
**PRELIMINARY INVESTIGATION
&
REDEVELOPMENT PLAN**

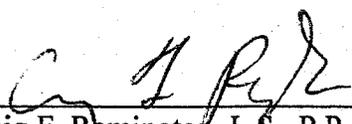
**GLOUCESTER CITY
CAMDEN COUNTY, NEW JERSEY**

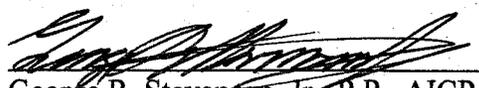
**Pine Grove Multi-Site Project Area
Blocks 87, 94.02, 95**



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

JANUARY 2005


Craig F. Remington, L.S., P.P.,
Vice President
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License #5487

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey

#004-2006

AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR THE PINE GROVE MULTI-SITE REDEVELOPMENT AREA, PREVIOUSLY ADOPTED BY ORDINANCE #006-2005

WHEREAS, the Mayor and Common Council of the City of Gloucester City have adopted a redevelopment plan for the Pine Grove Multi-Site Redevelopment Area, by Ordinance #006-2005; and

WHEREAS, the Mayor and Common Council of the City of Gloucester City are desirous of facilitating the redevelopment of certain privately-owned parcels, which will further the effectuation of the goals of the plan through the promotion of expansion of the city's housing stock in presently underutilized areas in a style and arrangement that will reinforce and enhance the historical housing character of Gloucester City; and

WHEREAS, to facilitate such development, an amendment to the Pine Grove Multi-Site Redevelopment Plan has been requested by the property owner and has found to be warranted which will revise the use standards for Block 95, Lots 30, 31, 32, 33, 34, 35, 36, 37, 37.01, and 38.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of Gloucester City that the Pine Grove Multi-Site Redevelopment Plan, previously adopted by Ordinance #006-2005, is hereby amended as follows:

SECTION I. REDEVELOPMENT PLAN

PERMITTED USE shall be amended to read as follows:

- a) Uses within Block 87, Lots 5, 6, 7, 8, 9, 10, & 11 and Block 94.02, Lots 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25, 26, & 27 of the redevelopment area are restricted to owner-occupied single family attached dwelling units (also known as 'twin' units), where two dwelling units, each being situated on a unique parcel, share a common party wall on one side of the lot along the lot line.
- b) Uses within Block 95, Lots 30, 31, 32, 33, 34, 35, 36, 37, 37.01, and 38 are restricted to the principal and accessory uses permitted in the prevailing R-M Residential-Medium Density Zoning District, inclusive of Single family detached residential, Single family attached/townhouse/twin house dwellings.

SPECIAL DESIGN REQUIREMENTS shall be amended as follows:

Subsection B.2. shall read thus:

2. For all other redevelopment area parcels, off-street parking stalls may be accessed via side yard driveways or newly-created alleys to the rear of dwelling units. All alleys shall provide for two points of ingress/egress to the adjacent street(s) that shall allow sufficient maneuverability and access to emergency response vehicles.

ADDITIONAL RECOMMENDATIONS shall be amended to include the following additional paragraph:

Ordinance #O27-2005, An Ordinance Of The City Of Gloucester City Amending Section 32 Of Article V Of The Land Use And Development Ordinance Of The City Of Gloucester City To Facilitate The Provision Of Affordable Housing In The Third Housing Cycle In Connection With Residential And Nonresidential Growth And Development, otherwise known as the "Growth Share Ordinance", shall apply to all redevelopment projects within the Pine Grove Multi-Site Redevelopment Area.

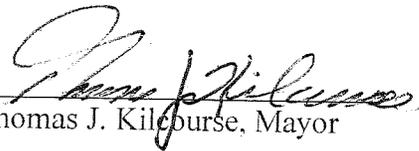
BE IT FURTHER ORDAINED that, in accordance with the previously adopted plan, and reiterated here, deviations from the provisions of the Redevelopment Plan may be reviewed and jurisdiction requiring relief may be retained by the Gloucester City Planning Board. All requests for relief and decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A 40:55D-51 in the case of requests for relief from design standards.

BE IT FURTHER ORDAINED that this amendment is substantially consistent with the Master Plan of the City of Gloucester City in that, although increasing the population density on particular parcels, it serves to promote the establishment of residential use development in the R-M Residential Medium Zone. The amendment also furthers the goals of the Pine Grove Multi-Site Redevelopment Plan.

BE IT FURTHER ORDAINED that all prior ordinances inconsistent with this ordinance are repealed only to the extent of such inconsistency.

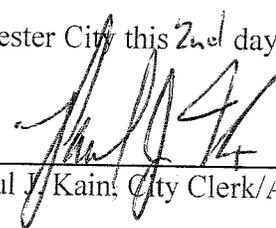
BE IT FURTHER ORDAINED that if any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

BE IT FURTHER ORDAINED this Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.


Thomas J. Kilcourse, Mayor

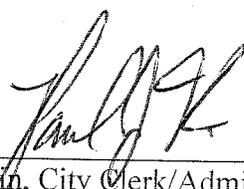
Passed on First Reading: 01-17-06

Adopted by the Mayor and Common Council of Gloucester City this 2nd day of February, 2006.


Paul J. Kain, City Clerk/Administrator

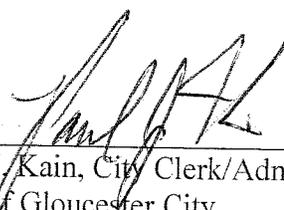
PUBLIC MEETING

NOTICE is hereby given that the foregoing ORDINANCE was introduced and passed at a meeting of the Common Council of the City of Gloucester City, County of Camden, New Jersey, held on the 17th day of January, 2006 and will be considered for final passage after a public hearing at a meeting of the Common Council of the City of Gloucester City to be held on the 2nd day of February, 2006 at 8:00 o'clock PM in the City Hall, 313 Monmouth Street, Gloucester City, New Jersey.



Paul J. Kain, City Clerk/Administrator
City of Gloucester City

I hereby certify that the foregoing ORDINANCE was approved for final adoption by the Mayor and Common Council of the City of Gloucester City, County of Camden, State of New Jersey at a regularly scheduled meeting held on the 2nd day of February, 2006.



Paul J. Kain, City Clerk/Administrator
City of Gloucester City

Mayor

Thomas J. Kilcourse

Members of Council

William R. Hagan, Sr.

Anthony Kormann

Raymond F. Coxe

Elsie Loebell

Patrick J. Keating

Jean L. Kaye

Planning Board

Raymond W. Coxe

Jean Kaye

Edward Gorman

John Bisconti

Tracy Walters

Walter W. Jost

Ralph Randolph

Jess Torres

Ronald Pollander

Chris Kusmanick

Daniel O'Brien

Michael Smollock

Steve Mortorano

City Clerk

Paul J. Kain

City Solicitor

M. James Maley, Jr.

Planning Board Solicitor

Barry Beran

Planning Board Secretary

Paul J. Kain

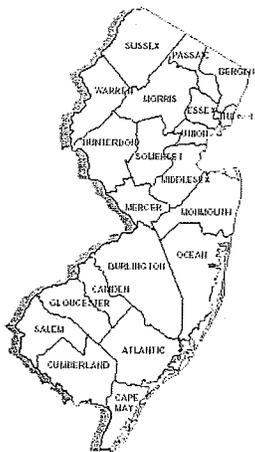
EXECUTIVE SUMMARY

As an initiative to reinforce existing neighborhoods through the encouragement of infill housing development, the City of Gloucester through adoption of resolution #R 071-2004 authorized the City's Planning Board to conduct a preliminary investigation and redevelopment plan for the study area as delineated herein (should the investigation conclude that that the study area meets the threshold established by law for redevelopment declaration). The Planning Board subsequently commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the investigation and subsequent plan on its behalf. The study area, being comprised of parcels on several blocks located west of Broadway and in an area that can be largely characterized as residential, is located entirely within the R-M Residential-Medium Density zoning district. Much of the study area also lies within the City's Urban Enterprise Zone and – as with the entirety of Gloucester City – is classified by the New Jersey State Development and Redevelopment Plan (SDRP) as part of the Metropolitan Planning Area (PA-1) and as a Designated Center. The parcels comprising the study area are all vacant (either unimproved or containing vacant structures).

The Preliminary Investigation detailed herein revealed that the conditions of the study area qualify it for redevelopment designation eligibility under criteria 'a,' 'c,' 'd,' 'e,' 'g,' and 'h.'

The study and plan were prepared in consultation with city officials, and reflects the goal of having new housing development that would reinforce the historical development patterns for housing in the portion of Gloucester City on which the study area is situated.

Part I: Preliminary Investigation



- I. INTRODUCTION
- II. REDEVELOPMENT PROCESS
- III. OVERVIEW
- IV. POPULATION & EMPLOYMENT TRENDS
- V. STUDY AREA
- VI. MAPS OF STUDY AREA
- VII. STATUTORY CRITERIA
- VIII. APPLICABILITY OF STATUTORY CRITERIA
- IX. CONCLUSION

I. INTRODUCTION

Complementing the mandate for study of certain areas exhibiting conditions suggestive of physical and economic deterioration as delineated by the Gloucester City Master Plan, as updated, the Gloucester City Council through adoption of resolution #R 071-2004 authorized the City's Planning Board to conduct a Preliminary Redevelopment Investigation to determine whether the area of the City designated as the study area –

Block 87 Lots 5, 6, 7, 8, 9, 10, 11;

Block 94.02 Lots 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25, 26, 27; and

Block 95 Lots 30, 31, 32, 33, 34, 35, 36, 37, 37.01, 38

– qualifies under the statutory criteria to continue to be a redevelopment area. The Planning Board commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the Preliminary Redevelopment Investigation on its behalf.

The study was conducted in accordance with the Local Redevelopment and Housing Law. Enacted in 1992, the *Local Redevelopment and Housing Law* P.L. 1992, c.79 (C40A:12A-1 et seq.) provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped/under-developed, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community.

Additionally, the redevelopment statute gives municipalities the power to acquire private property for the purposes of redevelopment (through negotiation or condemnation); to clear and reprogram said lands; to install infrastructure and/or other site improvements; and to negotiate and enter into partnerships with public and private entities in order to accomplish a municipality's redevelopment goals and objectives.

An area may be deemed in need of redevelopment given the applicability of certain criteria and undertaking of appropriate procedures outlined in the Local Redevelopment and Housing Law. If the study area is deemed to be an area in need of redevelopment, this will then permit the preparation and execution of a redevelopment plan, the acquisition of buildings and land through condemnation, the leasing or selling of property without public bidding, and allow the area to qualify for financial incentives.

II. REDEVELOPMENT PROCESS

The redevelopment statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise those powers lawfully. This process is outlined below.

- (1) The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L.1992, c.79 (C.40A:12A-5).
- (2) The planning board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- (3) The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.
- (4) Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- (5) Upon designation, the planning board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- (6) The redevelopment plan, after review by the planning board, is referred to the governing body.
- (7) Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Statute.

III. OVERVIEW

History of the City

Gloucester City has its roots in 1623 when the Dutch built Fort Nassau on land that is now part of the City. The present city was settled in 1682 by Irish Quakers, and was formally incorporated nearly 200 years later, in 1868.

Like many towns and cities on both banks of the Delaware, Gloucester City's river access allowed it to develop a healthy manufacturing and industrial sector. As that sector was weakened by the general shift in the regional and national economies from manufacturing-based to service-based, Gloucester City experienced a prolonged economic downturn. The river and waterfront that was such a key to the City's growth in the past, however, now presents an opportunity for future growth and revitalization.

Location

The City is bordered to the east by the Mount Ephraim, to the west by the Delaware River, to the south by Brooklawn Borough, and to the north by the City of Camden. The City is also conveniently situated in an area with connections to regional access routes and in close proximity to the City of Philadelphia.

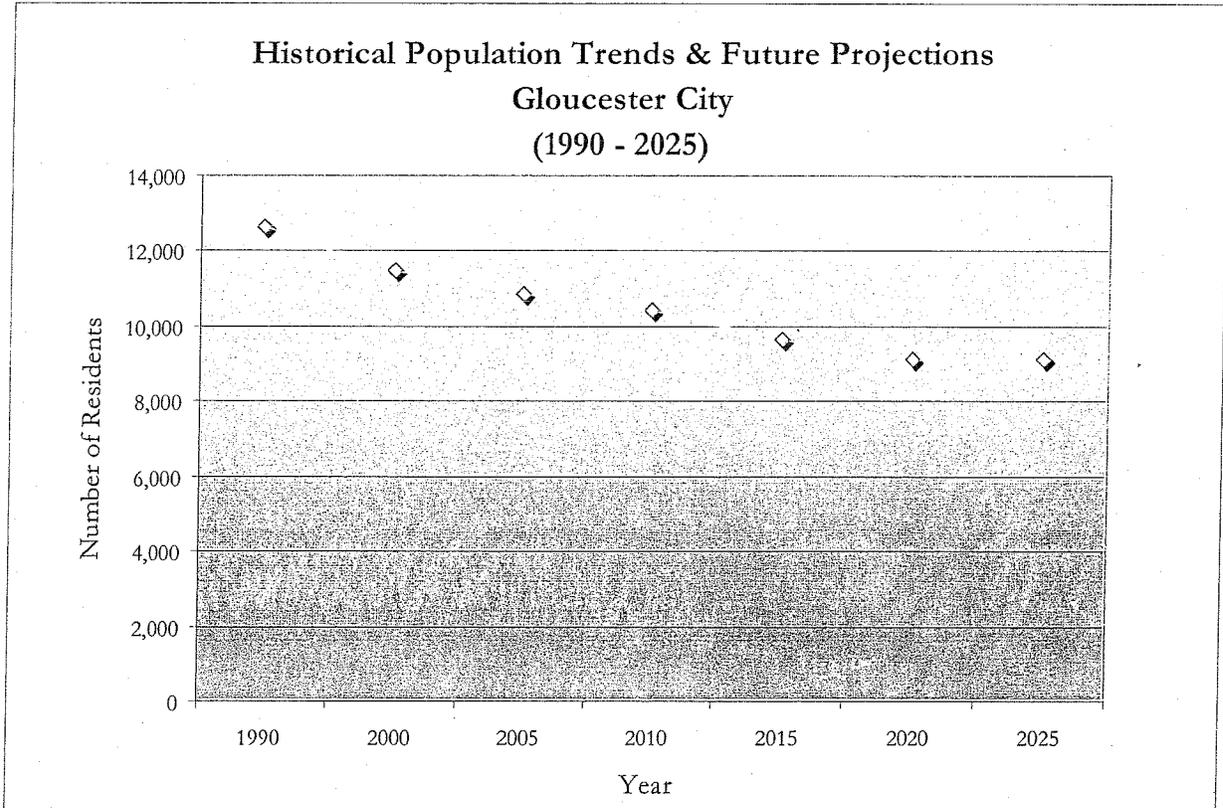
Population

The population of Gloucester City, recorded by the 2000 Census, is 11,484 persons. This is a decrease of 1,165 persons from the population recorded by the 1990 Census. In the previous two decades, the city has experienced declines both in employment and population. In addition, population and employment forecasts published by the Delaware Valley Regional Planning Commission (DVRPC) project a steady decline for the city between 2000 and 2025.

The 'New Jersey State Development and Redevelopment Plan' categorizes the entirety of the City as being within the PA-1 Metropolitan Planning Area. The entirety of the City is a Designated Town Center, which is defined as a center of commerce or government, with diverse residential neighborhoods served by a mixed-use core offering locally oriented goods and services.

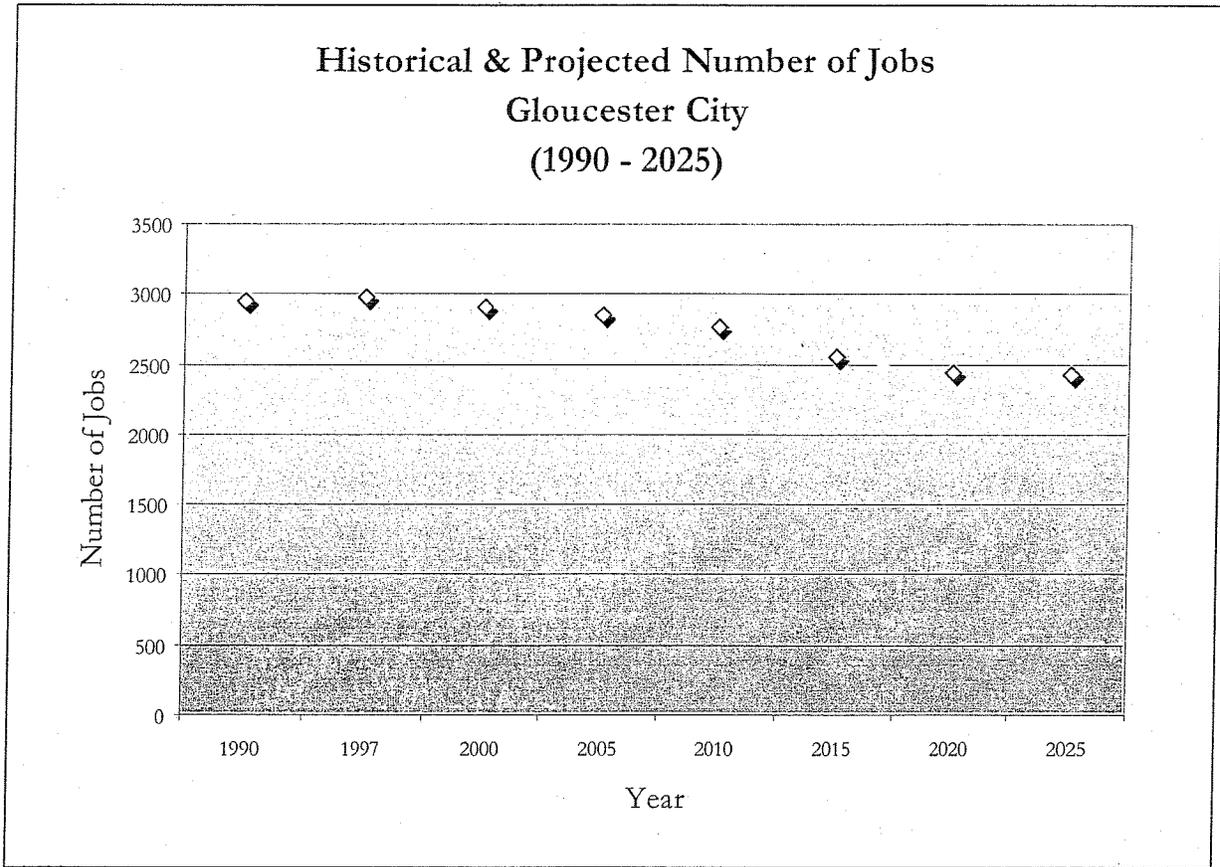
IV. POPULATION & EMPLOYMENT TRENDS

Population



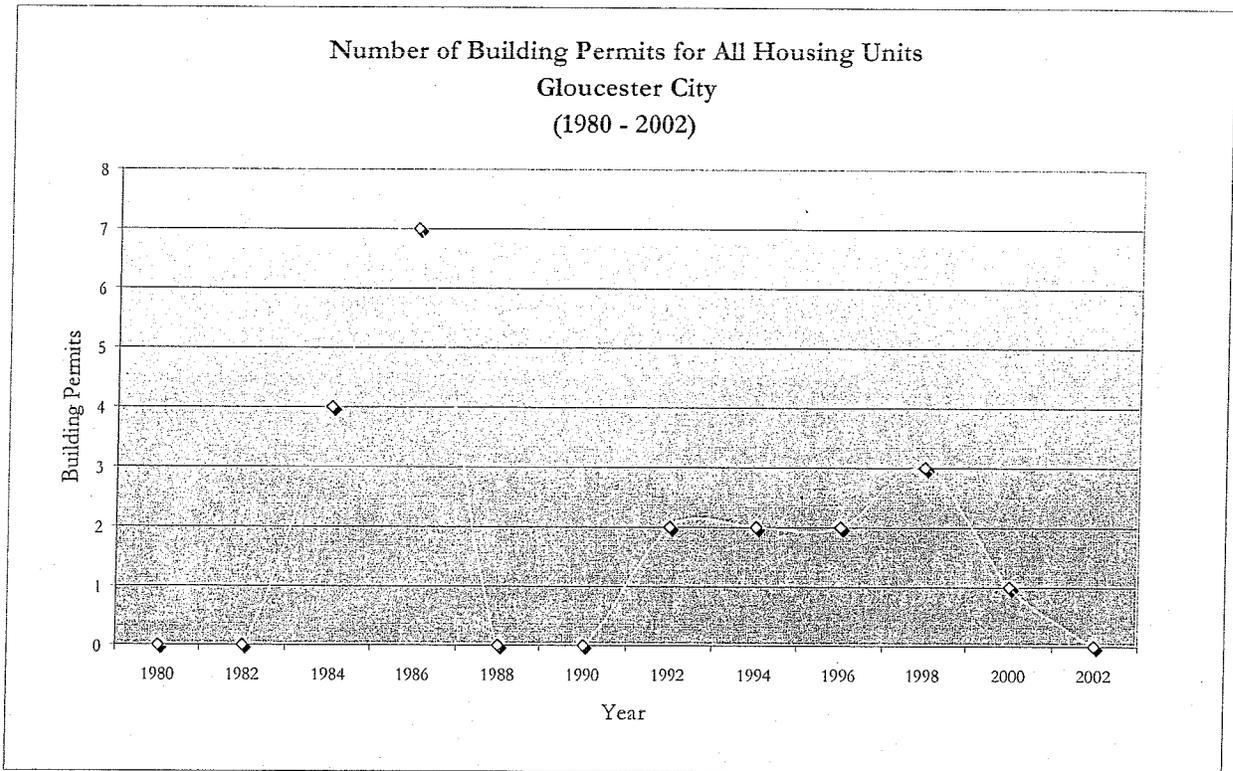
Source: Bureau of the US Census; DVRPC data bulletin, No. 73 (March 2002)

Employment



Source: Bureau of the US Census; DVRPC data bulletin, No. 73 (March 2002)

Building Permits



Source: New Jersey Department of Labor at <http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi18/>

V. STUDY AREA & BASIS FOR INVESTIGATION

Study Area Delineation

Blocks 87, 94.02, and 95 (various lots) are included within the study area. The boundaries of the area were determined by the city given manifestations of physical deterioration, ongoing vacancy, and economic underutilization associated with challenges to private development; in tandem, these conditions are detrimental to the health, safety, and welfare of the city. Additionally, the city recognized that these conditions have existed in the study area for some time, and that absent proactive city intervention in the form of redevelopment planning, said conditions were not likely to be remediated solely through private sector initiatives.

Description & Background

The study area encompasses only vacant parcels (including vacant & unimproved as well as vacant commercial). The parcels are located in the R-M Residential-Medium Density zone on the Gloucester City Zoning Map and the Metropolitan Planning Area (PA-1) of the State Development and Redevelopment Plan (SDRP).

Intent of Existing Zoning Classification

The purpose of the **Residential-Medium Density** district is to provide for residential development of various configurations, including single family detached, single family attached, or townhouse development, with a maximum density of roughly 9-10 units per gross acre.

Planning Area Designation

The intent of the Metropolitan Planning Area (PA-1) of the SDRP is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Existing Character and Land Use

Block 87

The study area parcels within this block, also known as the Hunter Street School site, are bounded by Hunter Street on the northeast and the alley known as Newton Street on the southwest, and include Lots 6 through 11, inclusive. These parcels exhibit a long-term vacant, unimproved condition, and all are municipally-owned.

Block 94.02

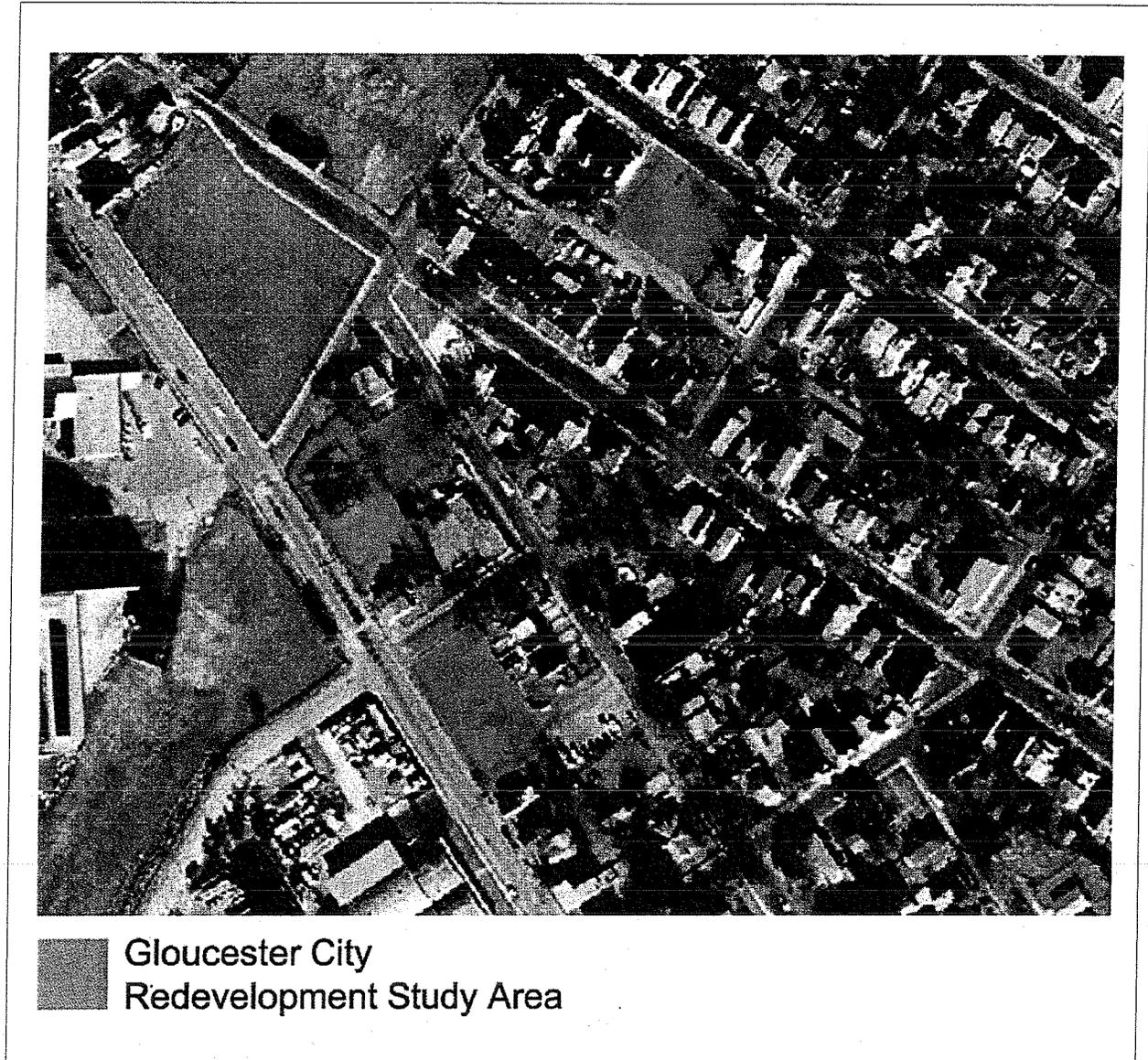
The study area parcels within this block are bounded by Jersey Avenue on the southwest, Sixth Street on the northwest, and Cherry Street on the northeast, and include Lots 8 through 12, inclusive, as well as Lots 19 through 27, inclusive (all municipally-owned). A vacant and dilapidated warehouse/commercial facility is located on the western corner of this block over several lots. The remaining study area lots in this block exhibit a long-term vacant, unimproved condition.

Block 95

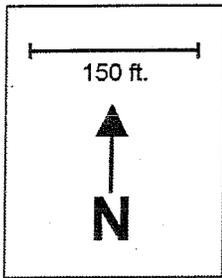
The study area parcels within this block are bounded by Seventh Street on the northwest and Jersey Avenue on the southwest, and include Lots 30 through 38, inclusive. All of these study area lots exhibit a long-term vacant, unimproved condition.

VI. MAPS OF STUDY AREA

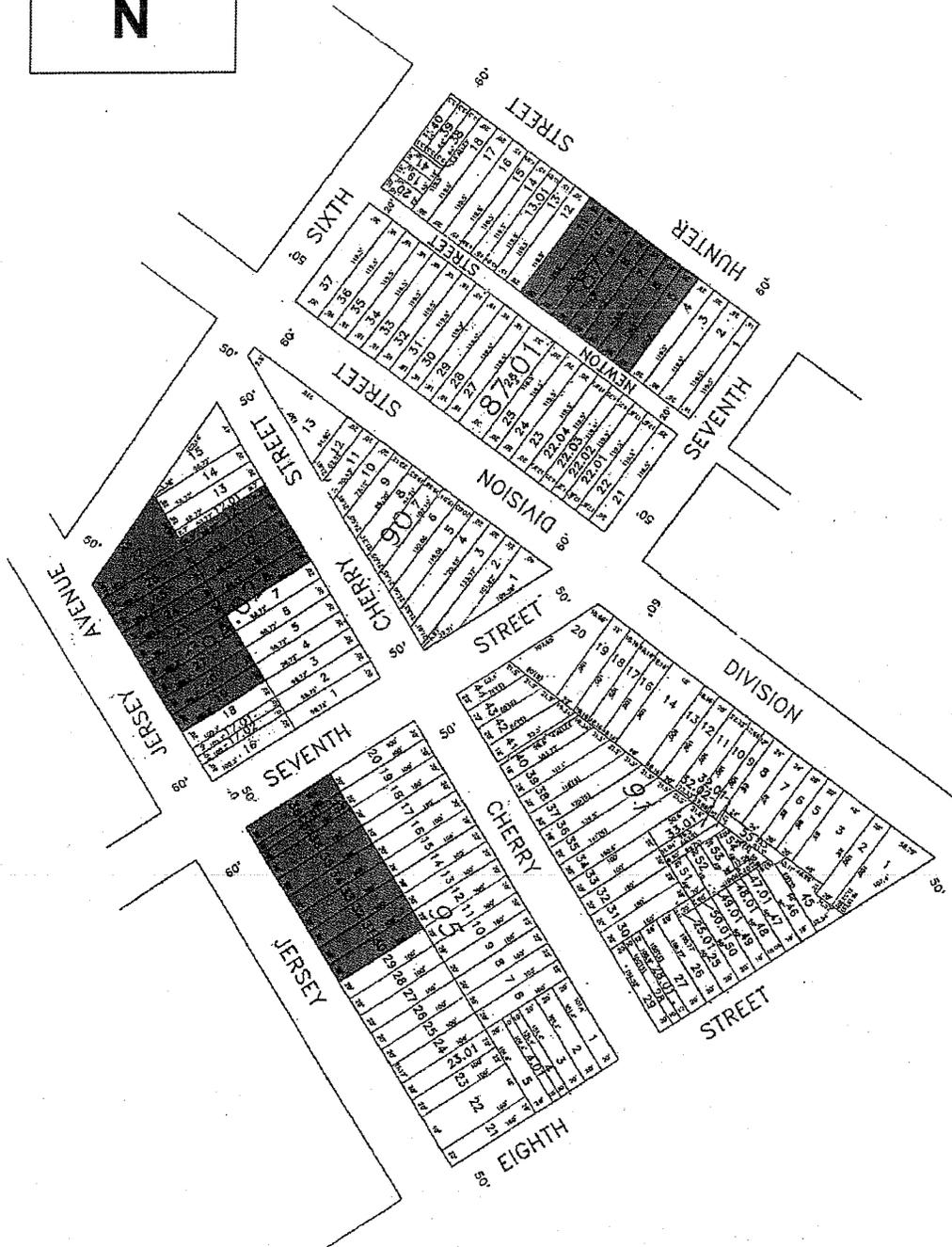
Aerial Map of Study Area



Source: New Jersey Image Warehouse, 2002 orthophotography

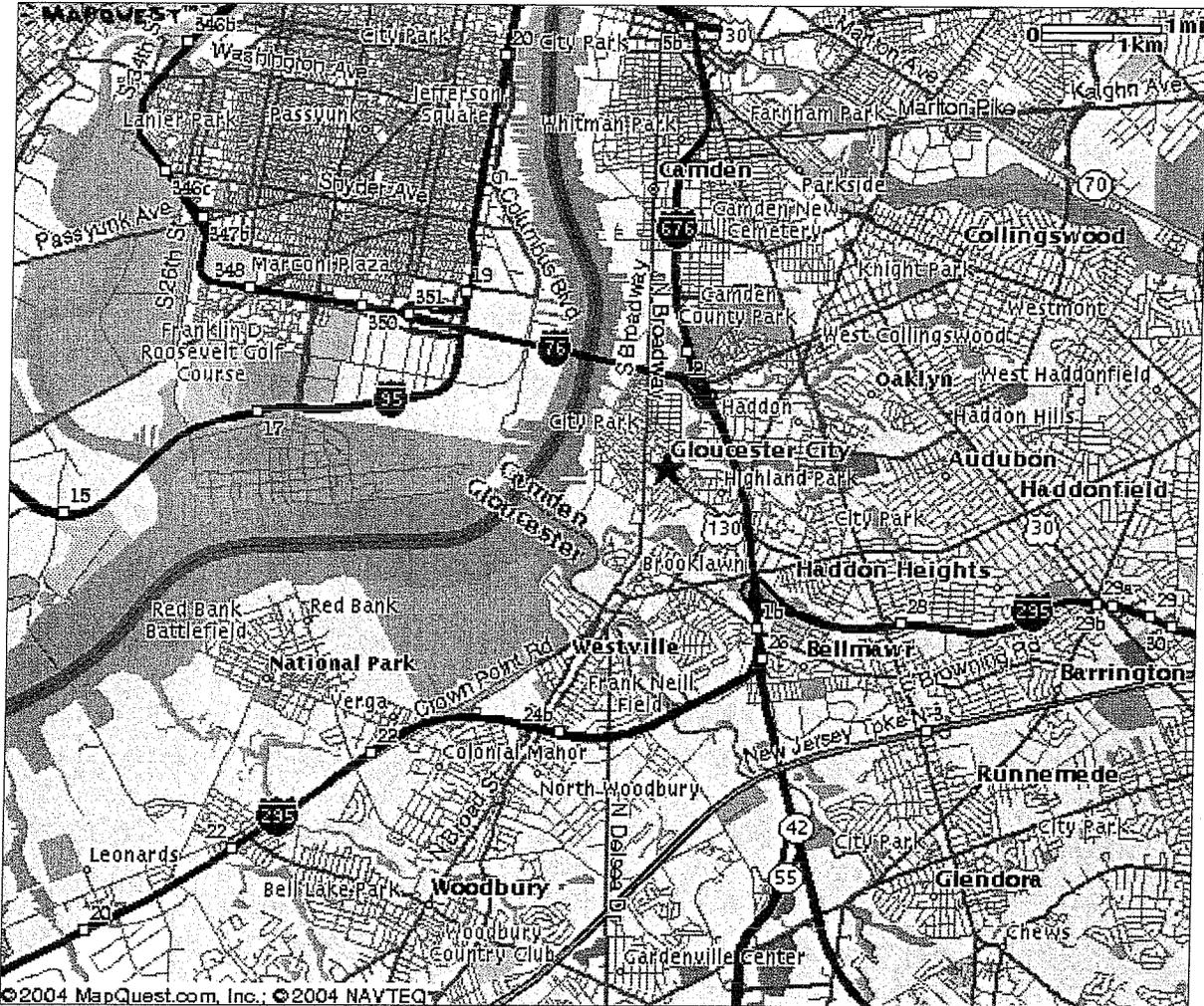


 Gloucester City
Redevelopment Study Area



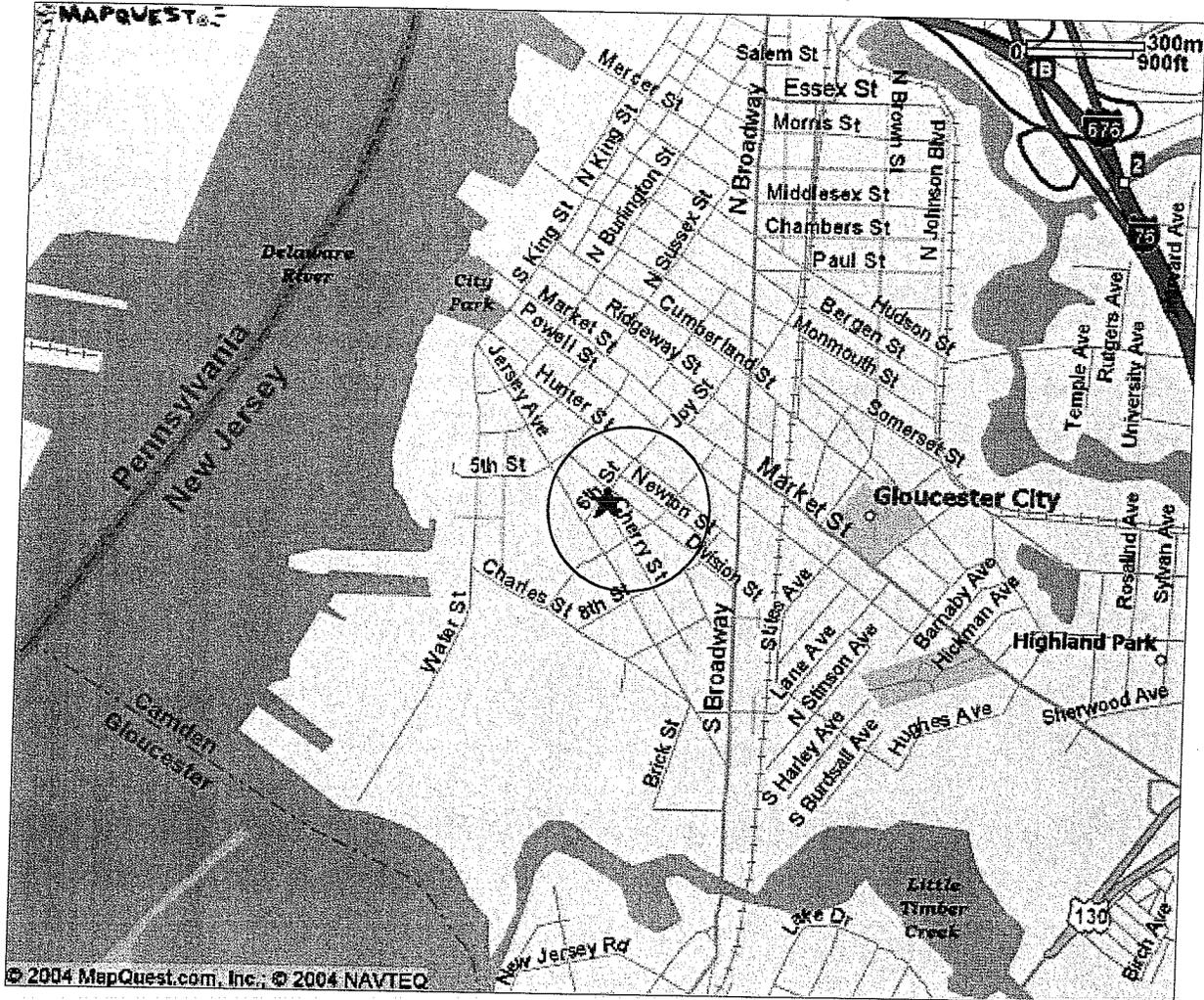
Access Routes

Regional Access Routes



Access Routes

Local Access Routes



VII. STATUTORY CRITERIA

Under 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions is found:

- 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 action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated

- g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. c. 303 9C52:27H-60 et. seq.), said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”¹”

¹ N.J.S.A. 40A:12A-3

VIII. APPLICABILITY OF STATUTORY CRITERIA

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis versus an individual lot basis, that existing conditions give evidence of economic deterioration in terms of an underutilization or less than fully productive condition of land, or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community. An area is also eligible for declaration where it can be demonstrated that said declaration would advance smart growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

With respect to the advancement of smart growth planning, the State Plan (SDRP) classifies the entirety of the study area as Metropolitan Planning Area (PA-1), an area for which it is envisioned that much of the State's future development and redevelopment activity will occur. The entirety of the City is also a Designated Town Center under the SDRP, these being defined as centers of commerce or government, with diverse residential neighborhoods served by a mixed-use core offering locally oriented goods and services. The Town Center designation is intended to qualify the area to receive priority assistance from the State.

Declaring the study area to be in need of redevelopment would advance the overarching themes of the Town Center and Planning Area designations by enhancing the potential for development activity and growth within the core of Gloucester City. **Therefore, this report concludes that the principles of smart growth are advanced such that the threshold for satisfaction of criteria 'h' is reached for the entirety of the study area.**

In addition, a majority of the study area parcels are located within Gloucester City Enterprise Zone. **Therefore, this report concludes that criteria 'g' is applicable to the study area.**

Localized conditions supporting an area in need of redevelopment declaration are found throughout the study area in various concentrations. These conditions are noted below with regard to specific blocks and lots.

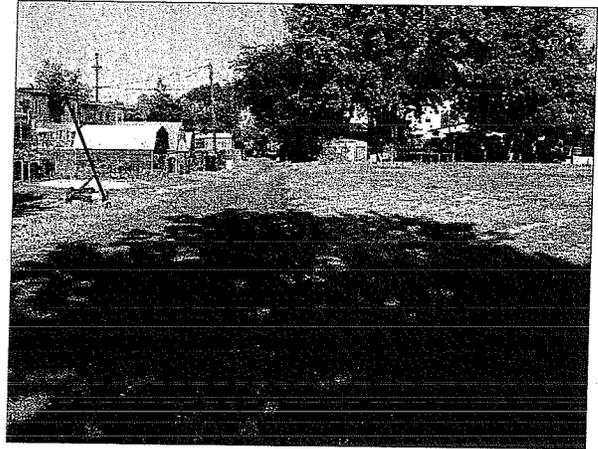
Block 87

Criteria 'c' and 'e': The study area parcels within this block form a contiguous area with frontage on Hunter Street and the alley known as Newton Street. These municipally-owned parcels exhibit ongoing vacancy, representing an economic underutilization. In addition, this vacant condition has been present for more than ten years, and the site is potentially impeded from private development partly because of surface and subsurface remnants of its prior use as well as a potential need for parcel reconfiguration.

Criteria 'd': The site contains broken down concrete coverage over portions of its area, being remnants of its former use.



Hunter Street School Site (facing northwest)



Newton Street (rear alley)



Dilapidated concrete and asphalt, remnants of previous use

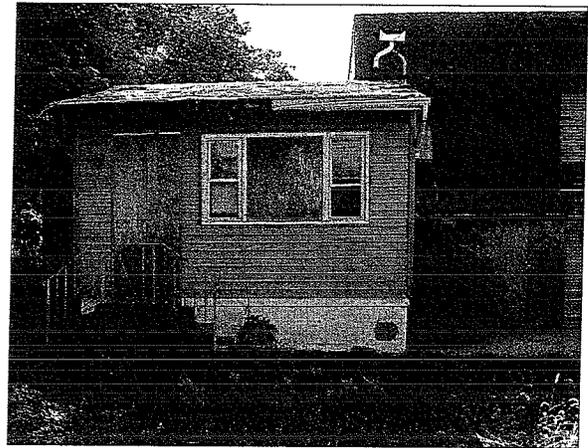
Block 94.02

Criteria 'a', 'd', and 'e': The commercial/warehouse structure in the vicinity of Lots 26-27 is presently vacant (representing an economic underutilization), and exhibits instances of exterior structural dilapidation including boarded-up windows. In addition, the site also exhibits instances of improvement dilapidation, including dilapidation of fencing, concrete, and asphalt areas.

Criteria 'd', and 'e': Other municipally-owned portions of this block are vacant and unimproved (including Lots 8 through 12, inclusive, and 19 through 22, inclusive) This ongoing vacancy represents an economic underutilization. In addition, the fence and gate enclosing the vacant land comprised of Lots 8 through 12 is dilapidated (criteria 'd').



Dilapidated fencing, Lots 8-12



Boarded-up windows, Lot 27



Dilapidated fencing, Lot 27

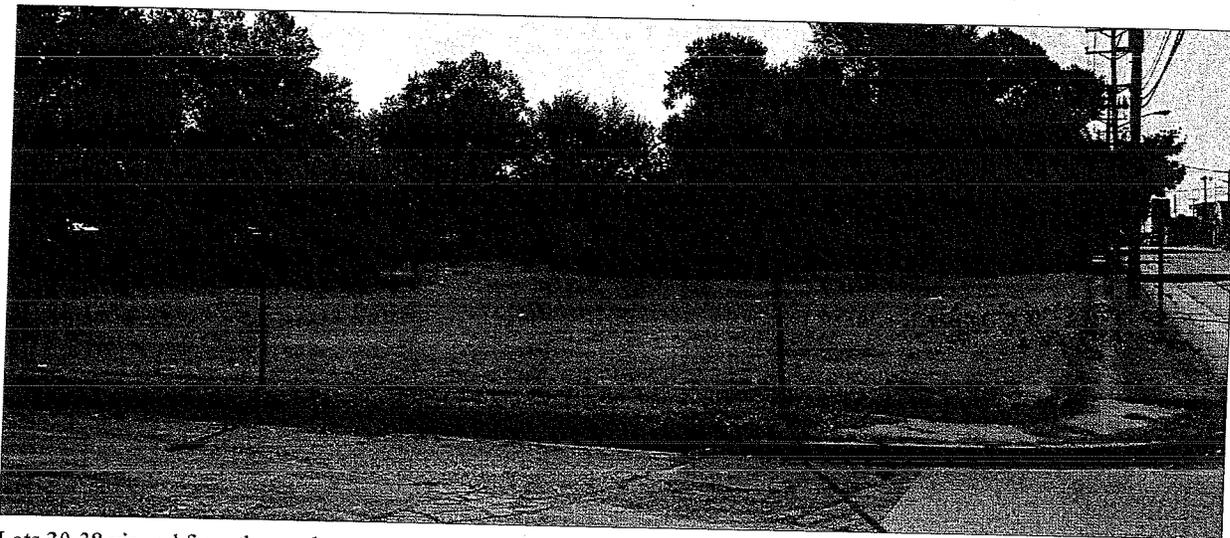


Dilapidated asphalt, Lots 26-27

Block 95

Criteria 'c' and 'e': The study area parcels within this block form a contiguous area with frontage on Seventh Street and Jersey Avenue. These parcels exhibit an ongoing vacant / unimproved condition, representing an economic underutilization. In addition, this vacant condition has been present for more than ten years, and the site is potentially impeded from

private development partly because it is comprised of ten (10) lots, making land assembly and consolidation necessary.



Lots 30-38 viewed from the north

IX. CONCLUSION

Given instances of physical deterioration, ongoing vacancy, and economic underutilization, as well as consistency with the stated goals of the city's Master Plan regarding the use of redevelopment tools to improve the quality of the city's housing stock, and given that this redevelopment initiative advances smart growth planning as articulated through the State Development and Redevelopment Plan (SDRP), being consistent with the intentions of the Metropolitan Planning Area and the thrust of the Town Center designation, it is submitted that the parcels comprising the study area meet the statutory definition for an 'Area in Need of Redevelopment' based on criteria 'a,' 'c,' 'd,' 'e,' 'g,' and 'h.' Therefore, it is recommended that the City of Gloucester Mayor and Committee and the Planning Board take action necessary, after public notice and hearing, to make that determination according to law.²

² Any municipal governing body resolution which designates an area to be in need of redevelopment is required to be submitted to the New Jersey Department of Community Affairs (DCA) for review. If the area designated is within an area targeted for development activity by state policies (Metropolitan [PA1] or Suburban [PA2] planning areas, or within an identified center, for example), approval of the designation is automatic upon submittal of the resolution to the DCA Commissioner. If the area which has been designated is not within an area for which development and redevelopment is encouraged by state policies, laws, or regulations, the DCA Commissioner has the authority to approve or reject the designation. In such cases, if no response is received from the Commissioner within thirty (30) days of the municipal submittal, the designation is automatically approved.

Part II: Redevelopment Plan



- I. REDEVELOPMENT PLAN
- II. PLAN IMPLEMENTATION
- III. APPENDIX

Appendix A: New Jersey Finance and Incentive Programs

I. REDEVELOPMENT PLAN

From a strategic standpoint, this redevelopment plan seeks to promote, through the employment of the tools available under redevelopment planning, the expansion of the city's housing stock in presently underutilized areas in a style and arrangement that will reinforce and enhance the historical housing character of Gloucester City.

The Mayor and Common Council of the City of Gloucester City will serve as the redevelopment entity responsible for the execution of the redevelopment plan.

This redevelopment plan includes an outline for the planning, development, redevelopment, or rehabilitation of the project area in accordance with section 6 of P.L. 1992, c. 79 (C.40A:12A-7).

LOCAL GOALS

The City of Gloucester City Master Plan has identified two goals, as set forth below, that have guided this redevelopment plan:

- A. Encouragement of owner-occupancy of housing.
- B. Development of new, owner-occupied housing at appropriate locations where sufficient vacant land is available or can be created through the redevelopment process.

PERMITTED USE

Uses within the entirety of the redevelopment area are restricted to owner-occupied single-family attached dwelling units (also known as 'twin' units), where two dwelling units, each being situated on a unique parcel, share a common party wall at the lot line.

BULK AND AREA REQUIREMENTS

Bulk and area requirements for development within the study area shall be as specified for the prevailing R-M Residential-Medium Density zoning district by the Gloucester City Development Ordinance, with the following exceptions:

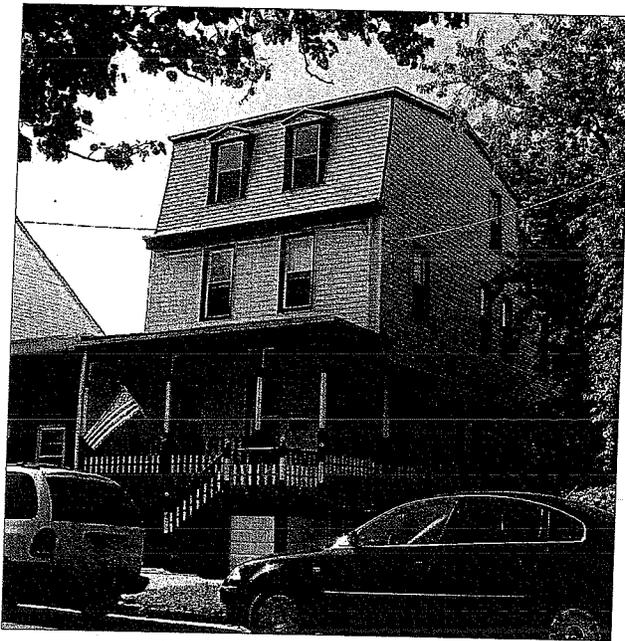
- A. The front yard setback for any structural element of the primary structure shall be a minimum of three (3) feet and a maximum of fifteen (15) feet.

B. Maximum lot impervious coverage shall be sixty-five percent (65%).

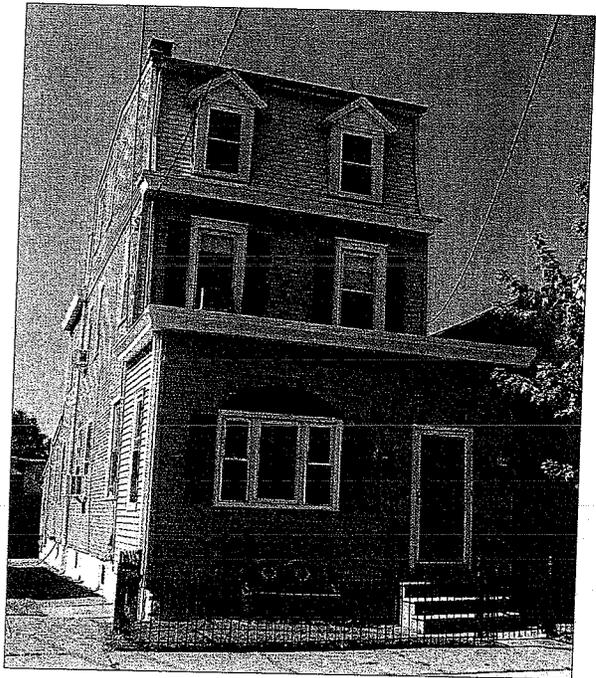
SPECIAL DESIGN REQUIREMENTS

A. Dwelling units constructed under this redevelopment plan are strongly encouraged to be of an aesthetic character consistent with the historical character of Gloucester City's housing stock. That is, they should be of a style presenting 'Victorian' elements (including, but not limited to, Mansard roofs, turrets, faux-clapboard siding, and 'gingerbread'-style detailing). Specifically encouraged are front porches being raised above street level and accessed via stairwells. Examples of Gloucester City dwelling units in the vicinity of the redevelopment area that include such elements are presented below.

Aesthetic Characteristics to be Emulated



Mansard roof, front porch with detailing



Mansard roof



Front porch with detailing, corner turret



Front porch



Twin construction with front porch and detailing

- B. Off-street parking shall be located to the rear of dwelling units, subject to the following restrictions.
1. In the case of redevelopment area parcels within Block 87 (the Hunter Street School site), off-street parking stalls shall be accessed via Newton Street; no

dwelling unit within this block shall have a driveway providing access directly to Hunter Street.

2. For all other redevelopment area parcels, off-street parking stalls may be accessed via side yard driveways or newly-created alleys to the rear of dwelling units.
3. Off-street parking stalls may be contained within detached garages, attached rear garages, or may be located in uncovered outdoor areas.

DEVIATIONS FROM PROVISIONS OF REDEVELOPMENT PLAN:

The planning board may review and retain jurisdiction over applications requiring relief for deviations, other than with respect to permitted uses, from this redevelopment plan or other City development ordinances. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this redevelopment plan or the pertinent sections of City's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or other City development ordinances. All requests for such relief shall be made to the planning board accompanied by a complete application for development as otherwise required by City ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

ADDITIONAL RECOMMENDATIONS

In order to spur economic development, consolidation and/or subdivision of land for flexible accommodation of uses envisioned under this plan is recommended.

LAND ACQUISITION

As authorized by the Local Redevelopment and Housing Law, lands and/or buildings not owned by the City of Gloucester, 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 any resident from the redevelopment area.

PLAN CONFORMANCE

This redevelopment plan compliments the goals of the State Planning Act (N.J.S.A. 52: 18A-196 et. seq.) relating to the revitalization of the State's cities and towns as well as promotion of beneficial economic growth and development. The plan is also in concert with strategies and policies of the New Jersey State Development and Redevelopment Plan (SDRP) relating to the encouragement of housing investment as a way of promoting neighborhood stability.

This plan is also consistent with the stated goals and strategies of the Gloucester City Master Plan, as referenced previously.

II. IMPLEMENTATION OF REDEVELOPMENT PLAN

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A:12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.
- 2) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C.40A-12-22).
- 3) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-1 et. seq.).
- 4) Clear any area owned or acquired and install or reconstruct infrastructure
- 5) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
- 6) Arrange or contract with public agencies or redevelopers.
- 7) Lease or convey property or improvements without public bidding.
- 8) Enter upon buildings or property for conduct of investigations or surveys.
- 9) Provide for relocation assistance
- 10) 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.
- 11) Request the designation of particular areas as areas in need off redevelopment or rehabilitation.

SITE PLAN AND SUBDIVISION APPLICATIONS

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 the applicable development regulations of the City of Gloucester. Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended in accordance with law. Site plan review, as may be required, shall be conducted by the Planning Board of the City of Gloucester, pursuant to the provision 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 Title 40, Chapter 37A.

AGREEMENTS WITH (RE-)DEVELOPER

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.

EQUAL OPPORTUNITY

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.

PERIOD OF APPLICABILITY

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.

Appendix A: New Jersey Financing and Incentive Programs

Business Employment Incentive Fund:

Under the BEIP program, incentive grants are offered to companies that create new jobs in New Jersey. Qualified businesses can apply for periods as long as 10 years for incentive grants up to 80% of the New Jersey personal income tax withholdings from new jobs created when they relocate to New Jersey, or expand their businesses in the state. In the base year, the company must create at least 25 new jobs in a targeted urban community or at least 75 jobs in a suburban area.

Bond Financing:

Bond financing can be an attractive form of lower cost, long-term borrowing for qualifying businesses needing at least \$1 million in capital. Tax-exempt bond financing, which can provide capital at interest rates substantially below the prime rate, is authorized under the Internal Revenue Code for use by manufacturers needing to finance buildings and equipment. The New Jersey Economic Development Authority may issue a bond of up to \$10 million to enable a manufacturer to finance real estate acquisitions, equipment, machinery, building construction, and renovations. Certain other specified businesses also may qualify for this type of financing, such as commercial and industrial projects located in federal Empowerment or Enterprise Zone Communities. Taxable bonds, which also can provide favorable interest rates, are not subject to the same federal restrictions. They may be used on a wider range of businesses without dollar limitations and for such purposes as debt refinancing or working capital.

Statewide Loan Pool for Business:

Through an arrangement between the New Jersey Economic Development Authority and New Jersey banks, loans from \$50,000 up to \$3 million for fixed assets and up to \$500,000 for working capital are available. The New Jersey Economic Development Authority provides up to 25% of the financing subordinate to 75% bank participation. Also, the New Jersey Economic Development Authority will provide up to \$250,000 of the loan at a below-market interest rate and also may guarantee up to 30% of the bank portion.

Local Development Financing Fund:

The New Jersey Economic Development Authority's Local Development Financing Fund is aimed at stimulating commercial and industrial projects in Urban Aid communities through matched fixed-asset loans. Low-interest local development loans can range from \$50,000 to \$2 million. The host municipality must sponsor the request for financial assistance.

Fund for Community Economic Development:

Loans and loan guarantees are made to urban-based community organizations that in turn make loans to microenterprises and small businesses which may not qualify for traditional bank

financing. Affordable capital is provided to fill financing gaps in the development of community facilities and other real estate-based economic development projects. Funds are available to local groups to finance feasibility studies and other predevelopment costs to determine if a real estate project is viable. Technical assistance is also available to support the long-term growth and viability of individual organizations.

Real Estate Development

The New Jersey Economic Development Authority supports the creation of jobs and ratables principally in the urban centers of the state by providing assistance for projects that are consistent with state and local economic development objectives. The NJEDA's main development focus targets urban-aid municipalities. In pursuing that goal, the NJEDA has engaged in a large number of projects in the development of centers identified in the State Plan. Examples include the New Jersey Performing Arts Center in Newark, the Blockbuster-Sony Music Entertainment Center in Camden and the Jersey City Medical Center. It also supports the growth of important industry sectors such as the Technology Center in New Brunswick.

Sustainable Loan Fund:

The Sustainable Loan Fund, that provides low-interest loans of up to \$250,000, is targeted to assist companies wishing to improve the environmental quality of their operations. Preference for loans is given to firms that locate in urban and town centers near existing infrastructure and mass transit.

Brownfields Incentive for Industrial Cleanup

The New Jersey Commerce & Economic Growth Commission provides significant incentive program to developers who remediate and redevelop contaminated sites. A developer may enter into a redevelopment agreement with the Secretary of Commerce that allows for recovery of up to 75% of the cost of remediation once the redevelopment project has begun to realize the new tax revenues in an amount sufficient to cover the cost of remediation. The developer must be a nonresponsible party, who agrees to undertake and complete the cleanup to the satisfaction of the New Jersey Department of Environmental Protection.

Hazardous Discharge Site Remediation Loan & Grant Program:

Businesses may qualify for loans up to \$1 million for up to 10 years for site investigation and cleanup. The interest rate is the Federal Discount Rate at approval or closing of contaminated sites, whichever is lower, with a minimum of 5%. Loan guarantees are also available.

Customized Training Program:

The New Jersey Department of Labor's Customized Training Program promotes the creation and retention of high-skill, high-wage jobs through comprehensive workforce training. Financial assistance in the form of matching grants may be available to qualified businesses to offset some of the costs of occupational training in the workplace. Training plans are largely designed by the employer. Training may be classroom based or on the job. Applicants may select a third party

training vendor such as New Jersey community colleges, four-year colleges/universities, county vocational schools, or private training organizations.

Urban Enterprise Zone Program

The New Jersey Urban Enterprise Zone Program was created to stimulate economic development and job creation in the State's designated zones. Participating businesses located in these zones are eligible to receive incentives, including sales tax exemptions for building materials, equipment and supplies invested or used at the certified site, corporation tax benefits, and unemployment insurance rebates. Retailers charge only half the current sales tax on most "in person" purchases. Receipts from retail sales are deposited into a Zone Assistance Fund to which zone municipalities may apply for funding for projects within the urban enterprise zones. Over \$315 million has been approved from the Zone Assistance Fund for more than 1,000 zone projects. The Program's over 6,500 participating businesses have created over 50,000 full-time jobs and 5,000 part-time jobs since the program's inception in 1984. These companies employ 150,000 full-time employees and project hiring nearly 25,000 employees this coming program year. Companies have invested over \$9.9 billion to date in their businesses. They will invest another \$1.9 billion in the upcoming program year.

Benefits to Qualified Businesses Include:

- Reduced Sales tax (3% vs. 6% outside the UEZ)
- Sales tax exemptions
- Corporate tax credit for the hiring of certain designated employee groups
- Subsidized unemployment insurance costs
- Priority assistance for the Local Development Fund Program

NJ Redevelopment Authority:

The New Jersey Urban Redevelopment Act created the New Jersey Redevelopment Authority (NJRA) in 1996 to spearhead the economic development efforts in New Jersey's urban communities. The NJRA became operational in April 1997 and began focusing on investing in neighborhood-based redevelopment projects. Through the New Jersey Redevelopment Act, the NJRA has also assumed the assets and liabilities of the former Urban Development Corporation.

The Authority offers:

- Low and no interest loans
- Equity investments loan guarantees
- Technical assistance

The NJRA partners with community-based organizations, developers and businesses to leverage its resources to formulate and develop redevelopment projects to increase economic opportunities in 67 eligible communities. The NJRA's primary interest is to ensure that projects developed are urban-focused, neighborhood-based and investment-driven. The NJRA's commitment to projects

goes well beyond financing. The NJRA is taking a comprehensive approach to economic development opportunities that are "Creative Community Investments."

Technology Certification Program:

This Innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey, and meet certain other criteria.

Technology Transfer & Commercialization Program:

This competitive investment program administered by the Commission on Science & Technology is a funding source for small, for-profit technology companies, to conduct product or process development projects with a near-term commercial outcome. Loans range from \$50,000 to \$250,000 and companies are required to repay only the principal amount of the loan. Companies eligible for this funding must be New Jersey based or plan to relocate to New Jersey.

Early Stage Enterprise (ESE) Seed Investment Fund:

Very young technology enterprises may be eligible to receive investments ranging from \$50,000 to \$1.5 million.

SBIR Bridge Loan Program:

Applicants for federal Small Business Innovation Research grants may receive loans which help bridge the time and financial gap between the awarding of Phase I and Phase II of the federal SBIR grants.

Edison Venture Finance Fund:

To increase the availability of venture capital to New Jersey businesses, the Edison Venture Fund makes investments in emerging technology businesses in the mid-Atlantic region, including New Jersey. The Edison Venture Fund has committed to target one-third of its capital to New Jersey-based businesses. The New Jersey Economic Development Authority has invested in this fund, and refers qualified high-tech companies to the fund for financing.

R & D Tax Credit Carry Forward Extension:

This law allows Research & Development Tax Credits to be carried forward for a period of 15 years. These credits must be incurred during period on or after 7/1/98, but no later than 6/30/01. Current law allows Research and Development Tax Credits to be Carried forward for a period of seven years. New Jersey corporate business taxpayers are eligible if they have incurred qualified

research expenses (pursuant to IRC 41 as of 6/30/92) in the following areas: advanced computing, advanced materials, biotechnology, electronic device technology, environmental technology, and medical device technology.

NJ Manufacturing Extension Program:

This innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey, and meet certain other criteria.

R & D Excellence Program:

This program is intended to create and/or mature new scientific and technology areas, which have potential for products, services, or processes important to New Jersey's future economic development. This multi-year grant program is available to academic research centers to work in collaboration with industrial partners.

Advanced Technology Centers:

Research Centers of excellence are located at New Jersey's major academic institutions, serving industry by offering and enhancing academic/industrial technology collaboration opportunities in a variety of disciplines. Advanced Technology Centers are designed to focus on strong industrial/academic R& D partnerships for continuous innovation to increase productivity, global competitiveness and profits

Technology Business Incubators:

Seven incubator facilities provide start-up and small firms with low-cost office, light manufacturing and/or laboratory space, shared central facilities, and business training and assistance. The Commission on Science & Technology expects to develop an additional five new incubators in New Jersey within the next two years. This expansion will allow New Jersey and its businesses to enjoy the economic benefits that can be derived from the incubation model.

Technology Centre of New Jersey:

Designed by the New Jersey Economic Development Authority, the Technology Centre of New Jersey, conveniently located in Central Jersey, is a collaborative effort by the State of New Jersey, private corporations, and academia featuring state-of-the-art, affordable laboratory, office, and production facilities for emerging and established technology companies.

Washington Technical Liaison:

The Technical Liaison Consultant provides New Jersey business with assistance in identifying available funding opportunities from the federal Small Business Innovation Research Program and other federal funding sources.