



New Jersey's Science & Technology University

City of Camden Brownfields Redevelopment Strategic Plan

February 2014

**NJIT Technical Assistance to Brownfield
Communities (TAB) Program**

njit.edu

THE EDGE IN KNOWLEDGE

City of Camden Brownfields Redevelopment Strategic Plan

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1.0 Introduction

Similar to many other United States cities whose primary economic base consisted of manufacturing and industry, the City of Camden has suffered a steady decline in these economic sectors since World War 2. After the war, manufacturing and other industries closed and their associated jobs moved to the southern portion of the United States and eventually overseas. The decades that followed were characterized by urban decay, disinvestment, and racial tensions that have left the City with a series of challenges including redevelopment and revitalization. However, the abandoned and underutilized sites that industry left behind present an opportunity for the City.

The Camden Redevelopment Agency (CRA), which is responsible for the City of Camden's brownfields coordination requested the New Jersey Institute of Technology Technical Assistance to Brownfield Communities (NJIT TAB) Program¹ prepare a Brownfields Strategic Plan. The purpose of this Plan is to identify brownfield sites within the City that have the potential for being redeveloped for economic investment purposes. The goal is to align brownfield sites with state and city priorities to strengthen the probability of successful economic development. CRA identified 27 brownfield sites that the agency is interested in being redeveloped. NJIT TAB's task was to evaluate each site using available information, and rank the sites in order of most favorable conditions/least amount of obstacles for redevelopment.

2.0 Redeveloping Brownfields

A brownfield according to the USEPA definition is a property whose expansion, redevelopment, or reuse of is hindered or complicated by the presence or potential presence (real or perceived) of a hazardous substance, pollutant, or contamination. Brownfield sites are located throughout the United States and are particularly concentrated in areas of formal industrial use. Redeveloping brownfield sites provides a number of benefits: eliminating contamination, improving community appearance by decreasing blight and eliminating eyesores, increasing property values, preventing sprawl, and strengthening the tax base. Redevelopment options for brownfield sites include the following types of uses: industrial; residential; commercial; mixed use; parks/greenspace such as trails, parks, public water access/boat ramps, and golf courses; governmental use; and urban agriculture/food distribution.

The redevelopment of brownfield sites involves many steps and can be a lengthy process; however, it is by no means an insurmountable undertaking. The redevelopment process typically involves the following although not necessarily in this order: site identification; community involvement; planning; acquisition/site control; environmental investigation; environmental remediation; site preparation; and construction. In addition, all of these steps require funds, often times more than a municipality or other property owner has readily available. However, many different funding sources are available, some of which are discussed in section 5 of this Plan.

¹ The NJIT TAB team responsible for this research and plan development included NJIT staff and staff from Brownfields Redevelopment Solutions (a subcontractor to NJIT).

3.0 Plan Methodology

NJIT TAB and CRA utilized the following approach in identifying and evaluating brownfield sites for inclusion in this Plan.

Identification of brownfield sites: CRA identified 27 brownfield sites located within the City and provided NJIT TAB with that list. NJIT TAB mapped each site, confirming the block and lot data with CRA. Figure 1 contains the CRA Identified Brownfield Sites Key Map. Figures 2 – 10 contain maps that show the location of various sites.

Data gathering: NJIT TAB obtained site specific data including site name, address, block and lot, owner information, and site size from CRA. Information regarding wetlands, floodplains and historic designations was obtained from the New Jersey Department of Environmental Protection website. In terms of site contamination, NJIT TAB began with a review of available CRA files, as well as files in NJIT TAB's possession as a result of other research projects. As this approach only provided data for approximately half of the 27 identified sites, NJIT TAB then conducted an OPRA file search related to contamination via NJDEP for the remainder of the sites.

Review of planning documents: NJIT TAB reviewed state, regional, and City planning documents, as well as zoning ordinances to determine if the sites' redevelopment (for economic resurgence purposes) would be consistent with such plans and ordinances. In addition, specific neighborhood redevelopment plans and neighborhood plans, as applicable were reviewed to determine if the economic redevelopment of each site was consistent with those plans. The plans and ordinances reviewed by the TAB Team included:

- New Jersey State Plan Smart Growth Principals
- 2011 New Jersey Energy Master Plan
- Delaware Valley Regional Planning Commission's Long Range Plan
- City of Camden's Master Plan
- City of Camden's Zoning Map and Land Development Ordinance
- City of Camden Neighborhood Redevelopment Plans
 - Camden Downtown Redevelopment Plan.
 - Cramer Hill Redevelopment Plan
 - Gateway Redevelopment Plan and Report on an Amendment to the Gateway Redevelopment Plan.
 - Marlton Redevelopment Plan
- North Camden Neighborhood Plan

Refer to the "Sources" section on page 118 for specific references.

Site economic redevelopment evaluation and prioritization process: NJIT TAB, with input from CRA created an economic redevelopment evaluation and prioritization process. While sites can be viewed through a variety of lenses to determine their redevelopment potential for economic purposes, NJIT TAB's goal was to develop a

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straight forward process that involved: site qualities and conditions that would make the site more attractive for economic development, and readily available data that could be used to answer the criteria's questions. NJIT TAB developed evaluation criteria that were used to assess each of the CRA identified brownfield sites for the potential for economic redevelopment as well as revenue generation. The evaluation criteria are contained in the following five categories: site location; physical characteristics; environmental considerations; planning considerations; and ownership. (For a detailed list of evaluation criteria please see Appendix A of this Plan.) For the purposes of this study "Economic Redevelopment" is defined as site reuse that has the potential to create an appreciable number of jobs via industry, office space, retail, and or recreational uses; or create businesses or services for the surrounding communities with the potential to bring revenue to the communities, the City of Camden, or both. Assessment of this potential was conducted using data regarding the sites and surrounding neighborhoods that was readily obtainable or data provided by CRA.

It is important to note that one of the CRA identified brownfield sites - Site 1 also known as the Kroc Center – was determined by NJIT TAB to have been remediated and redeveloped. Thus, NJIT TAB did not include Site 1 in its site evaluation and prioritization process.

Each of the remaining 26 CRA identified brownfield sites was evaluated using the aforementioned criteria. Upon application of each criterion, a score was generated for that criterion. Those scores were added together to generate a site specific score. The 26 sites were then ranked according to their total scores, the highest prioritization score being the site the most favorable conditions/least obstacles for economic redevelopment.

Determination of potential redevelopment uses: The potential redevelopment uses were determined by consideration of the permitted zoning uses; consistency with regional, state, and city plans as well as what the identified uses and needs were in accordance with the neighborhood redevelopment plan (if one existed), consideration of the neighborhood character; and access to the local and regional transportation system.

Determination of Cleanup Costs: The remediation cost estimates are approximated values that are intended to be used as a comparative screening mechanism and to give the reader a ball park order of magnitude associated with the remedial costs associated with the potential redevelopment of any of the respective brownfield sites in this Plan and should not be used for any other purpose. The methodology involved for developing the cost estimates varied depending upon available information for the targeted sites. Some of the cost estimates were obtained from funding source applications (e.g. the Kroc Center or the Radio Lofts sites). For those sites where environmental data or reporting was not readily available for review (e.g. the VIP lot or Von Nieda Park), cleanup estimates were calculated with the following assumptions: 1) historic fill was present and would be capped with a two foot clean soil cap over the entire site; 2) a Classification Exception Area addressing groundwater contamination would be established; and 3) a deed notice restricting use would be filed. For those

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sites where existing contamination is extreme, such as Superfund NPL sites or NJDEP publicly funded cleanup sites, remediation estimates are gross estimates. The majority of the sites had existing environmental data available for review and had defined remediation activities that need to be completed prior to obtaining a Response Action Outcome document. Cost estimates on these sites were calculated using industry standard pricing for addressing the identified areas of concern.

Brownfield Funding Sources: NJIT TAB conducted research to identify funding opportunities which may be applicable to the remediation of the CRA identified sites. NJIT TAB focused on funding sources related to the assessment, clean up and redevelopment of brownfield sites with the potential for economic redevelopment. The research did not focus on funding sources related to residential housing. Through this research NJIT TAB identified a number of potential funding sources which are contained in Appendix D.

Figure 1: CRA Identified Brownfield Sites Key Map



Figure 2: CRA Identified Sites 4, 11, 14 & 21



Figure 3: CRA Identified Sites 2, 3, 7 & 15

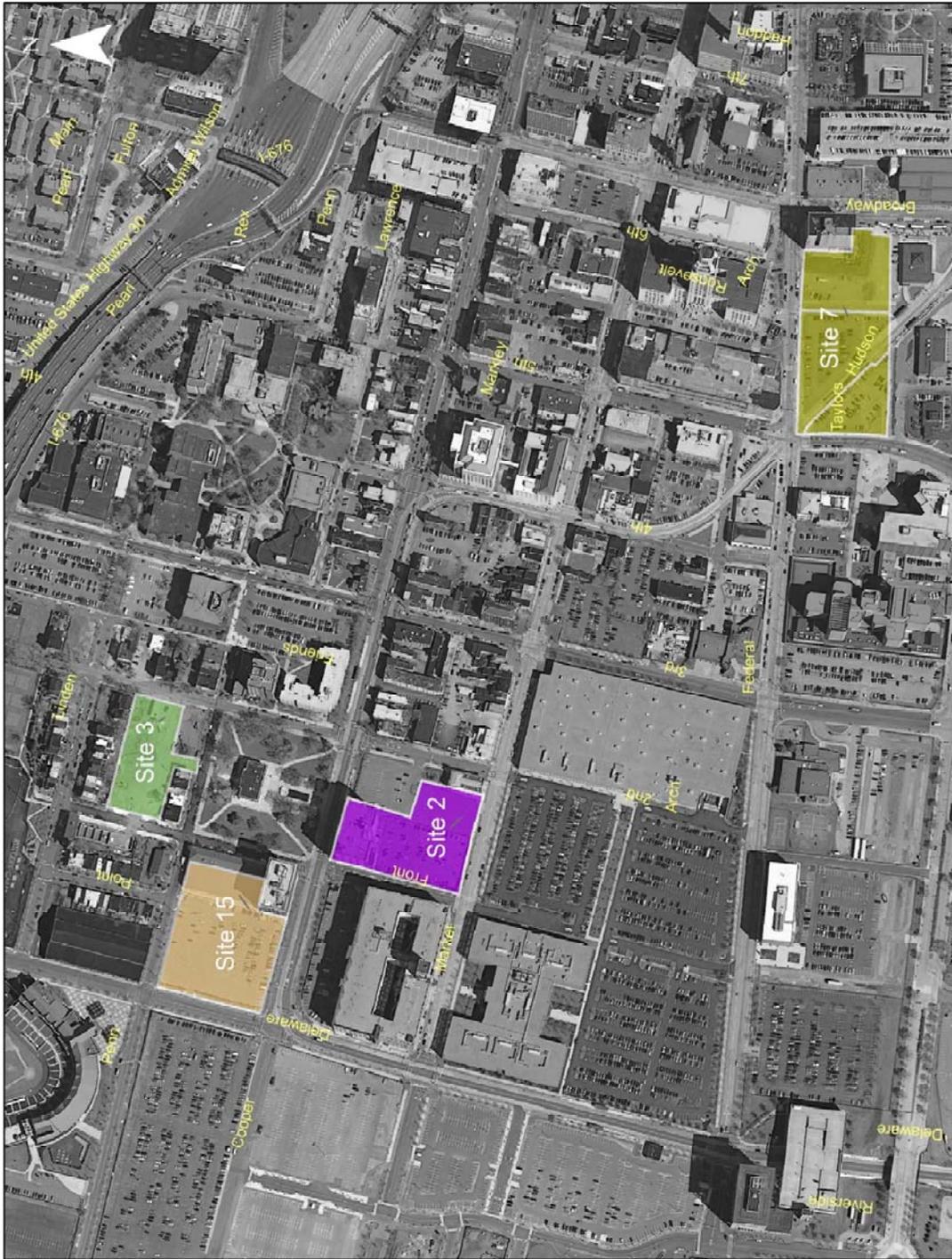


Figure 4: CRA Identified Sites 16, 18 & 24



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Figure 5: CRA Identified Sites 17 & 25



Figure 6: CRA Identified Site 5



Figure 7: CRA Identified Sites 9, 12, 19, 20, 22, 23 & 27

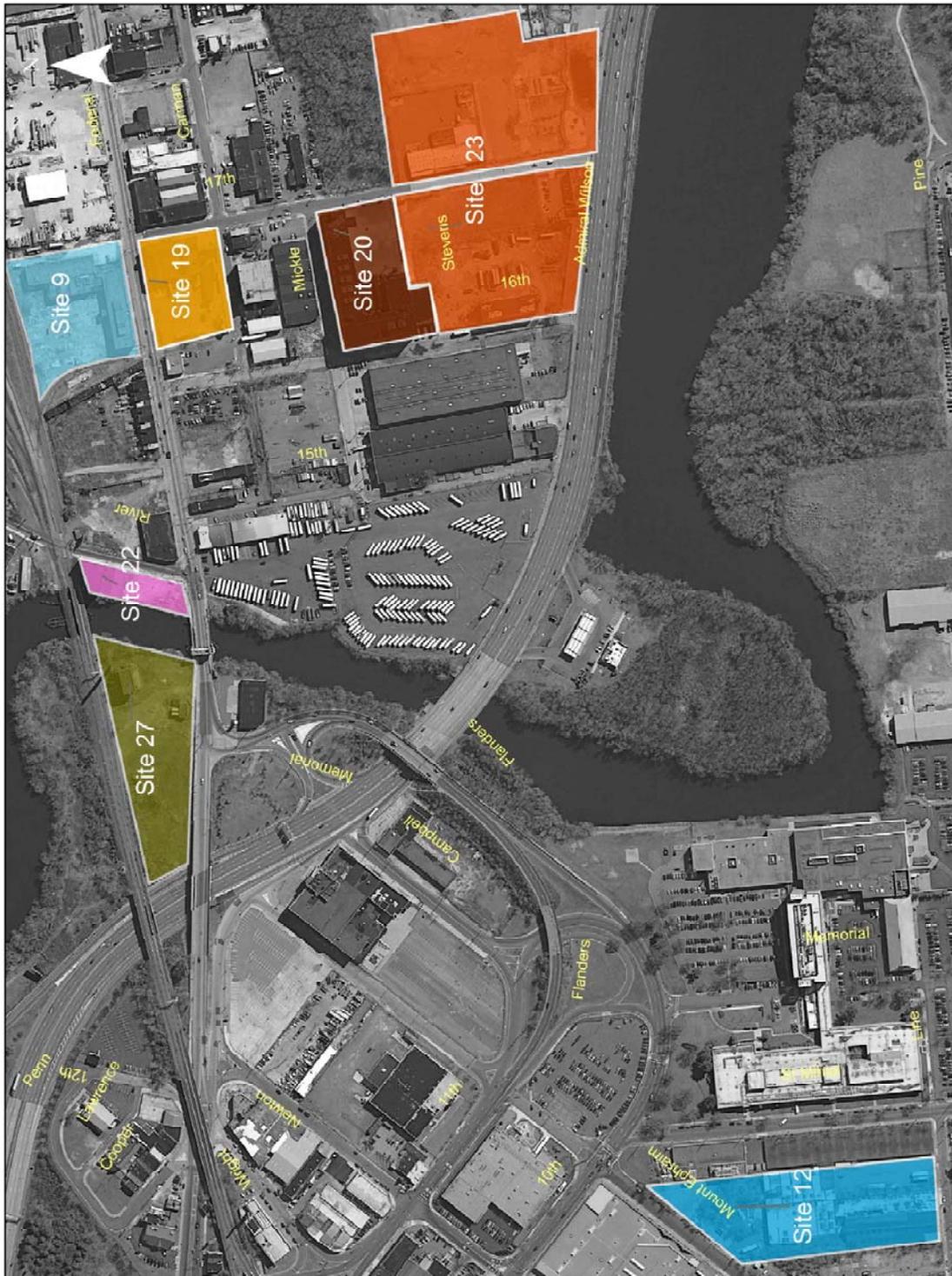
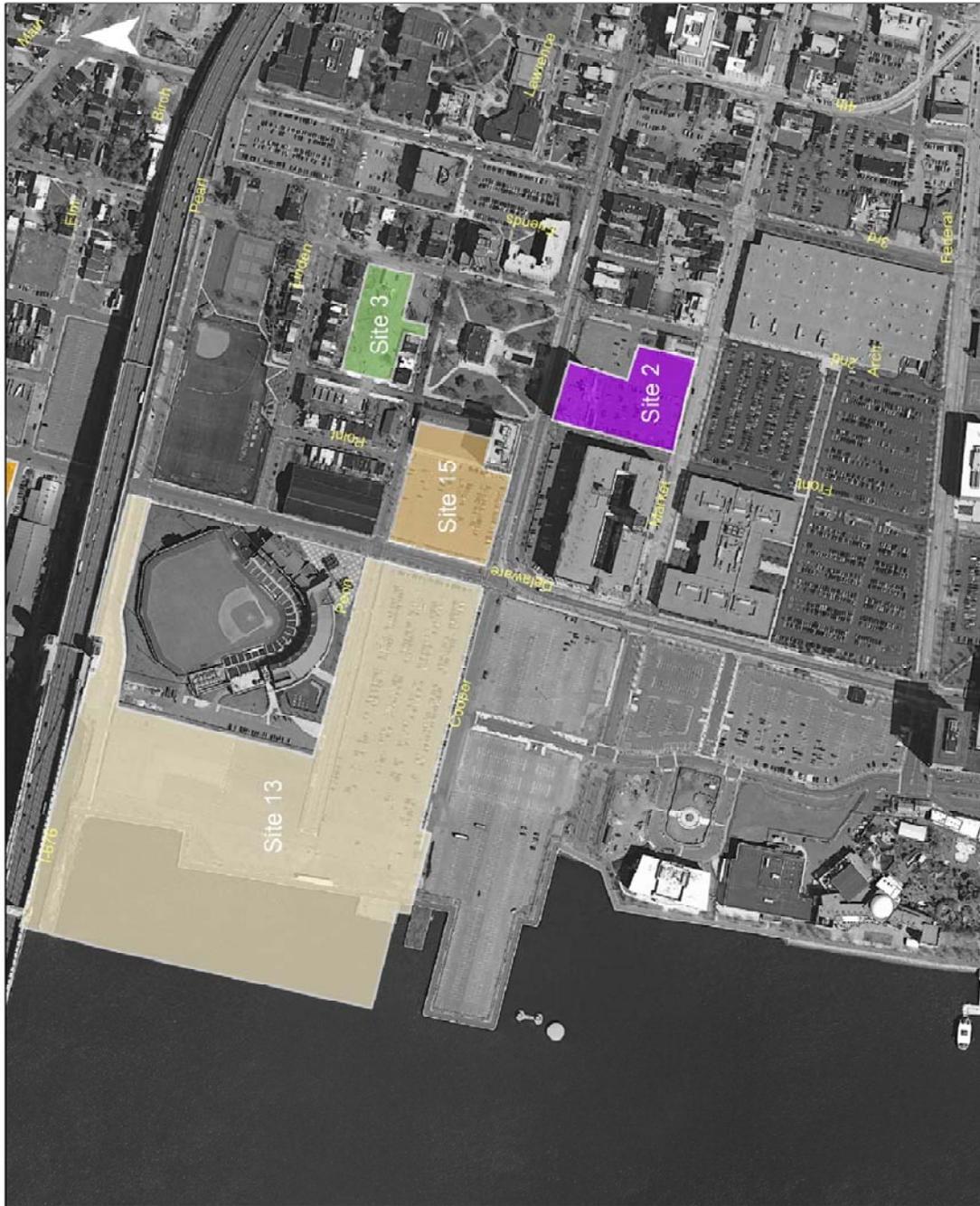


Figure 10: CRA Identified Sites 2, 3, 13 & 15



4.0 Summary of Findings

As previously mentioned each of the 26 CRA identified brownfield sites was evaluated using the economic redevelopment criteria and given a score. The sites were then ranked by their scores: the higher the score/ranking, the more favorable the site is for economic redevelopment. The lower the ranking should not be interpreted as the site should not be considered for redevelopment; it only means that there these sites pose more challenges to such redevelopment (i.e., location, site conditions). Table 1 presents the ranking of the 26 CRA identified brownfield sites. This ranking should not be viewed as an absolute, rather as a toll to guide decisions as to which sites to focus redevelopment planning.

Table 1: CRA Identified Brownfield Sites Ranking and Scores

Site Ranking	Site Number	Prioritization Score
1	8	20
1	3	20
3	6	19
4	23	18
4	7	18
4	2	18
7	12	17
8	15	16
8	11	16
8	9	16
8	5	16
12	22	15
12	16	15
12	13	15
12	4	15
16	17	14
17	20	12
18	26	10
18	21	10
20	19	9
21	14	9
22	25	8
22	24	8
22	18	8
22	10	8
26	27	7

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In terms of redeveloping a brownfield site for economic purposes, the ideal site would meet the following criterion:

- The site would be readily accessible from a major transportation mode.
- The site would be vacant.
- The site would have no contamination, or the contamination would have already been remediated.
- The site would not be located in a floodplain, would not be listed on the National or State Register of Historic Places, and would not contain wetlands.
- The site would be owned by a public entity.

Not one of the 26 CRA identified brownfield sites fit that “ideal” category. However, several sites come close. Provided below is a brief discussion of the top four ranked sites.

Site 8: While Site 8 is readily accessible by two major transportation modes (Delaware River and US Route 30), is vacant, is owned by a public entity (CRA), and does not contain historic structures, contamination does exist. However, a Remedial Action Work Plan has been approved by NJDEP, which means that the actual cleanup or remediation of the contamination can proceed. Two additional environmental constraints exist: the site is located within a floodplain and contains wetlands. These two conditions will not necessarily preclude redevelopment; however, redevelopment plans must make certain accommodations and receive the necessary permits and approvals.

Approximately \$9 million is needed for additional contamination investigation and contamination remediation. This estimate was determined by calculating the difference between the total remediation budget for Sites 1 and 8 (\$21 million) and the \$12 million expended for the remediation of Site 1 (Kroc Center). Many different brownfield funding options exist. Provided in Appendix D is a listing of potential brownfield funding sources that may be used for this site.

In terms of redevelopment potential, the city zoning ordinance would permit the following uses related to economic redevelopment: commercial recreation facility, retail, offices, office buildings and complex, and restaurants. These uses all support the Cramer Hill Redevelopment Plan's New Urban Village as it promotes strong retail and commercial centers serving as residential anchors as well as integration of the Delaware and Cooper Riverfronts. The size of this site (9.5 acres), location (see Figure 8) in relation to the new community center and residential neighborhood as well as the redevelopment plan concepts make this site a strong candidate for a mix of uses that would promote economic growth in the area as well as natural open spaces that take into consider the natural riverside environs and habitat. The site also has the potential for being clustered with adjacent properties which is an added benefit. Site 8 lies within a “Stream and River Corridor Protection and Management Overlay Zone” that would prohibit some uses; however those restrictions would not prohibit the aforementioned economic oriented uses.

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Site 3: While Site 3 is readily accessible by two major transportation facilities (I-676 and US 30), is vacant, is owned by a public entity (CRA), and does not contain historic structures or wetlands, contamination does exist. However, a Remedial Action Work Plan has been approved by NJDEP, which means that the actual cleanup or correction of the contamination can be undertaken. The site is located within a floodplain which will not necessarily preclude redevelopment; however, redevelopment plans must make certain accommodations and receive the necessary permits and approvals.

It is estimated that over \$1.3 million will be needed for the site's remedial action. This estimate is based on costs taken from the Analysis of Brownfield Cleanup Alternatives (ABCA) documents prepared for the project. While some remediation has occurred at the site (UST removal, etc), historic fill and hot spot areas still need to be addressed. Provided in Appendix D is a listing of potential brownfield funding sources that may be used for this site.

Due to the site's 1.2 acre size, accessibility, as well as proximity to Rutgers University Camden Campus, Campbell's Field, Camden Waterfront, and the Downtown area (see Figures 3 & 10) economic redevelopment of this site for uses such as commercial retail and office space would be feasible as well as consistent with the neighborhood redevelopment plan and zoning.

Site 6: While Site 6 is readily accessible by two major transportation facilities (I-676 and US 30), is vacant, is owned by a public entity (City of Camden), and does not contain historic structures or wetlands, contamination does exist and a Remedial Action Work Plan has not been approved by NJDEP, which means a significant amount of work regarding site contamination still needs to be performed. The site is located within a floodplain which will not necessarily preclude redevelopment; however, redevelopment plans must make certain accommodations and receive the necessary permits and approvals.

Since a Remedial Action Work Plan has not been approved, it is difficult to firmly establish a remediation cost; however, it is assumed that remediation would exceed \$500,000. This estimate is based on typical costs for the remaining remediation of the site which may include hotspot TPH soil removal, free product removal, and a site wide clean soil cap. Many different brownfield funding options exist. Provided in Appendix D is a listing of potential brownfield funding sources that may be used for this site.

The Cramer Hill Redevelopment Plan outlines a number of targeted activities one being economic redevelopment that seeks to strengthen the connection between neighborhood businesses and community consumer and employment needs. Redevelopment of Site 6 for commercial office and/or retail would certainly serve this targeted activity and meet the community's needs. Site 6 is located on River Street along the western most boundary of the residential portion of the Cramer Hill Neighborhood (see Figure 8). River Street serves somewhat as the neighborhood's commercial thoroughfare, although it has suffered from disinvestment. The site has

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good accessibility to the neighborhood and its size (4.2 acres) would lend itself to mixed commercial retail/office uses.

Site 2: While Site 2 is readily accessible by two major transportation facilities (I-676 and US 30), is vacant, is owned by a public entity (CRA), and does not contain historic structures or wetlands, contamination does exist. However, a Remedial Action Work Plan has been approved by NJDEP, which means that the actual cleanup or correction of the contamination can be undertaken. The site is located within a floodplain which will not necessarily preclude redevelopment; however, redevelopment plans must make certain accommodations and receive the necessary permits and approvals.

It is estimated that the over \$7.8 million will be required to remediate contamination on this site. This estimate is based on costs from the cleanup budget which was provided by the site developer. Provided in Appendix D is a listing of potential brownfield funding sources that may be used for this site.

Due to Site 2's accessibility, as well as proximity to the Rutgers University Camden Campus, Campbell's Field, Camden Waterfront, and the Downtown area (see Figures 3 & 10) economic redevelopment of this site for uses such as commercial retail and office space would be feasible as well as consistent with the neighborhood redevelopment plan and zoning.

While the above four sites hold the most promise for economic redevelopment, Sites 10, 21, 25 and 27 hold the least amount of promise for such redevelopment as they are presently zoned for residential use.

5.0 City of Camden Brownfield Economic Redevelopment Sites

The following section includes detailed information for each of the 26 CRA identified brownfield sites including: block(s) and lot(s); site name(s) (if applicable); street addresses (if known); site size; zoning designation(s); permitted zoning uses; current use; applicability of regional, state and local plans; potential redevelopment uses; and estimated cleanup costs. Each site is presented according to its ranking as per the application of the economic redevelopment prioritization process as developed by NJIT TAB and approved by CRA (see Table 1).

A master data table of all CRA identified brownfield sites is contained in Appendix C. Please refer to this table for more details and further explanations regarding contamination investigations and remediation for each site.

Site 8

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Harrison Ave. LF Solar Field	Harrison Ave. Landfill	CL Prop Rd NE East State Street	Blk 809 Lt 7	MW2 (Mixed Waterfront)	9.5

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

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Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted MW-2 (Mixed Waterfront) Zone uses related to Site 8 has the potential to support the goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

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remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 8 include: the re-use of the Harrison Avenue closed landfill site for recreational purposes, preferably a golf course facility; and the construction of a new light rail station north of Federal Street to service existing industries and proposed industrial-office center located around 17th and Federal Streets.

Cramer Hill Redevelopment Plan, May 2009

The Cramer Hill Neighborhood is roughly defined by the Delaware River to the north, the Cooper River to the west, the Penn Central Railroad to the South and 36th Street to the east. The Cramer Hill Redevelopment Plan categorizes Site 8 as “in need of redevelopment” according to standards established in the “Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq).” This category is also consistent with the Redevelopment Plan’s strategy action plan classification for Site 8 as “Develop”. Consideration of Site 8 for economic redevelopment is consistent with the Redevelopment Plan’s Concept Plan map as well as proposed zoning classification which designates the land use and zoning classification for Site 8 as “Mixed Use Waterfront 2”.

The Cramer Hill Redevelopment Plan has three plan concepts: 1) Cramer Hill as a New Urban Village; 2) Cramer Hill as a Riverfront Community; and 3) Cramer Hill as a Green Community. The economic redevelopment of Site 8 is in line with the New Urban Village concept as it promotes residential development anchored by strong retail commercial centers and corridors, integration of the Delaware and Cooper riverfronts, as well as the element of self containment represented by employment sources within the neighborhood. Site 8 has a strong potential to achieve riverfront integration as it is slated for Mixed Waterfront Development. Site 8 falls within a Stream and River Corridor Protection and Management Overlay Zone that prohibits some uses in order to preserve the watercourses and their environs; however, those restrictions would not prohibit economic oriented land uses as long as they are more residential serving in nature.

The Plan also lists a number of “Targeted Activities”, two of which would be supported by the redevelopment of the Site 8. These “Targeted Activities” include Economic Redevelopment which seeks to strengthen the connection between neighborhood businesses and community consumer and employment needs, and Environmental Remediation which sees the remediation of known and suspected contaminated sites as a prerequisite to restoring the utility of the neighborhood’s abandoned, neglected and abused land uses via redevelopment.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the only uses permitted in the MW-2 (Mixed Waterfront) Zone that has the potential to meet goal of economic redevelopment as defined in this brownfield plan are: marinas, docks, wharfs, piers, and bait and tackle shops.

Potential Redevelopment Uses

According to the city zoning ordinance, permitted uses related to economic redevelopment include marinas, docks, wharfs, piers, and bait and tackle shops. These uses support the Cramer Hill Redevelopment Plan's New Urban Village as it promotes integration of the Delaware and Cooper Riverfronts with the surrounding community. The size of this site (9.5 acres), location (see Figure 8) in relation to the new community center and residential neighborhood as well as the redevelopment plan concepts give this site the potential for a complementary mix of uses that would promote economic growth via river dependant uses in the area as well as natural open spaces that take into consider the natural riverside environs and habitat. Site 8 lies within a Stream and River Corridor Protection and Management Overlay Zone that would prohibit some uses; however those restrictions would not prohibit the aforementioned economic oriented uses.

Cleanup Costs

The following cost estimate was developed by taking the total Harrison Avenue Landfill budget developed by the remedial consultant for both Sites 1 and 8, totaling \$21 million and subtracting the \$12 million expended for Site 1 (Kroc Center).

Estimated Additional Investigation: \$51,818

Estimated Remedial Action: >\$9 million.

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 3

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Cooper Grant Homes Phase II	ABC Barrel	Data unknown	Blk 62 Lts 17 & 38 / Blk 62.01 Lts 1, 2, 3 & 4 / Blk 62.02 Lts 24 & 25	US (University & Support)	1.2

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning

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Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The permitted US (University and Support) Zone uses that apply to Site 3 do not support energy production related uses or economic redevelopment as outline in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of

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these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

One recommendation contained in the Master Plan related to the economic redevelopment of Site 3 states that certain areas of the City, which are in proximity to regional access systems, be given special consideration for a mixed-use development pattern (areas include the downtown waterfront, the CBD, the PATCO Ferry Avenue Station, the Atlantic Avenue corridor and the vicinity of East State Street and River Avenue). Site 3 is located in the downtown waterfront area.

Downtown Camden Redevelopment Plan, October 2004

The Camden Downtown Redevelopment Plan aims to create a robust mix of land uses and activities, through new development, that will maximize what the downtown has to offer such as: quality education, housing, shopping, training and jobs, government and social services, tourist attractions and entertainment. The downtown redevelopment area lies roughly between Martin Luther King Jr. Street and Benjamin Franklin Bridge in the north-south axis, and the Delaware River waterfront and I-676 in the east-west axis. Site 3 is located in Project Area B which is designated as the Cooper Grant neighborhood which borders the proposed university village and central business district project areas. The proposed redevelopment in the neighborhood consists of mixed use residential and commercial facilities with some open space improvements. Site 3, which is owned by the government, is also designated for new development not rehabilitation. Some of the economic uses proposed in the plan include: restaurant; offices; retail and commercial uses; parking garage and arts district retail space.

Zoning Ordinance Permitted Uses

According to the Downtown Camden Redevelopment Plan, 2004, which supersedes the Land Use Development Ordinance of the City of Camden, the following uses are permitted in the US (University & Support) Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: banks, financial and insurance offices; offices, office building and office complex; business services; convenience stores; retail food establishments; professional and private offices; medical offices and facilities; personal services; retail stores; and restaurants; theaters, museums, art galleries and concert halls.

Potential Redevelopment Uses

Due to Site 3's 1.2 acre size, accessibility, as well as proximity to Rutgers University Camden Campus, Campbell's Field, Camden Waterfront, and the Downtown area (see Figures 3 & 10) economic redevelopment of this site for uses such as commercial retail

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and office space would be feasible as well as consistent with the neighborhood redevelopment plan and zoning.

Cleanup Costs

The following cost estimates were developed from the Analysis of Brownfield Cleanup Alternatives (ABCA) documents prepared for the project. While some remediation has occurred at the site (UST removal, etc), historic fill and hot spot areas still need to be addressed.

Estimated Remedial Action: >\$1.3 million

For a detailed list of potential funding sources applicable to the remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 6

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
State & River Commercial	APM	NW East State & River Road	Blk 844 Lt 13	C2 (Neighborhood Commercial)	4.2

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

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Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted C2 (Neighborhood Commercial) Zone uses related to Site 6 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

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remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 6 include: the construction of a new light rail station north of Federal Street to service existing industries and proposed industrial-office center located around 17th and Federal Streets; creation of a retail and commercial/retail mixed-use center in the vicinity of River Avenue and State Street as a new gateway into Cramer Hill; improvements to neighborhood commercial corridors in targeted areas; and that certain areas of the City, which are in proximity to regional access systems, be given special consideration for a mixed-use development pattern (areas include the downtown waterfront, the CBD, the PATCO Ferry Avenue station, the Atlantic Avenue corridor and the vicinity of East State Street and River Avenue).

Cramer Hill Redevelopment Plan, May 2009

The Cramer Hill Neighborhood is roughly defined by the Delaware River to the north, the Cooper River to the west, the Penn Central Railroad to the South and 36th Street to the east. The Cramer Hill Redevelopment Plan categorizes Site 6 as “in need of redevelopment” according to standards established in the “Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq).” This category is also consistent with the Redevelopment Plan’s strategy action plan classification for Site 6 as “Develop”. Consideration of Site 6 for economic redevelopment is consistent with the Redevelopment Plan’s Concept Plan map as well as proposed zoning classification which designates the land use and zoning classification for Site 6 as C2 (Neighborhood Commercial).

The Cramer Hill Redevelopment Plan has three plan concepts: 1) Cramer Hill as a New Urban Village; 2) Cramer Hill as a Riverfront Community; and 3) Cramer Hill as a Green Community. The economic redevelopment of Site 6 is in line with the New Urban Village concept as it promotes residential development anchored by strong retail commercial centers and corridors, integration of the Delaware and Cooper riverfronts, as well as the element of self containment represented by employment sources within the neighborhood. Site 6 has the potential to contribute to a retail commercial center as it is located at the gateway to the neighborhood along an established retail corridor designated in the conceptual plan as Res-Commercial Rehab/Development.

The Plan also lists a number of “Targeted Activities”, two of which would be supported by the redevelopment of Site 6. These “Targeted Activities” include Economic Redevelopment which seeks to strengthen the connection between neighborhood businesses and community consumer and employment needs, and Environmental Remediation which sees the remediation of known and suspected contaminated sites as a prerequisite to restoring the utility of the neighborhood’s abandoned, neglected and abused land uses via redevelopment.

Zoning Ordinance Permitted Uses

According to the Cramer Hill Redevelopment Plan, May 2009, which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the C2 (Neighborhood Commercial) Zone that have the potential to meet the goal of economic redevelopment as defined in this brownfield plan: retail stores; personal services; business services; convenience stores; banks, financial and insurance offices; professional and private offices, office buildings and office complexes; restaurants; shopping centers; and medical offices and facilities.

Potential Redevelopment Uses

The Cramer Hill Redevelopment Plan outlines a number of targeted activities one being economic redevelopment that seeks to strengthen the connection between neighborhood businesses and community consumer and employment needs. Redevelopment of Site 6 for commercial office and/or retail would certainly serve this targeted activity and meet the community's needs. Site 6 is located on River Street along the western most boundary of the residential portion of the Cramer Hill Neighborhood (see Figure 8). River Street serves somewhat as the neighborhood's commercial thoroughfare, although it has suffered from disinvestment. The site has good accessibility to the neighborhood and its size (4.2 acres) would lend itself to mixed commercial retail/office uses.

Cleanup Costs

The following cost estimates are based on typical costs for the remaining remediation of the site which, according to available information, may include hotspot TPH soil removal, free product removal, and a site wide clean soil cap.

Estimated Additional Investigation: \$50,000

Estimated Remedial Action: \$500,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

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Site 2

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Radio Lofts	RCA Bldg. 8	100 Cooper Street	Blk 72 Lts 1, 28 & 38	US (University and Support)	Data not available

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

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Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The permitted US (University and Support) Zone uses that apply to Site 2 do not support energy production related uses or economic redevelopment as outline in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

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the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

One recommendation contained in the Master Plan related to the economic redevelopment of Site 2 states that certain areas of the City, which are in proximity to regional access systems, be given special consideration for a mixed-use development pattern (areas include the downtown waterfront, the CBD, the PATCO Ferry Avenue Station, the Atlantic Avenue corridor and the vicinity of East State Street and River Avenue). Site 2 is located in the downtown waterfront area.

Downtown Camden Redevelopment Plan, October 2004

The Downtown Camden Redevelopment Plan aims to create a robust mix of land uses and activities, through new development, that will maximize what the downtown has to offer such as: quality education, housing, shopping, training and jobs, government and social services, tourist attractions and entertainment. The downtown redevelopment area lies roughly between Martin Luther King Jr. Street and Benjamin Franklin Bridge in the north-south axis, and the Delaware River waterfront and I-676 in the east-west axis. Site 2 is located in Project Area B which is designated as the Cooper Grant neighborhood and which borders the proposed university village and central business district project areas. Proposed redevelopment in the neighborhood consists of mixed use residential and commercial facilities with some open space improvements. Site 2, which is publicly owned, is also designated for new development not rehabilitation. Some of the economic uses proposed in the Plan include: restaurant, offices, retail and commercial uses, parking garage, and arts district retail space.

Zoning Ordinance Permitted Uses

According to the Downtown Camden Redevelopment Plan, 2004 the following uses are permitted in the US (University & Support) Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: banks, financial and insurance offices; offices, office building and office complex; business services; convenience stores; retail food establishments; professional and private offices; medical offices and facilities; personal services; retail stores; and restaurants; and theaters, museums, art galleries and concert halls.

Potential Redevelopment Uses

Due to Site 2's accessibility, as well as proximity to Rutgers University Camden Campus, Campbell's Field, Camden Waterfront, and the Downtown area (see Figures 3 & 10) economic redevelopment of this site for uses such as commercial retail and office space would be feasible as well as consistent with the neighborhood redevelopment plan and zoning.

Cleanup Costs

The following remedial action cost estimate was developed from the cleanup budget provided by the developer. Some remediation has been completed.

Estimated Remedial Action: >\$7.8 million.

For a detailed list of potential funding sources applicable to the remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 23

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
N. Side Admiral Wilson Blvd	Greyhound	NW Admiral Wilson 146 W 17th	Blk 1208 Lts 2, 3 & 4 / Blk 1209 Lts 1 & 4	TOD (Transit Oriented Development)	6.1

Current Use

Site is currently used for bus operations.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands

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Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted TOD Zone uses related to Site 23 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

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the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 23 include: the creation of industrial parks; continued restructuring of public housing projects into less dense, mixed use and mixed income communities; reconstruction of the Federal Street Bridge over Cooper River; ramp widening improvements the the Federal Street and Flanders Avenue exit at Admiral Wilson Boulevard; repairing and resurfacing of Atlantic Avenue with a road capacity upgrade at the approach to the I-676 interchange; reconstruction of 17th Street as an upgraded access road to proposed industrial-office development, future light rail stop north of Federal Street and the planned City recreational complex; and extending Sewell Street to 23rd Street at Federal Street.

Marlton Redevelopment Plan, October 2006

Site 23 lies within the Marlton Neighborhood which is to the east of the Cooper River. The Marlton Neighborhood is composed of two distinct areas: a large highly industrial district west of Marlton Avenue, and a residential suburb east of it. The Marlton Redevelopment Plan is substantially consistent with the City of Camden Master Plan as well as the other relevant plans, and is designated to effectuate them. The Marlton Redevelopment Plan categorizes all the properties within as either “in need of rehabilitation” or “in need of redevelopment” according to standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq).

The redevelopment strategy identifies and locates improvements among three classes of action: conservation, upgrade and development. The Marlton Redevelopment Plan has two broad goals that guide this two phased, long-range (2008-2017 & 2018-2031) process: the creation of a Transit Oriented Development Zone with mixed uses for the west side of the neighborhood, and the creation of a strong residential neighborhood for the east side. The plan proposes new housing, improved infrastructure, consolidation of sprawled industrial properties, creation of a new commercial center for the region, and a new cluster of social agencies all located within a new Transit Oriented Development Zone. Site 23 is designated for development.

The Marlton Redevelopment Plan has five plan concepts:

- 1) Marlton as a ‘Gateway’ Neighborhood,
- 2) Marlton’s Strong Residential Character,
- 3) Marlton as a Regional Economic Center,
- 4) Federal Street as Marlton’s “Main Street”,
- and 5) Marlton as a Green Community.

The economic redevelopment of the Site 23 is consistent with the goal of Marlton as a Gateway Neighborhood because it can be part of the TOD Zone that will be a hinge between Marlton and the neighboring districts.

Zoning Ordinance Permitted Uses

The Marlton Redevelopment Plan, 2006 updates the nine existing zoning districts in Marlton and proposes five zoning classifications and districts: C-2 (Neighborhood Commercial), C-3 (Regional Commercial), G-I (General Industrial), R-2 (Medium Density Residential), TO (Transit Oriented), and CV-2 (Open Space Conservation). According to the redevelopment plan which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the TO (Transit Oriented) Zone that have the potential to meet the goal of economic redevelopment as defined in this plan: hotel or motel, or extended family stay facility; business services; convenience store, banks, financial and insurance offices; offices, office buildings and office complex; personal services; restaurants, excluding carryout and drive-through; retail food establishments; retail sales; indoor and outdoor shopping centers; and commercial recreation facility.

Potential Redevelopment Uses

Site 23 is located along the Cooper River (see Figure 7) and a significant portion of this site appears to be included in the Admiral Wilson Plaza project which includes a large shopping complex including a grocery store. The permitted uses under the zoning designation of Transit Oriented are consistent with the type of use and the redevelopment this 6.1 acre site under those guidelines would be most practical.

Cleanup Costs

The following cost estimates are based on typical costs for the remaining remediation of the site which, according to available information, may include UST removals, removal of 1' of soil and 2' clean fill cap, Classification Exception Area (CEA), and deed notice.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$490,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 7

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Block N	Woolworth	540-552 Federal Street	Blk 175 Lts 5, 17.01 & 17.02	CC (Center City)	3.4

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

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Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 7 for the permitted CC (Center City) Zone use of facilities for technology and product research and development would be consistent with the goals, initiatives and incentives contained in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

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the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Recommendations related to Site 7 include that certain areas of the City, which are in proximity to regional access systems, be given special consideration for a mixed-use development pattern (areas include the downtown waterfront, the CBD, the PATCO Ferry Avenue station, the Atlantic Avenue corridor and the vicinity of East State Street and River Avenue); and accelerate CBD redevelopment around City Hall, nearby new light rail stops and the Transportation Center.

Downtown Camden Redevelopment Plan, October 2004

The Downtown Camden Redevelopment Plan aims to create a robust mix of land uses and activities, through new development, that will maximize what the downtown has to offer: quality education, housing, shopping, training and jobs, government and social services, tourist attractions and entertainment. The downtown redevelopment area lies roughly between Martin Luther King Jr. Street and Benjamin Franklin Bridge in the north-south axis and the Delaware River waterfront and I-676 in the east-west axis. Site 7 is located in the Project Area E which is designated as the Central Business District and Government Center project area which borders the proposed university village and technology complex district project areas. The redevelopment in the neighborhood consists of commercial, city, county, state and federal buildings. Site 7, which is publicly owned, is also designated for new development not rehabilitation. Some of the economic functions that are proposed in the Plan include: commercial offices with restaurants, government offices, and parking garages.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, uses permitted in the CC (Central City) Zone that have the potential to meet the goal of economic redevelopment as defined in this brownfield plan include: retail stores; personal services; medical offices and facilities; professional and private offices; financial institutions; restaurants; shopping centers; commercial recreational facilities; hotels or motels; and theaters, museums, art galleries, and concert halls.

Potential Redevelopment Uses

Site 7's size (3.4 acres) and location in Camden's downtown (see Figure 3) give it a strong potential for commercial retail and/or office redevelopment. The Redevelopment Plan specifically proposes commercial offices with restaurants, government offices, and parking garages; however, entertainment, commercial recreational, and hotels/motel uses would also be feasible and are supported by the zoning ordinance. The site is easily accessible to the immediate surrounding area as well as US 30 and I-676.

Cleanup Costs

The following cost estimates are based on typical costs for the remaining remediation of the site which, according to available information, may include removal of 5 USTs (possibly more), an assumption of 200 tons of petro-contaminated soil, 3 unregulated and 1 regulated USTs, as well as free product removal.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$480,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 12

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Alpha	Cutler Metals	1035 Line Street	Blk 1449 Lt 3	OLI (Office Light Industrial)	4

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 12 for the permitted OLI (Office Light Industrial) uses of scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives contained in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

City of Camden Brownfields Redevelopment Strategic Plan

the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 12 include: the establishment of compact retail areas along limited sections of Mt. Ephraim Avenue, Haddon Avenue, and Federal Street in East Camden; reconstruction of Federal Street Bridge over the Cooper River; ramp widening improvements to the Federal Street and Flanders Avenue exit at Admiral Wilson Boulevard; repairing and resurfacing of Atlantic Avenue with a new road capacity upgrade at the approach to the I-676 interchange; and creation of industrial parks (south of Federal Street adjacent to Campbell Soup Headquarters).

Gateway Redevelopment Plan, December 2005

The Gateway Neighborhood is located in central Camden between the residential and institutional neighborhoods of the Downtown and the residential areas in south Camden. The Gateway Redevelopment Plan's goals are to revitalize area businesses, institutions, and housing, as well create new development opportunities. The Plan states that a 500,000 square foot industrial park/office complex, 40 new and rehabilitated retail stores, and 20 storefront renovations are scheduled to occur by 2031. One objective of the Gateway Redevelopment Plan is to create a new office park at Newton Circle. The redevelopment of Site 12 for economic purposes is consistent with achieving this objective as the site is located just south of the circle and is zoned for Office Light Industrial in both this Redevelopment Plan and the current zoning ordinance, the permitted land use in both being identical.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the Office Light Industrial (OLI) Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: wholesaling and storage of goods; scientific or research development laboratories; professional offices; offices, office buildings and office complex; pilot plant; restaurants; commercial recreational facility; lumber and building supply sales and storage; hotel, motel, or extended family stay facility; and light industrial operations.

Potential Redevelopment Uses

Site 12's size (4 acres) and location make it optimal for light industrial, professional office complex uses, and supporting uses such as restaurants and a hotel. It is located approximately one block away from Campbell's Soup Headquarters and across Mt. Ephraim Avenue from NJ Transit's Newton Avenue Bus Garage (see Figure 7). The site has excellent regional and local access via US 30 and Haddon Avenue. Redevelopment of this site for industrial use would be consistent with the goals of the

City of Camden Brownfields Redevelopment Strategic Plan

Gateway Redevelopment Plan which proposes an objective of creating a new office park at Newton circle.

Cleanup Costs

The following remedial action cost estimate is based on typical industry costs for addressing long term groundwater contamination. It should be noted that this is a conservative estimate.

Estimated Remedial Action: \$2.5 million

For a detailed list of potential funding sources applicable to the remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

City of Camden Brownfields Redevelopment Strategic Plan

Site 15

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
VIP Lot		NE Cooper & Delaware	Blk 63 Lt 78	US (University & Support)	2

Current Use

Site is currently used as a surface parking lot.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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State

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City of Camden Brownfields Redevelopment Strategic Plan

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As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The permitted US (University and Support) Zone uses that apply to Site 15 do not lend themselves to energy production related uses as outline in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

City of Camden Brownfields Redevelopment Strategic Plan

remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 15 include: extending the system through South Camden to Gloucester County and providing additional stops in the Waterfront South and in East Camden districts to increase resident access to proposed industrial development centers in these neighborhoods; completing CBD waterfront access system by extending Riverside Drive from Federal Street to Penn Street including connections to adjacent streets; undertaking I-676 ramp improvements at Martin Luther King, Jr./Mickle Boulevard to improve access to CBD and waterfront attractions; repairing and resurfacing local streets in the Cooper-Grant area; constructing new industrial access along 2nd Street originating at the Morgan Boulevard interchange with I-676 to service Beckett Terminal and proposed industrial areas; and reconfiguring and reconstructing the gateway entrance to the CBD from the Benjamin Franklin Bridge toll plaza to Cooper Street.

In addition, the interrelation of the Camden waterfront with the established Philadelphia Penn's Landing waterfront creates a regional benefit by capitalizing on the growth potential of the hospitality and entertainment sector. Future projects within the next five years include: construction of the Delaware River aerial tram; creation of a museum of recorded sound; a major expansion of the Aquarium; and, the development of a sports-theme family entertainment center. This growth in tourist visits will lead to increased direct and indirect employment opportunities for City residents. These new jobs will be related to the services needed to support these entertainment attractions such as restaurants, transportation, hospitality, administrative, and maintenance, as well as equipment repair jobs.

Downtown Camden Redevelopment Plan, October 2004

The Downtown Camden Redevelopment Plan aims to create a robust mix of land uses and activities, through new development, that will maximize what the downtown has to offer: quality education, housing, shopping, training and jobs, government and social services, tourist attractions and entertainment. Downtown redevelopment area is roughly between Martin Luther King Jr. Street and Benjamin Franklin Bridge in the north-south axis and the Delaware River waterfront and I-676 in the east-west axis. Site 15 is located in the Project Area B which is designated as Cooper Grant neighborhood which borders the proposed university village and central business district project areas. The redevelopment in the neighborhood consists of mixed use residential and commercial facilities with some open space improvements. Site 15, which is publicly owned, is also designated for new development not rehabilitation. Some of the economic functions that were proposed in the Plan were; pickle factory bistro; offices; retail and commercial uses; parking garage and arts district retail space.

Zoning Ordinance Permitted Uses

According to the Downtown Camden Redevelopment Plan, 2004 the following uses are permitted in the US (University & Support) Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: banks, financial and insurance offices; offices, office building and office complex; business services; convenience stores; retail food establishments; professional and private offices; medical offices and facilities; personal services; retail stores; and restaurants; and theaters, museums, art galleries and concert halls.

Potential Redevelopment Uses

Due to Site 15's size (2 acres) and accessibility, as well as proximity to Rutgers University Camden Campus, Campbell's Field, Camden Waterfront, and the Downtown area (see Figures 3 & 10) economic redevelopment of this site for uses such as commercial retail and office space would be feasible as well as consistent with the neighborhood redevelopment plan and zoning.

Cleanup Costs

The following cost estimates are based on site size and history of use and assumes a cap is formed by current surface parking use, Classification Exception Area (CEA), and deed notice. No environmental data or reporting was readily available for review.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$110,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

City of Camden Brownfields Redevelopment Strategic Plan

Site 11

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Prison Site		WS Delaware W Del & Elm	Blk 79 Lt 13	MW1 (Mixed Waterfront)	12

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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In order to meet the Plan's goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan's overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of "Smart Growth Areas" to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

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As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted MW1 (Mixed Waterfront) Zone uses related to Site 11 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

City of Camden Brownfields Redevelopment Strategic Plan

remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 11 include: the continued creation of light industrial uses along the proposed realignment of Delaware Avenue and north of Erie Street to 6th Street; light industrial development for Linden Street, east of 11th Street and along 10th Street between State and Elm Streets; urban industrial parks; extension of Delaware Avenue from Vine Street to Erie Street to service proposed industrial areas north of Erie Street; and the reconstruction of East State Street Bridge.

In addition the interrelation of the Camden waterfront with the established Philadelphia Penn's Landing waterfront creates a regional benefit by capitalizing on the growth potential of the hospitality and entertainment sector. Future projects within the next five years include: construction of the Delaware River aerial tram; creation of a museum of recorded sound; a major expansion of the Aquarium; and, the development of a sports-theme family entertainment center.

North Camden Neighborhood Plan, March 2008

This Plan comprises an update to the 1993 North Camden Plan and retains the same four guiding principles of its predecessor: 1) no displacement; 2) community control; 3) employ local residents; and 4) increase home ownership. Both the core neighborhood and the waterfront are the focus of this Plan. Three of the five goals outlined in the "Economic Development" portion of the plan support the economic redevelopment of Site 11 including:

- Bringing new commercial uses to the neighborhood to meet residents' daily needs;
- Transforming North Camden into a full-service urban neighborhood, where people can live, work, play, and shop; and
- Capitalizing on the proximity of local economic generators like Rutgers, the Delaware River waterfront, and the proposed riverfront park.

These goals and the uses permitted under Site 11's Mixed Waterfront (MW1) zoning give Site 11 strong potential for economic redevelopment.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the MW-1 (Mixed Waterfront) Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: business services; convenience stores; banks, financial and insurance offices; offices, office building and office complex; personal services; professional and private offices; restaurants; retail food establishments; retail sales, outdoor; shopping centers; sports arenas; commercial recreational facilities; railroad passenger stations and railroad facilities and uses; hotel or motel, or extended family stay facility; theaters, museums,

City of Camden Brownfields Redevelopment Strategic Plan

art galleries and concert halls; aquariums; and marinas, docks, wharfs, piers, and bait and tackle shops.

Potential Redevelopment Uses

Site 11's location, size (12 acres) and accessibility give it strong potential for economic redevelopment. The North Camden Neighborhood Plan outlines a strategy for reconnecting the adjacent neighborhood with the Delaware River and the zoning permits a number of waterfront commercial, retail and other personal service uses that would achieve that goal. In addition to its waterfront location (see Figure 2), its size would lend it to redevelopment as an attraction (museum, art gallery, or concert hall) as well as hotel which would be supported by its proximity to Rutgers Camden Campus, Campbell's Field, and Camden Aquarium. The zoning ordinance for this site permits railroad passenger stations and related facilities; however, no rail line is presently located near the site.

Cleanup Costs

The following cost estimates are based on typical costs for the potential remaining remediation which assumes 1' clean soil cap site wide, deed notice, and Classification Exception Area (CEA).

Estimated Additional Investigation: \$150,000

Estimated Remedial Action: \$470,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 9

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Borden Chemical	Consolidated Foam	1625 Federal Street	Blk 1184 Lt 5	GI-1 (General Industrial)	3

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

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In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

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As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 9 for the permitted GI-1 (General Industrial) Zone uses of manufacturing operations, scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives would be consistent with this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed

City of Camden Brownfields Redevelopment Strategic Plan

under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 9 include: the creation of industrial parks; continued restructuring of public housing projects into less dense, mixed use and mixed income communities; reconstruction of Federal Street Bridge over Cooper River; ramp widening improvements of the Federal Street and Flanders Avenue exit at Admiral Wilson Boulevard; repairing and resurfacing of Atlantic Avenue with a road capacity upgrade at the approach to the I-676 interchange; reconstruction of 17th Street as an upgraded access road to proposed industrial-office development, future light rail stop north of Federal Street and the planned City recreational complex; and extension of Sewell Street to 23rd Street at Federal Street.

Marlton Redevelopment Plan, October 2006

Site 9 lies within the Marlton Neighborhood which is to the east of the Cooper River. The Marlton Neighborhood is composed of two distinct component neighborhoods: a large highly industrial district west of Marlton Avenue, and a residential suburb east of it. The Marlton Redevelopment Plan is substantially consistent with the City of Camden Master Plan as well as the other relevant plans, and is designated to effectuate them. The Marlton Redevelopment Plan categorizes all the properties within as either “in need of rehabilitation” or “in need of redevelopment” according to standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq).

The Plan’s redevelopment strategy identifies and locates improvements among three classes of action: conservation, upgrade and development. The Marlton Redevelopment Plan has two broad goals that guide this two phased, long-range (2008-2017 & 2018-2031) process: the creation of a Transit Oriented Development Zone with mixed uses for the west side of the neighborhood, and the creation of a strong residential neighborhood for the east side. The plan proposes new housing, improved infrastructure, consolidation of sprawled industrial properties, creation of a new commercial center for the region, and a new cluster of social agencies all located within a new TOD (Transit Oriented Development) Zone. Site 9 is designated for development.

The Marlton Redevelopment Plan has five plan concepts:

- 1) Marlton as a ‘Gateway’ Neighborhood,
- 2) Marlton’s Strong Residential Character,
- 3) Marlton as a Regional Economic Center,
- 4) Federal Street as Marlton’s “Main Street”,
- and 5) Marlton as a Green Community.

The economic redevelopment of Site 9 is in line with the goal of Marlton as a Gateway Neighborhood as it is located along Federal Street and can be part of the TOD Zone

City of Camden Brownfields Redevelopment Strategic Plan

that will be a hinge between Marlton and the neighboring districts. Site 9 offers possibilities for economic development as part of the new industrial park proposed for the area between 16th to 20th streets and bound by the Federal Street and Pavonia Yard.

Zoning Ordinance Permitted Uses

The Marlton Redevelopment Plan updates the nine existing zoning districts in Marlton and proposes five zoning classifications and districts: C-2 (Neighborhood Commercial), C-3 (Regional Commercial), G-I (General Industrial), R-2 (Medium Density Residential), TO (Transit Oriented), and CV-2 (Open Space Conservation). According to the redevelopment plan which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the G-I (General Industrial) Zone that have the potential to meet the goal of economic redevelopment as defined in this brownfield plan: manufacturing operations; marinas, docks, wharfs, piers, and tackle shops; wholesaling of goods; scientific or research development laboratories; offices, office building and office complex; pilot plant; stockyards and slaughterhouses; foundries, forge shops and boiler works; junkyards and automobile graveyards; professional offices; restaurants; commercial recreational facility; and lumber and building supply sales and storage.

Potential Redevelopment Uses

According to the Marlton Redevelopment Plan, Site 9 lies within an area bordered by 16th Street, 20th Street, Federal Street and Pavonia Rail Yard (see Figure 7) which is intended to become a new industrial park. The Plan also outlines Federal Street as Marlton's "Main Street". The zoning ordinance of GI-1 permits manufacturing uses as well as offices, restaurants and commercial recreation facilities; however, the smaller size of the site (3 acres) may limit some industrial uses. A freight rail line (Pavonia Yard) that would support the site's reuse for industrial purposes is adjacent to the northern boundary of Site 9. The site has good local access via Federal Street which is a major east-west arterial, and good regional access via US 30.

Cleanup Costs

The following cost estimate includes the anticipated requirements of removal of contaminated soil at AOC-A2 (200 tons), K3 (400 tons), L1 (4500 tons); removal of concrete tank at AOC K2; site wide capping; monitored natural attenuation for groundwater; Classification Exception Area (CEA); and deed notice from consultant's remedial action work plan.

Estimated Additional Investigation: \$30,000

Estimated Remedial Action: \$1.2 million

City of Camden Brownfields Redevelopment Strategic Plan

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 5

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Haddon Ave Transit Village	DiStasio Chevrolet	SW Haddon & WHP	Blk 1279.01 Lts 1, 3 & 5	TOD (Transit Oriented Development)	0.7

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

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State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted Transit Oriented Development (TOD) Zone uses related to Site 5 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

City of Camden Brownfields Redevelopment Strategic Plan

remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 5 include: the establishment of compact retail areas along limited sections of Haddon Avenue; and improvements to neighborhood commercial corridors.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the TOD Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: business services; convenience stores; banks, financial and insurance offices; offices, office building, office complex and medical offices; personal services; professional offices and private offices; restaurants; retail food establishments; retail sales, outdoor; shopping centers; commercial recreation facility; hotel or motel, or extended family stay facility; theaters, museums, art galleries and concert halls; and grocery store, carryout of prepared food.

Potential Redevelopment Uses

Site 5's size (0.7 acre) and proximity the PATCO's Ferry Avenue Station and park and ride lot (see Figure 6) make it a strong candidate for economic redevelopment related to transit supportive development. Being located just across Venner Street from the station and the lack of commercial retail and personal services in the area create a need for this type of reuse which is supported by the City's zoning ordinance. The zoning ordinance also permits office complexes and shopping complexes; however, this type of reuse may be limited due to the site's small size.

Cleanup Costs

The following cost estimates are based on the removal of 2 USTs, removal of 100 cubic yards of petro contaminated soil, Classification Exception Area (CEA), impermeable cap, and deed notice.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$260,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 22

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Action Spot-a-Pot		NW Federal & River Road	Blk 1181 Lt 1	CV-2 (Conservation Overlay Zone)	0.7

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted Conservation Overlay (CV-2) Zone uses related to Site 22 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

City of Camden Brownfields Redevelopment Strategic Plan

remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 22 include: the creation of industrial parks; continued restructuring of public housing projects into less dense, mixed use and mixed income communities; reconstruction of Federal Street Bridge over Cooper River; ramp widening improvements the the Federal Street and Flanders Avenue exit at Admiral Wilson Boulevard; repairing and resurfacing of Atlantic Avenue with a road capacity upgrade at the approach to the I-676 interchange; reconstruction of 17th Street as an upgraded access road to proposed industrial-office development, future light rail stop north of Federal Street and the planned City recreational complex; and extension to Sewell Street to 23rd Street at Federal Street.

Marlton Redevelopment Plan, October 2006

Site 22 lies within the Marlton Neighborhood which is to the east of the Cooper River. The Marlton Neighborhood is composed of two distinct areas: a large highly industrial district west of Marlton Avenue, and a residential suburb east of it. The Marlton Redevelopment Plan is substantially consistent with the “City of Camden Master Plan” as well as the other relevant plans, and is designated to effectuate them. The Marlton Redevelopment Plan categorizes all the properties within as either “in need of rehabilitation” or “in need of redevelopment” according to standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq).

The redevelopment strategy identifies and locates improvements among three classes of action: conservation, upgrade and development. The Marlton Redevelopment Plan has two broad goals that guide this two phased, long-range (2008-2017 & 2018-2031) process: the creation of a Transit Oriented Development Zone with mixed uses for the west side of the neighborhood, and the creation of a strong residential neighborhood for the east side. The plan proposes new housing, improved infrastructure, consolidation of sprawled industrial properties, creation of a new commercial center for the region, and a new cluster of social agencies all located within a new Transit Oriented Development Zone. Site 22 is designated for recreational and open space development.

The Marlton Redevelopment Plan has five plan concepts:

1) Marlton as a ‘Gateway’ Neighborhood, 2) Marlton’s Strong Residential Character, 3) Marlton as a Regional Economic Center, 4) Federal Street as Marlton’s “Main Street”, and 5) Marlton as a Green Community.

The economic redevelopment of Site 22 is consistent with the goal of Marlton as a Green Community because it is on the waterfront. Site 22 offers some possibilities for economic development as part of a Conservation Overlay Zone.

Zoning Ordinance Permitted Uses

The Marlton Redevelopment Plan, 2006 updates the nine existing zoning districts in Marlton and proposes five zoning classifications and districts: C-2 (Neighborhood Commercial), C-3 (Regional Commercial), G-I (General Industrial), R-2 (Medium Density Residential), TO (Transit Oriented), and CV-2 (Open Space Conservation). According to the redevelopment plan which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the CV-2 (Open Space Conservation) Zone that have the potential to meet the goal of economic redevelopment as defined in this brownfield plan: commercial recreation facilities such as miniature golf, boat rentals, and bike rentals; food concessions; and, marinas.

Potential Redevelopment Uses

Site 22 is approximately 0.7 acres in size and located adjacent to the Cooper River (see Figure 7). Given its zoning designation of Open Space Conservation and the permitted uses associated with that designation, reuse of this site for smaller scale waterfront related commercial uses would be most practical.

Cleanup Costs

The following cost estimates assume UST removals, removal of 1' of soil and a 2' clean fill cap, Classification Exception Area (CEA), and deed notice.

Estimated Additional Investigation: \$50,000

Estimated Remedial Action: \$310,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

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Site 16

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Liedtka Site		NS Broadway 140 S Whitman	Blk 344 Lt 21	LI-1 (Light Industrial)	8

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 16 for the permitted Light Industrial (LI-1) Zone uses of scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives outlined within this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

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the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 16 include: the establishment of compact retail areas along limited sections of Broadway; upgrade of Atlantic Avenue between Ferry Avenue and I-676 to improve access to proposed mixed-use development along roadway; improvement of neighborhood commercial corridors in targeted areas (Broadway south of Mickle to Mechanic); and creation of urban industrial parks.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the LI-1 Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: manufacturing; wholesaling of goods and services; scientific or research development laboratories; offices, office buildings and office complex; pilot plant; professional offices; restaurants; commercial recreational facility; and lumber and building supply sales and storage.

Potential Redevelopment Uses

No neighborhood redevelopment plan exists for the neighborhood in which Site 16 is located. The site is approximately 8 acres in size and has good access to I-676 (see Figure 4). These factors, along with its Light Industrial zoning designation, make the reuse of this site for industrial or office complex purposes a practical choice. The light industrial zoning also permits commercial uses such as restaurants, and this site's location along a major thoroughfare (Broadway), and its potential to serve the workforce associated with industrial uses near the Delaware River as well as local residents make this type of use an option as well.

Cleanup Costs

The following cost estimates assume that the site will be capped by development, deed notice, and Classification Exception Area (CEA). 18The estimate does not include construction costs associated with cap formed by development.

Estimated Additional Investigation: \$58,000

Estimated Remedial Action: \$83,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 13

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Camden East Village-Block 80		side Drive	Blk 81.06 Lts 3.01 & 3.02 / Blk 80 Lt 5	MW1 (Mixed Waterfront)	4.1

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands

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Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted Mixed Waterfront (MW1) Zone uses related to Site 13 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

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the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 13 include: extending the light rail system through South Camden to Gloucester County and providing additional stops in the Waterfront South and in East Camden districts to increase resident access to proposed industrial development centers in these neighborhoods; completion of CBD waterfront access system by extending Riverside Drive from Federal Street to Penn Street including connections to adjacent streets; I-676 ramp improvements at Martin Luther King Jr./Mickle Boulevard to improve access to CBD and waterfront attractions; repairing and resurfacing of local streets in the Cooper-Grant area; constructing new industrial access along 2nd Street originating at the Morgan Boulevard interchange with I-676 to service Beckett Terminal and proposed industrial areas; and reconfiguring and reconstructing gateway entrance to the CBD from the Benjamin Franklin Bridge toll plaza to Cooper Street.

In addition the interrelation of the Camden waterfront with the established Philadelphia Penn's Landing waterfront creates a regional benefit by capitalizing on the growth potential of the hospitality and entertainment sector. Future projects within the next five years include: construction of the Delaware River aerial tram; creation of a museum of recorded sound; a major expansion of the Aquarium; and, the development of a sports-theme family entertainment center. This growth in tourist visits will lead to increased direct and indirect employment opportunities for City residents. These new jobs will be related to the services needed to support these entertainment attractions such as restaurants, transportation, hospitality, administrative, and maintenance as well as equipment repair jobs.

Downtown Camden Redevelopment Plan, October 2004

The Downtown Camden Redevelopment Plan aims to create a robust mix of land uses and activities, through new development, that will maximize what the downtown has to offer: quality education, housing, shopping, training and jobs, government and social services, tourist attractions and entertainment. Downtown redevelopment area is roughly between Martin Luther King Jr. Street and Benjamin Franklin Bridge in the north-south axis and the Delaware River waterfront and I-676 in the east-west axis. Site 13 is located in Project Area A which is designated as the Waterfront Entertainment District and borders the proposed Cooper Grant neighborhood and technology district project areas. The redevelopment in the neighborhood consists of entertainment venues, shopping districts and eateries along with some housing. Site 13, which is publicly owned, is also designated for new development not rehabilitation. Some of the economic functions proposed in the Plan are: expansion of the state aquarium, I-MAX 3-D theatre, waterfront conference center, and harbor view offices.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the MW-1 Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: business services; convenience stores; banks, financial and insurance offices; offices, office building and office complex; personal services; professional and private offices; restaurants; retail food establishments; retail sales, outdoor; shopping centers; sports arenas; commercial recreational facilities; railroad passenger stations and railroad facilities and uses; hotel or motel, or extended family stay facility; theaters, museums, art galleries and concert halls; aquariums; and marinas, docks, wharfs, piers, and bait and tackle shops.

Potential Redevelopment Uses

Site 13's location, size (4.1 acres) and accessibility (see Figure 10) give it strong potential for economic redevelopment. The Downtown Redevelopment Plan designates the area as a Waterfront Entertainment District and proposes the site be redeveloped for expansion of the Camden Aquarium, an I-MAX 3-D theatre, waterfront conference center, or harbor view offices. The size of the site would also lend itself to mixed commercial uses such as retail and restaurant which would serve the adjacent Campbell's Field, as well as the adjacent community. If redeveloped as a waterfront attraction, access to this site from a regional standpoint would be excellent given its proximity to US 30 and I-676.

Cleanup Costs

The following remediation cost estimate assumes a 1' clean soil cap over 25% of the site, the remainder of site to be capped by development (costs for development not included), deed notice, and Classification Exception Area (CEA).

Estimated Additional Investigation: \$75,000

Estimated Remedial Action:\$110,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 4

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Knox Phase 2	BPUM	NS Byron 270 W of 6th Street	Blk 4 Lts 1 & 64 / Blk 746 Lts 16, 17, 24, 29, 33, 64, 68 & 73	GI-1 (General Industrial)	23.6

Current Use

Lot 16 has been redeveloped as affordable housing. Balance of site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands

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Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 4 for the permitted General Industrial (GI-1) Zone uses of manufacturing, scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives contained in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed

City of Camden Brownfields Redevelopment Strategic Plan

under each goal. Reoccurring themes that occur throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 4 include: the continued creation of light industrial uses along the proposed realignment of Delaware Avenue and north of Erie Street to 6th Street; light industrial development for Linden Street, east of 11th Street and along 10th Street between State and Elm Streets; urban industrial parks; extension of Delaware Avenue from Vine Street to Erie Street to service proposed industrial areas north of Erie Street; and the reconstruction of East State Street Bridge.

North Camden Neighborhood Plan, March 2008

This plan comprises an update to the 1993 North Camden Plan and retains the same four guiding principles of its predecessor: 1) no displacement; 2) community control; 3) employ local residents; and 4) increase home ownership. Both the core neighborhood and the waterfront are the focus of this Plan. Three of the five goals outlined in the “Economic Development” portion of the plan support the economic redevelopment of Site 4 including:

- Bringing new commercial uses to the neighborhood to meet residents’ daily needs;
- Transforming North Camden into a full-service urban neighborhood, where people can live, work, play, and shop; and
- Capitalizing on the proximity of local economic generators like Rutgers, the Delaware River waterfront, and the proposed riverfront park.

These goals and the uses permitted under Site 4’s GI-1 Zone give Site 4 strong potential for economic redevelopment as defined in this brownfield plan.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the GI-1 Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: manufacturing; stockyards and slaughterhouses; wholesaling of goods and services; foundries, forge shops and boiler works; scientific or research development laboratories; offices, office building and office complex; junkyard and automobile graveyards; pilot plant; professional offices; restaurants; commercial recreational facility; and lumber and building supply sales and storage.

Potential Redevelopment Uses

Site 4 lends itself to a variety of potential economic redevelopment uses given its 23.6 acre size, location adjacent to the Delaware River (see Figure 2), and accessibility.

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Under its zoning designation of GI-1, light industrial uses are permitted and would benefit from the sites proximity and access to US 30 and I-676. However, the potential increase in truck traffic through the neighborhood may be an issue. It also has strong potential for economic redevelopment in the form of commercial uses that meet the adjacent community's needs as described in the North Camden Neighborhood Plan.

Cleanup Costs

The following remediation cost estimate is for Phase 2 activities include: demolition and removal of concrete slab, removal of one PCB hotspot (TP12), offsite disposal (assume 20 cubic yards), a site wide cap (assume 1 foot of clean soil with no removal of native soil), Classification Exception Area (CEA) for addressing historic fill and petroleum, and deed notice.

Estimated Remedial Action: \$610,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 17

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Welsbach Arlington Street		Data unavailable	Blk 498 Lts 5,6, 8 through 18 & 20 through 32 / Blk 499 Lts 35 through 62	C-1 (Commercial) & R2 (Residential)	Data unavailable

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or

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advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The permitted C-1 (Commercial) and R2 (Residential) Zone uses that apply to Site 17 do not lend themselves to energy production related uses as outline in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of

City of Camden Brownfields Redevelopment Strategic Plan

these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 17 include: the construction of a new industrial access roadway from Morgan Boulevard interchange at I-676 to serve port and adjacent proposed industrial development areas; and initiation of Port of Camden improvements and industrial development program on surplus port properties to be released by the State.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the Commercial (C-1) Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: banks, financial and insurance offices; business services; convenience stores; medical offices and facilities; offices, office building and office complex; personal services; professional and private offices; retail stores; restaurants; retail food establishments; shopping centers; and tavern or bar.

No permitted uses in the R2 (Residential) Zone have the potential to meet the goal of economic redevelopment as defined in this brownfield plan.

Potential Redevelopment Uses

No neighborhood redevelopment plan exists for the neighborhood in which Site 17 is located. According to the City of Camden Zoning map this site is predominantly zoned for commercial use with a portion appearing to be zoned for residential, the latter not being consistent with economic redevelopment as defined in this study. As such, if the entire site is to be redeveloped for commercial uses, the residential zoning would require a change to commercial. The site is approximately 3.5 acres in size and the permitted uses such as commercial offices would all be feasible at this site. The permitted uses related to personal services and retail food would also be appropriate to serve the work force employed in the predominantly industrial area (see Figure 5).

Cleanup Costs

The following cost estimates assume addressing long term radioactive contamination. It should be noted that this is a conservative estimate.

Estimated Additional Investigation: \$250,000

Estimated Remedial Action: \$2 million

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For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 20

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Ponte		SW Mickle & 16th Street	Blk 1197 Lt 2	TOD (Transit Oriented Development)	2.2

Current Use

Current use unknown.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted TOD Zone uses related to Site 20 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

City of Camden Brownfields Redevelopment Strategic Plan

remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 20 include: creation of industrial parks; continued restructuring of public housing projects into less dense, mixed use and mixed income communities; reconstruction of Federal Street Bridge over Cooper River; ramp widening improvements at the Federal Street and Flanders Avenue exit at Admiral Wilson Boulevard; repairing and resurfacing of Atlantic Avenue with a road capacity upgrade at the approach to the I-676 interchange; reconstructing 17th Street as an upgraded access road to proposed industrial-office development, future light rail stop north of Federal Street and the planned City recreational complex; and extending Sewell Street to 23rd Street at Federal Street.

Marlton Redevelopment Plan, October 2006

Site 20 lies within the Marlton Neighborhood which is to the east of the Cooper River. The Marlton Neighborhood is composed of two distinct areas: a large highly industrial district west of Marlton Avenue, and a residential bedroom suburb east of it. The Marlton Redevelopment Plan is substantially consistent with the City of Camden Master Plan and other relevant plans, and is designated to effectuate them. Marlton Redevelopment Plan categorizes all the properties within as either “in need of rehabilitation” or “in need of redevelopment” according to standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq).

The redevelopment strategy identifies and locates improvements among three classes of action: conservation, upgrade and development. Marlton Redevelopment Plan has two broad goals that guide this two phased, long-range (2008-2017 & 2018-2031) process: the creation of a Transit Oriented Zone with mixed uses for the west side of the neighborhood, and the creation of a strong residential neighborhood for the east side. The plan proposes new housing, improved infrastructure, consolidation of sprawled industrial properties, creation of a new commercial center for the region, a new cluster of social agencies all located within a new Transit Oriented Zone. Site 20 is designated for development.

The Marlton Redevelopment Plan has five plan concepts:

- 1) Marlton as a ‘Gateway’ Neighborhood
- 2) Marlton’s Strong Residential Character
- 3) Marlton as a Regional Economic Center
- 4) Federal Street as Marlton’s “Main Street”
- and 5) Marlton as a Green Community

The economic redevelopment of the Site 20 is consistent with the goal of Marlton as a Gateway Neighborhood because it has the potential to be part of the TO Zone that will be a hinge between Marlton and the neighboring districts. Site 20 offers possibilities for

City of Camden Brownfields Redevelopment Strategic Plan

economic development as part of the new industrial park proposed for the area between 16th to 20th streets and bound by the Federal Street and Pavonia Yard.

Zoning Ordinance Permitted Uses

The Marlton Redevelopment Plan, 2006 updates the nine existing zoning districts in Marlton and proposes five zoning classifications and districts: C-2 (Neighborhood Commercial), C-3 (Regional Commercial), G-I (General Industrial), R-2 (Medium Density Residential), TO (Transit Oriented), and CV-2 (Open Space Conservation). According to the redevelopment plan which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the TO (Transit Oriented) Zone that have the potential to meet the goal of economic redevelopment as defined in this brownfield plan: hotel or motel, or extended family stay facility; business services; convenience store; banks; financial and insurance offices; offices, office buildings and office complex; personal services; restaurants, excluding carryout and drive-through; retail food establishments; retail sales; indoor and outdoor shopping centers; and commercial recreation facility.

Potential Redevelopment Uses

Site 20 lies across S. 17th Street from Site 23 of which portions are included in the Admiral Wilson Plaza project (see Figure 7). Given the fact that the zoning designation of Transit Oriented and the goals of the Marlton Redevelopment Plan to have these zones serve as a hinge between Marlton and neighboring districts, reuses related to commercial retail, office, and office and shopping complexes would be a desirable use although its 2.2 acres size may be a limiting factor.

Cleanup Costs

The following cost estimates are based on site size and history of use and assumes removal of 1' of soil and a 2' clean fill cap, Classification Exception Area (CEA), and deed notice. No environmental data or reporting was readily available for review.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$530,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 26

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Magnetic Metals		1900 Hayes Avenue	Blk 867 Lt 10	LI-2 (Light Industrial)	2.9

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth

City of Camden Brownfields Redevelopment Strategic Plan

Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 26 for the permitted Light Industrial-2 (LI-2) Zone uses of manufacturing operations, scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives contained in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

City of Camden Brownfields Redevelopment Strategic Plan

the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 26 include: the construction of a new light rail station north of Federal Street to service existing industries and proposed industrial-office center located around 17th and Federal Streets; construction of an industrial collector access road from River Avenue under East State Street ending in a cul-de-sac west of 24th Street; creation of a retail and commercial/retail mixed-use center in the vicinity of River Avenue and State Street as a new gateway into Cramer Hill; improvements to neighborhood commercial corridors in targeted areas; and that certain areas of the City, which are in proximity to regional access systems, be given special consideration for a mixed-use development pattern (areas include the downtown waterfront, the CBD (Central Business District), the PATCO Ferry Avenue Station, the Atlantic Avenue corridor and the vicinity of East State Street and River Avenue).

Cramer Hill Redevelopment Plan, May 2009

The Cramer Hill Neighborhood is roughly defined by the Delaware River to the north, the Cooper River to the west, the Penn Central Railroad to the South and 36th Street to the east. The Cramer Hill Redevelopment Plan categorizes Site 26 as “in need of redevelopment” according to standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq). This category is also consistent with the Redevelopment Plan’s strategy action plan classification for Site 26 as “Develop”. Consideration of Site 26 for economic redevelopment is consistent with the Redevelopment Plan’s Concept Plan map as well as proposed zoning classification which designates the land use and zoning classification for Site 26 as LI-2.

The Cramer Hill Redevelopment Plan has three plan concepts: 1) Cramer Hill as a New Urban Village; 2) Cramer Hill as a Riverfront Community; and 3) Cramer Hill as a Green Community. The economic redevelopment of Site 26 is in line with the New Urban Village concept as it promotes residential development anchored by strong retail commercial centers and corridors, integration of the Delaware and Cooper riverfronts, as well as the element of self containment represented by employment sources within the neighborhood. Site 26 has the potential to provide employment as it is designated in the conceptual plan as Industrial Preservation.

The Plan also lists a number of “Targeted Activities”, two of which would be supported by the redevelopment of Site 26. These “Targeted Activities” include: Economic Redevelopment which seeks to strengthen the connection between neighborhood businesses and community consumer and employment needs; and, Environmental Remediation which sees the remediation of known and suspected contaminated sites as a prerequisite to restoring the utility of the neighborhood’s abandoned, neglected and abused land uses via redevelopment.

Zoning Ordinance Permitted Uses

According to the Cramer Hill Redevelopment Plan, May 2009, which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the LI-2 Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: manufacturing operations; wholesaling of goods; scientific or research development laboratories; offices, office buildings and office complexes; pilot plant; professional offices; restaurants; and lumber and building supply sales and storage.

Potential Redevelopment Uses

One of the goals of the Cramer Hill Redevelopment Plan is to consolidate industrial land uses in the southern portion of the neighborhood and along Pavonia Yard. The permitted uses under the LI-2 Zone support that goal. Given the site's size (2.9 acres), good accessibility to the regional transportation system via US 30 and I-676 (see Figure 8), and possible access to rail, light industrial use would be consistent with the aforementioned zoning and redevelopment plan related to this site.

Cleanup Costs

The following cost estimates were developed assuming the removal of hot spot contamination, removal of 1' of soil and a 2' clean fill cap, and deed notice.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$420,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 21

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Evergreen		946-952 N. Front Street	Blk 15 Lts 1, 2, 3 & 6	R2 (Residential)	0.3

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth

City of Camden Brownfields Redevelopment Strategic Plan

Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted Residential (R2) Zone uses related to Site 21 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development

City of Camden Brownfields Redevelopment Strategic Plan

initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 21 include: the continued creation of light industrial uses along the proposed realignment of Delaware Avenue and north of Erie Street to 6th Street; light industrial development for Linden Street, east of 11th Street and along 10th Street between State and Elm Streets; creation of urban industrial parks; extension of Delaware Avenue from Vine Street to Erie Street to service proposed industrial areas north of Erie Street; and the reconstruction of East State Street Bridge.

North Camden Neighborhood Plan, March 2008

This plan comprises an update to the 1993 North Camden Plan and retains the same four guiding principles of its predecessor: 1) no displacement; 2) community control; 3) employ local residents; and 4) increase home ownership. Both the core neighborhood and the waterfront are the focus of this Plan. Site 21's proximity to the waterfront does give it the potential to serve economic redevelopment goals outlined in this Plan; however, permitted uses under its Residential (R2) zoning eliminate that potential.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, no permitted uses in the R2 (Residential) Zone have the potential to meet goal of economic redevelopment as defined in this brownfield plan.

Potential Redevelopment Uses

Site 21, located at the intersection of Erie Street and N. Front Street (see Figure 2) is zoned for residential use and therefore does not lend itself to economic redevelopment as defined in this study.

Cleanup Costs

EPA removal action was performed at this Site. The following remaining remediation estimates assume hot spot removal, removal of 1' of soil and a 2' clean fill cap, Classification Exception Area (CEA), and deed notice.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$240,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 19

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Concord Chemical		1698 Federal Street	Blk 1186 Lt 25	G-I (General Industrial)	1.4

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth

City of Camden Brownfields Redevelopment Strategic Plan

Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 19 for the permitted GI-1 (General Industrial) uses of manufacturing, scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives would be consistent with this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

City of Camden Brownfields Redevelopment Strategic Plan

the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 19 include: the creation of industrial parks; continued restructuring of public housing projects into less dense, mixed use and mixed income communities; reconstruction of Federal Street Bridge over Cooper River; ramp widening improvements the the Federal Street and Flanders Avenue exit at Admiral Wilson Boulevard; repairing and resurface Atlantic Avenue with a road capacity upgrade at the approach to the I-676 interchange; reconstruction of 17th Street as an upgraded access road to proposed industrial-office development; future light rail stop north of Federal Street and the planned City recreational complex; and extension of Sewell Street to 23rd Street at Federal Street.

Marlton Redevelopment Plan, October 2006

Site 19 lies within the Marlton Neighborhood which is to the east of the Cooper River. The Marlton Neighborhood is composed of two distinct areas: a large highly industrial district west of Marlton Avenue, and a residential bedroom suburb east of it. The Marlton Redevelopment Plan is substantially consistent with the City of Camden Master Plan and other relevant plans, and is designated to effectuate them. Marlton Redevelopment Plan categorizes all the properties within as either “in need of rehabilitation” or “in need of redevelopment” according to standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq).

The redevelopment strategy identifies and locates improvements among three classes of action: conservation, upgrade and development. The Marlton Redevelopment Plan has two broad goals that guide this two phased, long-range (2008-2017 & 2018-2031) process: the creation of a TOD (Transit Oriented Development) Zone with mixed uses for the west side of the neighborhood, and the creation of a strong residential neighborhood for the east side. The plan proposes new housing, improved infrastructure, consolidation of sprawled industrial properties, creation of a new commercial center for the region, and a new cluster of social agencies all located within a new Transit Oriented Development Zone. Site 19 is designated for development.

The Marlton Redevelopment Plan has five plan concepts:

- 1) Marlton as a ‘Gateway’ Neighborhood, 2) Marlton’s Strong Residential Character, 3) Marlton as a Regional Economic Center, 4) Federal Street as Marlton’s “Main Street”, and 5) Marlton as a Green Community.

The economic redevelopment of the Site 19 is consistent with the goal of Marlton as a Gateway Neighborhood as it is located along Federal Street and can be part of the TOD zone that will be a hinge between Marlton and the neighboring districts. Site 19 offers

City of Camden Brownfields Redevelopment Strategic Plan

possibilities for economic development as part of the new industrial park proposed for the area between 16th to 20th streets and bound by the Federal Street and Pavonia Yard.

Zoning Ordinance Permitted Uses

The Marlton Redevelopment Plan, 2006 updates the nine existing zoning districts in Marlton and proposes five zoning classifications and districts: C-2 (Neighborhood Commercial), C-3 (Regional Commercial), G-I (General Industrial), R-2 (Medium Density Residential), TO (Transit Oriented), and CV-2 (Open Space Conservation). According to the redevelopment plan which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the G-I Zone that have the potential to meet the goal of economic redevelopment as defined in this brownfield plan: manufacturing operations; marinas, docks, wharfs, piers, and tackle shops; wholesaling of goods; scientific or research development laboratories; offices, office building and office complex; pilot plant; stockyards and slaughterhouses; foundries, forge shops and boiler works; junkyards and automobile graveyards; professional offices; restaurants; commercial recreational facility; and lumber and building supply sales and storage.

Potential Redevelopment Uses

Site 19 is located adjacent to the south side of Federal Street (see Figure 7) which the Marlton Redevelopment Plan proposes as Marlton's "Main Street". Redevelopment of this site for General Industrial uses such as manufacturing or laboratories would be consistent with both the redevelopment plan and zoning ordinance; however its smaller size (1.4 acres) may limit the scale of those uses. Commercial retail and/or office uses would be consistent with the "Main Street" concept and is further supported by the industrial park that is proposed just north of the site. The site has good regional as well as local access via US 30 and Federal Street.

Cleanup Costs

An EPA removal action has been performed at this site. The following cost estimates are based on site size, history of use and assumes removal of 1' of soil and a 2' clean fill cap, Classification Exception Area (CEA), and deed notice. No environmental data or reporting was readily available for review.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$500,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 14

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Camden Ship Repair		NE Erie & Point Street	Blk 1 Lt 1	GI-1 (General Industrial)	8.3

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth

City of Camden Brownfields Redevelopment Strategic Plan

Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 14 for the permitted General Industrial (GI-1) uses of manufacturing, scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives would be consistent with this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on

City of Camden Brownfields Redevelopment Strategic Plan

the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 14 include: the continued creation of light industrial uses along the proposed realignment of Delaware Avenue and north of Erie Street to 6th Street; light industrial development for Linden Street, east of 11th Street and along 10th Street between State and Elm Streets; creation of urban industrial parks; extension of Delaware Avenue from Vine Street to Erie Street to service proposed industrial areas north of Erie Street; and the reconstruction of East State Street Bridge.

North Camden Neighborhood Plan, March 2008

This plan comprises an update to the 1993 North Camden Plan and retains the same four guiding principles of its predecessor: 1) no displacement; 2) community control; 3) employ local residents; and 4) increase home ownership. Both the core neighborhood and the waterfront are the focus of this Plan. Three of the five goals outlined in the “Economic Development” portion of the plan support the economic redevelopment of Site 14 including:

- Bringing new commercial uses to the neighborhood to meet residents’ daily needs;
- Transforming North Camden into a full-service urban neighborhood, where people can live, work, play, and shop; and
- Capitalizing on the proximity of local economic generators like Rutgers, the Delaware River waterfront, and the proposed riverfront park.

These goals and the uses permitted under Site 14’s GI-1 zoning give Site 14 strong potential for economic redevelopment as defined in this brownfields plan.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the GI-1 Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: manufacturing; stockyards and slaughterhouses; wholesaling of goods and services; foundries, forge shops and boiler works; scientific or research development laboratories; offices, office building and office complex; junkyard and automobile graveyards; pilot plant; professional offices; restaurants; commercial recreational facility; and lumber and building supply sales and storage.

Potential Redevelopment Uses

Site 14 lends itself to a variety of potential economic redevelopment uses given its size (8.3 acres), location adjacent to the Delaware River (see Figure 2), and accessibility. Under its zoning designation of GI-1, light industrial uses are permitted and would

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benefit from the site's proximity and access to US 30 and I-676. However, potential increased truck traffic through the neighborhood may be an issue. It also has strong potential for economic redevelopment in the form of commercial uses that meet the adjacent community's needs as described in the North Camden Neighborhood Plan.

Cleanup Costs

The following cost estimates include potential cleanup projections to address contaminated associated with river sediments, historic fill, and hot spot removal.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$1 million

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 25

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Barry Bronze		2204 S. 7th Street	Blk 604 Lts 1, 28, 29 & 708	R2 (Residential)	0.9

Current Use

Current use of site unknown.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

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City of Camden Brownfields Redevelopment Strategic Plan

Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted R2 Zone uses related to Site 25 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

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City of Camden Brownfields Redevelopment Strategic Plan

initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 25 include: the construction of an industrial collector road to service proposed Enterprise Business Park (roadway to follow rail right-of-way from 10th Street to connect with the proposed port industrial collector roadway west of I-676); and creation of industrial parks (area between Ferry Avenue and Fairview Street, west of Mt. Ephraim Avenue).

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, no permitted uses in the R2 (Residential) Zone have the potential to meet goal of economic redevelopment as defined in this brownfield plan.

Potential Redevelopment Uses

Site 25 located along S. 7th Street and a freight rail line (see Figure 5) is zoned for residential use and therefore does not lend itself to economic redevelopment as defined in this study.

Cleanup Costs

The following cost estimate assumes removal of 1' of soil and a 2' clean fill cap, and deed notice. Some remediation may have occurred at this site.

Estimated Remedial Action: \$380,000

For a detailed list of potential funding sources applicable to the remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 24

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
7th & Kaighn Ave		726 Kaighn Avenue	Blk 405 Lt 1	OLI (Office Light Industrial) & LI-1 (Light Industrial)	4.3

Current Use

Current use unknown.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning

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Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 24 for the permitted Office Light Industrial (OLI) and Light Industrial (LI-1) uses of manufacturing, scientific or research development laboratories, pilot plant, and/or light industrial operations would be consistent with the goals, initiatives and incentives would be consistent with this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 24 include: the upgrading of Atlantic Avenue between Ferry Avenue and I-676 to improve access to proposed mixed-use development along the roadway; creating urban industrial parks; and that areas of the City in proximity to regional access systems should be given a focused consideration for a mixed-use development pattern (Atlantic Avenue).

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the OLI Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: wholesaling and storage of goods; scientific or research development laboratories; professional offices; offices, office buildings and office complex; pilot plant; restaurants; commercial recreational facility; lumber and building supply sales and storage; hotel, motel, or extended family stay facility; and light industrial operations.

Permitted uses in the LI-1 Zone include: manufacturing; wholesaling of goods and services; scientific or research development laboratories; offices, office buildings and office complex; pilot plant; professional offices; restaurants; commercial recreational facility; and lumber and building supply sales and storage.

Potential Redevelopment Uses

Site 24 is approximately 4.3 acres in size and has a zoning designation of OLI and LI-1. There is no neighborhood redevelopment plan associated with this site. Given the site's size, location (transition zone between residential and industrial), and excellent access to I-676 (see Figure 4), redevelopment of this site for office industrial or light industrial is recommended. However, elements such as commercial retail and restaurants that would serve the adjacent community as well as the workforce associated with the industrial areas to the south should be considered for incorporation into any larger industrial or office development.

City of Camden Brownfields Redevelopment Strategic Plan

Cleanup Costs

The following cost estimates are based on site size, history of use, and assumes removal of 1' of soil and a 2' clean fill cap over 50% of site (other portion of site capped with development), Classification Exception Area (CEA), and deed notice. No environmental data or reporting was readily available for review.

Estimated Additional Investigation: \$100,000

Estimated Remedial Action: \$420,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 18

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Martin Aaron		Data unavailable	Blk 460 Lts 1, 2 & 4	LI-1 (Light Industrial)	3.9

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

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City of Camden Brownfields Redevelopment Strategic Plan

Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

The redevelopment of Site 18 for the permitted Light Industrial (LI-1) Zone uses of scientific or research development laboratories, and/or pilot plant would be consistent with the goals, initiatives and incentives outlined within this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

City of Camden Brownfields Redevelopment Strategic Plan

remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 18 include: the establishment of compact retail areas along limited sections of Broadway; upgrade of Atlantic Avenue between Ferry Avenue and I-676 to improve access to proposed mixed-use development along roadway; improvement of neighborhood commercial corridors in targeted areas (Broadway south of Mickle to Mechanic); and creation of urban industrial parks.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, the following uses are permitted in the LI-1 Zone that have the potential to meet goal of economic redevelopment as defined in this brownfield plan: manufacturing; wholesaling of goods and services; scientific or research development laboratories; offices, office buildings and office complex; pilot plant; professional offices; restaurants; commercial recreational facility; and lumber and building supply sales and storage.

Potential Redevelopment Uses

No neighborhood redevelopment plan exists for the neighborhood in which Site 18 is located. The site is approximately 3.9 acres in size and has good access to I-676 (see Figure 4). These factors along with its LI-1 zoning designation make the reuse of this site for industrial or office complex purposes feasible. The light industrial zoning also permits commercial uses such as restaurants, and this site's location along a major thoroughfare (Broadway), and its potential to serve the workforce associated with industrial uses near the Delaware River as well as local residents make this type of use an option as well.

Cleanup Costs

The following remediation cost estimate is based on available file data related to potential actions to address remaining contamination on the site.

Estimated Remedial Action: \$6 million

For a detailed list of potential funding sources applicable to the remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

City of Camden Brownfields Redevelopment Strategic Plan

Site 10

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Von Nieda Park		SE Reeves and River Road	Blk 902 Lts 67, 85, 86, 96 & 100 / Blk 903 Lts 2, 92 & 99 / Blk 904 Lts 3 & 93 / Blk 905 Lt 4 /Blk 920 Lt 1	CV2 (Open Space Conservation) & R2 (Medium Density Residential)	6.1

Current Use

Site is open space.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

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State

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The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban;

City of Camden Brownfields Redevelopment Strategic Plan

designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted Open Space Conservation (CV2) Zone and Medium Density Residential (R2) Zone uses related to Site 10 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

City of Camden Brownfields Redevelopment Strategic Plan

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 10 include: refurbishing recreational areas within Von Nieda Park; modernization of an existing center or development of a new community center within the park; creation of a compact commercial area at River Avenue and State Street (Cramer Hill Gateway); and consolidation of retail areas into compact centers along River Avenue west of 27th Street and between 31st and 34th Streets.

Cramer Hill Redevelopment Plan, May 2009

The Cramer Hill Neighborhood is roughly defined by the Delaware River to the north, the Cooper River to the west, the Penn Central Railroad to the South and 36th Street to the east. The Cramer Hill Redevelopment Plan categorizes Site 10 as “in need of rehabilitation” according to standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq). Site 10 consists of the Von Nieda Park, and is targeted for rehabilitation; it does not lend itself for economic redevelopment consideration. This category is also consistent with the Redevelopment Plan’s strategy action plan classifications which designate Site 10 as “Upgrade”.

Zoning Ordinance Permitted Uses

According to the Cramer Hill Redevelopment Plan, May 2009, which supersedes the Land Development Ordinance of the City of Camden, the following uses are permitted in the CV-2 Zone that have the potential to meet the goal of economic redevelopment as defined in this brownfield plan: commercial recreational facilities; and, marinas. No permitted uses in the R2 Zone have the potential to meet the goal of economic redevelopment as defined in this brownfield plan.

Potential Redevelopment Uses

Site 10, located in the adjacent area of the River Road Reeves Avenue intersection (see Figure 9) is primarily comprised of Von Nieda Park and is zoned for open space conservation and residential use. The Cramer Hill Redevelopment Plan targets this site for rehabilitation. Reuse of this site for economic purposes does not appear to be a feasible option.

City of Camden Brownfields Redevelopment Strategic Plan

Cleanup Costs

The following cost estimates are based on site size, history of use, and assumes removal of 1' of soil and a 2' clean fill cap, Classification Exception Area (CEA), and deed notice. No environmental data or reporting was readily available for review.

Estimated Additional Investigation: \$50,000

Estimated Remedial Action:\$430,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

Site 27

Site Name	AKA Site Name	Address	Block and Lot	Zoning Designation	Size (acres)
Incinerator Site		NE Federal & Admiral Wilson	Blk 116 Lt 15	R2 (Residential)	2.8

Current Use

Site is vacant.

Applicable Plans and Principals

Regional

Connections: The Regional Plan for A Sustainable Future

DVRPC’s *Connections* Plan serves many different purposes. It is the basis for the region’s Transportation Improvement Program (TIP), which prioritizes transportation projects for federal funding. It is used to evaluate the consistency of public sewer and water investments with the designated growth areas in the Plan. It identifies large landscapes that are important to preserve for natural resource protection and agricultural retention. Above all, it serves as a collective vision across municipal and county boundaries for how the region should look and function in the future.

In order to meet the Plan’s goal of investing in centers, it specifically proposes a policy of redevelopment of brownfields in the greater Philadelphia region; identifying the need to redevelop these brownfields and start new planned town centers. The Plan also promotes a policy of investment in older developed areas and brownfields to meet its goal of ensuring that transportation investments support long-range plan goals. These specific policies along with the Plan’s overarching focus of addressing Environmental Justice (EJ) issues makes the economic redevelopment of brownfield sites within the City of Camden consistent with the Plan. The Plan also identifies six metropolitan subcenters, reflecting their magnitude of jobs and commercial activity. These include the downtown areas of Camden (Camden, Cherry Hill/Mount Laurel/Marlton).

State

New Jersey State Plan Smart Growth Principals

The Office of Statewide Planning has developed a definition of “Smart Growth Areas” to include those with the following planning area designations: metropolitan; suburban; designated center; an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission; a smart growth area designated by the New Jersey Meadowlands Commission; and a Pinelands Regional Growth Area, Pinelands Village or Pinelands

City of Camden Brownfields Redevelopment Strategic Plan

Town as designated by the New Jersey Pinelands Commission. Smart Growth Principals include mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; future development strengthened and directed to existing communities using existing infrastructure; transportation option variety; predictable, fair and cost-effective development decisions; and community and stakeholder collaboration in development decision-making.

As the entire City of Camden is, according to the Smart Growth Areas Map, a “designated center”, and the economic redevelopment of this identified brownfield site would support a number of the Smart Growth Principals, either directly or indirectly, it can be reasonably assumed that the redevelopment of this site is consistent with New Jersey State Plan Smart Growth Principals.

New Jersey Energy Master Plan, 2011

Of the five overarching goals of the New Jersey Energy Master Plan, three relate directly to the economic redevelopment of brownfield sites in the City of Camden including:

- promote a diverse portfolio of new, clean, in-state generation;
- capitalize on emerging technologies for transportation and power production; and
- maintain support for the renewable energy portfolio standard of 22.5% of energy from renewable sources by 2021.

The Plan highlights a number of initiatives designed to achieve those goals such as supporting the development of renewable and sustainable sources that reduce carbon emissions such as solar energy, and the redevelopment of contaminated properties for renewable energy. The Plan also cites a number of existing and recommended incentives for these initiatives such as the “Brownfield and Contaminated Site Remediation Act” and the “promotion of solar PV installations that provide economic and environmental benefit by limiting Solar Renewable Energy Certificate (SREC) eligibility”.

None of the permitted Residential (R2) Zone uses related to Site 27 has the potential to support goals outlined in this Master Plan.

Local

Camden Master Plan, 2002

The Camden Master Plan develops an overall comprehensive vision by outlining eight goals that comprise the major elements of the Master Plan. It is intended that each of these goals be achieved by the implementation of recommendations that are prescribed under each goal. Reoccurring themes that exist throughout the Plan include a focus on the redevelopment of identified brownfield sites, particularly those that have been

City of Camden Brownfields Redevelopment Strategic Plan

remediated and have received developer interest; expand economic development initiatives; as well as the pursuit and clean-up of known areas containing environmental issues.

Master Plan recommendations related to Site 27 include: the reconstruction of Federal Street Bridge over the Cooper River; and ramp widening improvements to the Federal Street and Flanders Avenue exit at Admiral Wilson Boulevard.

Zoning Ordinance Permitted Uses

According to the Land Development Ordinance of the City of Camden, Approved 2011, no permitted uses in the R2 Zone have the potential to meet goal of economic redevelopment as defined in this brownfield plan.

Potential Redevelopment Uses

Site 27, located adjacent to the Cooper River (see Figure 7) is zoned for residential use and therefore does not lend itself to economic redevelopment as defined in this study.

Cleanup Costs

The following cost estimate is based on site size, history of use, and assumes the removal of 1' of soil and a 2' clean fill cap, CEA, and deed notice. No environmental data or reporting was readily available for review.

Estimated Additional Investigation: \$125,000

Estimated Remedial Action: \$530,000

For a detailed list of potential funding sources applicable to the assessment and remediation of this site, please refer to Appendix D: Potential Brownfield Funding Sources.

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6.0 Sources

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Appendix A: Prioritization Criteria

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # Site Name:

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	
Has the site remediation been <i>completed</i> ? 3 points	
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	
Is the site listed on the National Priorities List (Superfund)? 0 points	
Is the property under a federal or state enforcement action? 0 points	
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	
Are there wetlands present on the site? yes=0 points no=1 point	
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	
Total Score:	

Appendix B: Individual Brownfield Site Prioritization Score Sheets

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 1 Site Name: Kroc Center

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	3
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	3
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	2
Total Score:	17

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 2 Site Name: Radio Lofts

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	2
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	18

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 3 Site Name: Cooper Grant Homes Phase II

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	2
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	2
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	20

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 4 Site Name: Knox Phase 2

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	0
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	15

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 5 Site Name: Haddon Avenue Transit Village

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	1
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	1
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	16

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 6 Site Name: State and River Commercial1

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	1
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	2
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	19

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 7 Site Name: Block N

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	1
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	1
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	18

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 8 Site Name: Harrison Avenue Land Fill

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	3
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination *(only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	2
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	0
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	20

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 9 Site Name: Bordon Chemical

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	1
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	16

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 10 Site Name: Von Neda Park

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	0
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination *(only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	
Are there wetlands present on the site? yes=0 points no=1 point	0
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	0
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	0
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	0
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	8

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 11 Site Name: Prison Site

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	16

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 12 Site Name: Alpha

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	1
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	1
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	17

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 13 Site Name: Camden East Village Block 80

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination *(only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	0
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	15

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 14 Site Name: Camden Ship Repair

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	1
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	0
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	9

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 15 Site Name: VIP Lot

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	16

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 16 Site Name: Liektka Site

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	1
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	15

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 17 Site Name: Welsbach Arlington Street

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	0
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	14

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 18 Site Name: Martin Aaron

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	-
Is the site listed on the National Priorities List (Superfund)? 0 points	0
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	8

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 19 Site Name: Concord Chemical

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	9

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 20 Site Name: Ponte

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	3
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	12

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 21 Site Name: Evergreen

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	1
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	10

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 22 Site Name: Action Spot-a-Pot

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	15

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 23 Site Name: N. Side Admiral Wilson Blvd.

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	3
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	6
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	18

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 24 Site Name: 7th & Kaighns Ave.

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	1
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	8

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 25 Site Name: Barry Bronze

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	1
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	8

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 26

Site Name: Magnetic Metals

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	1
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	2
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	10

**Brownfield Site Economic Redevelopment Prioritization Criteria
City of Camden**

Site # 27 Site Name: Incinerator Site

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	1
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	0
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	0
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	-
Has the site remediation been <i>completed</i> ? 3 points	-
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	-
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	-
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	0
Is the site listed on the National Priorities List (Superfund)? 0 points	-
Is the property under a federal or state enforcement action? 0 points	-
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	0
Are there wetlands present on the site? yes=0 points no=1 point	1
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	1
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	1
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	2
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	0
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	0
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	0
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	0
Total Score:	7

**Appendix C: CRA Identified Brownfield Site Data Table
(submitted in separate pdf)**

Appendix D: Potential Brownfield Funding Sources

Potential Brownfield Funding Sources

Provided below are funding sources related to the assessment, clean up and redevelopment of brownfield sites with the potential for economic redevelopment. The programs below are sorted into two major categories: Federal programs and State programs. The federal programs are further subdivided by type of program (e.g. loan, grant, equity capital & loan guarantees, tax incentives & tax-exempt financing).

Federal

Loans

- EDA capital for local revolving loan funds. Funds to promote:
 - infrastructure development
 - business development
 - economic revitalization

- HUD funds for locally determined CDBG loans and “floats”
 - Planning
 - Demolition
 - Rehabilitation of buildings
 - Infrastructure development

- EPA capitalized revolving loan funds
 - EPA provides funds to capitalize a revolving loan fund that provides loans and subgrants for remediation)

- SBA's microloans
 - working capital
 - buying equipment

- SBA's Section 504 development company debentures
 - Purchase land and improvements including existing buildings, grading, street improvements, utilities, parking lots and landscaping;
 - Construction of new facilities, or modernizing, renovating or converting existing facilities;
 - Purchase of long-term machinery and equipment

- HUD's Section 108 loans/guarantees
 - Economic development activities and housing rehabilitation eligible under CDBG
 - Acquisition of real property (including brownfields)
 - Rehabilitation of publicly owned real property (including brownfields)
 - Construction, reconstruction or installation of public facilities (including street, sidewalk and other site improvements)
 - Related relocation, clearance and site improvements

- Payment of interest on the guaranteed loan and issuance costs of public offerings
- Debt service reserves
- SBA's Section 7(a) and Low-Doc programs
 - Purchase land or buildings (new construction as well as expansion or conversion of existing facilities)
 - Acquire equipment, machinery, furniture, fixtures, supplies or materials.
- USDA business, intermediary, development loans
 - Community facility loans– can support development activities that include industrial park sites or access ways.
 - Business and industry loans – are available at low interest rates to public or private organizations to improve the “economic and environmental climate in rural communities.”

Grants

- HUD's Community Development Block Grants (for projects locally determined) (see above under loans)
- EPA Assessment grants, Cleanup grants, Area Wide Planning grants, Environmental Workforce Development Job Training grants*
http://www.epa.gov/brownfields/grant_info/
- EDA public works and economic adjustment
 - infrastructure, design and engineering, technical assistance, economic recovery strategies, and capitalization or re-capitalization of RLFs
 - construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment
 - Redevelopment of brownfields, especially the modernization of industrial parks
 - Technology-led development and eco-industrial development on brownfield sites
 - Assist communities that experience manufacturing job losses (e.g., major layoffs, plant closures, trade impacts, defense restructuring or disasters)
- DOT (various system construction, preservation, rehabilitation programs)
- Army Corps of Engineers (cost-shared services)
 - Section 1135, Project Modifications for Improvement of the Environment
 - Section 206, Aquatic Ecosystem Restoration
 - Section 204, Beneficial Use of Dredged Material (for Ecosystem Restoration)
 - Section 312, Environmental Dredging (contaminated sediments).

- Additional programmatic authorities empower broad planning assistance, including the Section 729 Watershed and River Basin Assessments program, and the Section 22 Planning Assistance to States program
- USDA community facility, business and industry grants
 - Community facility grants – can support development activities that include industrial park sites or access ways.
 - Rural development grants – provide operating capital and finance to emerging private business and industry, including for “conversion, enlargement, or modernization of buildings, plant, and equipment”. These grants could potentially include activities such as taking an old factory and turning it into a small business incubator, or a mixed-use business park.

Equity capital & loan guarantees

- SBA Small Business Investment Cos.
 - *Eligible small business assistance includes equity capital and long term loans.*
- SBA Section 7(a) guarantees
 - Purchase land or buildings (new construction as well as expansion or conversion of existing facilities).
 - Acquire equipment, machinery, furniture, fixtures, supplies or materials.
- DOE energy facility guarantees
 - Loan Guarantees for clean energy technologies

Tax incentives and tax-exempt financing

- Historic rehabilitation tax credits
 - Cleanup and restoration of historic properties.
- New Markets Tax Credits
 - Brownfields Cleanup and redevelopment.
- Industrial development bonds
 - Remediation, infrastructure improvements, acquisition.
- Brownfields Tax Credit (aka Targeted expensing of cleanup costs) (currently suspended)
- Renewable Energy Tax incentives
 - Business energy investment tax credits
 - Renewable energy bonus depreciation (currently suspended)
- Energy-Efficient Commercial Buildings Tax Deduction (currently suspended)

*USEPA also has a Targeted Brownfield Assessment program and Removal Action Program, which provides direct services.

State

- NJDEP Hazardous Site Discharge Remediation Fund Loans & Grants (HDSRF) http://www.nj.gov/dep/srp/finance/hdsrf/hdsrf_chart.htm
Grants for Assessment and Investigation. Some grants available for remedial action depending on end use.

- NJEDA -Multiple Programs – Of special interest: ERG / GROW , Brownfields Tax Credit
http://www.njeda.com/web/Aspx_pg/Templates/Pic_Text.aspx?Doc_Id=799&menuid=1188&topid=718&levelid=5&midid=1175

Applicable NJEDA Products

NJEDA Product	Overview
Brownfields and Contaminated Site Remediation Program	A developer in the state in need of financial assistance to clean up and redevelop polluted sites and closed municipal landfills may be eligible to recover up to 75% of approved costs associated with the remediation effort.
Economic Redevelopment and Growth (ERG) Grant	ERG provides incentive grants to developers, businesses, and owners to address redevelopment project financing gaps. The program utilizes up to 75% of the incremental increase in certain state and local revenue sources attributed to the project to provide gap financing of up to 20% of the total project cost, paid out over a period of up to 20 years. Redevelopment projects in qualifying areas that have secured a municipal ordinance and demonstrated sufficient net benefits may be eligible for assistance. ERG is available to shovel-ready projects that have not commenced any construction at the site of a proposed redevelopment project prior to submitting an application. In addition, a developer/owner is required to make a minimum capital investment of 20% of the project's total cost.
Grow NJ Assistance	Business creating or retaining jobs and making a capital investment in a qualified incentive area are eligible to apply for grants of corporate business and insurance premiums tax credits for job creation/retention.
Hazardous Discharge Site	See Above, under NJDEP. The NJDEP works with the EDA to provide loans, grants, and matching grants to

Remediation Fund (HDSRF)	public, private, and not-for-profit entities for the investigation and/or remediation of known or suspected contaminated sites.
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- NJEIT – Municipal Finance. Very low interest loans. (Clean water infrastructure, can include remediation). NOTE: NJEIT is very interested in permeable surface projects. <https://www.njeit.org/>
- NJ Office of Planning Advocacy – Technical Assistance and Facilitation <http://www.nj.gov/state/planning/brownfields.html> (Contact Alan Miller: alan.miller@sos.state.nj.us)