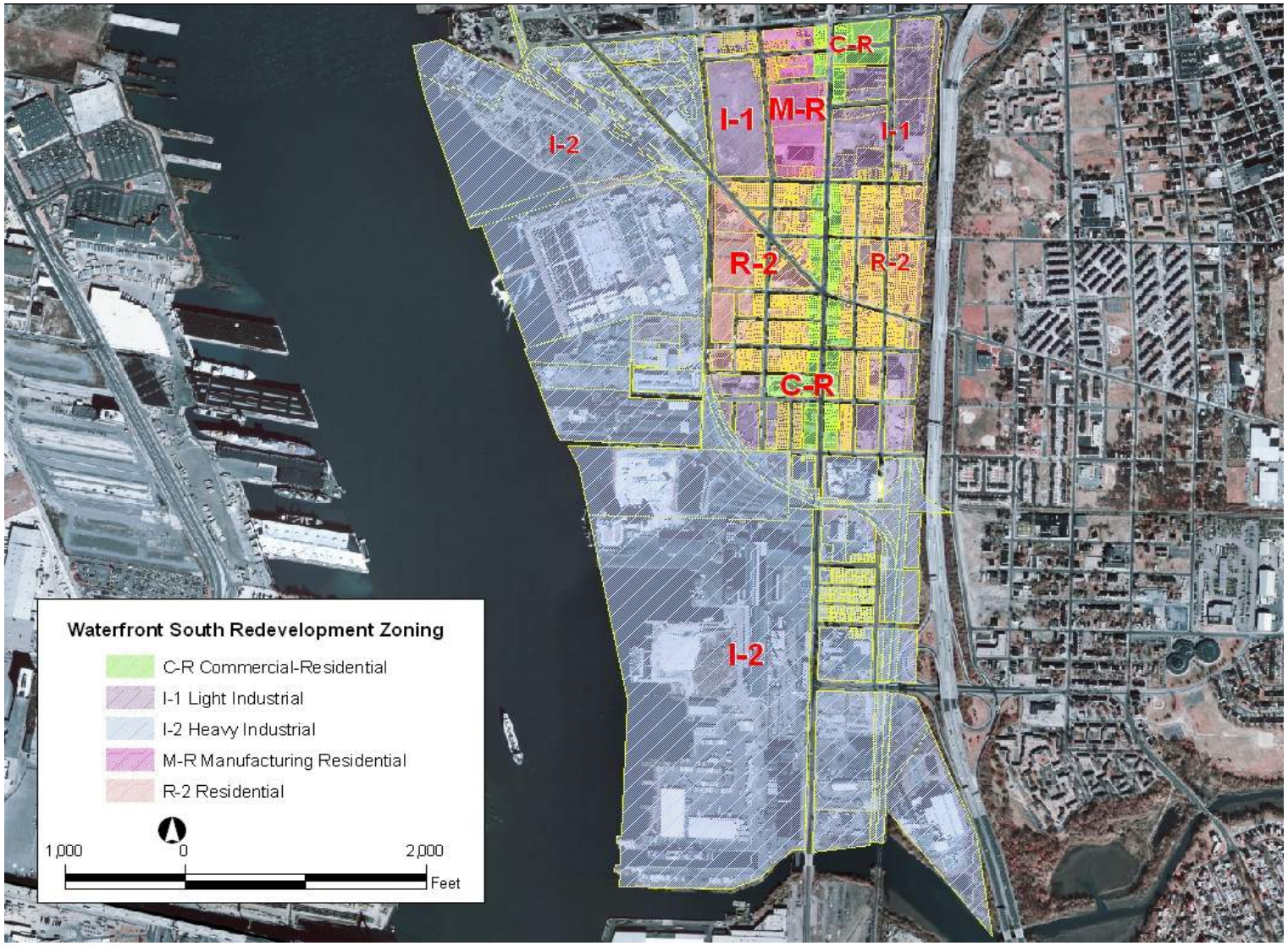
WATERFRONT SOUTH

Camden Redevelopment Agency



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ANALYSIS

Camden Redevelopment Agency

RESIDENTIAL AREAS WITH INDUSTRIAL COMPONENTS REDEVELOPMENT AREAS

Centerville
Downtown
Dudley
Fairview
Lanning Square
Liberty Park
Morgan Village
Parkside
Rosedale
Whitman Park

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CENTERVILLE

Camden Redevelopment Agency

Observations

- 73.3% residential with many lots owned by the public entities, incl. the CRA
- 2 industrial/manufacturing areas:
  - Narrow Manufacturing-Residential area in the western portion along I-676.
  - Industrial zoned area in the southeast area of the neighborhood between Ferry Avenue & rail line.
- Zoning ordinance converts the Manufacturing-Residential area to Residential & converts the Industrial area to Light Industrial. The ordinance also expands the size of the latter by converting current Commercial-Residential zoning to Light Manufacturing.
  - This decrease could lead to decreased UEZ revenue.
- Decrease in industrial acreage per zoning ordinance: **-4.7**
- Decrease in industrial acreage per redevelopment plan: **N/A**
- 2005 neighborhood plan emphasizes lack of retail opportunities & aims to create an industrial park/commercial center in southeastern Centerville.

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Camden Redevelopment Agency

Observations (cont.)

- Several suspected non-conforming uses (Blocks 556, 557, & 562) located around Evergreen Cemetery. These are in Residentially zoned areas adjacent to housing.

Potential Data Gaps

- All efforts were made to collect & consider existing redevelopment plans, redevelopment studies, and/or neighborhood strategic plans. However, the Centerville redevelopment plan was not available for review.

Recommendations

- Zoning ordinance would increase light industrial area to encompass properties that are currently non-conforming industrial uses (Blocks 587 & 588). It is recommended that this be maintained & the redevelopment plan be amended to be consistent with the ordinance.
- Relocate non-conforming uses, specifically Blocks 556, 557, & 562.

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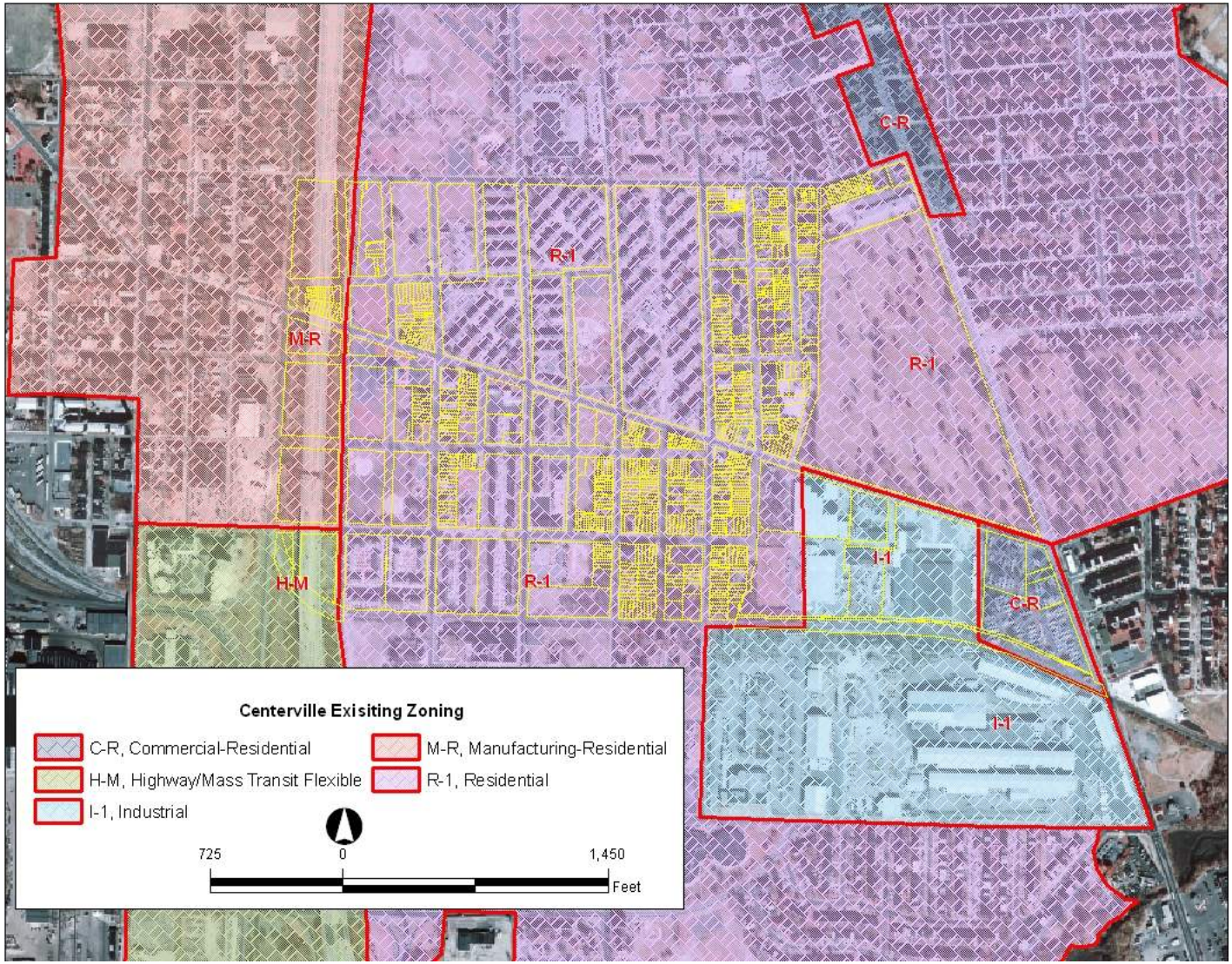

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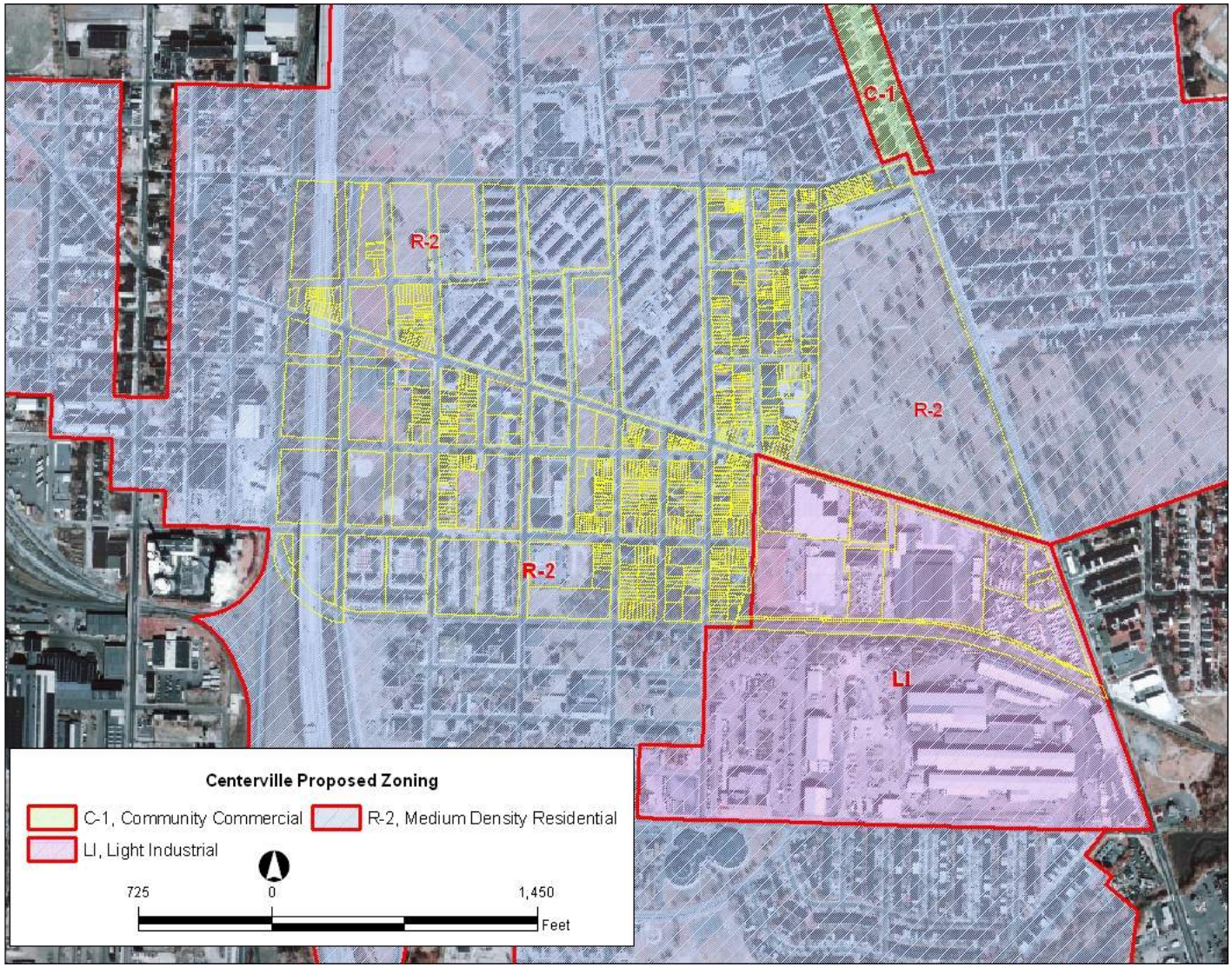

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DOWNTOWN

Camden Redevelopment Agency

Observations

- 2004 redevelopment plan & zoning ordinance both convert Blocks 63, 71, 72, & 73 from Industrial to Mixed Waterfront.
  - Blocks are currently not serving industrial uses, & 5 lots are currently parking lots.
  - Redevelopment of current/former industrial areas will also face additional expenses due to environmental investigation & remediation costs.

- Decrease in industrial acreage per zoning ordinance: **-30.87**
- Decrease in industrial acreage per redevelopment plan: **-38.52**

- Out of 192.2 total acres, 84.1 acres in Downtown are within in the 100-year floodplain. The redevelopment plan & zoning ordinance both propose this area remain Mixed Waterfront, including residential housing, which is less adaptable to flooding compared to industrial redevelopment.

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DOWNTOWN

Camden Redevelopment Agency

Potential Data Gaps

- The locations of brownfields targeted for cleanup & redevelopment per the redevelopment plan.

Recommendations

- As envisioned in the redevelopment plan & proposed zoning ordinance, rezone the area currently zoned Industrial to Center City and/or University Support, as these areas are not currently serving industrial needs.

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DOWNTOWN

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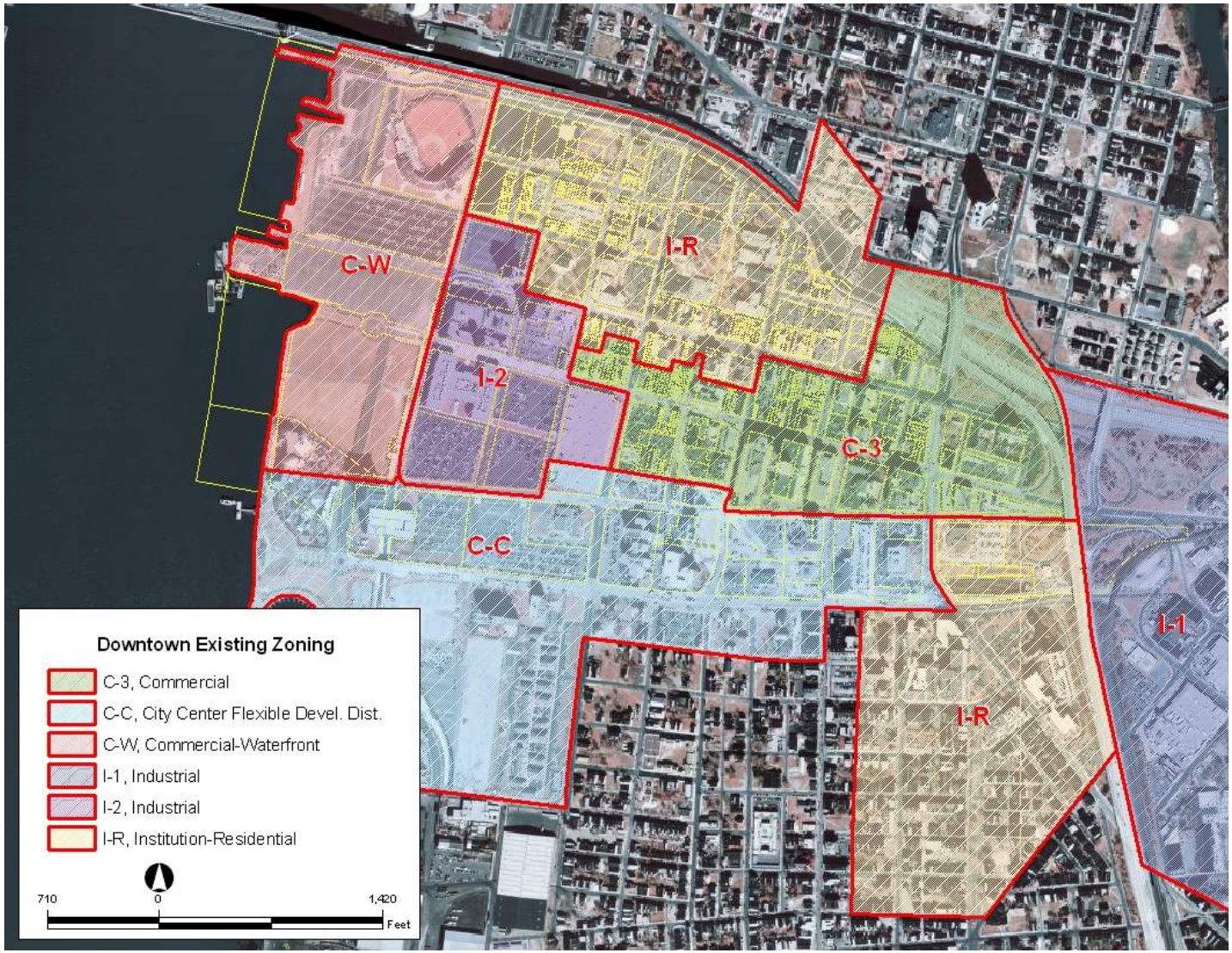

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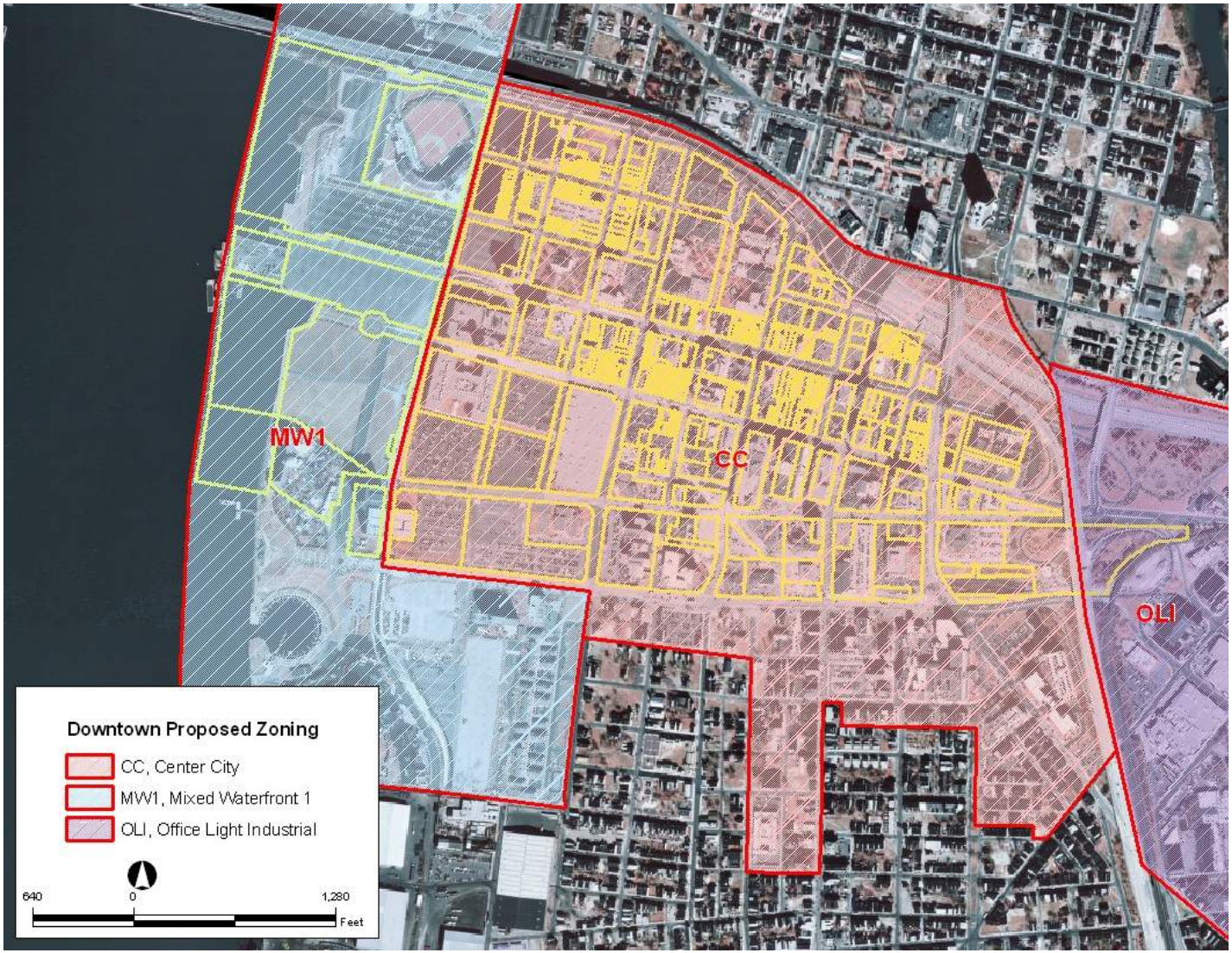

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DOWNTOWN

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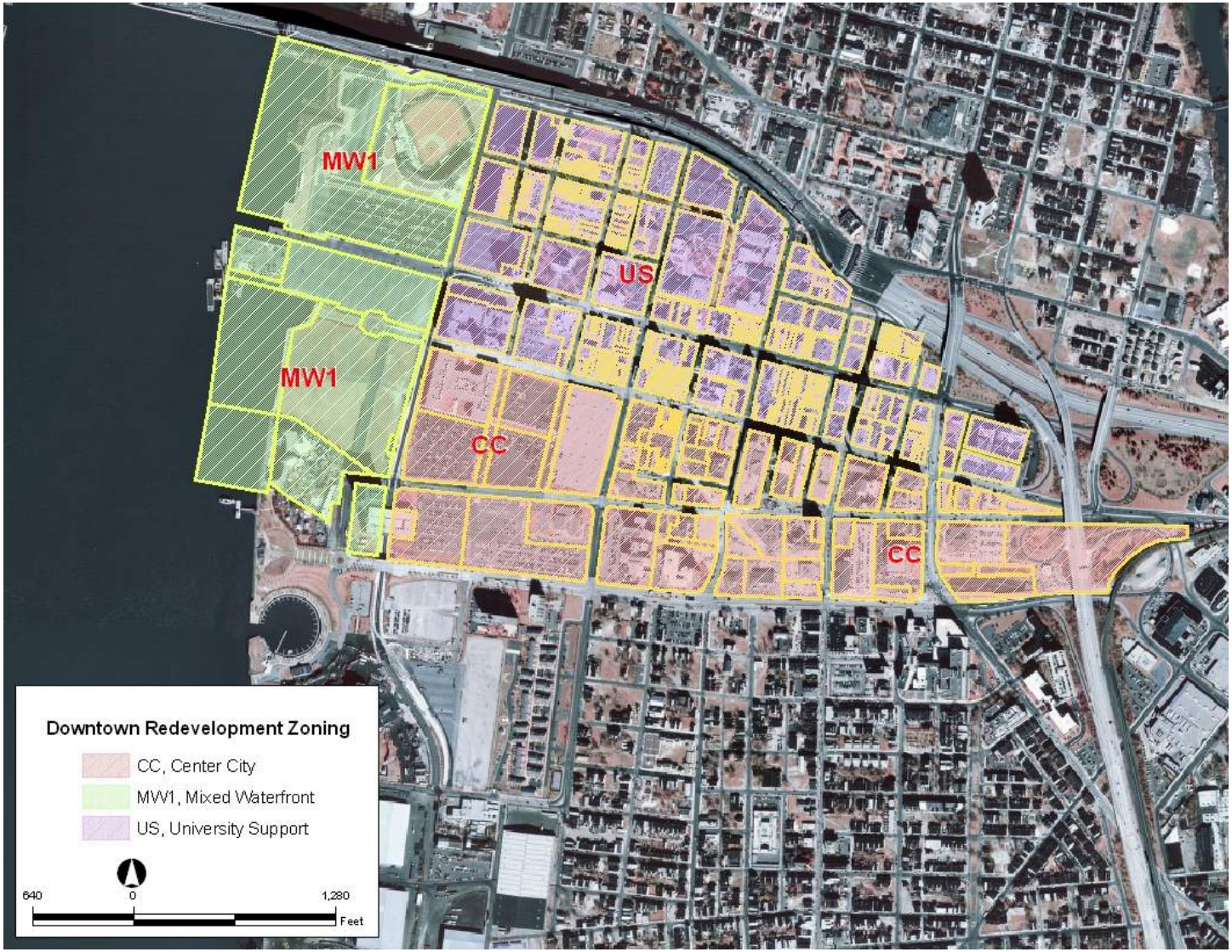

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DUDLEY

Observations

- 79.7% residential with some commercial along Westfield & Federal
- Includes some Industrial zoning along the existing rail line, most of which is currently vacant forested land.
- Zoning ordinance rezones properties along Pleasant from Residential to Industrial, resulting in a slight increase in Industrial acreage.
  - These properties include many vacant sites, many of which are City-owned.
  - Properties are already within the UEZ, so increasing industrial acreage could lead to increased UEZ revenue.
- Increase in industrial acreage per zoning ordinance: **+2.87**
- Decrease in industrial acreage per redevelopment plan: **N/A**
- Non-conforming recycling/junkyard located at 117 East 27th in a residentially zoned area.

DUDLEY

Potential Data Gaps

- Status of NJ Schools Development Authority plans for a new school.
- Status of plans for additional park improvements/development in conjunction with the new school construction.
- There are no neighborhood or redevelopment plans associated with this redevelopment area.

Recommendations

- The creation of light industrial property between rail line & north side of Pleasant (property that is currently vacant but zoned Residential) per the zoning ordinance will leave no buffer between the residential area on south side of Pleasant Street.
  - Consider requiring a vegetated buffer along Pleasant as a requirement of industrial development.
- Vacant property along rail line represents excellent potential for increasing industrial space through rezoning in Pleasant Street area.

DUDLEY

Recommendations (cont.)

- Infill development in Block 877 southwest of 27th could provide additional industrial acreage. According to the Camden Tax Assessor, nearly 20 acres of industrial property in this redevelopment area is unimproved.
  - This represents a potential area for the relocation of non-conforming industrial uses from other redevelopment areas to the newly-created industrial acres in Dudley.
  - Lots on the north side of Howell are residential but zoned Industrial. These back into the area of Block 877. Consider relocating these residents & requiring a vegetative buffer along Howell to block industrial uses from neighboring conforming residential on the south side of Howell.

DUDLEY

Camden Redevelopment Agency

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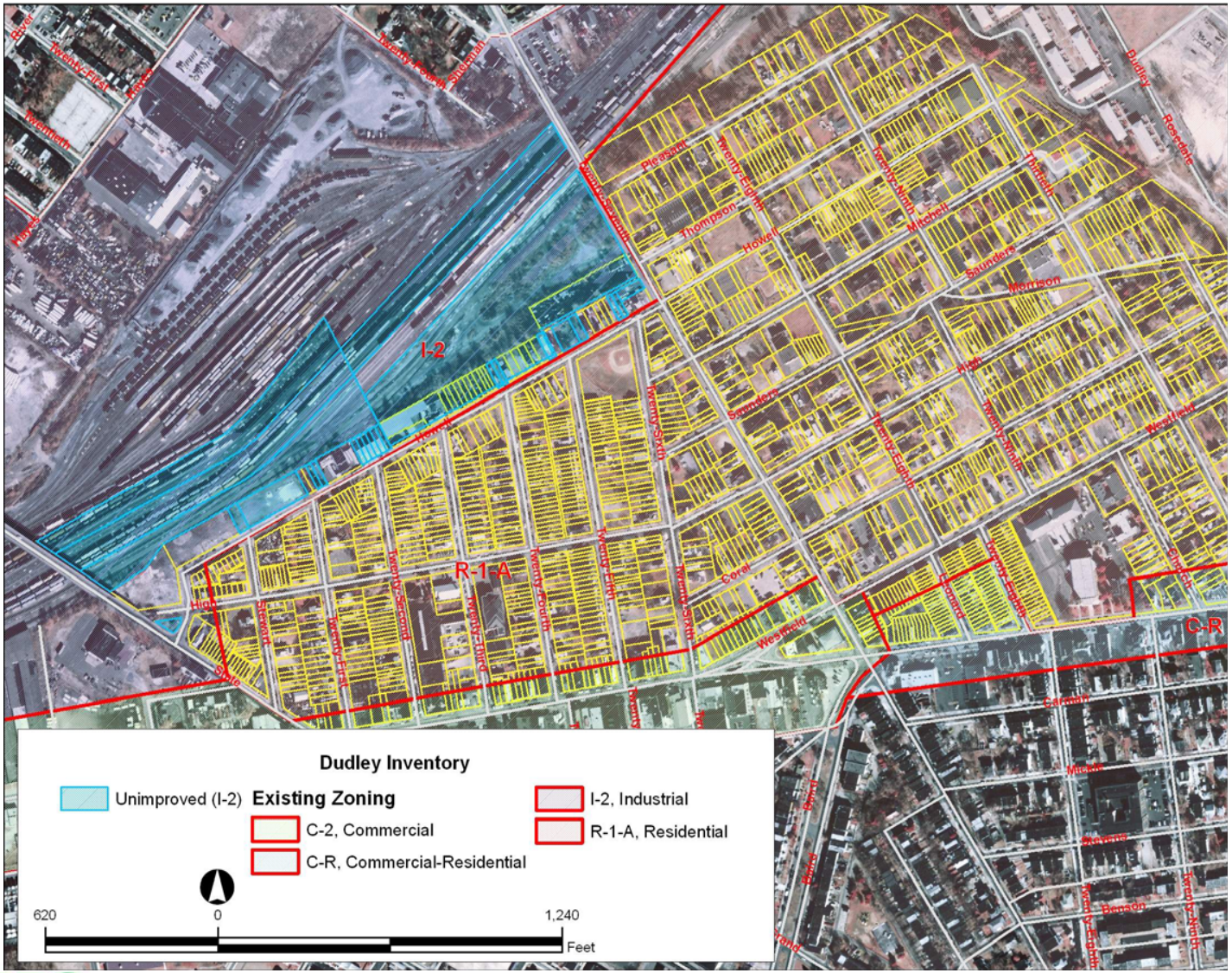
DUDLEY

Camden Redevelopment Agency



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DUDLEY

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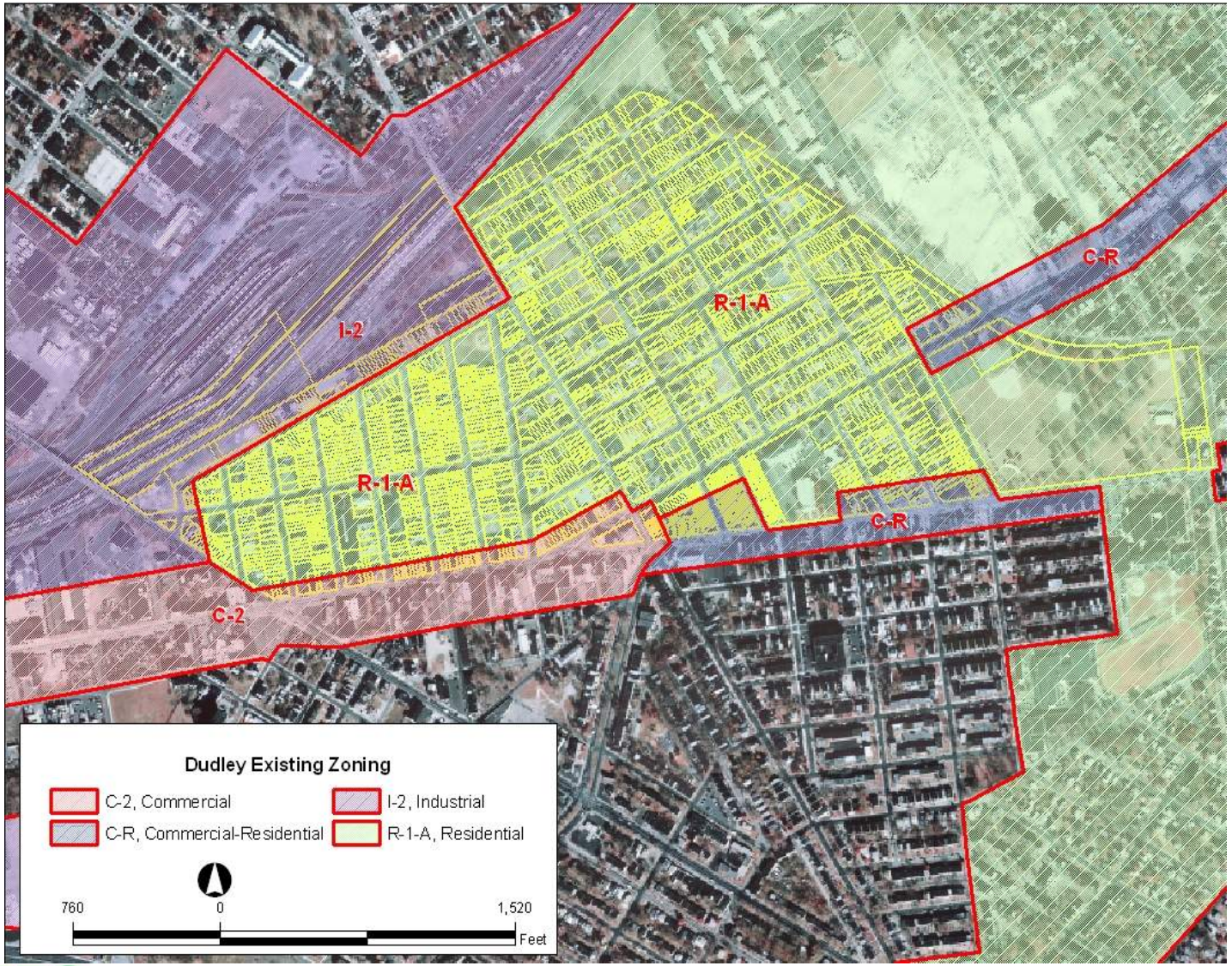

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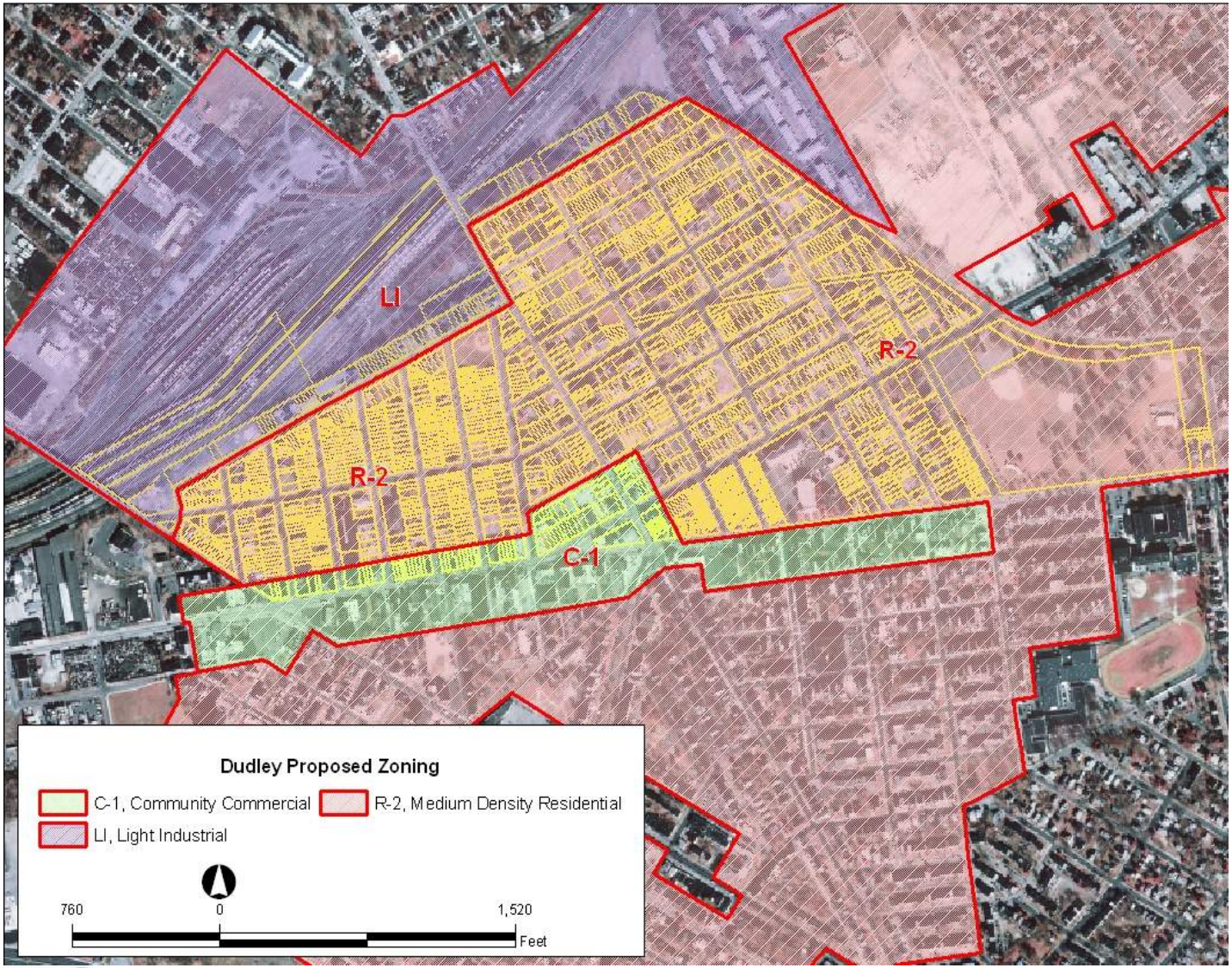
DUDLEY

Camden Redevelopment Agency



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FAIRVIEW

Observations

- 72.0% residential
- Due to the historic significance of Yorkship Village, entire neighborhood placed on National Register of Historic Places in 1974.
- Includes small Industrial zoned area east of Mt. Ephraim & north of Grant.
- Zoning ordinance converts Industrial area to Regional Commercial, & 2001 redevelopment plan does not address the small portion of the Fairview neighborhood east of Mt. Ephraim.
  - Because this area is proposed to become commercial & is within the UEZ, this decrease in industrial acreage may not lead to decreased UEZ revenue.
- Decrease in industrial acreage per zoning ordinance: **-11.53**
- Decrease in industrial acreage per redevelopment plan: **-11.53**
- Large portions of Fairview within the floodplain
  - The industrial area is primarily outside of the floodplain, with only a small amount in the 500-year floodplain.

FAIRVIEW

Camden Redevelopment Agency

Observations (cont.)

- Redevelopment plan highlights non-conforming commercial uses in residential areas & includes business relocation.
  - One such non-conforming use was verified through the field survey, an active light industrial facility located in a commercial area at 1276 Collings Road.

Potential Data Gaps

- Status of non-conforming commercial businesses recommended for relocation in 2001 redevelopment plan.

Recommendations

- Industrial area north of Olympia between Crescent & Mt. Ephraim (Block 715) contains a lumber & building supply facility, which is prohibited in the Regional Commercial zoning classification proposed for this area in the zoning ordinance.
  - Consider retaining Industrial zoning here to prevent the creation of a non-conforming industrial use. This would require modifying the zoning ordinance.
- Relocate non-conforming industrial uses out of residential neighborhoods.

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FAIRVIEW

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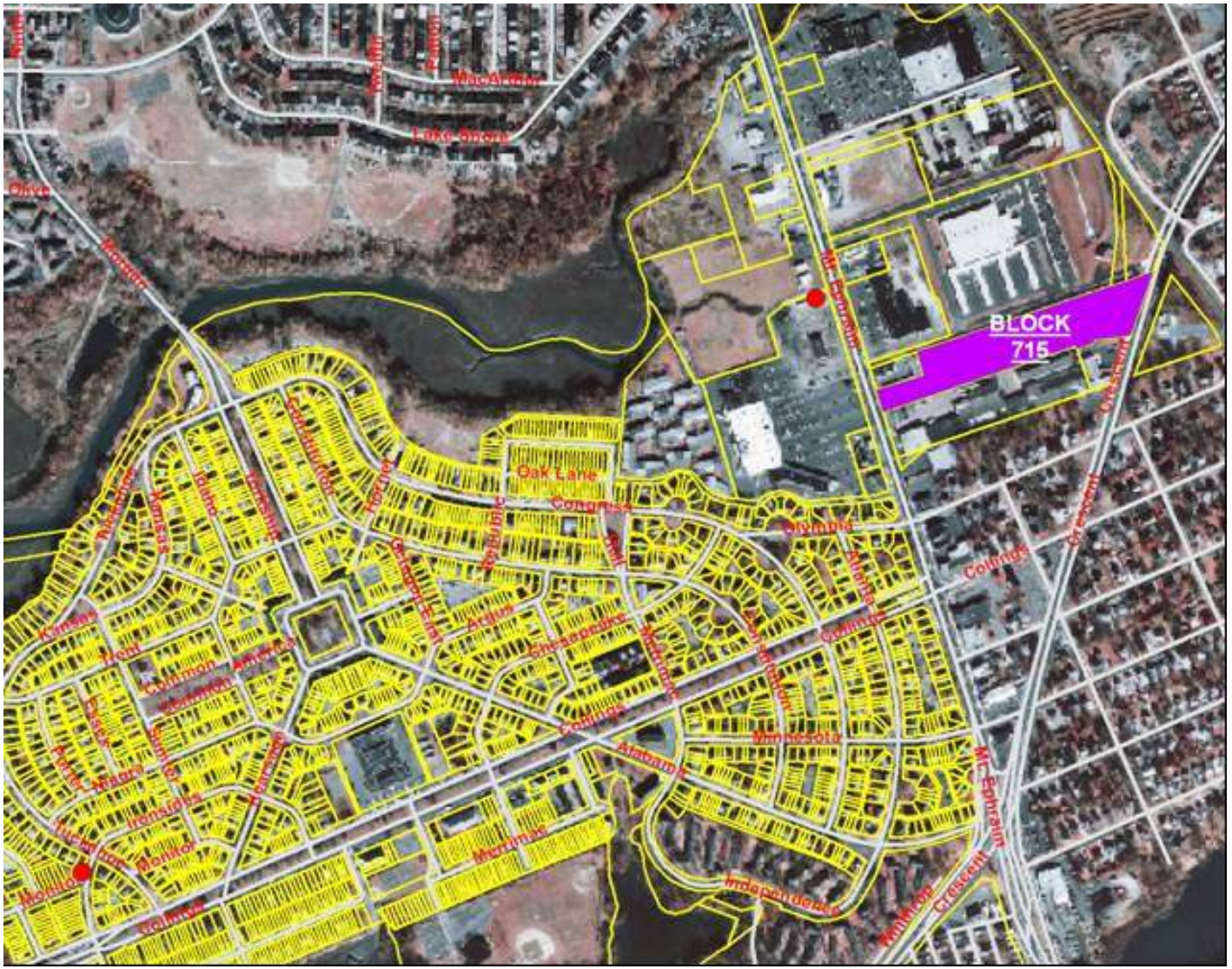

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FAIRVIEW

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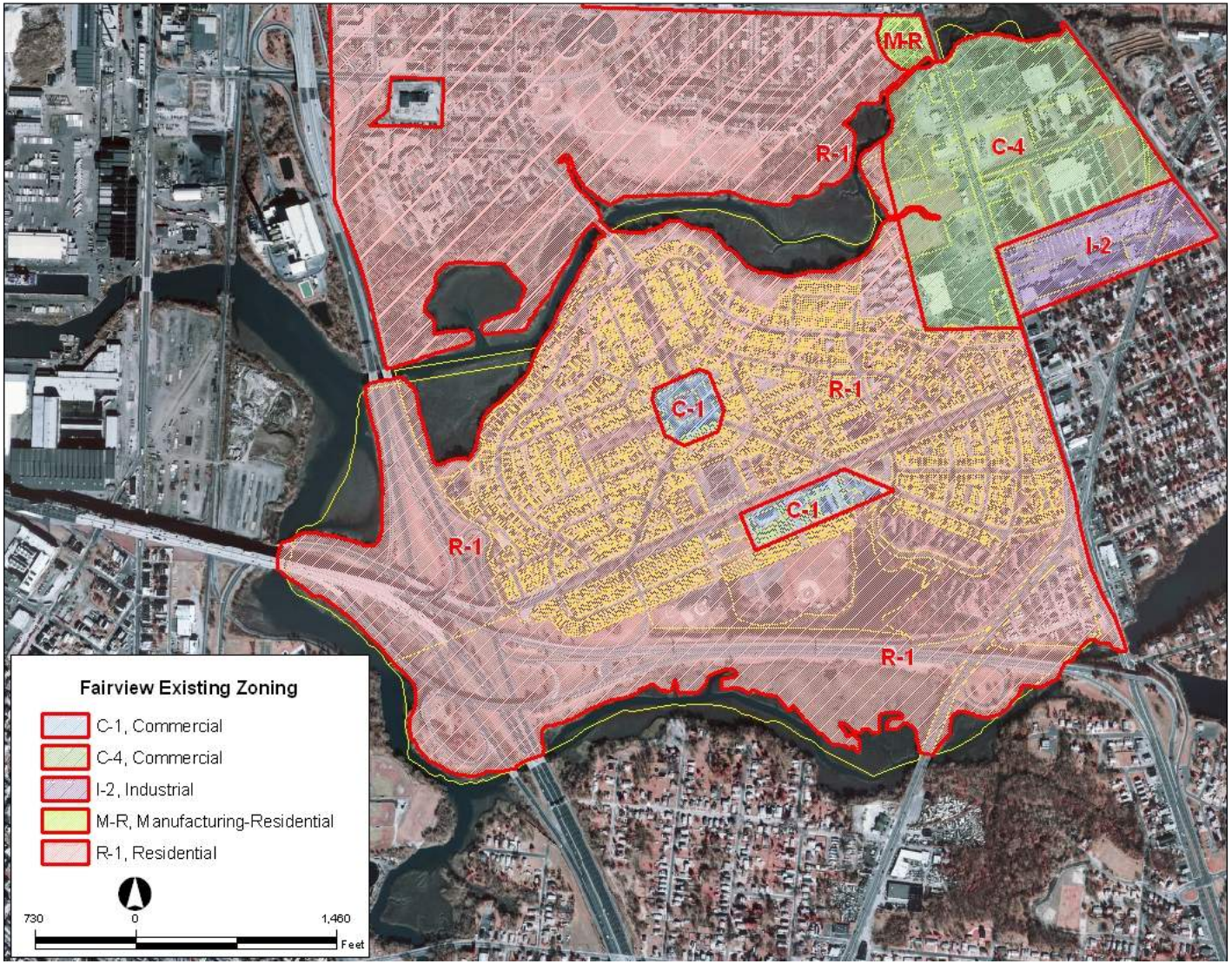

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FAIRVIEW

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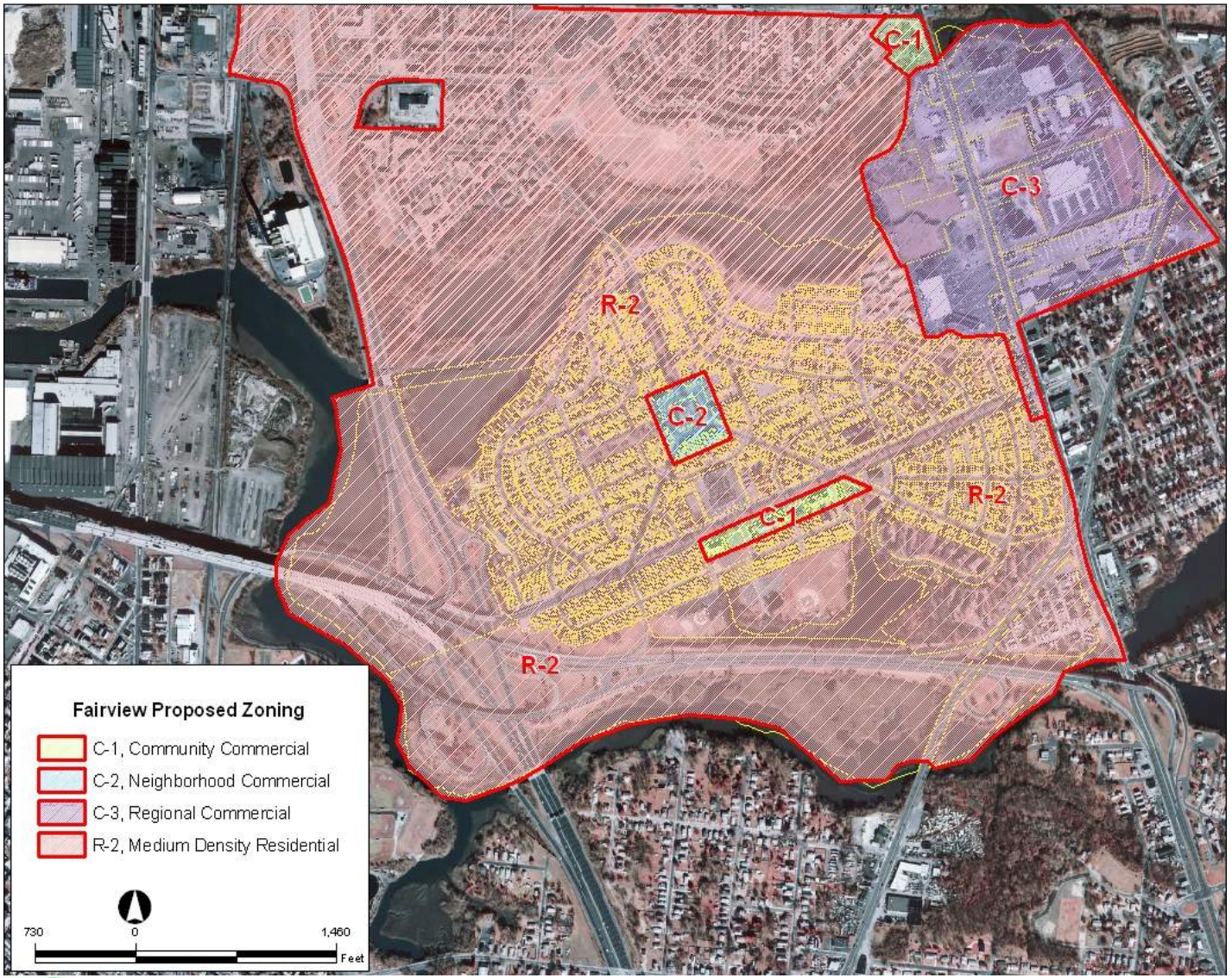

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FAIRVIEW

Camden Redevelopment Agency

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LANNING SQUARE

Camden Redevelopment Agency

Observations

- 78.3% residential with commercial located primarily along Broadway
- 2006 redevelopment plan & the zoning ordinance both rezone properties in Blocks 227, 283, & a portion of 284 between Pine & Line from Manufacturing-Residential to Residential.
  - Blocks are currently primarily residential with only a small amount of existing manufacturing/light industry. Therefore, this decrease is expected to result in a small amount of reduced UEZ revenue.
  - Redevelopment of current/former industrial areas will also face additional expenses due to environmental investigation & remediation costs.
- Decrease in industrial acreage per zoning ordinance: **-4.89**
- Decrease in industrial acreage per redevelopment plan: **-4.89**
- Industrial buildings located in Blocks 189, 193, & 196 along Williams & Berkeley are currently located in a residential area.
  - Lots on Blocks 193 & 196 vacant
  - Non-conforming light industrial use on Block 189

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LANNING SQUARE

Camden Redevelopment Agency

Potential Data Gaps

- Status of 3 industrial properties & 13 businesses that will require relocation per 2006 redevelopment plan. The plan calls for the commercial businesses to be moved to the 60,000 square feet of retail space within Lanning Square.
- Status of NJ Schools Development Authority plans for a school in eastern Lanning Square along Broadway.

Recommendations

- Relocate non-conforming industrial uses out of residential areas.
- Because the current Manufacturing zone is primarily used for Residential purposes, the proposed change in zoning per the redevelopment plan & zoning ordinance is appropriate.

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LANNING SQUARE

Camden Redevelopment Agency

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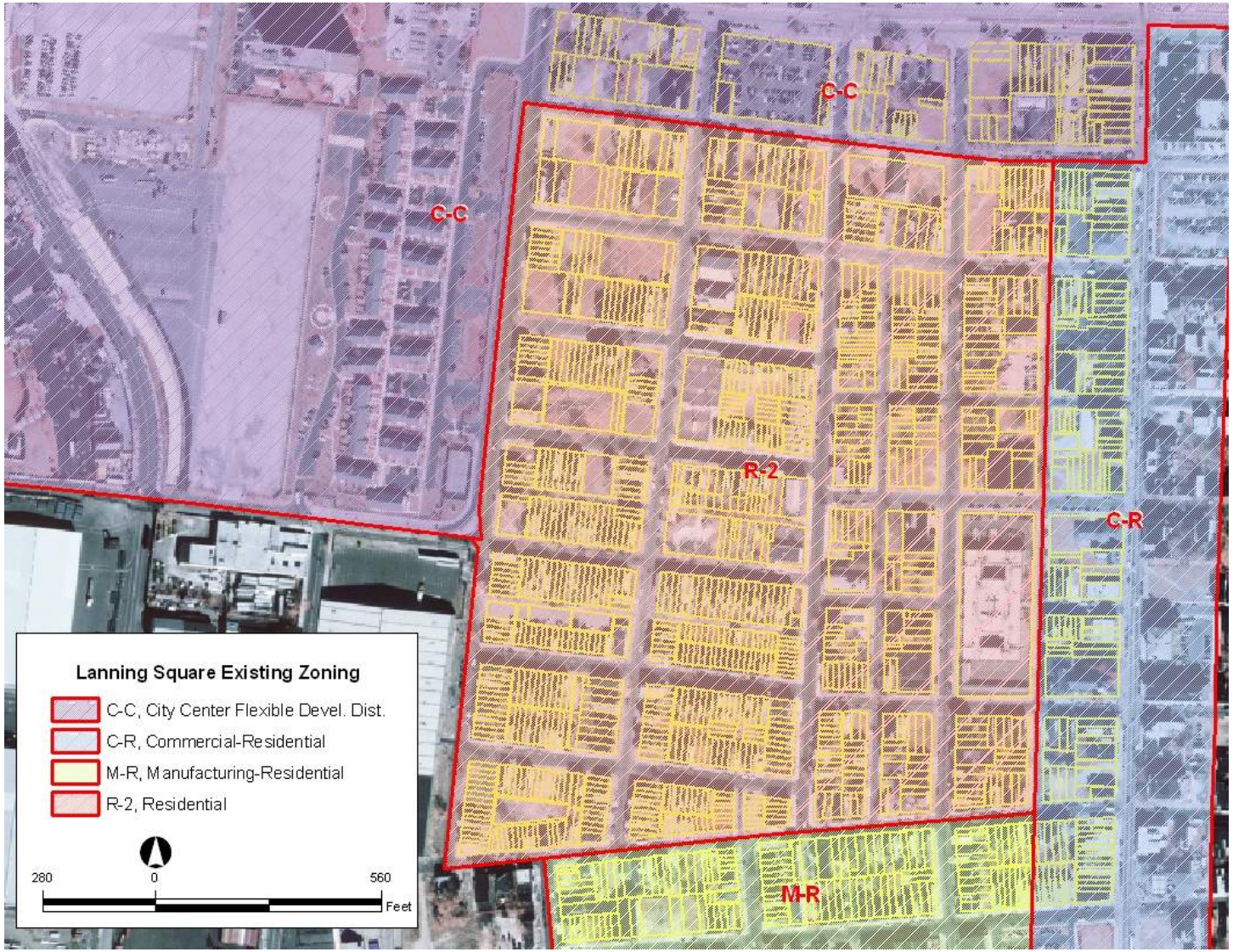

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LANNING SQUARE

Camden Redevelopment Agency

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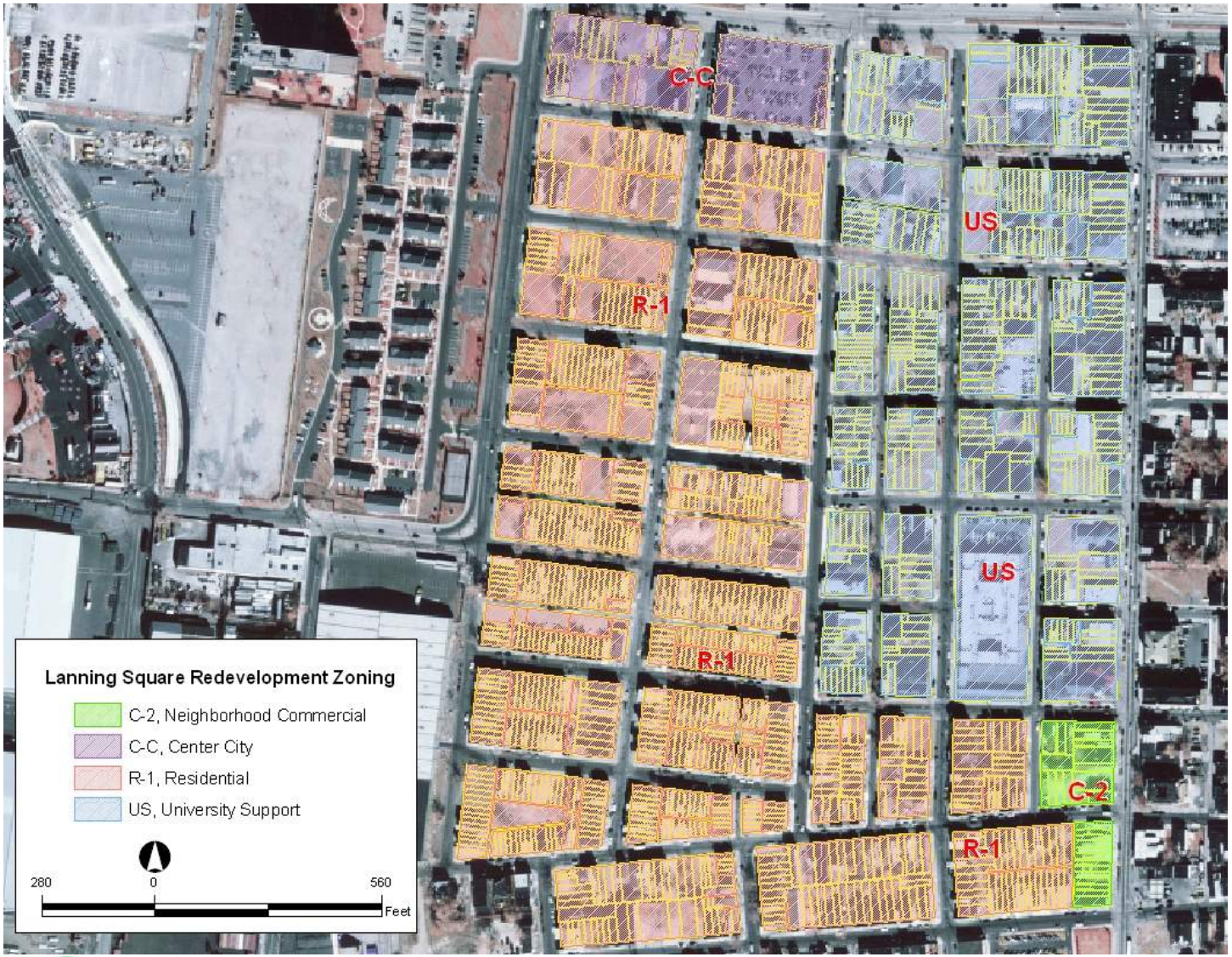

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LIBERTY PARK

Camden Redevelopment Agency

Observations

- 89.6% residential with commercial primarily along Mt. Ephraim
- Manufacturing-Residential zoning currently in a portion of Blocks 520 & 521 along I-676. This property includes State-owned forested land along the rail line.
- 2006 redevelopment plan converts this acreage to a Conservation Area, & the zoning ordinance rezones this area as Residential & implements an area of Light Industrial.
  - This resulting increase in industrial acreage could result in a small amount of increased UEZ revenue; however, there are no active businesses on these blocks.
  - Redevelopment of current/former industrial areas will face additional expenses due to environmental investigation & remediation costs.
- Increase in industrial acreage per zoning ordinance: **+1.1**
- Decrease in industrial acreage per redevelopment plan: **-9.4**
- Western half of Liberty Park is located within the 100-year floodplain.

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LIBERTY PARK

Camden Redevelopment Agency

Observations (cont.)

- 2005 neighborhood plan identifies Rag Recycling facility along Everett as a non-conforming use in a residential area. The plan also identifies an irrigation business along Carl Miller as a non-conforming use but does not classify it as a nuisance.

Potential Data Gaps

- Status of non-conforming business uses in residential areas.

Recommendations

- No modifications should be made to the redevelopment plan related to the area currently zoned as Manufacturing-Residential (Block 520 & 521). This area should be zoned as Conservation.
  - Area is not usable as manufacturing space due to access, configuration, & because much of this property is within the 100-year floodplain.
  - Area is also inappropriate for residential use due to its location along I-676.
  - It is appropriate for conservation purposes because it is adjacent to Judge Robert Burke Johnson Park (aka Thurman Park) & an urban forest.

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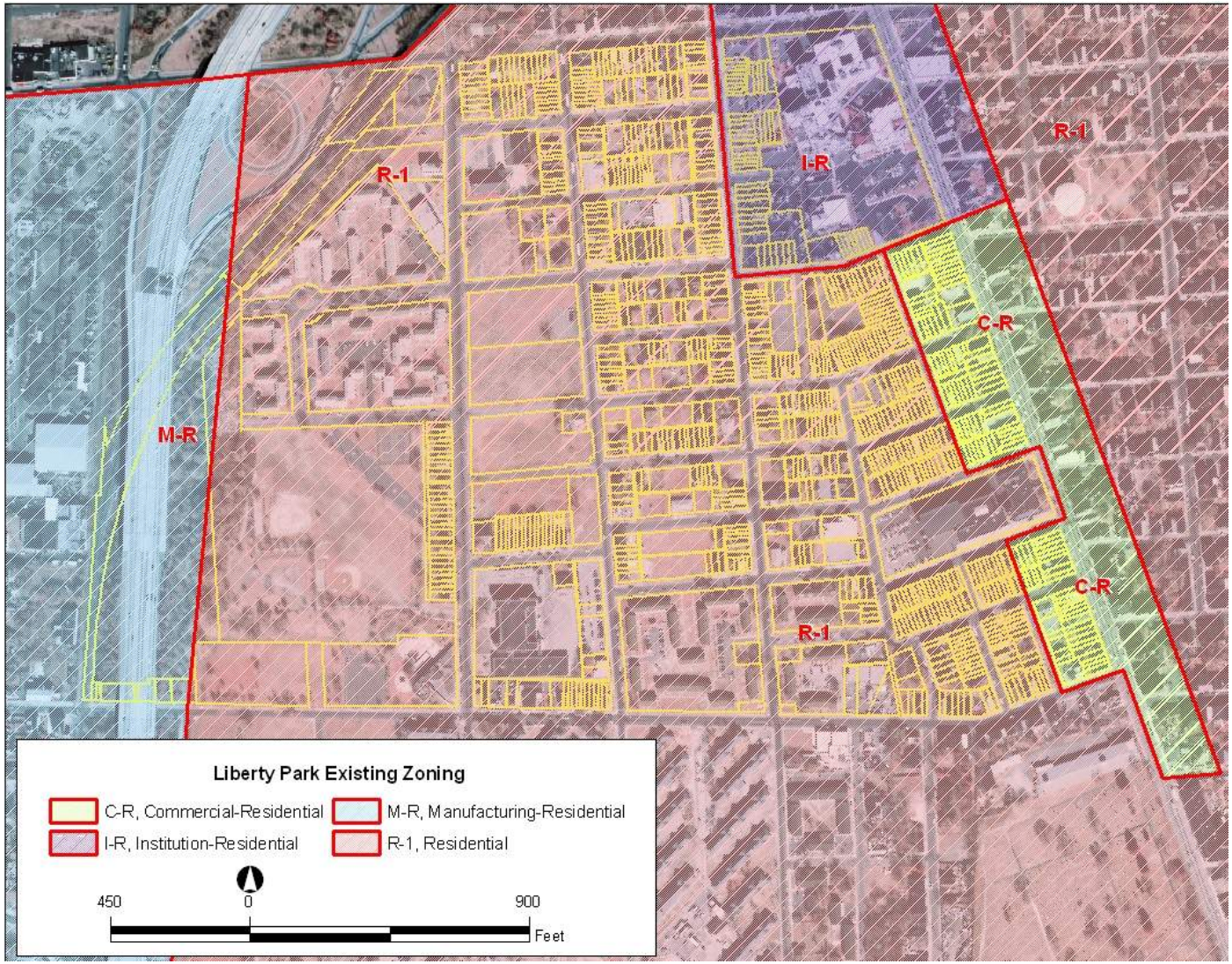
LIBERTY PARK

Camden Redevelopment Agency

BLOCK 521
BLOCK 520
I-676
Atlantic
Fairmount
Everett
Thurman
Morton
Jackson
Sheridan
Carl Miller
Central
Van Buren
Seventh
Broadway
Baird
Trenton
Ferry
Liberty
Ellis
Pulaski
Mickle
Ferry
Wilson
Ferry
Ferry
Ferry

LIBERTY PARK

Camden Redevelopment Agency



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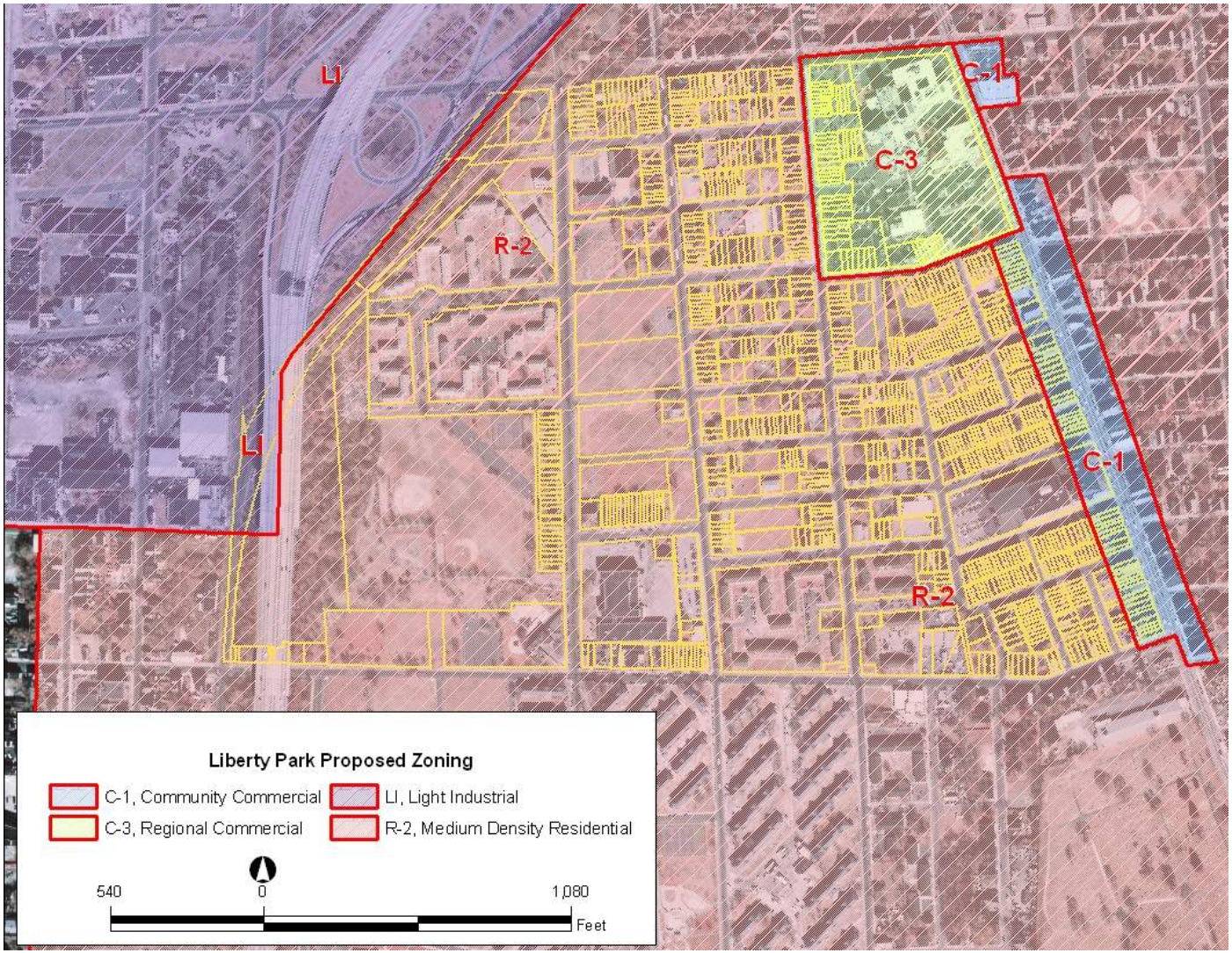
LIBERTY PARK

Camden Redevelopment Agency



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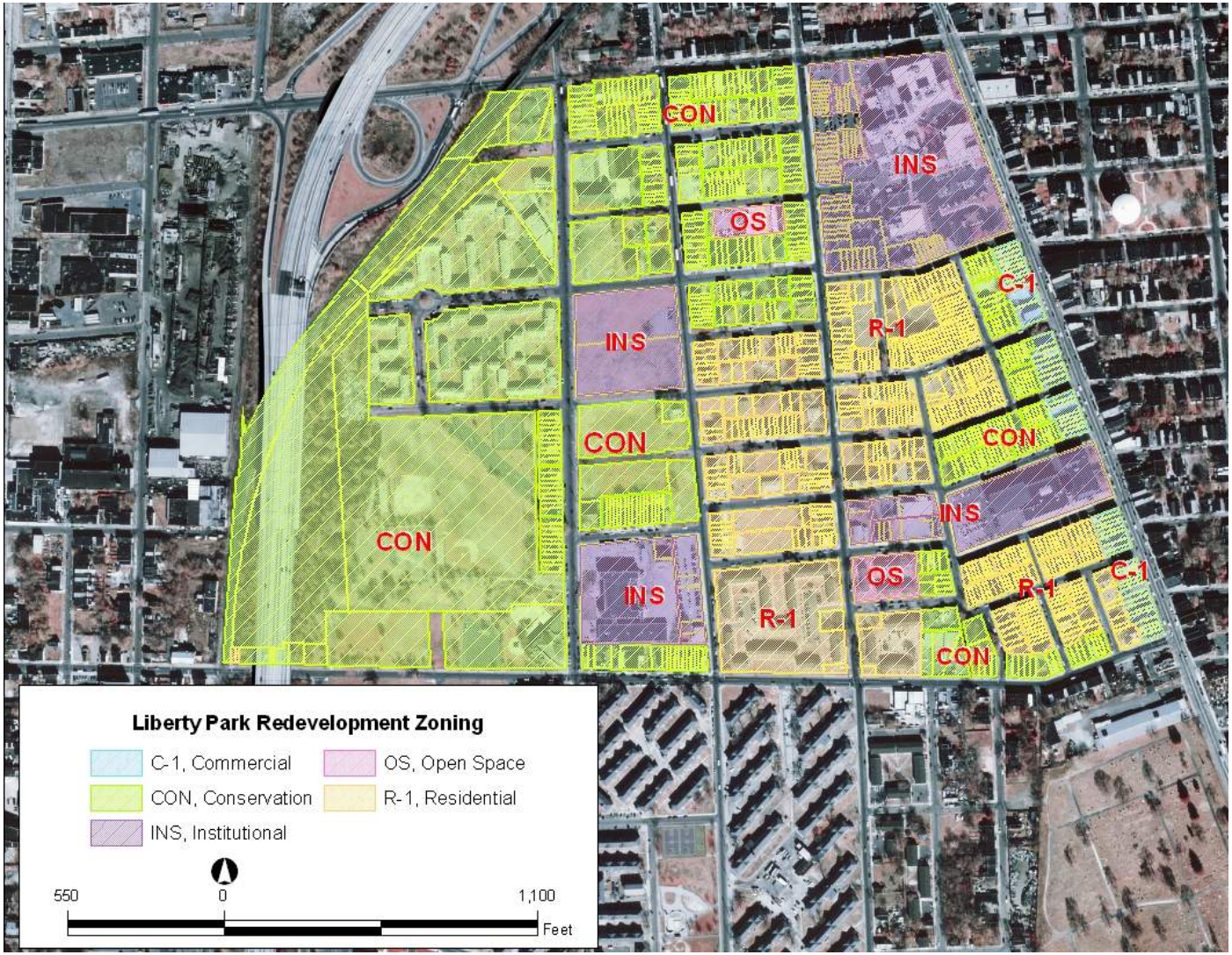
LIBERTY PARK

Camden Redevelopment Agency



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MORGAN VILLAGE

Camden Redevelopment Agency

Observations

- 75.3% residential
- Includes Light Industrial north of Fairview & south of the rail line. Zoning ordinance expands this area into Blocks 609 & 610 along 10th, which are currently zoned Residential but used for industrial purposes.
  - Blocks 609 & 610 are privately owned & not currently part of the UEZ; if they were, this increase in industrial acreage could lead to increased UEZ revenue.
- Zoning ordinance converts small area along Mt. Ephraim zoned Manufacturing-Residential to Community Commercial.
- Decrease in industrial acreage per zoning ordinance: **-2.8**
- Decrease in industrial acreage per redevelopment plan: **N/A**
- Residential area south of Fairview is abutting the industrial area with no commercial or landscape buffer. There is also a residential area west of the industrial area between 9th & 10th with no buffer.

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MORGAN VILLAGE

Camden Redevelopment Agency

Observations (cont.)

- Includes forested areas along Newton Creek, along I-676, & along the rail line between 8th & 10th. There are also emergent & forested wetlands adjacent to Fairview, located within the 100-year floodplain.

Potential Data Gaps

- There are no neighborhood or redevelopment plans associated with this redevelopment area.

Recommendations

- Consider working with property owners of existing industrial space along Fairview Street to develop a vegetative buffer to screen industrial uses from residential areas. Include this as a requirement as a component of the design guidelines in the redevelopment plan.
- Expand UEZ to include Blocks 609 & 610.

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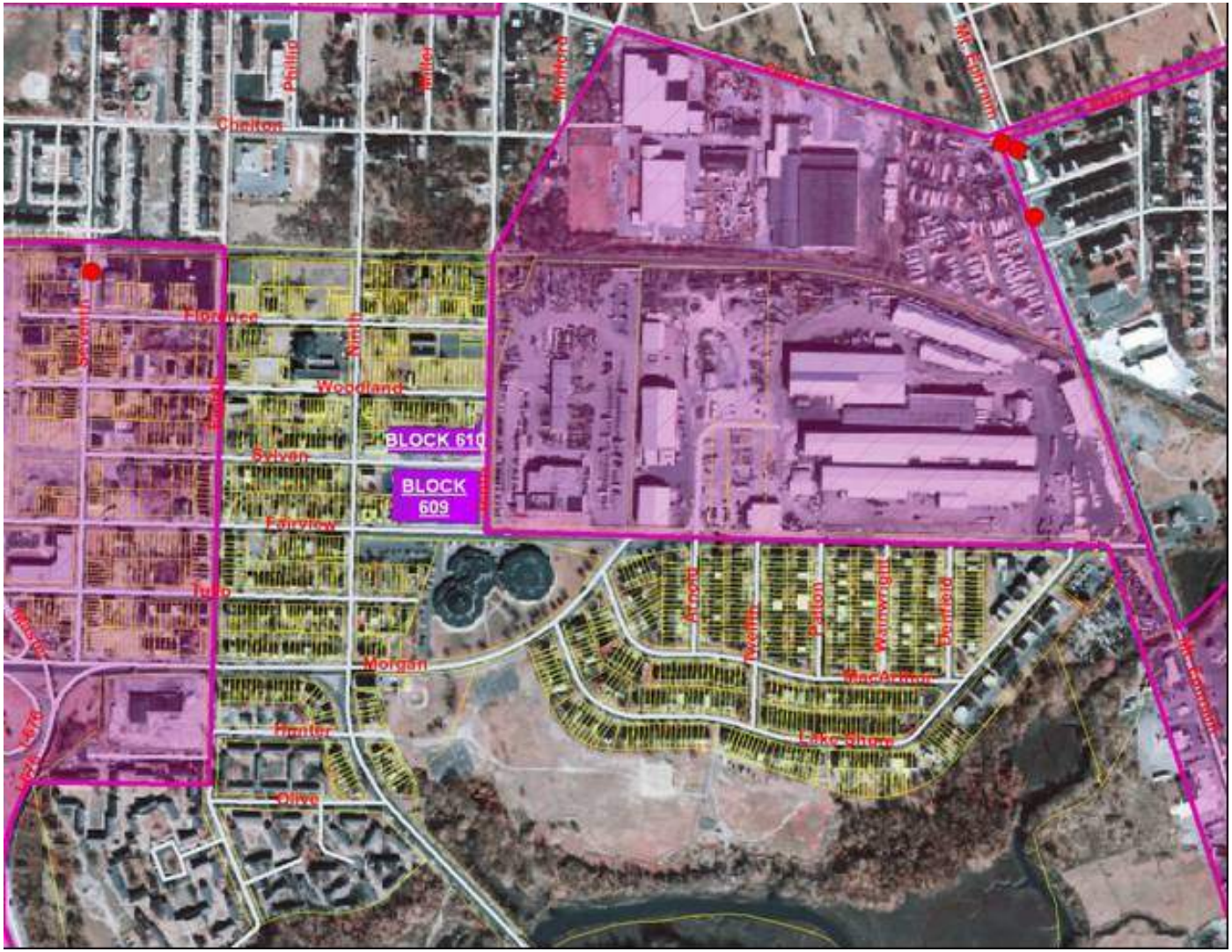
MORGAN VILLAGE

Camden Redevelopment Agency



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MORGAN VILLAGE

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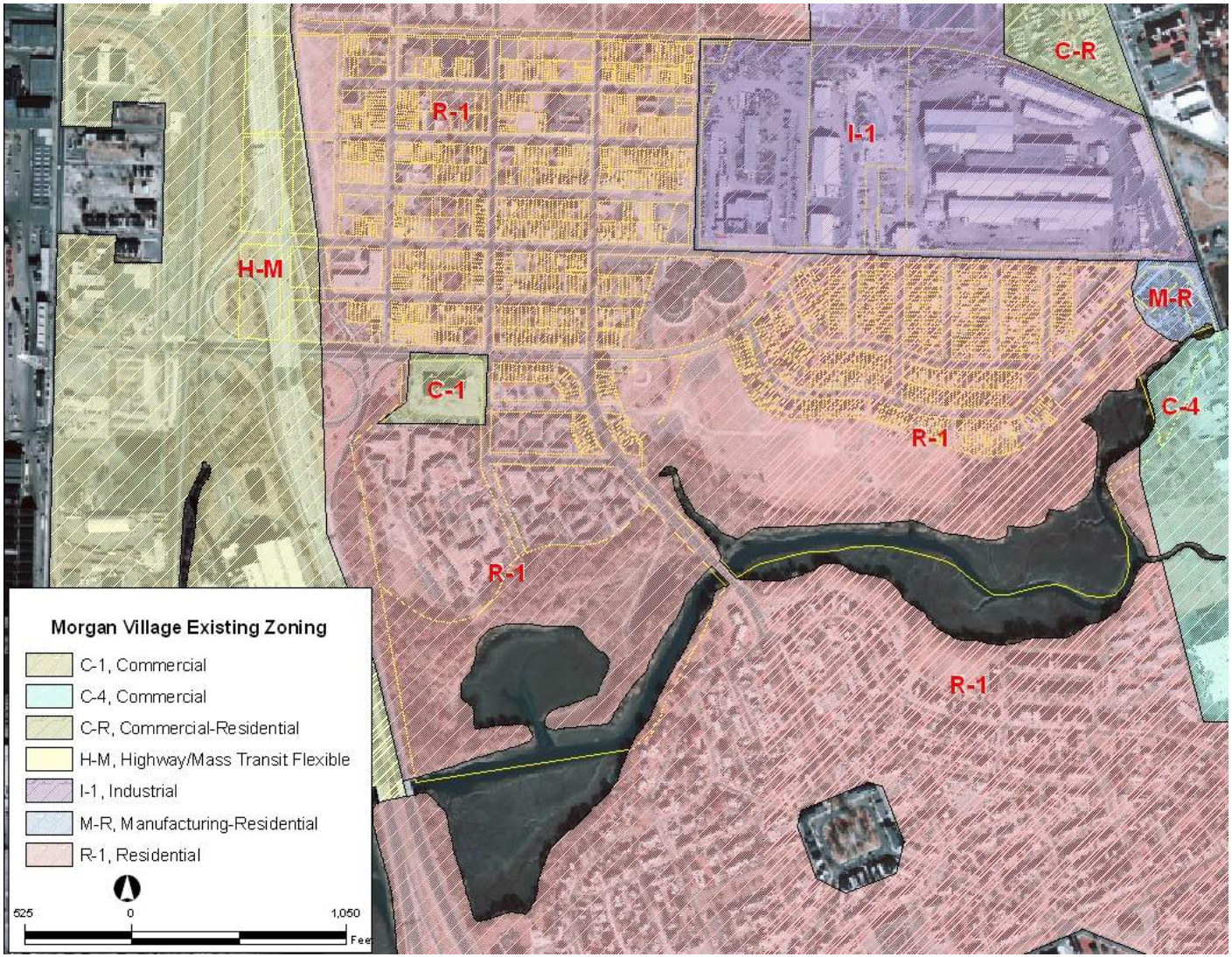

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MORGAN VILLAGE

Camden Redevelopment Agency

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PARKSIDE

Observations

- 95.5% residential with small, vacant residential lots throughout
- Small area currently zoned Light Industrial in the northeast area of the neighborhood south of Pine Street.
  - Area is mix of industrial on Blocks 1262 & 1262.01 & school-related uses.
  - Much of this area is owned by the Board of Ed, & Camden High is on adjacent Block 1264, currently zoned Residential.
  - Area is omitted from planning maps in the 2003 redevelopment plan.
- Blocks 1266 & 1267 are currently zoned Residential but include non-conforming industrial uses. Under the zoning ordinance, Blocks 1262, 1262.01, 1266, & 1267 would become Office Light Industrial.
  - This four 4-block area is surrounded by residential, schools, & parkland.
  - Block 1262 also includes a known contaminated site owned by Monsanto.
- Increase in industrial acreage per zoning ordinance: **+2.9**
- Decrease in industrial acreage per redevelopment plan: **N/A**
- Neighborhood plan emphasizes close proximity of industrial uses to residential areas & calls for more buffers.

PARKSIDE

Observations (cont.)

- To create more of a buffer between industrial & residential uses, neighborhood plan calls for acquisition of industrial properties bounded by Walnut, Pine, Magnolia, & Empire for conversion to residential
  - Area is included in the neighborhood plan for Parkside but is actually located in Gateway.
  - Redevelopment of current/former industrial areas will also face additional expenses due to environmental investigation & remediation costs.

Potential Data Gaps

- 2003 redevelopment plan calls for rezoning to correct outdated land uses but does not include a map/details regarding proposed rezoning. It was therefore not possible to compare current zoning to proposed zoning per the redevelopment plan.
  - Redevelopment plan instead focused on 6 targeted housing/storefront rehab/renovation projects. The neighborhood plan also calls for rezoning, particularly along Haddon Ave.

PARKSIDE

Potential Data Gaps (cont.)

- Status of NJ Schools Development Authority plans regarding the proposed relocation of Parkside Elementary & Hatch Middle Schools.
- Status of the acquisition of industrial properties called for by the 2005 neighborhood strategic plan in the area bounded by Walnut, Pine, Magnolia, & Empire.

Recommendations

- Ensure there is an adequate vegetative buffer between residential/ institutional areas & industrial properties in the vicinity of Pine Street. Retain provision in the zoning ordinance to convert Blocks 1262, 1262.01, 1266, & 1267 to Office Light Industrial.

PARKSIDE

Camden Redevelopment Agency

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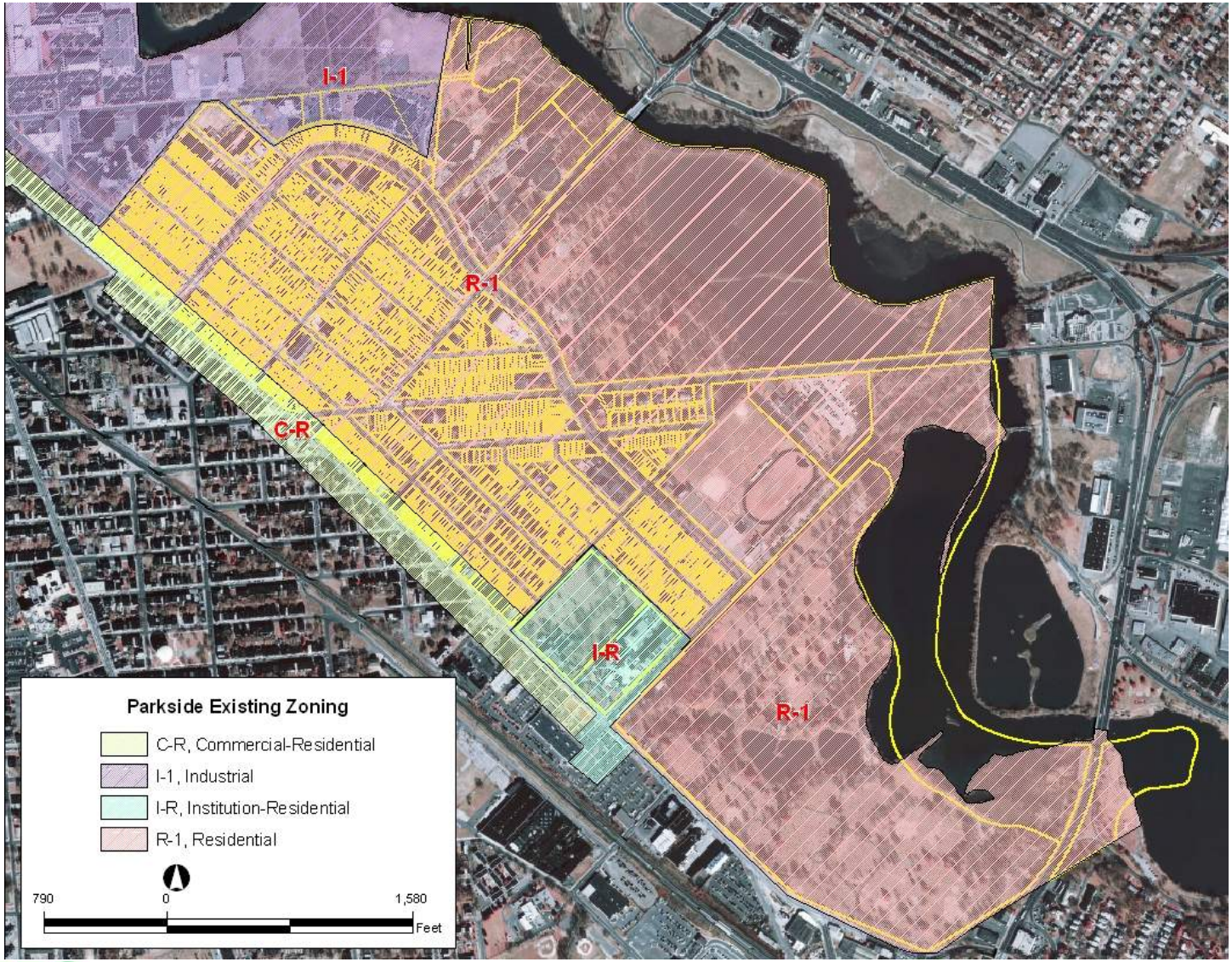
PARKSIDE

Camden Redevelopment Agency



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PARKSIDE

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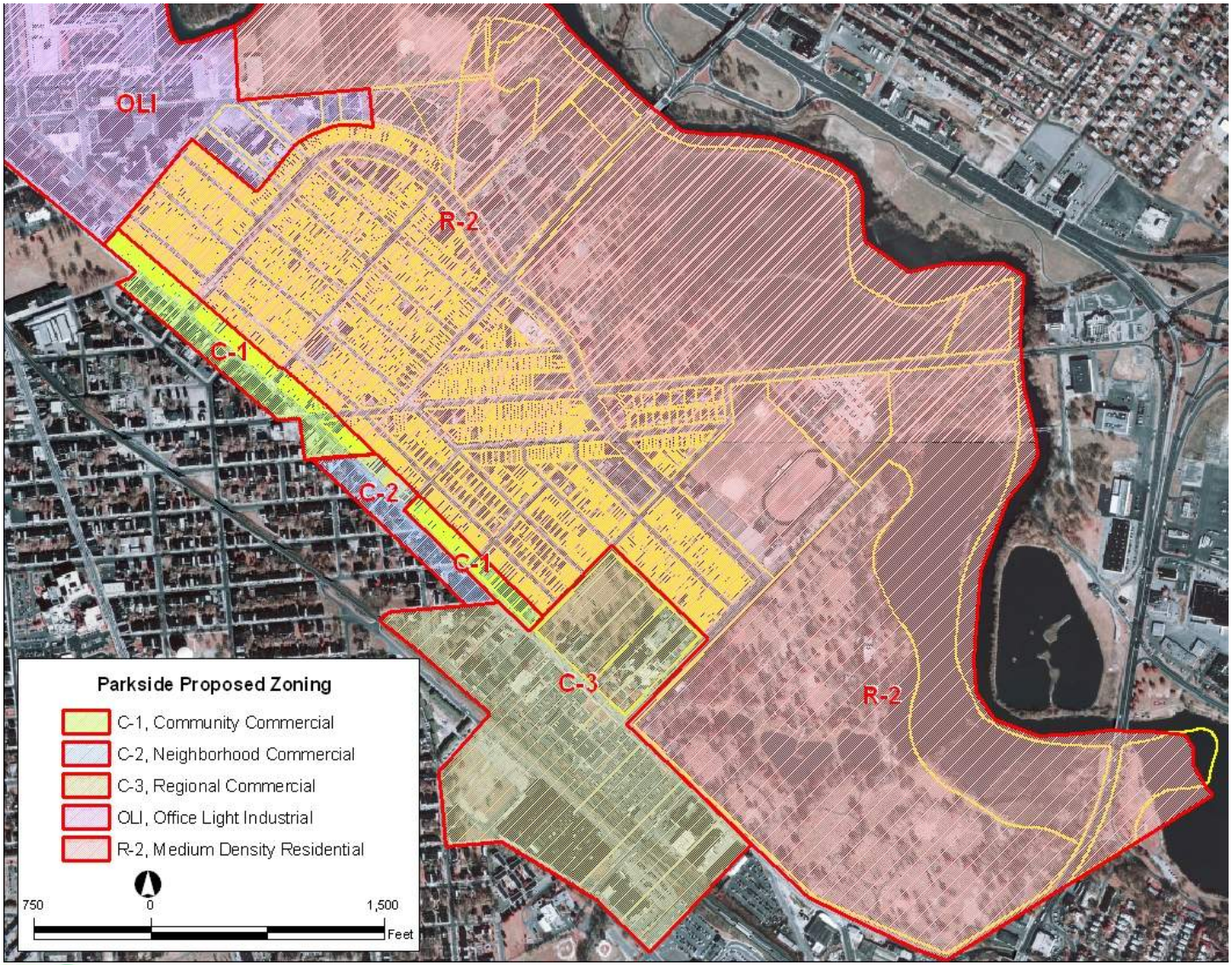

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ROSEDALE

Observations

- 75.8% residential with a property unimprovement rate of 50.3%
- Includes Industrial zoning along the rail line & on Blocks 972, 973, & 974
- 2005 redevelopment plan calls for new industrial park on the remediated former General Color Company paint factory CERCLA site along existing rail line. Since the publication of that plan, much of this area has been or is being redeveloped as residential.
- Redevelopment plan restricts Light Industrial to Block 974, currently used for industrial purposes. Redevelopment plan also proposes Residential zoning for Blocks 971, 972, & 973 along the rail line & proposes Conservation zoning for Blocks 981, 982, 983, & 985.

ROSEDALE

Camden Redevelopment Agency

Observations (cont.)

- Zoning ordinance would expand Light Industrial zoning into Blocks 971, 972, 973, 981, 982, 983, & 985.
  - Majority of this expanded industrial area is located in the UEZ, so the gain in industrial space could result in increased UEZ revenue.
  - Small portion of expanded industrial area is within Rosedale's only forested area.
- UEZ does not include all of Block 974, which is the location of the new industrial park proposed in the redevelopment plan.
- Increase in industrial acreage per zoning ordinance: **+14.6**
- Decrease in industrial acreage per redevelopment plan: **-19.5**

Potential Data Gaps

- Because a portion of General Color Company site has been redeveloped as housing in conjunction with the HOPE VI project, additional information is needed regarding extent of housing redevelopment project to ascertain the appropriateness of the industrial development contained in the redevelopment plan.

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ROSEDALE

Camden Redevelopment Agency

Recommendations

- Zoning ordinance appropriately calls for industrial uses along the rail line & leads to an increase of 14.6 industrial acres.

- Increase UEZ to encompass entire new industrial park on Block 974.

- Investigate using the forested area in the proposed industrial area to meet non-structural stormwater requirements by not developing in this portion of the site.

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ROSEDALE

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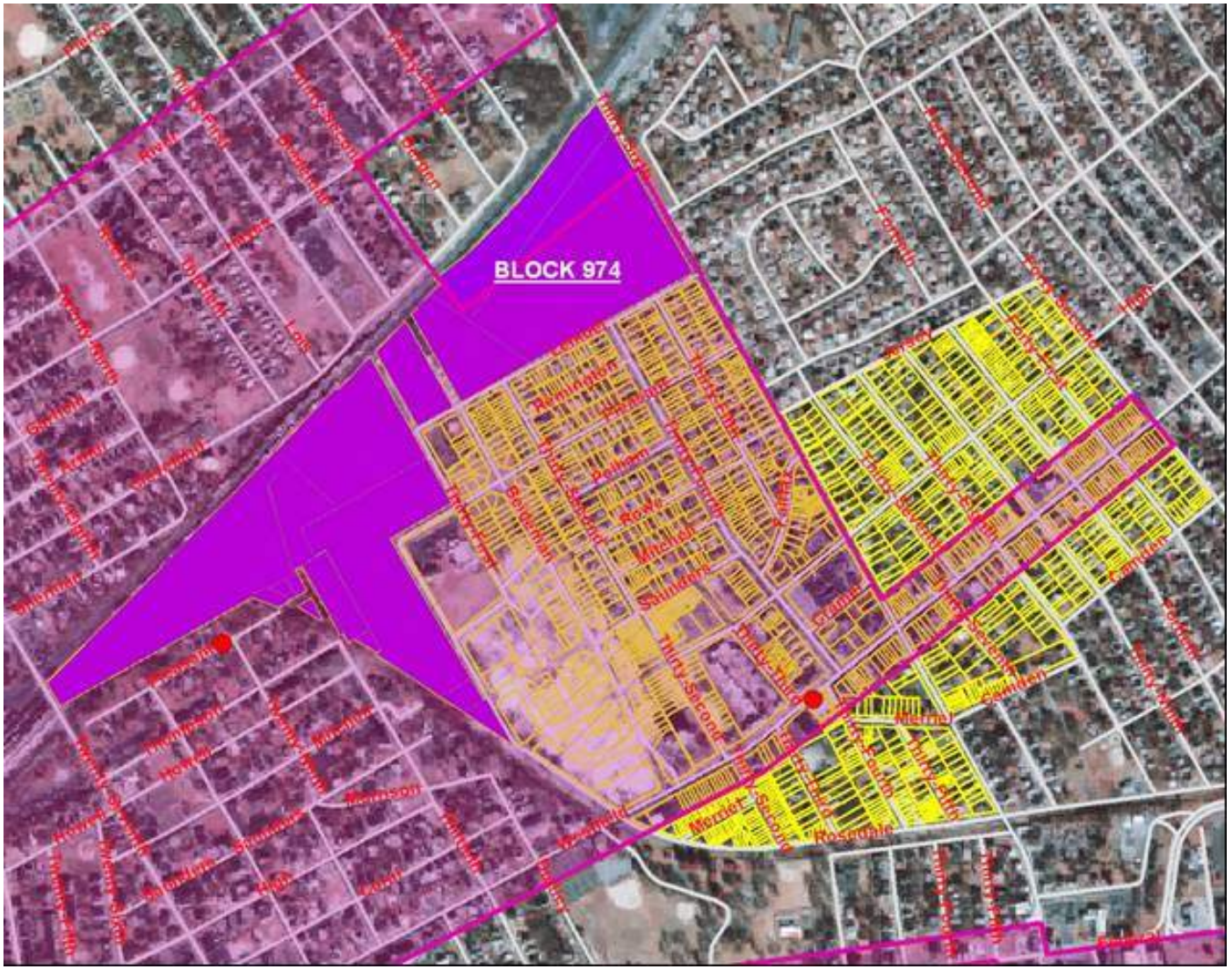

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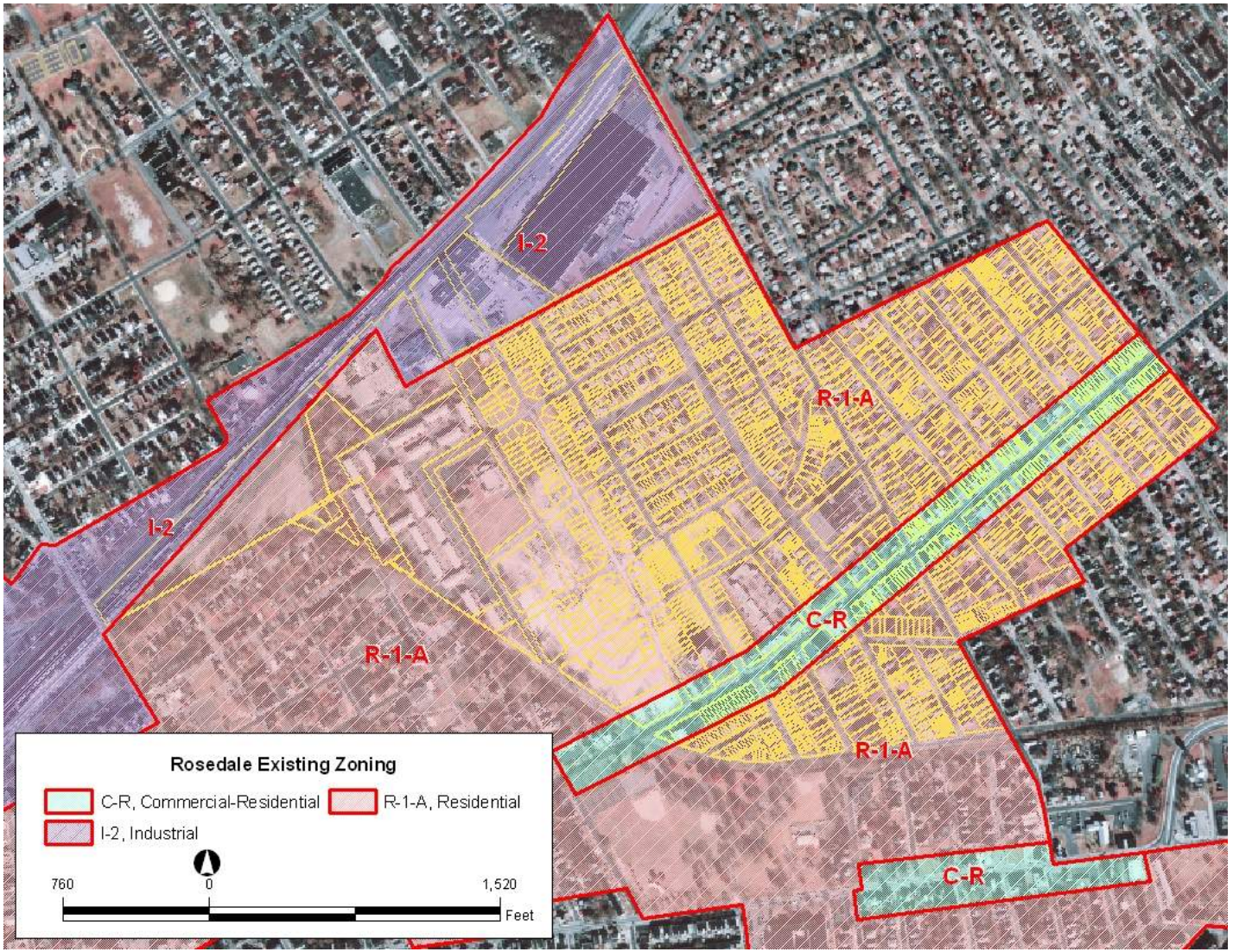
ROSEDALE

Camden Redevelopment Agency



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ROSEDALE

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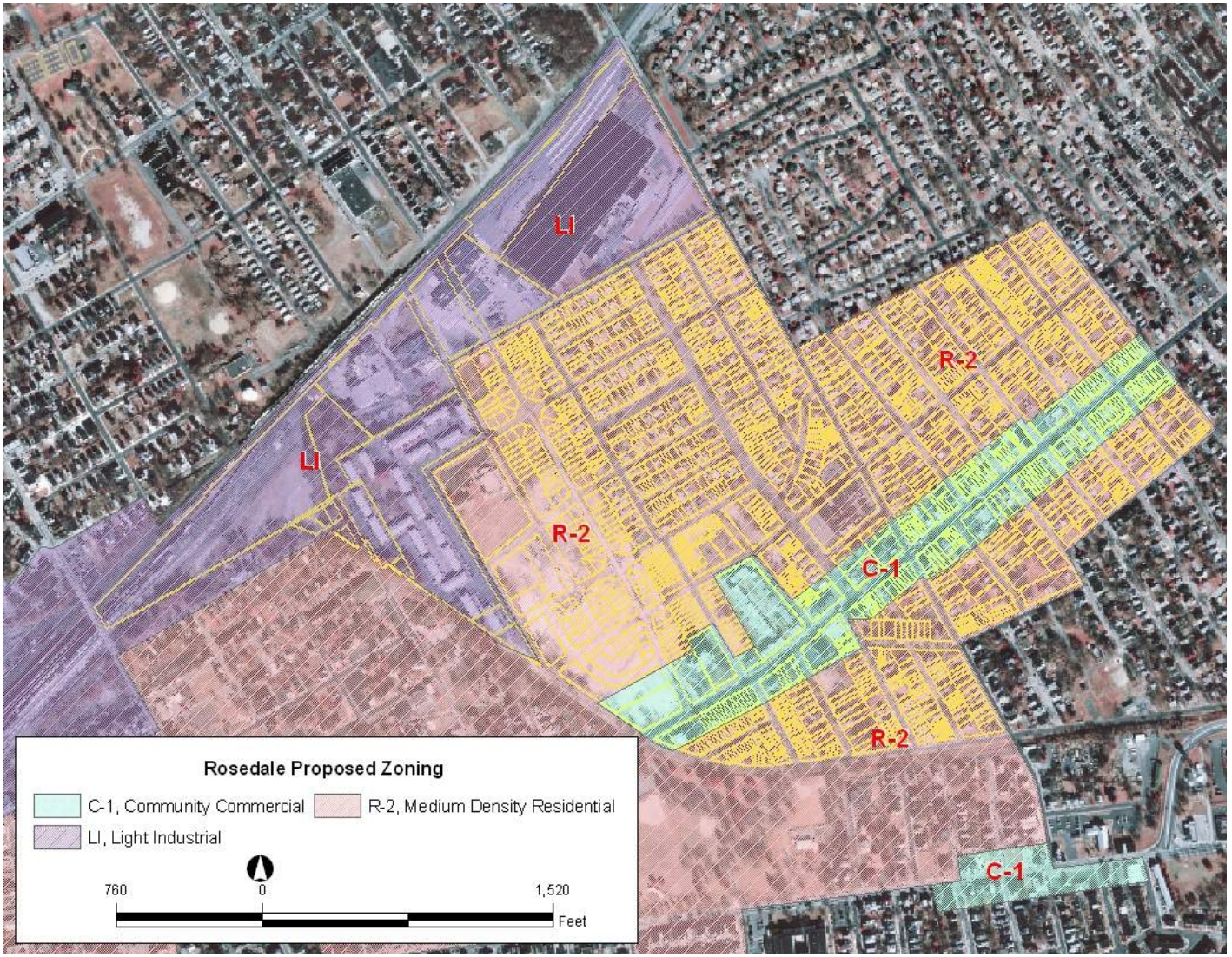

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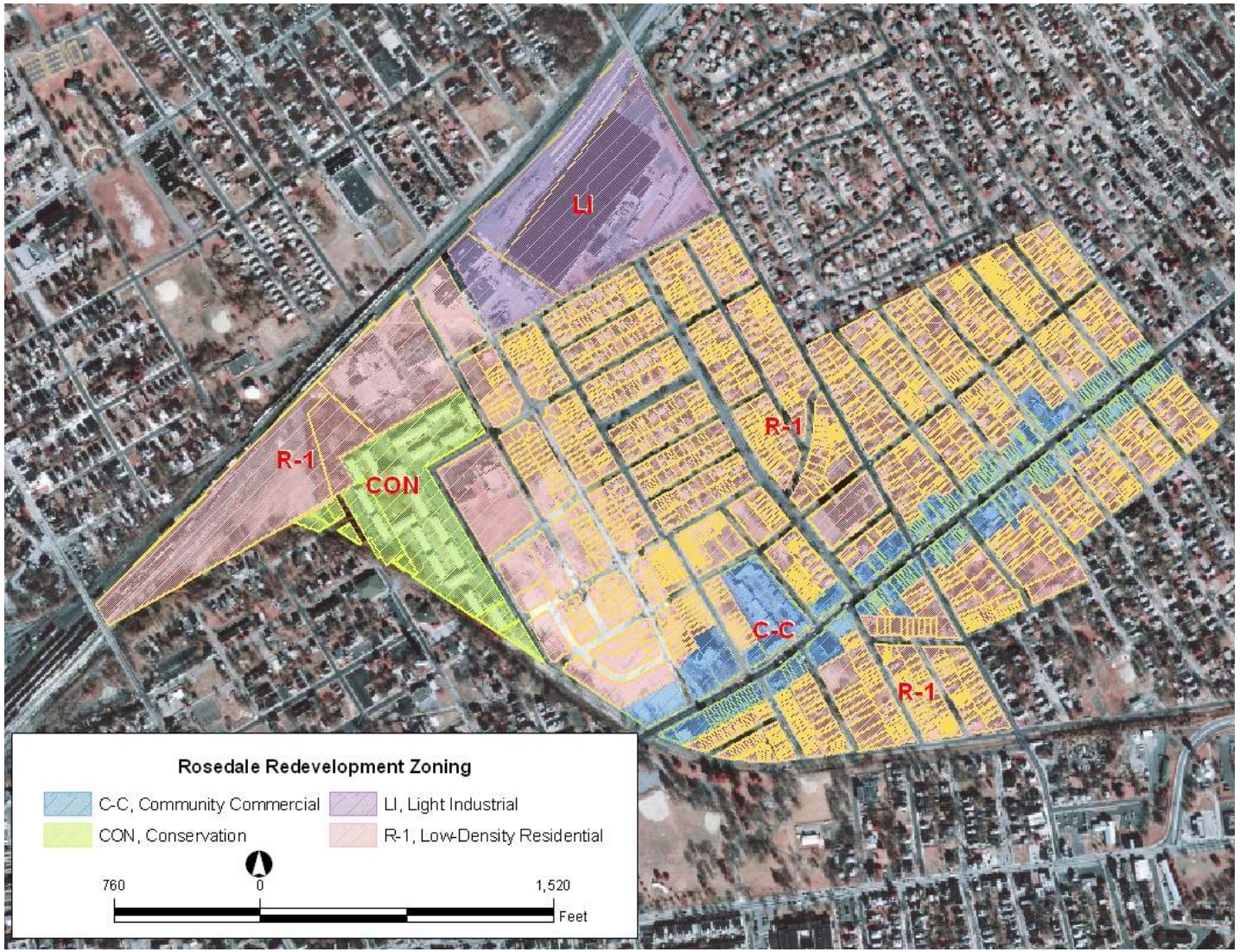
ROSEDALE

Camden Redevelopment Agency



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WHITMAN PARK

Camden Redevelopment Agency

Observations

- 72.7% residential with commercial along Mt. Ephraim & Haddon Aves.
- Includes Industrial zoning along Haddon & rail line in southeast Whitman Park
  - Most of properties currently used as parking lots with some industrial purposes.
- Zoning ordinance converts the southeast industrial area to Neighborhood Commercial & Transit-Oriented.
  - This could result in reduced UEZ revenue.
  - Redevelopment of current/former industrial areas will also face additional expenses due to environmental investigation & remediation costs.
- Decrease in industrial acreage per zoning ordinance: **-32.5**
- Decrease in industrial acreage per redevelopment plan: **N/A**

Potential Data Gaps

- Ability to redevelop the R.F. Products CERCLA site for industrial reuse.
- Information on the type of industry that would need to be relocated.

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WHITMAN PARK

Potential Data Gaps (cont.)

- Cost of remediating industrial areas to allow for redevelopment as commercial/residential.
- All efforts were made to collect & consider existing redevelopment plans, redevelopment studies, and/or neighborhood strategic plans. However, not all plans were able to be obtained & evaluated to include the Whitman Park neighborhood strategic plan.

Recommendations

- Due to its proximity to transportation & current usage, consider rezoning the current industrial area that is proposed for Transit-Oriented zoning instead to Office Light Industrial.
  - Doing so would allow for easy commuter access to the nearby PATCO station on Ferry Avenue.

WHITMAN PARK

Camden Redevelopment Agency

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WHITMAN PARK

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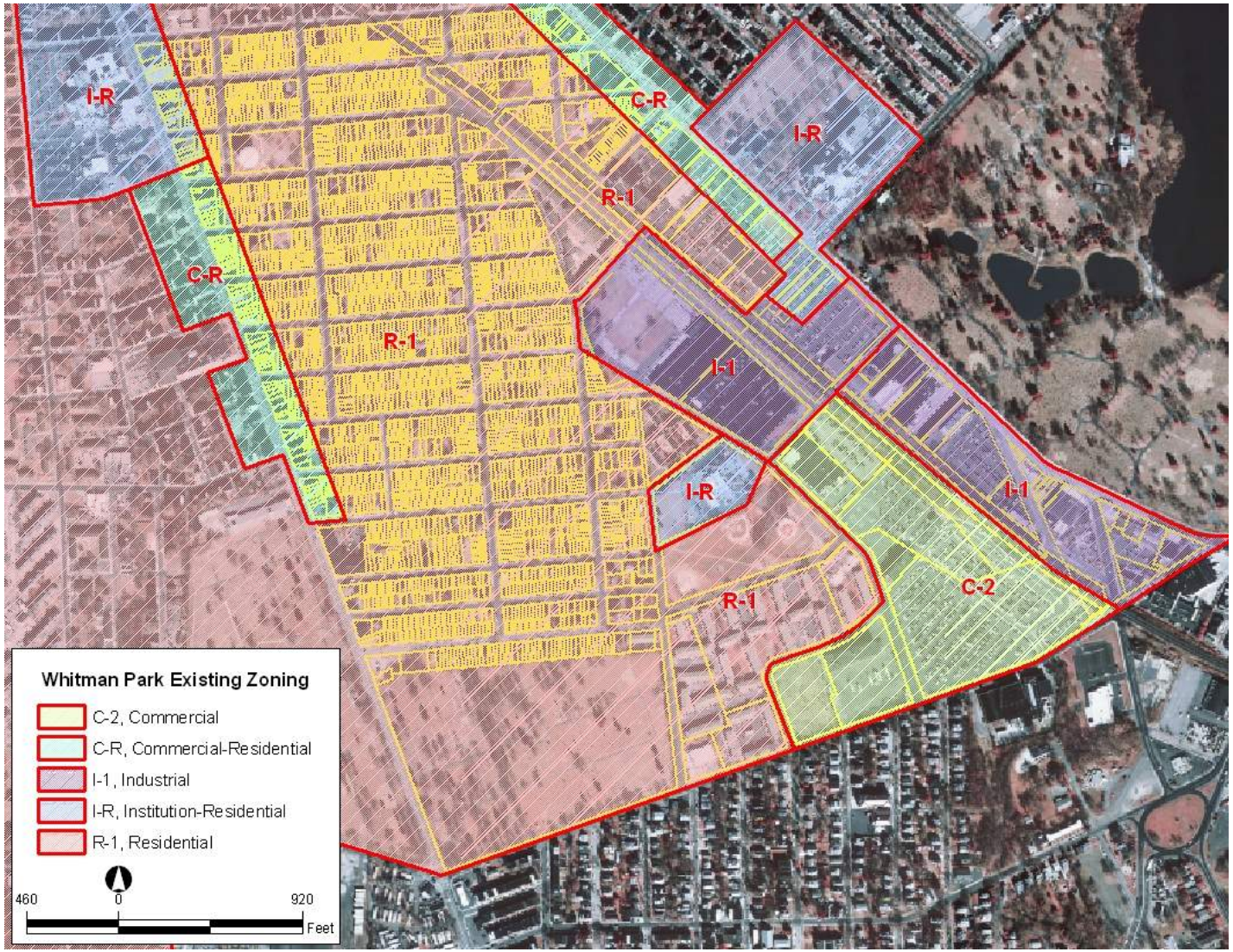

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WHITMAN PARK

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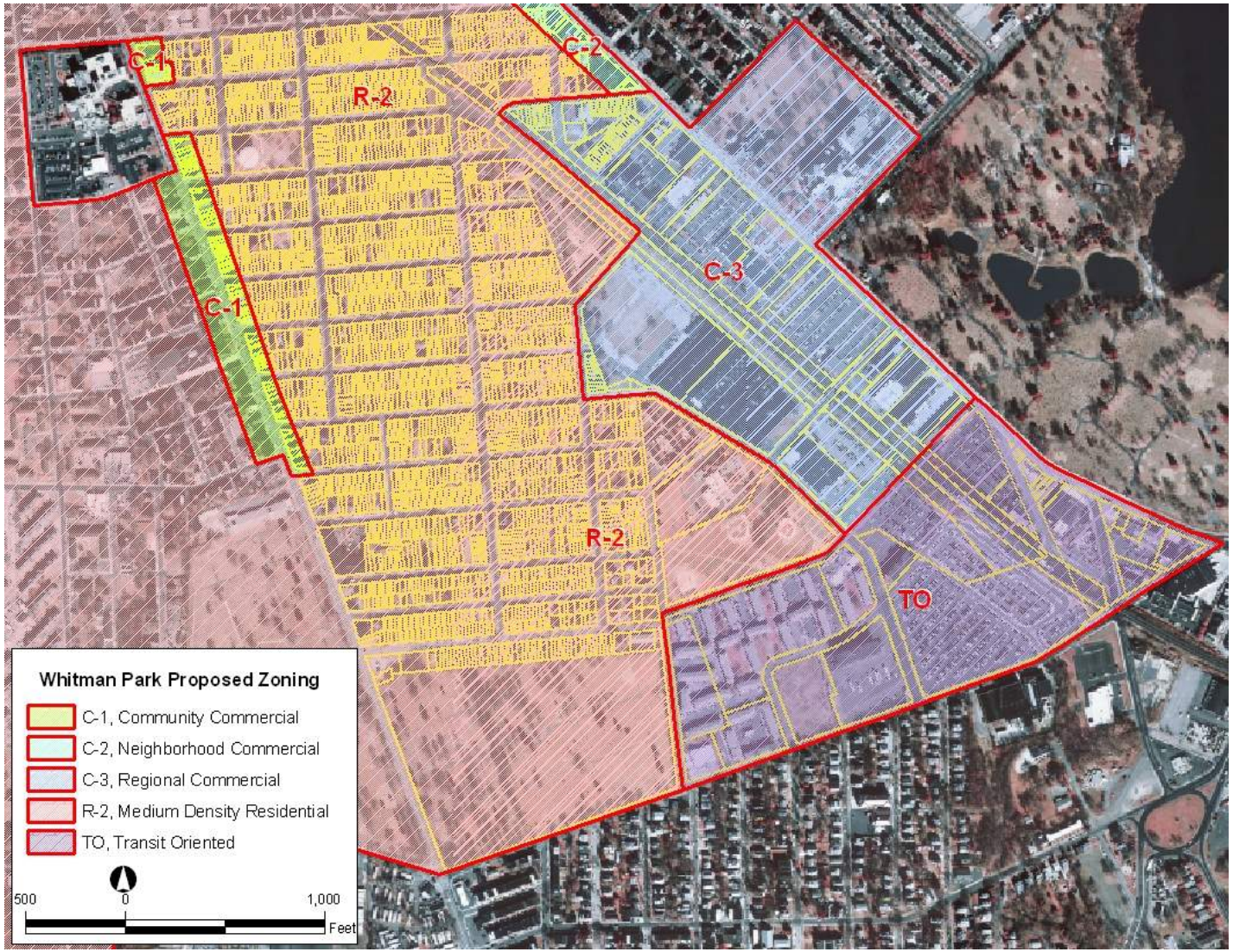

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ANALYSIS

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RESIDENTIAL REDEVELOPMENT AREAS

Cooper Plaza
Stockton
Stockton East

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RESIDENTIAL AREAS

- 3 Redevelopment Areas solely residential
  - Cooper Plaza
  - Stockton
  - Stockton East
- Do not include industrial/manufacturing areas or any apparent non-conforming industrial uses
- No associated recommendations

CITY-WIDE RECOMMENDATIONS

Camden Redevelopment Agency

City-wide recommendations discussed in report include:

1. Priority areas for redevelopment
2. Infill areas for industrial development
3. Priority brownfields
4. Infrastructure
5. Changes to proposed zoning ordinance and/or redevelopment plans
6. Expansion of UEZ & NJDEP ROSI
7. Sample language to allow for sustainable development

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PRIORITY AREAS FOR REDEVELOPMENT

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- Marlton
  - Remediation for non-residential uses would be more cost effective
  - Several large, publicly owned vacant parcels already in existence
  - Prone to flooding
- Gateway
  - Already includes Campbell's & many parking lots, which makes environmental investigation/remediation easier.
  - Convenient access to I-676 & rail line
- Waterfront South
  - Possible highest cost of brownfields remediation due to former uses
  - Excellent transportation/port access
- North Camden
  - Significant tracts of vacant land
  - Within the floodplain

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INFILL INDUSTRIAL DEVELOPMENT

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- Based on data from the Camden Tax Assessor's Database, 519 acres of unimproved industrial property were identified
  - Note: this includes non-taxable properties that could be fully utilized. The actual acreage figure is therefore expected to be much lower.
- Cramer Hill, North Camden, & Waterfront South have large tracts of unimproved industrial land that offer opportunities to create new industrial space in existing industrial areas.
- Estimate of 1 job per 1,000 sf of industrial space & 15,000-square feet of industrial development per acre
  - 519 acres could amount to approx. 7,785 new jobs city-wide
- Estimate of $40-$50 per sf of industrial development
  - 519 acres could leverage between $311,400,000 & $389,250,000 in potential private development

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INFILL INDUSTRIAL DEVELOPMENT

- Based on field inventory conducted in Phase A, 146 acres of vacant/ abandoned/underutilized industrial property was field verified out of the 537 acres of industrial property that was field surveyed.
- Extrapolating this number to the entire industrial area in the city indicates that 239 acres of vacant/abandoned/underutilized industrial property is likely to be available for industrial infill development.
- Bergen Square, Cramer Hill, Gateway, Marlton & Waterfront South have large tracts of vacant/abandoned/underutilized industrial land available.
- Estimate of 1 job per 1,000 sf of industrial space & 15,000 sf of industrial development per acre
  - 239 acres could amount to approx. 3,585 new jobs city-wide.
- Estimate of $40-$50 per sf of industrial development
  - 239 acres could leverage between $143,400,000 & $179,250,000 in potential private development

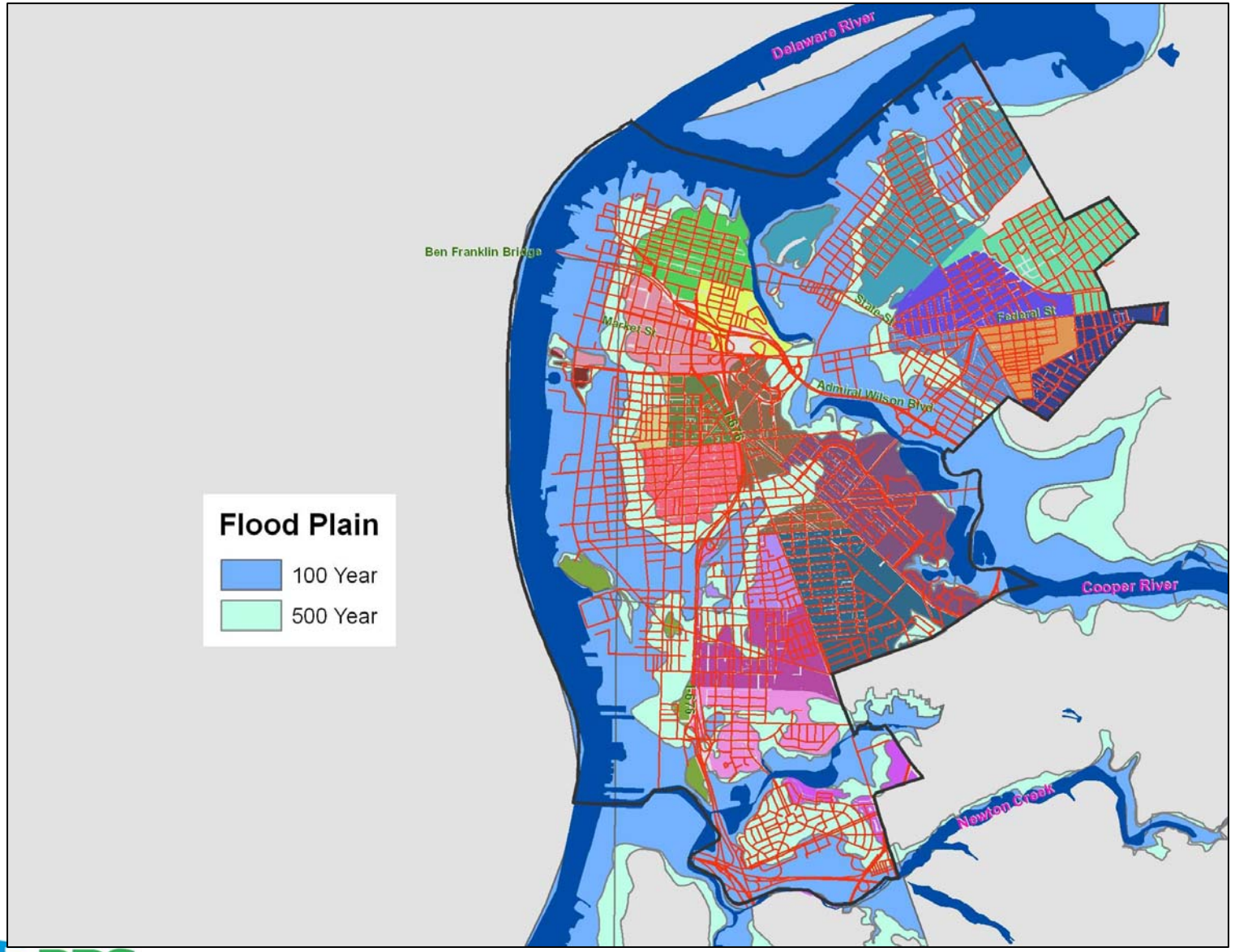
Redevelopment Area	Ind. Acres	Acres Unimproved	Ind. Acres Unimproved	Inventoried Ind. Acres: Vacant Underutilized Abandoned	Total Inventoried Ind. Acres	% Ind. Vacant Underutilized Abandoned of Total Inventoried Ind. Acres	Extrapolated Ind. Acreage Vacant Underutilized Abandoned
Bergen Square	57.14	49.92	21.18	15.63	30.87	50.63%	28.93
Centerville	33.28	62.68	14.34				
Central Waterfront	185.29	28.57	28.57	26.58	166.57	15.96%	29.57
Cooper Plaza	0	19.6	0				
Cramer Hill	192.34	252.08	130.32	23.78	103.67	22.94%	44.12
Downtown	38.52	89.52	27.66				
Dudley	24.1	52.91	19.7	0	9.14		
Fairview	11.53	44.94	4.8				
Gateway	106.25	83.8	53.7	23.25	72.57	32.04%	34.04
Lanning Square	4.89	17.45	1.18				
Liberty Park	9.4	32.03	9.4				
Marlton	71.74	61.41	30.87	17.42	39.37	44.25%	31.74
Morgan Village	20.49	48.38	4.73				
North Camden	94.63	120.08	61.47	0	0		
North Gateway	23.78	30.77	11.35	2.31	16.38	14.10%	3.35
Parkside	7.8	40.69	5.35				
Rosedale	41.45	90.28	17.88				
Stockton	0	10.5	0				
Stockton West	0	4.19	0				
Waterfront South	179.6	100.86	70.21	36.99	98.65	37.50%	67.34
Whitman Park	32.47	40.6	6				
Total	**1,134.7**	**1,281.26**	**518.71**	**145.96**	**537.22**		**239.10**

PRIORITY BROWNFIELDS

Redevelopment Area	Known Contaminated Sites	Additional potential brownfield sites	Active Federal CERCLA Sites	Archived Federal CERCLA Sites	BDA Sites
Bergen Square	4	Blocks 318, 331, 325, 405	0	0	0
Centerville	0	Blocks 556, 557, 562, 587, 588	1	0	0
Central Waterfront	9		1	4	0
Cooper Plaza	1		0	0	0
Cramer Hill	11	Blocks 811, 812, 815, 816	4	3	8
Downtown	12		0	4	0
Dudley	1		0	0	0
Fairview	2		0	0	0
Gateway	8	Blocks 1307, 1308, 1309	4	1	0
Lanning Square	7	Blocks 189, 193, 196	0	0	0
Liberty Park	1		0	0	0
Marlton	23	Blocks 1187, 1188, 1189, 1199, 1200	2	4	0
Morgan Village	1	Blocks 609, 610	0	0	0
North Camden	14		0	1	4
North Gateway	0		0	0	0
Parkside	4	Blocks 1266, 1267	0	2	0
Rosedale	1		1	0	0
Stockton	0		0	0	0
Stockton West	0		0	0	0
Waterfront South	12		4	6	12
Whitman Park	3		1	0	0
Total	**114**	**28 Blocks**	**18**	**25, plus 1 outside of redev. areas**	**24**

FLOODPLAIN MAP

Camden Redevelopment Agency



Source: 1996 FEMA Q3 Flood Data

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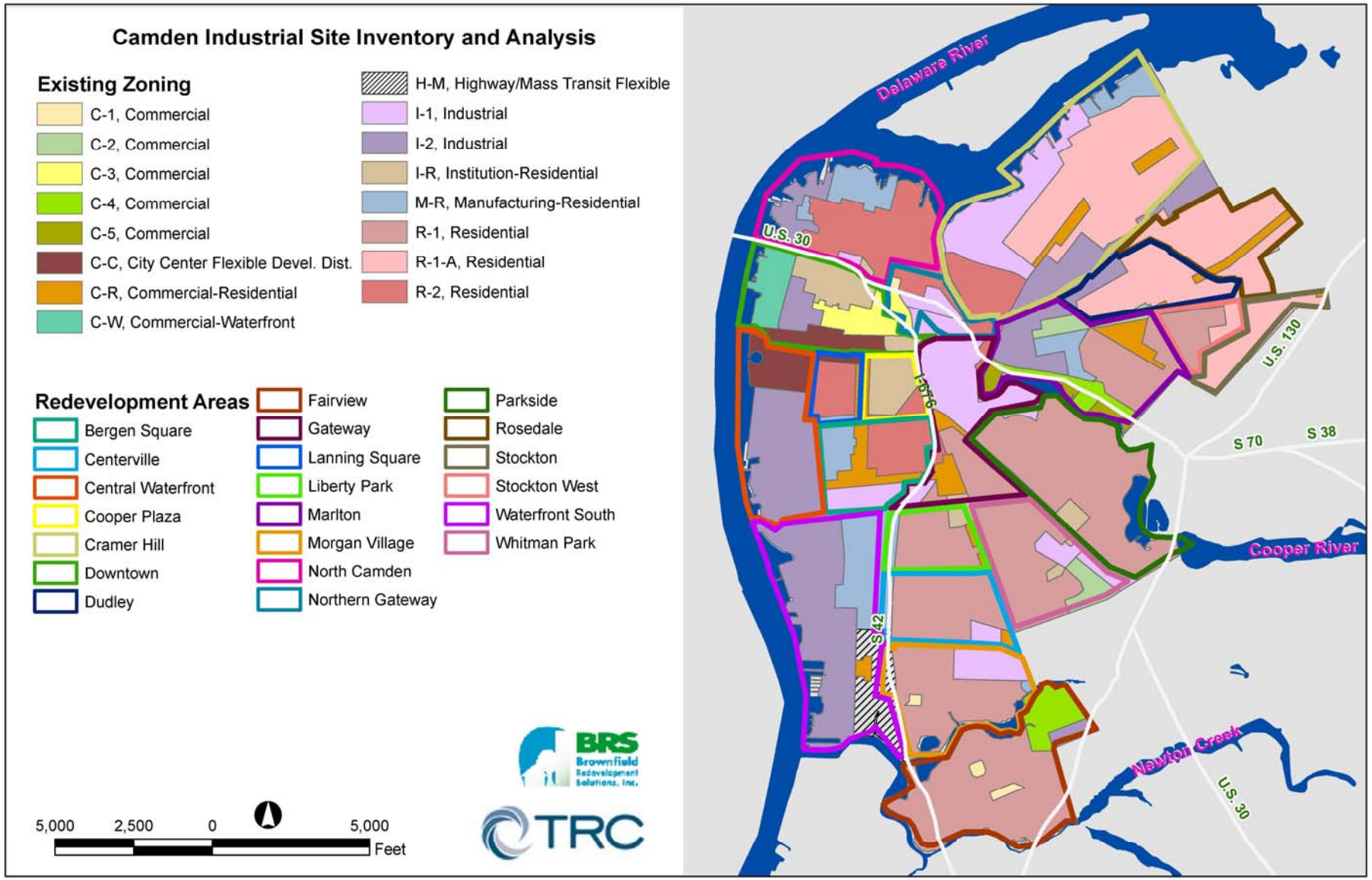
CHANGES TO REDEVELOPMENT PLANS & ZONING ORDINANCE

Camden Redevelopment Agency

Redevelopment Area	Change in industrial/manufacturing acreage per zoning ordinance	Change in industrial/manufacturing acreage per redevelopment plans	Change in industrial/manufacturing acreage per BRS/TRC recommendations
Bergen Square	-29.97	-57.14	+/-0
Centerville	-4.7	*N/A*	-4.7
Central Waterfront	-24.05	-10.64	+25.0
Cooper Plaza	+/-0	+/-0	+/-0
Cramer Hill	-145.18	-152.05	+/-0
Downtown	-30.87	-38.52	-30.87
Dudley	+2.87	*N/A*	+3
Fairview	-11.53	-11.53	+/-0
Gateway	-21.72	+0.56	-21.72
Lanning Square	-4.89	-4.89	-4.89
Liberty Park	+1.1	-9.4	-9.4
Marlton	-3.77	-50.29	+37.0
Morgan Village	-2.81	*N/A*	-2.81
North Camden	-25.33	*N/A*	+53.0
North Gateway	-15.7	-23.78	+25.5
Parkside	+2.9	*N/A*	+2.9
Rosedale	+14.64	-19.51	+14.64
Stockton	+/-0	*N/A*	+/-0
Stockton West	+/-0	+/-0	+/-0
Waterfront South	-21.37	-10.72	+111.0
Whitman Park	-32.47	*N/A*	+/-0
Total	**-352.85**	**-387.91**	**+197.65**

CHANGES TO REDEVELOPMENT PLANS & ZONING ORDINANCE

Camden Redevelopment Agency



CHANGES TO REDEVELOPMENT PLANS & ZONING ORDINANCE

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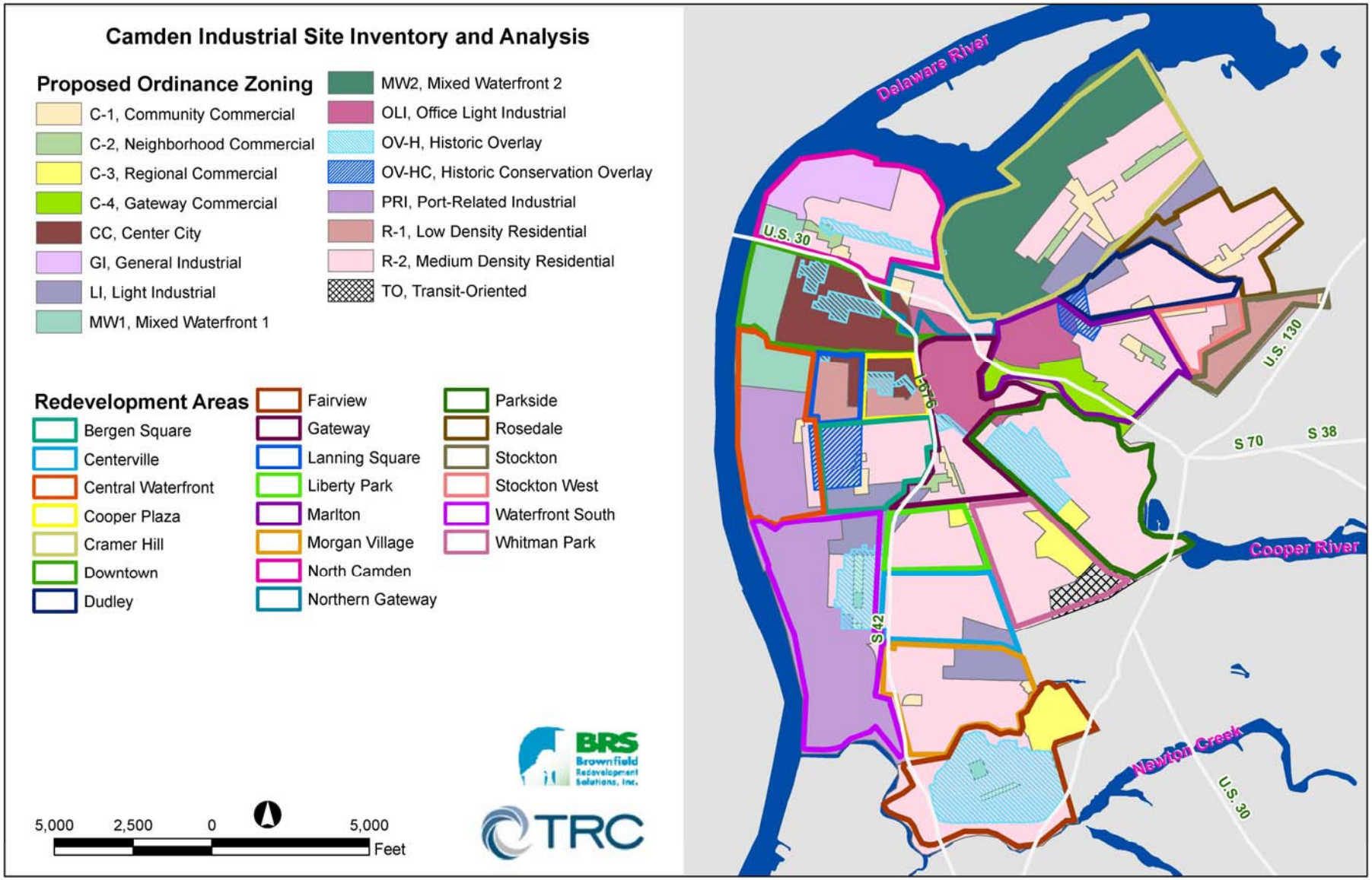

CHANGES TO REDEVELOPMENT PLANS & ZONING ORDINANCE

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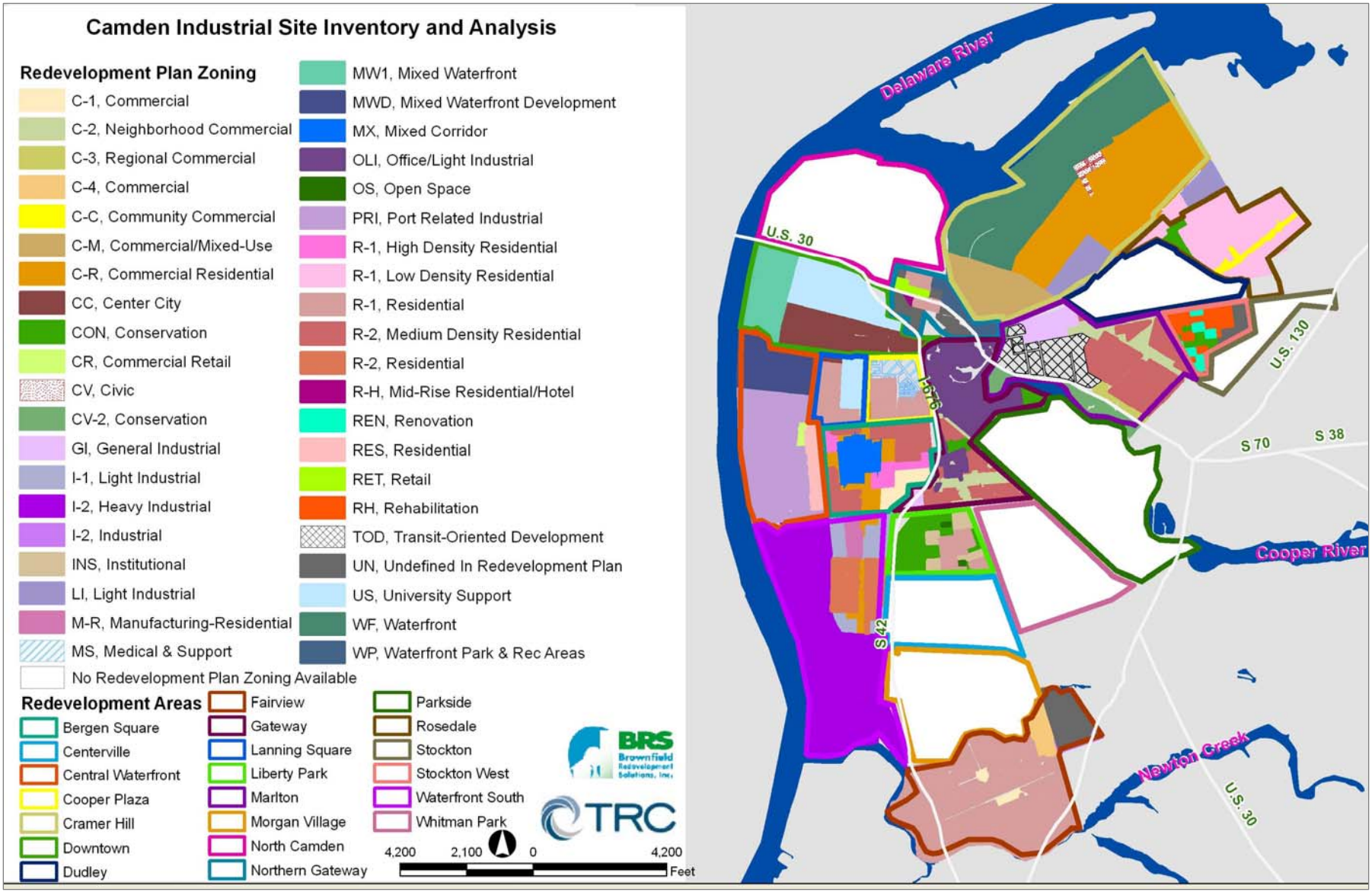

STREAM BUFFER MAP

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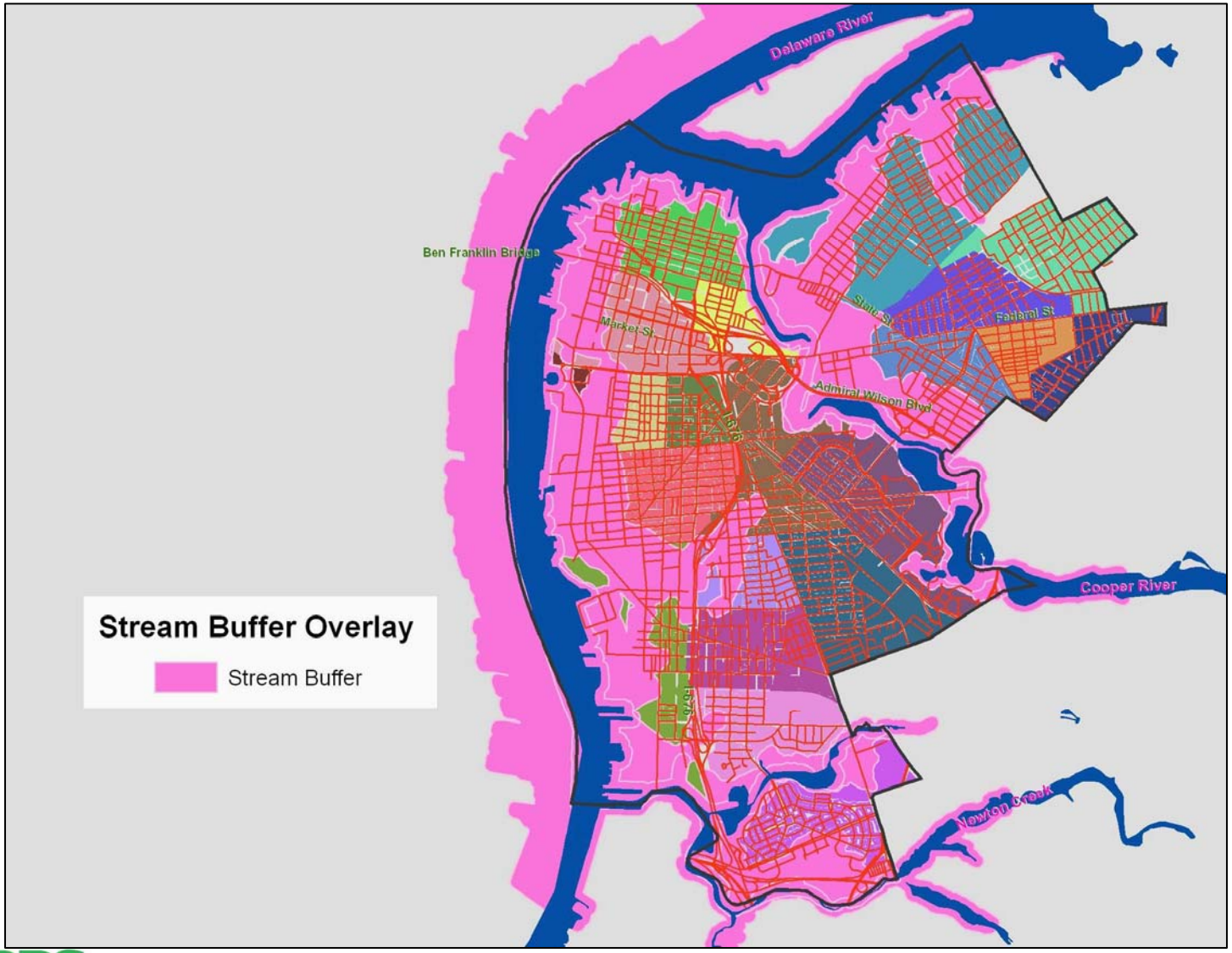

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EXPANSION OF UEZ & ROSI

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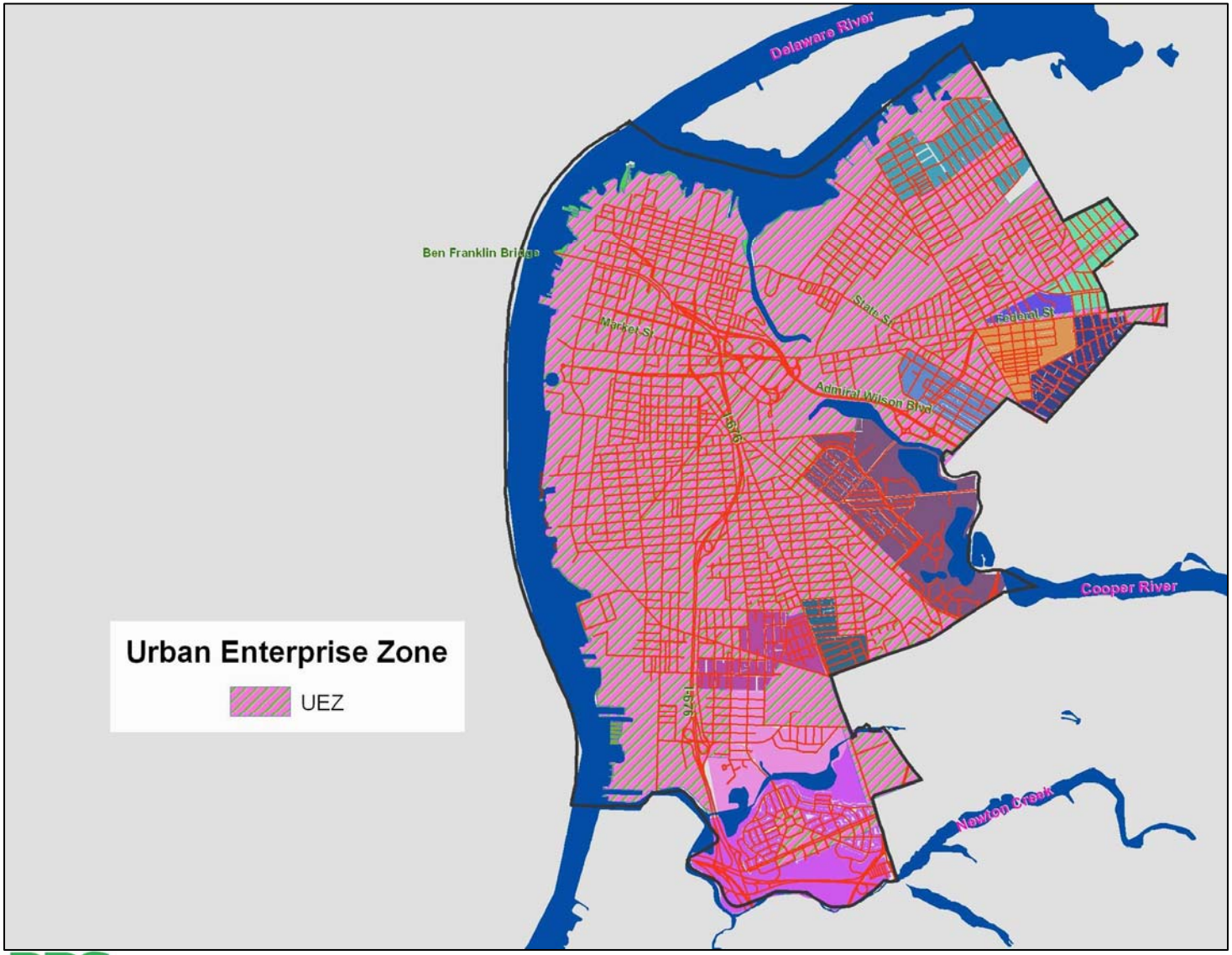

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Redevelopment Area	Acres Ind.	Total Acres	% Res.	% Ind.	Change in industrial acreage per zoning ordinance	Change in industrial acreage per redev. plans	Overall Acres in 100-year Floodplain	Ind. Acres in 100-year Floodplain
Bergen Square	57.14	133.95	57.3%	42.7%	-29.97	-57.14	9.09	9.09
Centerville	33.28	134.63	73.3%	24.7%	-4.7	*N/A*	9.51	2.89
Central Waterfront	185.29	248.25	0.0%	74.6%	-24.05	-10.64	248.13	185.17
Cooper Plaza	0	55.73	100.0%	0.0%	0	0	0	0
Cramer Hill	192.34	495.44	61.2%	38.8%	-145.18	-152.05	228.32	133.63
Downtown	38.52	192.2	24.3%	20.0%	-30.87	-38.52	84.117	24.07
Dudley	24.1	128.92	79.7%	18.7%	2.87	*N/A*	7.74	7.74
Fairview	11.53	211.42	72.0%	5.5%	-11.53	-11.53	123.04	5.19
Gateway	106.25	190.81	44.3%	55.7%	-21.72	0.56	48.38	38.67
Lanning Square	4.89	51	78.3%	9.6%	-4.89	-4.89	7.48	0
Liberty Park	9.4	90.11	89.6%	10.4%	1.1	-9.4	40.33	9.09
Marlton	71.74	237.06	45.7%	30.3%	-3.77	-50.29	150.27	62.09
Morgan Village	20.49	127	75.3%	16.1%	-2.81	*N/A*	20.09	0
North Camden	94.63	227.9	58.5%	41.5%	-25.33	*N/A*	120.46	87.97
North Gateway	23.78	52.48	47.8%	45.3%	-15.7	-23.78	7.56	0
Parkside	7.8	174.27	95.5%	4.5%	2.9	*N/A*	53.49	2.56
Rosedale	41.45	179.66	75.8%	23.1%	14.64	-19.51	0	0
Stockton	0	76.91	100.0%	0.0%	0	0	0	0
Stockton West	0	55.12	100.0%	0.0%	0	0	0	0
Waterfront South	179.6	226.05	2.0%	79.5%	-21.37	-10.72	161.5	147.53
Whitman Park	32.47	195.31	72.7%	16.6%	-32.47	*N/A*	0	0
Total	**1134.7**	**3484.22**		**32.6%**	**-352.85**	**-387.91**	**1319.507**	**715.69**

CONTACT INFORMATION

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