

CITY OF GLOUCESTER CITY
REHABILITATION AND REDEVELOPMENT
AREA STUDY
AND
REHABILITATION AND REDEVELOPMENT PLAN
OUR FILE #04-14-T-246

WEST MARKET STREET PROJECT AREA

"FINE GROVE" HISTORIC DISTRICT

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REHABILITATION AREA AND
REDEVELOPMENT AREA STUDY

WEST MARKET STREET PROJECT AREA

Purpose of the Study

This study of the West Market Street Project Area was undertaken by the City of Gloucester City, Camden County, New Jersey in order to determine the feasibility of creating an area in need of redevelopment and whether those standards are present pertaining to said area as they affect the safety, health, morals, and general welfare of the community. This information is intended to aid the municipality in determining whether the West Market Street Project Area, as presently constituted, qualifies as a redevelopment area and/or rehabilitation area as defined in New Jersey Statute (N.J.S.A. 40A:12A-1 et seq).

Description of the West Market Street Project Area

The West Market Street Project Area is located in the west central portion of the city in the West Broadway neighborhood. The properties within the project area all front on West Market Street. The eastern boundary is Joy and Sixth Streets and the western boundary is South King Street. The West Market Street project area is also known as: Block 63, Lots 13, 23.01, 23.02, 24, 27, 28, 41, 43, and 44; Block 64, Lots 17 through 32, 37, 40, 41, and 42; Block 66, Lots 18 through 35; Block 67, Lots 15 through 34; Block 70, Lots 1, 1.01, 1.02, 4, 5, 5.02, 6, 7, 8, 9, 10, 11, 13, 14, and 15; Block 71, Lots 1, 2, 3, 4.01, 5, 6, 7, 7.02, 8, 9, 10, 11, 12, 14, and 15; Block 72, Lots 1 through 9, 11 through 16, and 19; Block 73, Lots 1 through 4, 8 through 11, 12.01 through 16, 21.02, 23.01, and 24.01.

The project area includes portions of eight city blocks running roughly from one end of the West Broadway neighborhood to the other. All of the properties are within the R-M (Medium Density Residential) zoning district. Properties west of South Burlington and Third Streets are also located within the City's local historic district. Most of the uses in the project area are single-family attached and semi-detached homes on twenty (20) foot average wide lots. Some of the properties contain two or more family units or neighborhood stores. Others are vacant lots resulting from earlier fires.

Significant neighboring uses include residential neighborhoods to the north and south, the King Street corridor and Delaware River waterfront to the west, and the Broadway commercial corridor to the east.

Description of the Rehabilitation and Redevelopment Program for the West Market Street Project Area

Rehabilitation and redevelopment projects are proposed to be undertaken for the West Market Street Project Area under the terms of applicable municipal, State and Federal laws. Under these laws, the component activities of rehabilitation and redevelopment projects may include the acquisition of land, the rehabilitation of buildings, construction or reconstruction of utilities and other site improvements essential to the preparation of the site for uses in accordance with the rehabilitation and redevelopment plans.

The project will consist of several separate redevelopment and rehabilitation projects which, when combined together, form a substantial program for revitalization of the West Market Street area. The projects are to occur over a three to five year period.

Work will include:

- The rehabilitation of homes and businesses on Market Street through publicly-assisted loans, grants, technical assistance, etc., for such items as necessary code upgrades, roof and facade improvements, or other required improvements.
- The redevelopment of vacant lots for new housing construction, parking, or other urban amenities.
- Streetscape, landscape, lighting, and curb and sidewalk improvements along the length of West Market Street as indicated in the Economic/Strategic Plan Element of the Master Plan.

Definition of the Term "Area in Need of Redevelopment" and "Area in Need of Rehabilitation"

The New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5) sets forth seven standards for evaluating a delineated area for redevelopment. When the conditions in an area of a municipality conform to any of the seven qualifications, that area can be properly designated as an Area in Need of Redevelopment by the Planning Board and the City Council. The seven statutory qualifications quoted below are from the Statute:

"A delineated area may be determined to be in need of redevelopment if after investigation, notice and hearing as provided . . . 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, which 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 or total lack of proper utilization of areas caused by the condition of the title, diverse ownership or 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.*
- (g) *In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act" . . . the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment . . . for the purpose of granting tax exemptions within the enterprise zone district . . . or the adoption of a tax abatement and exemption ordinance The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C. 40A) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.*

By definition, a redevelopment area may also 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 in which they are a part.

The Law also includes three criteria for evaluating a delineation area for rehabilitation (N.J.S.A. 40A-14a). When the conditions in an area of a municipality conforms to all three criteria, that area can be properly designated as an Area in Need of Rehabilitation by the Planning Board and the City Council. The three statutory qualifications quoted below are from the Statute:

"A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that there exists in that area conditions such that":

- (a) A significant portion of structures there in are in a deteriorated or substandard condition,*
- (b) There is a continuing pattern of vacancy, abandonment, or underutilization of the properties in the area, with a persistent arrearage of property tax payments thereon, and*
- (c) A program of rehabilitation, . . . , may be expected to prevent further deterioration and promote the overall development of the community.*

Applicability of State Statute to Area

The information gathered for this report is intended to assist the Planning Board to determine whether the West Market Street Project Area is described by at least one of the qualifications "(a)" through "(g)" mentioned in the previous section and is therefore an Area in Need of Redevelopment. Standard "g" of the qualifications for Area in Need of Redevelopment is not applicable to Gloucester City because the City does not include a State-designated Urban Enterprise Zone.

A property inventory, chart of ownership and condition analysis are included on Figure 1. The conditions analysis is based upon field surveys of the exterior of the properties conducted in February of 1998. Properties identified as in "deteriorated condition" were those that appeared to be in need of substantial exterior upgrades of wall, roof, and/or window and door systems, or were characterized by their age as in need of major mechanical system upgrades, such as plumbing, heating, electricity, and weatherproofing, to bring them up to code compliance. The inventory also identifies under which criteria the properties meet the statutory designation.

The following findings are made based upon a review of the project area and the site structures contained thereon in accordance with the Statute:

Block 71, Lots 1 and 2; Block 70, Lots 9 and 10; Block 64, Lots 31, 32, and 37; Block 66, Lots 18 and 19; and Block 67, Lots 30 through 34

The properties listed above meet criteria "e" and are characterized by a growing lack of utilization due to diverse ownership and resulting in a stagnant and not fully productive condition. Most of these vacant and abandoned properties formerly had been used for housing and had been destroyed by fire and removed for public health and safety reasons. The continued vacancy of these lots is deleterious to the preservation and improvement of the neighborhood area. These unimproved lots are collectors of debris, litter, and vermin which is a public health and safety

hazard. They also negatively affect the public morals and welfare of the City and local residents who perceive these abandoned lots as a threat to neighborhood cohesiveness and the general quality of life in the City.

Remaining Properties

The remaining properties are older, frame structures, many of which appear to be in a state of minor deterioration. This may be characterized by roofs, facades, windows, and porches in need of repair and older mechanical systems, such as heating, plumbing, and electrical systems that are not up to code and may be a public health and safety hazard. At least 8 dwellings were abandoned and boarded up and several others appears unoccupied or vacant and for sale. This continuing pattern of vacancy, abandonment, and underutilization is detrimental to the continued viability of this residential neighborhood. A program of rehabilitation is necessary to prevent further deterioration and promote the overall development of the community.

REHABILITATION AND REDEVELOPMENT PLAN

WEST MARKET STREET
REHABILITATION AND REDEVELOPMENT AREA

Strategic Plan

All rehabilitation and redevelopment activities shall be carried out in full compliance with all relevant City, State, and Federal laws and regulations. The rehabilitation and redevelopment plan for the West Market Street Project Area shall include the following elements:

A. Planning and Implementation

1. Establish the City Council as the designated Redevelopment Agency for the project area.
2. Retain professional services, as required, to plan, develop, and approve the rehabilitation and redevelopment plans, such as professional planners, engineers, architects, landscape architects, environmental consultants, historic preservation consultants, financial consultants, legal counsel, etc.
3. Resubdivision of the project area, as may be required, to undertake the proposed development.
4. Lease or sale of properties to a qualified redeveloper, according to law.

B. Infrastructure

1. Repair/replacement of the existing sanitary sewer system.
2. Repair/replacement of the existing water supply mains and installation of new extensions, as required.
3. Repair/replacement of the existing storm sewer system.

4. *Street, traffic control, and drainage improvements along Market Street and portions of King, Third, South Burlington, Fourth, Sussex, Fifth, Atlantic, Sixth, and Joy Streets within the project area.*
5. *Provision of natural gas, electric, and communication utilities to and within the project area site, as required.*
6. *Landscape, lighting, and curb and sidewalk improvements along West Market Street as indicated in the Economic/Strategic Plan Element of the City Master Plan.*
7. *Removal and clean-up of any hazardous wastes or materials on the property including the removal of underground storage tanks, contaminated soil, and other wastes either on-site or within the buildings thereon.*

C. Redevelopment

Redevelopment activities may include acquisition of vacant lands within the identified redevelopment areas and the construction of new single and two family homes in accordance with the Zoning Ordinance. New homes are to be deed restricted for owner-occupancy and designated for low and moderate income households, as defined by the Council on Affordable Housing. Breaking the owner-occupancy deed restriction may allow repossession by the Redevelopment Agency or redeveloper, as the case may be.

D. Rehabilitation

Rehabilitation activities shall include roof, porch, and facade improvement and code upgrades of the residential structures within the project area. This is to be financed through public, private, or a combination of public and private funds. Privately owned dwellings may be acquired through eminent domain, according to law, and the former owner will have the first

option to repurchase the dwelling at the final rehabilitated resale value. Tenants of renter-occupied dwellings that may be acquired shall either be allowed to remain until the end of the term of their lease or shall have comparable housing arrangements financed by the Redevelopment Agency until the end of the term. All properties shall have deed restrictions for owner-occupancy. Breaking that restriction may allow repossession by the Redevelopment Agency or redeveloper, as the case may be. The plan, however, does not anticipate the need for any residential property acquisitions.

Work will also include public streetscape, i.e. landscape, lighting, curb and sidewalk, improvements and amenities along the West Market Street corridor as indicated in the Economic/Strategic Plan Element of the City Master Plan.

Relationship to Local Objectives

The Rehabilitation and Redevelopment Plan is consistent with the Master Plan of Gloucester City in terms of land uses and density. The project will have a positive impact on adjoining uses by reinforcing efforts made by Gloucester City to revitalize the West Broadway neighborhood area, preserve the City's historic buildings, stabilize the City's economic base, and improve the quality of housing.

Proposed Land Uses and Building Requirements in the Project Area

Land uses to be permitted in the rehabilitation and redevelopment area should be limited to those residential uses permitted in the R-M (Medium Density Residential) Zone by the City Zoning Ordinance.

In the event that the Redevelopment Agency is unable to obtain all the required funding for the development of these projects, it is recommended that the Redevelopment Agency consider selling these lands to private developers to complete the project plans.

Property to be Acquired

Property proposed to be rehabilitated and/or redeveloped under this plan that is not owned by the City of Gloucester City may be acquired by eminent domain, as permitted by law.

Relocation Efforts

The Redevelopment Agency shall make appropriate relocation efforts to the residents and tenants of any occupied properties that are acquired for rehabilitation or redevelopment, as required by law.

Relationship to Other Plans

The properties-in-question are in the west central portion of the West Broadway residential neighborhood of Gloucester City. There is no significant relationship of this redevelopment plan to the master plans of contiguous municipalities. The redevelopment of this property is included as a key objective in the Land Use, Historic Preservation, Housing, and Economic/Strategic Plan Elements of the City's adopted 1996 Master Plan. The project is also consistent with the land use plan of Camden County. The project is consistent with the State Development and Redevelopment Plan policy objectives, particularly land use, housing, and economic development.

Relationship to Zoning Ordinance and Master Plan

The Rehabilitation and Redevelopment Plan is consistent with the existing zoning ordinance uses and requirements for permitted and conditional uses in the R-M (Medium Density Residential) use zone. No revisions to the existing area and bulk requirements of the zoning ordinance are envisioned to implement the Rehabilitation and Redevelopment Plan.

This portion of West Market Street is one of the oldest public thoroughfares in New Jersey dating back to the mid 1600's. Properties located within the City's local historic district, as well as other outside the district that may be identified by the City Historic Preservation Commission in the future, should be rehabilitated in accordance with accepted historic preservation practices and standards.

Likewise, the Rehabilitation and Redevelopment Plan is consistent with the Gloucester City Master Plan regarding the overall statement of goals and objectives, land use element, economic/strategic plan element, and housing element.

APPENDIX

WEST MARKET STREET
REHABILITATION AND REDEVELOPMENT AREA

FIGURE 1: PROPERTY INVENTORY
WEST MARKET STREET REHABILITATION & REDEVELOPMENT AREA

BLOCK	LOT	ADDRESS	STREET	USE	TENURE	OWNER	CONDITION	AREA IN NEED OF CRITERIA
63	41	N/A	S. King St.	Parking Lot	N/A	Private	Poor Condition	Rehabilitation
63	44	211	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
63	28	213	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
63	43	215	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
63	27	219	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
63	24	223	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
63	23 01	225	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
63	23 02	227	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
63	13	179 S	Burlington St.	Commercial	N/A	Private	Minor Deterioration	Rehabilitation
70	14	200 S.	King St.	Commercial	N/A	Private	Minor Deterioration	Rehabilitation
70	13	208	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
70	11	210	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
70	10	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation
70	9	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Redevelopment
70	8	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Redevelopment
70	7	219	Powell St.	Residential	Renter	Private	Rear of Powell St. house	Rehabilitation
70	6	221	Powell St.	Residential	Owner	Private	Rear of Powell St. house	Rehabilitation
70	5	226	Market St.	Residential	Renter	Private	Poor Condition, old store	Rehabilitation
70	5 02	N/A	Market St.	Vacant w/lot 5.01	N/A	Private	Minor Deterioration	Rehabilitation
70	4	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation
70	1 02	228	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
70	1 01	230	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
70	1	232	Market St.	Commercial, 2 Apts	Renter	Private	Poor condition; unoccupied; boarded up	Rehabilitation
64	37	N/A	Market St.	Vacant	N/A	Private	Poor Condition	Redevelopment
64	32	N/A	Market St.	Vacant	N/A	Private	Poor Condition	Redevelopment
64	31	N/A	Market St.	Vacant	N/A	Private	Poor Condition	Redevelopment
64	30	311	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
64	29	313	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
64	28	315	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
64	27	317	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
64	26	319	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
64	25	321	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
64	24	323	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
64	23	325	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
64	22	327	Market St.	Residential, 3 Apts	Owner	Private	Minor Deterioration	Rehabilitation
64	21	329	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
64	41	333	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
64	40	335	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
64	20	337	Market St.	Residential	Renter	City	Minor Deterioration	Rehabilitation
64	19	339	Market St.	Commercial, 2 Apts	Owner	Private	Minor Deterioration	Rehabilitation
64	19	339	Market St.	Commercial, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation

FIGURE 1: PROPERTY INVENTORY

WEST MARKET STREET REHABILITATION & REDEVELOPMENT AREA

BLOCK	LOT	ADDRESS	STREET	USE	TENURE	OWNER	CONDITION	AREA IN NEED OF CRITERIA
64	18	341	Market St	Commercial, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation
64	17	343	Market St	Commercial, Apts	Renter	Private	Minor Deterioration	Rehabilitation
71	15	300	Market St	Commercial, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation
71	14	304	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
71	12	306	Market St	Residential	Renter	Private	Minor Deterioration	Rehabilitation
71	11	308	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
71	10	310	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
71	9	312	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
71	8	314	Market St	Commercial	N/A	Private	Minor Deterioration	Rehabilitation
71	7	316	Market St	Commercial	N/A	Private	Minor Deterioration	Rehabilitation
71	7 02	N/A	Market St	Vacant w/lot 7	N/A	Private	Minor Deterioration	Rehabilitation
71	6	318	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
71	5	320	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
71	4 01	N/A	Market St	Vacant w/lot 3	N/A	Private	Minor Deterioration	Rehabilitation
71	3	324	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
71	2	326	Market St	Residential	Renter	Private	Poor condition; unoccupied; boarded up	Rehabilitation
71	1	328	Market St	Residential	Renter	Private	Poor condition; unoccupied; boarded up	Rehabilitation
66	35	401-407	Market St	Residential	Renter	Private	Minor Deterioration	Rehabilitation
66	34	409	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
66	33	411	Market St	Residential, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation
66	32	N/A	Market St	Vacant w/lot 31	N/A	Private	Minor Deterioration	Rehabilitation
66	31	415	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
66	30	417	Market St	Residential	Owner	Private	Minor Deterioration, roof	Rehabilitation
66	29	419	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
66	28	421	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
66	27	423	Market St	Residential	Renter	Private	Minor Deterioration	Rehabilitation
66	26	425	Market St	Commercial, Apts	Renter	Private	Minor Deterioration	Rehabilitation
66	25	N/A	Market St	Apartments	Renter	Private	Minor Deterioration	Rehabilitation
66	24	N/A	Market St	Vacant w/lot 26	N/A	Private	Minor Deterioration	Rehabilitation
66	23	N/A	Market St	Vacant w/lot 23	N/A	Private	Minor Deterioration	Rehabilitation
66	22	431	Market St	Residential	Owner	Private	Poor condition; unoccupied; boarded up	Rehabilitation
66	20	433	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
66	21	435	Market St	Residential	Renter	Private	Minor Deterioration	Rehabilitation
66	19	437	Market St	Residential	Owner	Private	Minor Deterioration	Rehabilitation
66	19	N/A	Market St	Vacant Lot	Renter	Private	Poor condition; unoccupied; boarded up	Rehabilitation
66	18	N/A	Market St	Vacant Lot	Owner	Private	Unimproved	Redevelopment
						Private	Unimproved	Redevelopment
72	19	400	Market St	Apartments	Renter	Private	Minor Deterioration	Rehabilitation
72	16	402	Market St	Residential	Renter	Private	Minor Deterioration	Rehabilitation
72	15	404	Market St	Residential	Renter	Private	Minor Deterioration	Rehabilitation
72	14	406	Market St	Residential, 2 Apts	Owner	Private	Minor Deterioration	Rehabilitation

FIGURE 1: PROPERTY INVENTORY

WEST MARKET STREET REHABILITATION & REDEVELOPMENT AREA

BLOCK	LOT	ADDRESS	STREET	USE	TENURE	OWNER	CONDITION	AREA IN NEED OF CRITERIA
72	13	408	Market St.	Residential	Renter	Private	Poor condition; unoccupied; boarded up	Rehabilitation
72	12	410	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
72	11	412	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
72	9	416	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
72	8	418	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
72	7	420	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
72	2	N/A	Market St.	Vacant	N/A	City	Minor Deterioration; historic house	Rehabilitation
72	101	428	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
72	1	432	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
72	6	N/A	Powell St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
72	5	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation
72	4	N/A	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
72	3	431	Powell St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
67	34	N/A	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
67	33	N/A	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
67	32.01	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation
67	32.02	N/A	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
67	31.01	N/A	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
67	31.02	N/A	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
67	30.01	N/A	Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation
67	30	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation
67	29	511	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	28.01	513	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	28	513.5	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	27	515	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	26	N/A	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	25	517	Market St.	Vacant w/lot 25	N/A	Private	Minor Deterioration	Rehabilitation
67	24	N/A	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	23	515	Market St.	Vacant w/lot 23	N/A	Private	Minor Deterioration	Rehabilitation
67	22	521	Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation
67	21	N/A	Market St.	Residential	Renter	NJHMA	Minor Deterioration	Rehabilitation
67	20	523	Market St.	Vacant w/lot 20	N/A	Private	Minor Deterioration	Rehabilitation
67	19	525	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	18	527	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	17	N/A	Market St.	Residential	Renter	Private	Minor Deterioration; roof	Rehabilitation
67	16	529	Market St.	Vacant w/lot 16	N/A	Private	Minor Deterioration; roof	Rehabilitation
67	15	533	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
73	24.01	500	Market St.	Residential, 3 Apts	Renter	Private	Minor Deterioration	Rehabilitation
73	25.01	502	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
73	22.01	504	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation

FIGURE 1: PROPERTY INVENTORY
WEST MARKET STREET REHABILITATION & REDEVELOPMENT AREA

BLOCK	LOT	ADDRESS	STREET	USE	TENURE	OWNER	CONDITION	AREA IN NEED OF CRITERIA
73	2101	506	Market St.	Residential, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation
73	16	508	Market St.	Residential	Renter	Private	Minor Deterioration, roof	Rehabilitation
73	15	510	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation
73	14	512	Market St.	Residential	Renter	Private	Poor condition, boarded up	Rehabilitation
73	13	514	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
73	1201	516	Market St.	Commercial, Apts	N/A	Private	Minor Deterioration	Rehabilitation
73	11	518	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
73	10	520	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
73	9	522	Market St.	Commercial	N/A	Private	Minor Deterioration, historic house	Rehabilitation
73	8	524	Market St.	Commercial w/lot 19	N/A	Private	Minor Deterioration, historic house	Rehabilitation
73	4	526	Market St.	Residential, 2 Apts	Renter	HUD	Minor Deterioration	Rehabilitation
73	3	528	Market St.	Residential, 2 Apts	Renter	HUD	Minor Deterioration	Rehabilitation
73	2	N/A	Market St.	Vacant w/lot 1	N/A	Private	Minor Deterioration	Rehabilitation
73	1	536	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation



Figure 2: Location Map
 WEST MARKET STREET PROJECT AREA

Block 63, Lots 13, 23.01, 23.02, 24, 27, 28, 41, 43, and 44; Block 64, Lots 17 through 32, 37, 40, 41, and 42;
 Block 66, Lots 18 through 35; Block 67, Lots 15 through 34; Block 70, Lots 1, 1.01, 1.02, 4, 5, 5.02, 6, 7, 8, 9, 10, 11, 13, 14, and 15;
 Block 72, Lots 1 through 9, 14 through 16, and 19; Block 73, Lots 1 through 4, 8 through 11, 12.01 through 16, 21.02, 23.01, and 24.01.