

**REDEVELOPMENT AREA STUDY  
AND  
REDEVELOPMENT PLAN**

**NORTH BURLINGTON STREET  
REDEVELOPMENT ZONE**

**CITY OF GLOUCESTER CITY  
NEW JERSEY**

Remington & Vernick Engineers, Inc.  
232 Kings Highway East  
Haddonfield, New Jersey 08033

May, 2001

  
\_\_\_\_\_  
Craig F. Remington, L.S., P.P., Vice President  
License #1877

## TABLE OF CONTENTS

### Redevelopment Area Study

Determination of Need for Redevelopment	1
Area of Study	2
Study Area: Description and Findings	12
Conclusion	19

### Redevelopment Plan

Redevelopment Plan	20
Strategic Overview	21
Goals	21
Recommendations	21
Proposed Land Uses and Building Requirements	23
Land Acquisition	23
Relocation Assistance	23
Plan Conformance	24
Plan Implementation	24

### Appendices

Redevelopment Area Mapping (Tax Map Extracts)	
---	--

---

## DETERMINATION OF NEED FOR REDEVELOPMENT

### Introduction

As authorized by governing body Resolution No. R050-2001, the Planning Board has conducted a preliminary investigation in accordance with the provisions of the Local Redevelopment and Housing Law P.L. 1992, c.79 (C40A:12A-1 et. seq.), in order to ascertain whether the area set forth infra is an area in need of redevelopment. This area in need of redevelopment determination being considered so as to permit, with a finding in the affirmative, the coordinated application of a number of redevelopment tools to include the preparation of a redevelopment plan, the issuance of bonds for redevelopment projects, acquisition of buildings and land through condemnation, and the leasing or selling of property without public bidding.

Under 40A:12A-5, conditions evidencing a need for redevelopment include:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.

- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

Additionally, in any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. c. 303 (C52:27H-60 et. seq.), said designation and prescribed related actions are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment.

### AREA OF STUDY

The area of study is situated in the northwestern portion of the City and is comprised of parcels bounded to the north by Mercer Street, to the south by Monmouth Street, to the west by Willow Street, and to the east by the side or rear property lines of those parcels generally found within one hundred (100) feet of the easterly right-of-way of North Burlington Street. The study area encompasses approximately nine (9) acres and is as delineated on the Tax Map extract, annexed hereto, involving the below enumerated properties:

- Block 29, Lots 1-10, 11.01, 11.02, 12, 13, 13.01, 14, 16.01, 16.02, 17.01, 17.02, 18-20, 21.01, 22.02, 22.03, and 23-32.
- Block 30, Lots 14-21, 29, 30, 35, 36, 36.01, 37, 38, and 44.
- Block 35, Lots 1, 1.01, 2, 2.01, 3, 3.01, 4-9, 9.01, 10-15, 15.01, and 16-24.
- Block 36, Lots 10, 11, 12, 12.01, 13, 14, and 19-23.
- Block 40, Lots 1-15, 16.01, 16.02, 17, 17.01, 18, 19, 22-24, 26-32, and 34.
- Block 41, Lots 18-22, 23.01, 23.02, 24-26, and 44.
- Block 45, Lots 1.01-1.03, 2-11, 11.01, 12-17, 17.01, 17.02, and 19-24.
- Block 46, Lots 10-12, 13.01-13.03, 18.04, and 19.

Owners of record, as identified by Tax Department records, are as set forth infra:

Block 29, Lots 1 and 2, being 238-240 Mercer Street, is owned by James E. Ferry, Jr., 6 Burdsall Avenue, Gloucester City, New Jersey 08030.

Block 29, Lot 3, being 236 Mercer Street, is owned by Francis X. and Eileen A. Lippl, P.O. Box 31, Mount Ephraim, New Jersey 08059.

Block 29, Lot 4, being 234 Mercer Street, is owned by Shirley K. Musilli, 27 Honeysuckle Court, Sicklerville, New Jersey 08081.

Block 29, Lot 5, being 232 Mercer Street, is owned by Estate of Richard W. Hunter, 232 Mercer Street, Gloucester City, New Jersey 08030.

- Block 29, Lot 6, being 230 Mercer Street, is owned by Gerald Fickenscher, 230 Mercer Street, Gloucester City, New Jersey 08030.
- Block 29, Lot 7, being 228 Mercer Street, is owned by David Allen and Tina Marie Bell, 228 Mercer Street, Gloucester City, New Jersey 08030.
- Block 29, Lots 8, 9 and 10, being 222 Mercer Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 29, Lot 11.01, being 220 Mercer Street, is owned by the Gloucester City Housing Authority, 101 Market Street, Gloucester City, New Jersey 08030.
- Block 29, Lot 11.02, being 218 Mercer Street, is owned by Steven A. Baehr, 218 Mercer Street, Gloucester City, New Jersey 08030.
- Block 29, Lots 12 and 13.01, being 214 Mercer Street, is owned by Patrick M. Johnson, 731 Market Street, Mount Ephraim, New Jersey 08059.
- Block 29, Lot 13, being 212 Mercer Street, is owned by Walter F. Crossley, 401 Route 70 East, Suite 206, Cherry Hill, New Jersey 08034.
- Block 29, Lot 14, being 127 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 29, Lots 16.01 and Lot 16.02, being 121 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 29, Lot 17.01 and 17.02, being 119 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 29, Lot 18, being 117 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 29, Lot 19, being Middlesex Street, is owned by Kenneth E. Whalen, 329 East Third Avenue, Runnemede, New Jersey 08078.
- Block 29, Lot 20, being 231 Middlesex Street, is owned by Kenneth E. Whalen, 329 East Third Avenue, Runnemede, New Jersey 08078.
- Block 29, Lot 21.01, being 217 Middlesex Street, is owned by Phyllis and Steven Saultz, 116 East Maple Avenue, Merchantville, New Jersey 08109.
- Block 29, Lot 22.02, being 213 Middlesex Street, is owned by Michael J. and Francine Patterson, 404 North Otter Branch Drive, Glendora, New Jersey 08029.

Block 29, Lot 22.03, being 215 Middlesex Street, is owned by Christine Borman, 215 Middlesex Street, Gloucester City, New Jersey 08030.

Block 29, Lot 23, being 124 Willow Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 29, Lot 24, being 229 Middlesex Street, is owned by David N. Smith, Jr., 114 West 80<sup>th</sup> Street, Apartment 2R, New York, New York 10024.

Block 29, Lot 25, being 227 Middlesex Street, is owned by Edmund E. and Barbara Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 29, Lot 26, being 225 Middlesex Street, is owned by Michael J. and Francine Patterson, 404 North Otter Branch Drive, Glendora, New Jersey 08029.

Block 29, Lot 27, being 219 Middlesex Street, is owned by Michael J. and Francine Patterson, 404 North Otter Branch Drive, Glendora, New Jersey 08029.

Block 29, Lot 28, being Middlesex Street, is owned by Edward O., Debra L., and Dudley H. Kenny, 225 Middlesex Street, Gloucester City, New Jersey 08030.

Block 29, Lots 29 and 32, being 123 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 29, Lots 30 and 31, being 125 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 30, Lot 14, being 312 Mercer Street, is owned by Edward L. and Doris M. Adamski, 312 Mercer Street, Gloucester City, New Jersey 08030.

Block 30, Lots 15 and 16, being 310 Mercer Street, is owned by Edward L. Adamski, 310 Mercer Street, Gloucester City, New Jersey 08030.

Block 30, Lot 17, being Mercer Street, is owned by Ronald W. and Constance Staas, 304 Mercer Street, Gloucester City, New Jersey 08030.

Block 30, Lot 18, being 304 Mercer Street, is owned by Ronald and Constance Staas, 304 Mercer Street, Gloucester City, New Jersey 08030.

Block 30, Lot 19, being 302 Mercer Street, is owned by Edmund Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 30, Lot 20, being 300 Mercer Street, is owned by Edmund Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 30, Lot 21, being 126 North Burlington Street, is owned by Craig Alan Plecker, 126 North Burlington Street, Gloucester City, New Jersey 08030.

Block 30, Lot 29, being 311 Middlesex Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 30, Lot 30, being 309 Middlesex Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 30, Lot 35, being 307 Middlesex Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 30, Lot 36, being 124 North Burlington Street, is owned by Edmund Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 30, Lot 36.01, being North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 30, Lot 37, being 120 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 30, Lot 38, being Middlesex Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 30, Lot 44, being 313 Middlesex Street, is owned by Maurice B. and Betty Anderson, 313 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lots 1 and 1.01, being 115 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 35, Lots 2 and 2.01, being 109-11 North Burlington Street, is owned by Patrick Johnson, 731 Market Street, Mount Ephraim, New Jersey 08059.

Block 35, Lot 3, being 232 Middlesex Street, is owned by Frances A. Daley, 76 Oxford Avenue, Gloucester City, New Jersey 08030.

Block 35, Lot 3.01, being Hudson Street, is owned by Kenneth R. and Mary Anne Beauford, 235 Hudson Street, Gloucester City, New Jersey 08030.

Block 35, Lot 4, being 231 Hudson Street, is owned by Michael R. Burke, 236 Hudson Street, Gloucester City, New Jersey 08030.

Block 35, Lot 5, being 228 Middlesex Street, is owned by James Manzo, 228 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lots 6 and 7, being 226 Middlesex Street, is owned by Richard L. and Diane M. Teschko, 226 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lot 8, being Middlesex Street, is owned by Charles R. Marshall, Jr., 218 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lot 9, being Middlesex Street, is owned by Charles R. Marshall, Jr., 218 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lot 9.01, being 221 Hudson Street, is owned by Michael J. Diodato, 221 Hudson Street, Gloucester City, New Jersey 08030.

Block 35, Lot 10, being 218 Middlesex Street, is owned by Charles R. Marshall, Jr., 218 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lots 11 and 12, being 214 Middlesex Street, is owned by Thomas M. and Danyelle L. Markward, 214 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lot 13, being 212 Middlesex Street, is owned by Anna Mae and John Cunningham, 212 Middlesex Street, Gloucester City, New Jersey 08030.

Block 35, Lot 14, being 239 Hudson Street, is owned by Haddon Investments, Inc., 327 Tenth Street, Haddon Heights, New Jersey 08035.

Block 35, Lot 15, being 237 Hudson Street, is owned by Anna E. Paul, 237 Hudson Street, Gloucester City, New Jersey 08030.

Block 35, Lot 15.01, being 235 Hudson Street, is owned by Carolina N. Beauford, 235 Hudson Street, Gloucester City, New Jersey 08030.

Block 35, Lot 16, being 229 Hudson Street, is owned by Edmund and Barbara Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 35, Lot 17, being Hudson Street, is owned by Edmund and Barbara Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 35, Lot 18, being Hudson Street, is owned by Edmund Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 35, Lot 19, being 223 Hudson Street, is owned by Edmund E. and Barbara D. Anyzek, 38 Yale Avenue, Gloucester City, New Jersey 08030.

Block 35, Lot 20, being 219 Hudson Street, is owned by Phyllis R. and Deborah D. Saultz, 116 East Maple Avenue, Merchantville, New Jersey 08109.

- Block 35, Lot 21, being 217 Hudson Street, is owned by the Estate of Clarence C. Schöch, 526 Bergen Street, Gloucester City, New Jersey 08030.
- Block 35, Lot 22, being 215 Hudson Street, is owned by Nina R. Reed, 215 Hudson Street, Gloucester City, New Jersey 08030.
- Block 35, Lot 23, being 213 Hudson Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 35, Lot 24, being 230 Middlesex Street, is owned by Shirley M. Hunter, 230 Middlesex Street, Gloucester City, New Jersey 08030.
- Block 36, Lot 10, being 308 Middlesex Street, is owned by Debra Saultz, 116 East Maple Avenue, Merchantville, New Jersey 08109.
- Block 36, Lot 11, being 306 Middlesex Street, is owned by James F. and Teresa J. Perez, 306 Middlesex Street, Gloucester City, New Jersey 08030.
- Block 36, Lots 12 and 12.01, being 304 Middlesex Street, is owned by Diane S. Kornhauser, 210 West Broad Avenue, Berlin, New Jersey 08009.
- Block 36, Lot 13, being 302 Middlesex Street, is owned by Diane Kornhauser, 770 South Route 73, West Berlin, New Jersey 08091.
- Block 36, Lot 14, being 300 Middlesex Street, is owned by Russell and Florence Caltabiano, 232 Somerdale Road, Chews Landing, New Jersey 08029.
- Block 36, Lots 19 and 20, being 307 Hudson Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 36, Lot 21, being 305 Hudson Street, is owned by William Hammill III, 132 Wyoming Avenue, Audubon, New Jersey 08106.
- Block 36, Lot 22; being 303 Hudson Street, is owned by Colleen A. Timney, 1523 Robinson Avenue, Havertown, Pennsylvania 19083.
- Block 36, Lot 23, being 301 Hudson Street, is owned by the Gloucester City Housing Authority, 101 Market Street, Gloucester City, New Jersey 08030.
- Block 40, Lot 1, being 236 Hudson Street, is owned by M. and S. Burke t/a A & A Food Market, 236 Hudson Street, Gloucester City, New Jersey 08030.
- Block 40, Lots 2, 3, and 4, being 232-34 Hudson Street, is owned by Michael R. Burke, 236 Hudson Street, Gloucester City, New Jersey 08030.

Block 40, Lots 5 and 6, being 29 North Burlington Street, is owned by the Veterans of Foreign Wars, 29 North Burlington Street, Gloucester City, New Jersey 08030.

Block 40, Lot 7, being 25 North Burlington Street, is owned by Joseph and Irene S. Phillips, 25 North Burlington Street, Gloucester City, New Jersey 08030.

Block 40, Lot 8, being 23 North Burlington Street, is owned by Floyd R. Smith, Jr., Trustee, 839 Fordham Place, Glassboro, New Jersey 08028.

Block 40, Lot 9, being 21 North Burlington Street, is owned by Kathleen M. Curran, 21 North Burlington Street, Gloucester City, New Jersey 08030.

Block 40, Lot 10, being 19 North Burlington Street, is owned by Floyd R. Smith, Jr., Trustee, 839 Fordham Place, Glassboro, New Jersey 08028.

Block 40, Lot 11, being 228 Hudson Street, is owned by the Gloucester City Housing Authority, 101 Market Street, Gloucester City, New Jersey 08030.

Block 40, Lot 12, being 226 Hudson Street, is owned by James J. and Claire Marie Devereaux, 505 Highland Boulevard, Gloucester City, New Jersey 08030.

Block 40, Lot 13, being 224 Hudson Street, is owned by William J. Mealey, 901 Powell Street, Gloucester City, New Jersey 08030.

Block 40, Lot 14, being 220 Hudson Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 40, Lots 15 and 32, being 221 Bergen Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.

Block 40, Lot 16.01, being 219 Bergen Street, is owned by Kenneth J. and Christie L. Murray, 219 Bergen Street, Gloucester City, New Jersey 08030.

Block 40, Lot 16.02, being 218 Hudson Street, is owned by Nicholas L. Smith, 218 Hudson Street, Gloucester City, New Jersey 08030.

Block 40, Lot 17, being 217 Bergen Street, is owned by Walter G. Houser, 217 Bergen Street, Gloucester City, New Jersey 08030.

Block 40, Lots 17.01, 18, and 19, being 216 Hudson Street, is owned by Thomas Kirk, 216 Hudson Street, Gloucester City, New Jersey 08030.

Block 40, Lot 22, being 215 Bergen Street, is owned by Edna M. Peeke, 215 Bergen Street, Gloucester City, New Jersey 08030.

- Block 40, Lots 23 and 34, being 24 North Willow Street, is owned by Edna M. Peeke, 215 Bergen Street, Gloucester City, New Jersey 08030.
- Block 40, Lot 24, being 213 Bergen Street, is owned by Nancy D. Bruner, 213 Bergen Street, Gloucester City, New Jersey 08030.
- Block 40, Lot 26, being 17 North Burlington Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 40, Lots 27, 28, 29, and 31, being 227 Bergen Street, is owned by Rocco A. and Lorraine Caporusso, 227 Bergen Street, Gloucester City, New Jersey 08030.
- Block 40, Lot 30, being 225 Bergen Street, is owned by Franklin R. and Helen Mealey, 225 Bergen Street, Gloucester City, New Jersey 08030.
- Block 41, Lot 18, being 34 North Burlington Street, is owned by Haddon Investments, Inc., 327 Tenth Avenue, Haddon Heights, New Jersey 08035.
- Block 41, Lot 19, being 32 North Burlington Street, is owned by Haddon Investments, Inc., 327 Tenth Avenue, Haddon Heights, New Jersey 08035.
- Block 41, Lot 20, being 30 North Burlington Street, is owned by Henry W. Eng, 30 North Burlington Street, Gloucester City, New Jersey 08030.
- Block 41, Lot 21, being 28 North Burlington Street, is owned by Guo-Jing and Xiu-Ling Li Wu, 28 North Burlington Street, Gloucester City, New Jersey 08030.
- Block 41, Lots 22 and 23.01, being 24 North Burlington Street, is owned by Gloucester City Sportmen's A C, Inc., P.O. Box 63, Gloucester City, New Jersey 08030.
- Block 41, Lot 23.02, being 22 North Burlington Street, is owned by Gloucester City Sportsmen A C, Inc., P.O. Box 63, Gloucester City, New Jersey 08030.
- Block 41, Lots 24 and 25, being 18 North Burlington Street, is owned by Gloucester City Sportsmen A C, Inc., P.O. Box 63, Gloucester City, New Jersey 08030.
- Block 41, Lot 26, being 16 North Burlington Street, is owned by Reconstruct, Inc., P.O. Box 3310, Wilmington, Delaware 19804.
- Block 41, Lot 44, being 26 North Burlington Street, is owned by William R. Widen, 730 Maegus Drive, Woodbury, New Jersey 08096.
- Block 45, Lot 1.01, being 239 Monmouth Street, is owned by Marilyn Klein, 110 Box Hill Drive, Cherry Hill, New Jersey 08003.

- Block 45, Lot 1.02, being 238-240 Bergen Street, is owned by John and Grace Kopfle, 47 Oxford Avenue, Gloucester City, New Jersey 08030.
- Block 45, Lot 1.03, being 236 Bergen Street, is owned by Edward R. Severance, 505 Mercer Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 2, being 234 Bergen Street, is owned by Harold J. and Marion K. Vickery, 234 Bergen Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 3, being 232 Bergen Street, is owned by Harriett M. and Jess Torres, 232 Bergen Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 4, being 230 Bergen Street, is owned by Richard J. and Darlene Sooy, 230 Bergen Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 5, being 227 Monmouth Street, is owned by Joseph W. and Mary Ann Pearce, 111 East Madison Avenue, Collingswood, New Jersey 08108.
- Block 45, Lot 6, being 224 Bergen Street, is owned by Alvin Stranahan, 224 Bergen Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 7, being 222 Bergen Street, is owned by Desma F. Kuda, 222 Bergen Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 8, being 10 North Willow Street, is owned by the Estate of William H. McDermott, 10 North Willow Street, Gloucester City, New Jersey 08030.
- Block 45, Lots 9 and 10, being Bergen Street, is owned by William H. and Mary McDermott, 10 North Willow Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 11, being 233 Monmouth Street, is owned by Doris H. Batezel, 233 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 11.01, being 235 Monmouth Street, is owned by 235 Realty, P.O. Box 124, Runnemede, New Jersey 08078.
- Block 45, Lot 12, being 231 Monmouth Street, is owned by Francisco and Florinda Lado, 231 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 13, being 225 Monmouth Street, is owned by Clara Walton, 225 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 14, being 223 Monmouth Street, is owned by Spencer and Desma A. Hodson, 223 Monmouth Street, Gloucester City, New Jersey 08030.

- Block 45, Lot 15, being 213 Monmouth Street, is owned by James Bennett, 213 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 16, being 237 Monmouth Street, is owned by Leo A. and Margaret Sherrer, 237 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 17, being 221 Monmouth Street, is owned by Residential Holding Corp., 326 East Elm Avenue, Lindenwold, New Jersey 08021.
- Block 45, Lots 17.01 and 17.02, being 219 Monmouth Street, is owned by Adel Lathrop, 219 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 19, being 220 Bergen Street, is owned by George W. McMullen, 272 St. David Drive, Mount Laurel, New Jersey 08054.
- Block 45, Lot 20, being 217 Monmouth Street, is owned by Walter W. Jost and Robert C. Slemmer, 921 Highland Boulevard, Gloucester City, New Jersey 08030.
- Block 45, Lot 21, being 215 Monmouth Street, is owned by James W., Jr. and Clark Moss, 215 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 22, being 218 Bergen Street, is owned by Pauline D. and H. Robert Moss, 218 Bergen Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 23, being 228 Bergen Street, is owned by Edith and Warren, Sr., David W. Warren, 228 Bergen Street, Gloucester City, New Jersey 08030.
- Block 45, Lot 24, being 226 Bergen Street, is owned by Helen J. Mealey, 225 Bergen Street, Gloucester City, New Jersey 08030.
- Block 46, Lot 10, being 312 Bergen Street, is owned by Gloucester City, 512 Monmouth Street, Gloucester City, New Jersey 08030.
- Block 46, Lot 11, being 310 Bergen Street, is owned by Walter W. Jost, 921 Highland Boulevard, Gloucester City, New Jersey 08030.
- Block 46, Lot 12, being 308 Bergen Street, is owned by H. Stinsman c/o Public Guardian, P.O. Box 812, Trenton, New Jersey 08625.
- Block 46, Lot 13.01, being 306 Bergen Street, is owned by Vincent James Ross III, 419 Market Street, Gloucester City, New Jersey 08030.
- Block 46, Lot 13.02, being 304 Bergen Street, is owned by Naomi E. Sharp, 304 Bergen Street, Gloucester City, New Jersey 08030.

Block 46, Lot 13.03, being 302 Bergen Street, is owned by Samir Salahi, 302 Bergen Street, Gloucester City, New Jersey 08030.

Block 46, Lot 18.04, being 300 Bergen Street, is owned by William H. Hammill III, 132 Wyoming Avenue, Audubon, New Jersey 08106.

Block 46, Lot 19, being 301 Monmouth Street, is owned by First Presbyterian Church c/o J. Daugherty, P.O. Box 547, Gloucester City, New Jersey 08030.

## **STUDY AREA: DESCRIPTION AND FINDINGS**

The area under examination is a mixed use area containing residential, retail, office, institutional, and municipal uses with residential uses predominating mainly in the form of attached dwellings. The residential uses within the area are generally well maintained, however, the neighborhood is punctuated with instances of dilapidation and vacant structures. A significant private sector redevelopment initiative is currently underway with the restoration of the structure located at the southeast corner of the North Burlington Street intersection with Hudson Street. The area is chiefly defined by its residential density, general lack of off-street parking, and its proximity to King Street with opportunities, therefrom, for Delaware River access.

From a zoning perspective, the area is classified as R-M Residential Medium Density with the entirety of lots west of North Burlington Street and those contiguous to the east side of North Burlington Street being within the Historic District Overlay. Uses permitted by right in the R-M zone include: single-family detached and attached dwellings, attached duplex dwellings, public parks, government buildings, public utility installations, schools, places of worship; and uses relating thereto. Within the Historic District Overlay, applications for permits require review and comment from the Historic Preservation Commission.

Conditions noted from field observation are as herein described. Where conditions warrant consideration of a redevelopment area determination, the statutory criteria to serve as a basis, for said determination, is provided:

### **Block 29: West Side of North Burlington Street: Mercer Street to Middlesex Street**

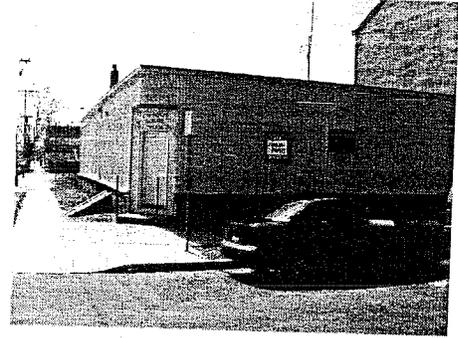
Attached housing predominates. A City owned vacant parcel is located at the intersection of Middlesex and Willow Streets, a playground is located at the Middlesex Street intersection with North Burlington Street, and a commercial use is situated at the Mercer Street intersection with North Burlington Street. Also found within this block is the previously ascertained 222 Mercer Street Redevelopment Zone.

Specific parcels indicative of an area in need of redevelopment include:

Lots 1 and 2: Stay-N-Play Daycare Building

*Applicable criteria: b; d*

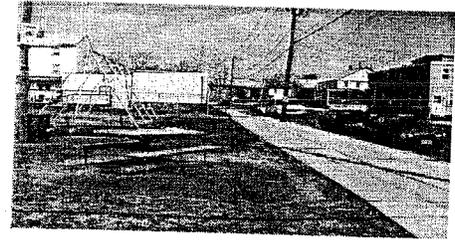
- Apparently vacant, 1-story masonry building with “for sale” sign affixed to façade.
- Dilapidation given stained stucco exterior, presence of graffiti, and damaged brick work.



Lots 14, 16.01, 16.02, 17.01, 17.02, 18, and 29-32: Playground

*Applicable criteria: d*

- Recreation equipment antiquated.
- Safety amenities not provided.



Lot 22.02: Attached Dwelling

*Applicable criteria: d*

- Dilapidation given deteriorated condition of front façade exterior covering.

Lot 23: Vacant (City Owned)

*Applicable criteria: e*

- Given vacant condition, a not fully productive condition of land exists.

Lot 24: Attached Dwelling

*Applicable criteria: d*

- Dilapidation given deteriorated condition of front façade exterior covering.

**Block 30: East Side of North Burlington Street: Mercer Street to Middlesex Street**

The area under study encompasses the westerly portion of the block and is comprised of parcels being situated within one hundred twenty (120) feet of the North Burlington Street right-of-way, and is principally defined by the presence of attached housing and a paved recreation area at the North Burlington Street intersection with Middlesex Street.

Specific parcels indicative of an area in need of redevelopment include:

Lots 21 and 36: Attached Dwelling

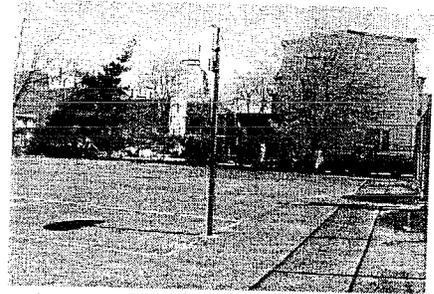
*Applicable criteria: d*

- Dilapidation is evidenced by the deteriorated condition of the roofing and the condition of the rear windows of the unit situated on Lot 36.

Lots 29, 30, 35, 36.01, 37, and 38: Recreation Area

*Applicable criteria: d; e*

- These lots are City owned and presently devoted to recreation use and are enclosed by chain link fencing.
- This multi-purpose recreation site provides only a basketball backboard.
- The existing pavement appears to be structurally sound; however, it is not level.
- In its current condition, and given the lack of facilities and amenities, the parcels represent, in sum, a faulty arrangement, and a stagnant and not fully productive utilization of land.



**Block 35: West Side of North Burlington Street: Middlesex Street to Hudson Street**

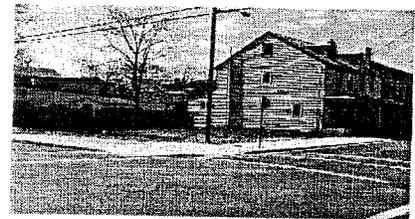
Residential uses predominate. Within the block, there are seven (7) vacant parcels, three (3) of which being owned by the City. Also, a vacant, boarded, 3-story residential structure is found at the Hudson Street intersection with North Burlington Street.

Specific parcels indicative of an area in need of redevelopment include:

Lots 1, 1.01, 8, 9, 17, 18, and 23: Vacant

*Applicable criteria: e*

- Given vacant condition, a not fully productive condition of land exists.



Lot 1

Lots 3 and 24: Attached Dwellings

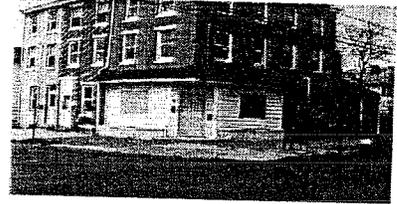
*Applicable criteria: d*

- Dilapidation given deteriorated front porch woodwork and roofing.

Lot 14: Attached 3-Story Dwelling

*Applicable criteria: d; e*

- Vacant and boarded.



Lot 20: 3-Story Attached Dwelling

*Applicable criteria: d*

- Dilapidation as evidenced by severe deterioration of front façade exterior covering and deteriorated condition of porch roof.



**Block 36: East Side of North Burlington Street: Middlesex Street to Hudson Street**

This area encompasses the westerly portion of the block and is comprised of parcels being situated within one hundred (100) feet of the North Burlington Street right-of-way. Of the twelve (12) parcels within the study area, three (3) are vacant with one (1) being owned by the City.

Specific parcels indicative of an area in need of redevelopment include:

Lots 14, 20, and 23.01:

*Applicable criteria: e*

- Given vacant condition, parcels represent a not fully productive utilization of land.

**Block 40: West Side of North Burlington Street: Hudson Street to Bergen Street**

Residential uses predominate. Significant features of the block include the VFW Post, the corner food market at the North Burlington Street intersection with Hudson Street, the vacant Moose Lodge site, and the severely deteriorated residential structure at the North Burlington Street intersection with Bergen Street.

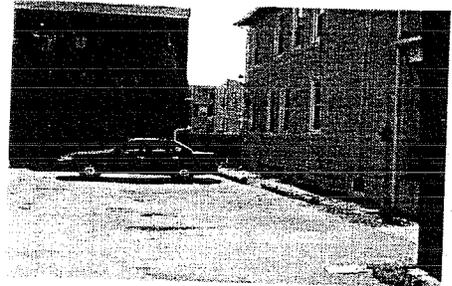
From an infrastructure standpoint, within the block, severe sidewalk deterioration exists at the northeast corner of the Willow/Bergen Streets intersection and in the area fronting Lots 11 and 12. Deteriorated sidewalk and curbing is also found along the east side of Willow Street contiguous to Lots 19, 23, and 24.

Specific parcels indicative of an area in need of redevelopment include:

Lots 2, 3, and 4: Parking Lot

*Applicable criteria: d*

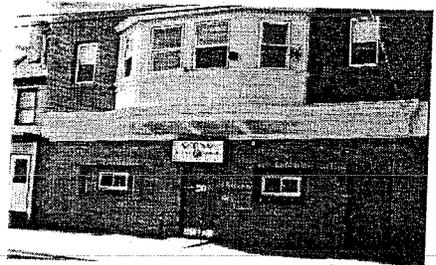
- Paved parking area for corner food store abutting a residential use, the VFW Post, and the rear of the store. The pavement appears to be structurally sound; however, surface course deterioration is in evidence at the access apron.
- This facility is not fully improved given the lack of delineated stalls, wheel stops, and screening to the benefit of the adjoining residential use representing, in sum, a faulty design.



Lots 5 and 6: Townsend C. Young VFW Post 3620

*Applicable criteria: d; e*

- Large 2-story brick structure occupying approximately 93% of 3,200 square foot parcel upon which it is located resulting in an excessive land coverage condition.
- The building, in effect, dwarfs the use, for which, there is no off-street parking. Taken together, these realities represent a growing lack of proper utilization, a not fully productive utilization of land, and faulty design.



Lots 7- 10: 2-Story Attached Dwellings

*Applicable criteria: a; d*

- These attached four (4) dwellings each occupy parcels having an area of 720 square feet and cumulatively result in an overcrowding condition lacking in light, air, and space as to be conducive to unwholesome living conditions.

Lot 14: Former Lodge Building Site

*Applicable criteria: e*

- Vacant parcel owing to recent demolition of the Moose Lodge Building.

Lot 15: Vacant

*Applicable criteria: e*

- City owned vacant parcel being, as such, a stagnant and not fully productive utilization of land.

Lot 26: Vacant Dwelling

*Applicable criteria: a; d; e*

- Two-story vacant, dilapidated residential structure which has been acquired by the City.
- Dilapidation is evidenced by the presence of severely deteriorated woodwork and the structure is boarded.
- Additionally, this structure is attached to the aforementioned structures situated on Lots 7-10 and as such further aggravates the overcrowding condition.

**Block 41: East Side of North Burlington Street: Hudson Street to Bergen Street**

This area encompasses eleven (11) parcels each extending ninety-six (96) to one hundred (100) feet from the North Burlington Street right-of-way and is principally defined by the attached 2-story structures at the north end of the block and by the Gloucester City Sportsmen Athletic Club building and contiguous parking facility. Another prominent feature is the presence of a four (4) foot wide alley from Bergen Street to Hudson Street along the rear property lines of the parcels within the study area. In addition, a significant private sector redevelopment initiative is underway involving Lots 18 and 19 with the renovation/restoration of the building which formerly housed Max's Seafood Restaurant.

Specific parcels indicative of an area in need of redevelopment include:

Lot 21: Attached Residential Structure

*Applicable criteria: d*

- Dilapidation is evidenced by the severe deterioration of the roofing at the rear of the structure.

Lot 26: Multi-Family Dwelling

*Applicable criteria: d*

- Dilapidation as evidenced by severe deterioration of cement steps in front of unit #16 and as evidenced by the deteriorated porch roof above the Bergen Street unit entrance.

Lot 44: Attached Residential Structure

*Applicable criteria: e*

- Lack of proper utilization and stagnant condition as evidenced by the presence of boarded windows and lack of occupancy.

**Block 45: West Side of North Burlington Street: Bergen Street to Monmouth Street**

Attached residential uses predominate which are generally well maintained. Commercial uses are found, within the block, along North Burlington Street. A striking feature of the block is the expanse of brick sidewalk found along the north side of Monmouth Street which is, for the most part, in good condition.

Specific parcels indicative of an area in need of redevelopment include:

Lot 1.01: Doctor's Office

*Applicable criteria: d*

- The office occupies a portion of a 3-story brick structure for which there is no provision for off-street parking.

Lot 1.02: White Dove's Gift & Thrift Shop

*Applicable criteria: d*

- The shop occupies a portion of a residential structure for which there is no provisions for off-street parking.

**Block 46: East Side of North Burlington Street: Bergen Street to Monmouth Street**

This area of study within this block encompasses eight (8) parcels being situated within one hundred twenty (120) feet of the North Burlington Street right-of-way. Attached residential uses predominate with the First Presbyterian Church being situated on the 10,800 square foot parcel at the North Burlington Street intersection with Monmouth Street. Also, a ten (10) foot to fifteen (15) foot alley is found at the rear of the church which is used as a point of egress for the church parking lot.

Specific parcels indicative of an area in need of redevelopment include:

Lot 10: Vacant

*Applicable criteria: e*

- A not fully productive utilization of land exists given vacant condition of parcel.

Lot 19: First Presbyterian Church Parking Facility

*Applicable criteria: d; e*

- Parking facility abutting east elevation has instances of surface course deterioration. Additionally, there is no provision for the screening of said facility from the view of adjoining residential properties abutting to the rear.

## CONCLUSION

The instances of dilapidation, discontinuance of use, faulty arrangement or design, not fully productive condition of land, as well as conditions detrimental to the health, safety, and welfare of the community, lead to an affirmative finding that the area of study is an area satisfying the statutory criteria for designation as an area in need of redevelopment. Accordingly, it is recommended that the Common Council of the City of Gloucester City and Planning Board take the action necessary, after public notice and hearing, to make the area in need of redevelopment determination according to law.

## REDEVELOPMENT PLAN

*"No Redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan..."*

### Introduction

By statutory authorization, a redevelopment plan is to set forth a framework for the planning, development, redevelopment, or rehabilitation of, and for, the overall improvement of the designated area. Under 40A:12A-8 of the Local Redevelopment and Housing Law, the municipality as the redevelopment entity may, upon adoption of the redevelopment plan contained herein, engage in the activities, set forth below, to effectuate the plan's purposes:

- a. Undertake redevelopment projects and issue bonds.
- b. Acquire property.
- c. Acquire land or property via condemnation.
- d. Clear any area and install or reconstruct infrastructure.
- e. Contract for professional services.
- f. Contract with public agencies or redevelopers.
- g. Lease or convey property or improvements without public bidding.
- h. Enter upon buildings or property for conduct of investigations or surveys.
- i. Provide for relocation assistance.
- j. Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
- k. Request the designation of particular areas as areas in need of redevelopment or rehabilitation.

## STRATEGIC OVERVIEW

From a strategic standpoint, this Redevelopment Plan envisions a neighborhood renewal through the introduction of neighborhood commercial uses, the introduction of measures to reduce density, the adaptive re-use of existing structures, the provision of additional parking, and elimination of conditions of physical blight.

The Common Council of the City of Gloucester City will serve as the redevelopment entity responsible for the execution of the Redevelopment Plan.

## GOALS

For the realization of the overarching vision, the goals, set forth below, are established:

1. Ameliorate conditions contributing to congestion.
2. Reduce residential density.
3. Provide additional off-street parking.
4. Eliminate manifestations of physical blight.
5. Eliminate or ameliorate instances of faulty arrangement or design, and instances of a not fully productive utilization of land.
6. Introduce a mix of neighborhood commercial uses which will provide service to, and draw support from, the surrounding area.
7. Encourage private sector redevelopment initiatives.
8. Upgrade infrastructure as necessary.

## RECOMMENDATIONS

The Redevelopment Plan provides the framework for, and thereby direction to, development and redevelopment activity. Given the goals, enunciated above, for the North Burlington Street Redevelopment Area, the following recommendations are advanced, by category, for the full expression of the plan:

1. **Land Use**
  - a. Given congested conditions within the redevelopment area and the general lack of off-street parking throughout, prohibit further construction of attached dwellings, and require, for future residential construction, the provision of off-street parking

as established under the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1 et. seq.).

- b. Permit, by right along North Burlington Street, uses normally required to satisfy the daily commercial needs of residents. Such uses to include personal service, dry cleaning, shoe repair, pharmacy, bakery, hardware, paint, food market, delicatessen, restaurant; office to include general, medical, and professional; and uses of a similar nature to the aforementioned.
- c. Acquire for demolition or renovation dilapidated vacant and/or boarded structures which have a blighting influence.
- d. Consolidate and/or resubdivide parcels as may be necessary to effectuate redevelopment.
- e. Encourage the adaptive re-use of the Stay-N-Play building. Consider acquisition of same for use as an indoor recreation facility or community center.
- f. As a measure to attract neighborhood commercial uses to North Burlington Street and in support of anticipated private sector redevelopment initiatives in the block between Bergen Street and Hudson Street, explore the feasibility of creating a public/private partnership for the acquisition of Lots 1-6 of Block 40, containing a food store and the VFW Post, so as to permit the incorporation of uses which may further spur renewal.

2. **Infrastructure**

- a. Evaluate existing stormwater management, sanitary sewer, and water systems. Repair/replace as necessary.
- b. Repair/replace instances of deteriorated curbing and sidewalk.
- c. Install brick sidewalk on each side of that section of North Burlington Street bounded by Bergen Street and Middlesex Street with said brickwork to be complimentary with that existing along the north side of Monmouth Street.
- d. Within the aforementioned 2 block area, install street furniture, plantings, and period lighting fixtures with the lighting fixtures to compliment those found at the parking facility situated at the intersection of Hudson Street and King Street.
- e. Consider acquisition of property contiguous to Willow Street so as to permit the future widening of same as a measure to ease congestion and provide additional on-street parking.

- f. Acquire Lot 28 of Block 29 and widen existing alley contiguous to the rear property lines so as to provide additional parking.

3. **Recreation**

- a. Upgrade the condition of Three Corners Park to include, on the northwest corner, the upgrade of recreation facilities, the installation of landscaping, and the installation of fencing as a safety feature given the age of the children typically utilizing the facility. On the northeast corner, remove debris, install facilities, and improve pavement to eliminate the ponding of water. On the southwest corner, provide an area for passive recreation.

4. **Housing**

- a. Promote conversion of 2-unit dwellings to single-family use.
- b. Acquire, as necessary, substandard housing for rehabilitation and re-sale.
- c. Require compliance with the provisions of the adopted construction code through an aggressive inspection program.

## **PROPOSED LAND USES AND BUILDING REQUIREMENTS**

Land uses to be permitted under this Redevelopment Plan should be limited to those permitted herein (see Land Use Recommendations). No special building or development requirements are advanced under this plan. The plan does encourage design reflective of the historic development themes of the area.

## **LAND ACQUISITION**

As authorized by the Local Redevelopment and Housing Law, lands and/or buildings not owned by the City of Gloucester City, necessary for the effective execution of the redevelopment plan, may be acquired by condemnation in accordance with the provisions of the Eminent Domain Act of 1971.

## **RELOCATION ASSISTANCE**

The Redevelopment Agency shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of residents or commerce from the redevelopment area.

## PLAN CONFORMANCE

This Redevelopment Plan is consistent with the City of Gloucester City Master Plan and is designed to effectuate said plan through the undertaking of redevelopment planning and through the Plan's call to:

- Upgrade the condition of the housing stock.
- Provide neighborhood parking.
- Improve the quality of recreational facilities.
- Improve infrastructure as necessary.
- Reduce density.

## PLAN IMPLEMENTATION

In the execution of this redevelopment plan, it should be noted that development and subdivision within the area shall be governed by the requirements set forth under existing City of Gloucester City development regulations. Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended in accordance with law. Site plan review shall be conducted by the Planning Board of the City of Gloucester City, pursuant to the provisions of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq.

All leases, agreements, deeds, and other instruments from, or between, the Redevelopment Agency, and to, or with a redeveloper, shall comply with the applicable provisions of N.J.S.A. 40A:12A-9.

Agreements with developers shall note that only those uses established in the redevelopment plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

The land within the project area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

The provisions of this plan, specifying the redevelopment plan for the project area and requirements and restrictions with respect thereto, shall be in effect for a period yet unspecified until such time as the purpose of the plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.

## APPENDICIES

Appendix 1    Redevelopment Area Mapping  
                  (Tax Map Extracts)

---



DELAWARE

30

1

2

56

*Adams West Virginia  
RR 5A*

26

48

57

76

69

77

78

79

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

195.01

195

184.21

20

213

25

27

33

38

43

48

53

58

63

68

73

78

83

88

93

98

103

108

113

118

194

189

188

183

178

174

170

166

161

157

152

148

143

139

134

129

124

119

114

109

104

99

94

89

84

79

202

197

192

187

182

177

172

167

162

157

152

147

142

137

132

127

122

117

112

107

102

97

92

87

82

77

206

201

196

191

186

181

176

171

166

161

156

151

146

141

136

131

126

121

116

111

106

101

96

91

86

81

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

0

1

2

3

4

5

6

7

8