

***Public Hearings***

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**GLOUCESTER CITY  
SMALL CITIES APPLICATIONS  
PUBLIC HEARING 6/11/02  
12:00 NOON**

**FACT SHEET**

- Purpose of the hearing – to provide information concerning the City’s application to the NJ Department of Community Affairs for Small Cities funding and to receive citizen comments and recommendations
- The funds are designed for activities that primarily benefit people of low and moderate income and eliminate slums and blight
- The total funds available through the program are \$9,746,000
- Gloucester City will be applying in two of the categories: public facilities and the Innovative Development Program
- The public facilities application will be for a variety of public improvements along Ridgeway Street - the cost will be \$400,000
- The Ridgeway Street project will include the replacement of the water and sewer lines.
- The Innovative Development Application will be for approximately \$400,000 for funding to acquire vacant lots in the West Market Street Redevelopment Area for the construction of affordable housing.
- The deadline for the facility applications is September 5, 2002; the IDP application may be submitted at any time during the program year.

**CITY OF GLOUCESTER  
MINUTES OF PUBLIC HEARING  
2003 SMALL CITIES PROGRAM  
PUBLIC FACILITIES FUND  
INNOVATIVE DEVELOPMENT PROGRAM FUND**

**June 11, 2003**

The Public Hearing for Gloucester City's Application for the 2003 Small Cities Facility Program and the Market Street Innovative Development Program was conducted by Eric Fetterholf, Community Development Director. The Hearing was held in the first floor conference room in the Gloucester City Hall at 12:00 noon. Mr. Fetterholf emphasized that the Public Hearing had been advertised, as required, in a newspaper of local, general circulation. Two residents from the City were present. In addition, Pat Keating, the Administrator for the City was present, and Katherine Packowski and Sandy Dougherty from the City's Community Development Consultant, Triad Associates, were present.

Mr. Fetterholf outlined the basic facts of the Small Cities application, the amount of funds available, eligible activities and timing requirements. He also explained that the Small Cities Program is designed to benefit low to moderate-income people.

Ms. Packowski stated that the City of Gloucester intended to apply for \$400,000 for improvements along Ridgeway Street and approximately \$400,000 for funding to acquire vacant lots in the West Market Street Redevelopment Area for the construction of affordable housing. The improvements along Ridgeway Street will include the replacement of water and sewer lines.

Comments from the public included a request to vacate the public right of way on the block between King and Ridge Avenue due to the number of vacant properties. Mr. Keating explained that the engineer would be doing a survey of the block to determine if the public right of way can be vacated and will propose all options to the City.

There being no further comments or questions from the public, Mr. Fetterholf called the Hearing to a close at 12:45 p.m.

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

Block	Lot	Address	Use	Tenure	Owner	Condition	Area in Need of Criteria	Assessed Value
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	\$20,300
63	28	213 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
63	43	215 Market St.	Residential	Owner	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	Renter	Private	Minor Deterioration	Rehabilitation	
63	23.02	227 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
63	13	179 S. Burlington	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	\$22,000
70	8	N/A Market St.	Vacant	N/A	Private	Minor Deterioration	Redevelopment	(Lots 8-10)
70	7	219 Powell St.	Residential	Renter	Private	Rear of Powell St. house	Rehabilitation	
70	6	221 Powell St.	Residential	Owner	Private	Poor, old store	Rehabilitation	
70	5	226 Market St.	Residential	Renter	Private	Minor Deterioration	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	Owner	Private	Poor, unoccupied, boarded up	Rehabilitation	
70	1	232 Market St.	Commercial, 2 Apts	Renter	Private	Poor, unoccupied, boarded up	Rehabilitation	
64	37	N/A Market St.	Vacant	N/A	Private	Poor	Redevelopment	\$24,600
64	32	N/A Market St.	Vacant	N/A	Private	Poor	Redevelopment	(Lots 31, 32, 37)
64	31	N/A Market St.	Vacant	N/A	Private	Poor	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	Renter	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	Renter	Private	Minor Deterioration	Rehabilitation	
64	23	325 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	

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

Block	Lot	Address	Use	Tenure	Owner	Condition	Area in Need of Criteria	Assessed Value
64	22	327 Market St.	Residential, 3 Apts	Renter	Private	Minor Deterioration	Rehabilitation	
64	41	329 Market St.	Residential	Owner	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	Private	Minor Deterioration	Rehabilitation	
64	19	339 Market St.	Commercial, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation	
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	Renter	Private	Minor Deterioration	Rehabilitation	
71	10	310 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	
71	9	312 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	
71	8	314 Market St.	Commercial	Owner	Private	Minor Deterioration	Rehabilitation	
71	7	316 Market St.	Commercial	N/A	Private	Minor Deterioration	Rehabilitation	\$72,700
71	7.02	N/A Market St.	Vacant w/lot 7	N/A	Private	Minor Deterioration	Rehabilitation	(Lots 7,8,7.02)
71	6	318 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	\$19,100
71	3	324 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
71	2	326 Market St.	Residential	Renter	Private	Poor, unoccupied, boarded up	Rehabilitation	
71	1	328 Market St.	Residential	Renter	Private	Poor, unoccupied, boarded up	Rehabilitation	
66	35	401-407 Market	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	Owner	Private	Minor Deterioration	Rehabilitation	
66	32	N/A Market St.	Vacant w/lot 31	N/A	Private	Minor Deterioration	Rehabilitation	\$19,600
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	Renter	Private	Minor Deterioration	Rehabilitation	
66	28	421 market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	
66	27	423 Market St.	Commercial, Apts	Renter	Private	Minor Deterioration	Rehabilitation	
66	26	425 Market St.	Apartments	Owner	Private	Minor Deterioration	Rehabilitation	
66	25	N/A Market St.	Vacant w/lot 26	N/A	Private	Minor Deterioration	Rehabilitation	\$19,600
66	24	N/A Market St.	Vacant w/lot 23	N/A	Private	Minor Deterioration	Rehabilitation	\$19,600
66	23	431 Market St.	Residential	N/A	City	Unimproved	Rehabilitation	\$15,000**

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

Block	Lot	Address	Use	Tenure	Owner	Condition	Area in Need of Criteria	Assessed Value
66	22	433 Market St.	Residential	Owner	Private	Unapproved	Rehabilitation	\$12,000
66	20	435 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
66	21	437 Market St.	Residential	Owner	Private	Poor, unoccupied, boarded up	Rehabilitation	Yes
66	19	N/A Market St.	Vacant Lot	Renter	Private	Unimproved	Redevelopment	\$62,400
66	18	N/A Market St.	Vacant Lot	Owner	Private	Unimproved	Redevelopment	\$12,000
72	19	400 Market St.	Apartments	Renter	Private	Minor Deterioration	Rehabilitation	Yes
72	16	402 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
72	15	404 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
72	14	406 Market St.	Residential, 2 Apts	Owner	Private	Minor Deterioration	Rehabilitation	Yes
72	13	408 Market St.	Residential	Owner	Private	Poor, unoccupied, boarded up	Rehabilitation	Yes
72	12	410 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
72	11	412 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
72	9	416 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
72	8	418 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
72	7	420 Market St.	Residential	Owner	Private	Minor Deterioration, historic house	Rehabilitation	Yes
72	2	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation	Yes
72	1,01	428 Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation	Yes
72	1	432 Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation	Yes
72	6	N/A Powell St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation	Yes
72	5	N/A Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation	\$5,900
72	4	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation	Yes
72	3	431 Powell St.	Vacant	N/A	City	Minor Deterioration	Rehabilitation	Yes
67	34	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	e
67	33	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	e
67	32,01	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	e
67	32,02	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	e
67	31,01	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	e
67	31,02	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	e
67	30,01	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	e
67	30	N/A Market St.	Vacant	N/A	City	Minor Deterioration	Redevelopment	\$10,000**
67	29	511 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
67	28,01	513 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
67	28	513.5 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
67	27	515 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
67	26	N/A Market St.	Vacant w/lot 25	N/A	Private	Minor Deterioration	Rehabilitation	Yes

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

Block	Lot	Address	Use	Tenure	Owner	Condition	Area in Need of Criteria	Assessed Value
67	25	517 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
67	24	N/A Market St.	Vacant w/lot 23	N/A	Private	Minor Deterioration	Rehabilitation	\$ 4,500
67	23	515 Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation	
67	22	521 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
67	21	N/A Market St.	Vacant w/lot 20	N/A	Private	Minor Deterioration	Rehabilitation	\$12,000
67	20	523 Market St.	Residential	Owner	Private	Minor Deterioration, roof	Rehabilitation	
67	19	525 Market St.	Residential	Owner	Private	Minor Deterioration, roof	Rehabilitation	
67	18	527 Market St.	Residential	Owner	Private	Minor Deterioration, roof	Rehabilitation	\$19,600
67	17	N/A Market St.	Vacant w/lot 16	N/A	Private	Minor Deterioration	Rehabilitation	
67	16	529 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
67	15	533 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	
73	24.01	500 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	
73	25.01	502 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
73	22.01	504 Market	Residential	Renter	Private	Minor Deterioration	Rehabilitation	
73	21.01	506 Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	
73	16	508 Market St.	Residential	Owner	Private	Minor Deterioration, roof	Rehabilitation	
73	15	510 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
73	14	512 Market St.	Residential	Owner	Private	Poor, boarded up	Rehabilitation	
73	13	514 Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	
73	12.01	516 Market St.	Commercial, Apts	Owner	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	Owner	Private	Minor Deterioration	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	Private	Minor Deterioration, historic house	Rehabilitation	
73	3	528 Market St.	Residential, 2 Apts	Renter	Private	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	

**TOTAL \$402,300**

**\*\*Purchase price the City paid to acquire the lot**

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Prepared by Remington & Vernick 3/19/98  
Updated by Triad Associates 4/1/03



*Homes For All, Inc.*

June 6, 2003

Mr. Patrick Keating  
Business Administrator  
Gloucester City  
512 Monmouth Street  
Gloucester City, NJ 08030

Dear Mr. Keating

The following has been prepared to express our interest in the development of market rate and affordable for-sale home ownership dwellings within the City of Gloucester City. It is anticipated that the scope of the redevelopment will encompass approximately 30 new homes to be built on city owned vacant sites.

#### INTRODUCTION

The City of Gloucester City ("Gloucester City") housing market provides for opportunities to build both market rate and affordable homes. Homes For All, is a not-for-profit general contracting and development company whose mission is to provide affordable housing. Homes For All has been in existence for 15 years and is an organization that can build quality affordable and market rate homes and meet all of the goals contained within the city's Rehabilitation and Redevelopment Plan.

On June 5, 2003, I attended a meeting at the Gloucester City municipal building to gain an insight of the municipality's goals. Gloucester City is an Abbot School District and has selected a site for a new middle school to be constructed that will require the relocation of households. Additionally, the immediate neighborhood by the prospective school site consists of scattered vacant lots and existing homes that are boarded and in a distressed and uninhabitable condition.

#### FEASIBILITY

Homes For All has extensive experience in affordable and market-rate home ownership development. Gloucester City has similar characteristics to towns in Ocean County, where Homes For All developed 68 units of new affordable and market rate homes. Homes For All also has developed affordable units in other municipalities throughout New Jersey both as for sale units and low income housing tax credit ("LIHTC") rental housing. Building affordable homes, regardless if deed restricted as affordable or market rate, requires the use of subsidies and creative financing to make each development financially feasible. With Gloucester City located within federal and State of New Jersey designated target areas, this allows for creative and unique funding sources. These include the possibility of subsidizing market rate home ownership units under the New Jersey Housing and Mortgage Finance Agency's MONI program. Other subsidy and financing programs consist of but are not limited to:

- Innovative Development Program Grants ("IDP");
- State of New Jersey Neighborhood Preservation Balanced Housing Program;
- State of New Jersey Market Oriented Neighborhood Investment ("MONI");

7 Myers Street, Toms River, NJ 08753 • Telephone (732) 286-7929 • Fax (732) 286-9698  
A Not - For - Profit Affordable Housing Developer  
E-mail: homesforall@monmouth.com

- Regional Contribution Agreement ("RCA");
- HUD Community Development Block Grants ("CDBG");
- HUD based HOME Grants;
- Federal Home Loan Bank;
- Casino Reinvestment Development Authority Grants;
- LIHTC for rental units.

There are also opportunities from the private sector commercial banks for construction loan financing. Many banks are under tight federal regulator scrutiny promulgated by the laws contained within the 1988 Community Reinvestment Act.

Homes For All has established a strong relationship with CRA commercial lenders by successfully completing affordable housing in New Jersey.

For the purchasers of homes, there are innumerable mortgage opportunities available. Bank CRA loan products and the New Jersey Housing and Mortgage Finance Agency provide low or no down-payment mortgages with interest rates substantially below the prevailing market.

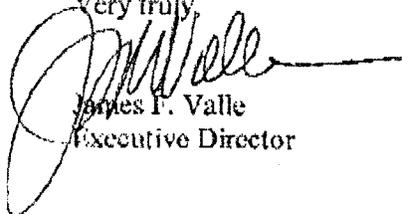
#### REDEVELOPMENT

The Gloucester City Rehabilitation and Redevelopment Plan ("the Plan") will govern development within the Redevelopment Area. The Plan will conform to the requirements set forth by the provisions in the State of New Jersey Local Redevelopment and Housing Law. The Plan will focus on restoring the short- and long-term vitality of the area by: 1) providing the municipality with eminent domain authority to obtain properties qualified and identified for redevelopment; 2) the phasing-in of new home construction and rehabilitation of existing structures if prudent; 3) demolition of substandard and dilapidated housing stock; 4) advocating for the relocation of industrial type businesses that do not fit into the residential makeup; 5) revitalization of commercial activities; 6) site and infrastructure improvements.

#### CONCLUSION

Gloucester City has many of the elements that position the municipality for successful home ownership redevelopment. The city's waterfront terminals and the City of Philadelphia just across the Delaware River provide broad employment opportunities. Highway access by Rt. 295, Rt. 76, and the New Jersey Turnpike allows for easy commuting access. The good school system, to be augmented by the new middle school, will retain and attract younger households into the city. Combining the correct housing product and marketing plan, I am confident that the successful construction and marketing of these homes is feasible. Homes For All has been successful at similar home ownership developments throughout New Jersey and we are confident in providing the same success to the City of Gloucester in revitalizing this community.

Very truly,



James F. Valle  
Executive Director

April 14, 2003

Kathy Packowski  
11 Dorchester Court  
Jackson, NJ 08527

Dear Ms. Packowski:

The following has been prepared to promote the developing of market rate and affordable for-sale home ownership dwellings within the City of Gloucester City. It is anticipated that the scope of the redevelopment will encompass approximately 30 new homes to be built on city owned vacant sites.

#### INTRODUCTION

The City of Gloucester City ("Gloucester City") housing market provides for opportunities to build both market rate and affordable homes. My company, the D.R. Mon Group, Inc., ("D.R. Mon") is located at 631 Shrewsbury Avenue, Shrewsbury, New Jersey. My name is Dean Mon and I am the President of this company. D.R. Mon is an organization that can build high quality affordable and market rate homes and meet all of the goals of the city's Rehabilitation and Redevelopment Plan.

On March 21, 2003, I attended a meeting at the Gloucester City municipal building to gain an insight of the municipality's goals. Gloucester City is an Abbot School District and has selected a site for a new middle school to be constructed that will require the relocation of households. Additionally, the immediate neighborhood by the prospective school site consists of scattered vacant lots and existing homes that are boarded and in a distressed and uninhabitable condition.

#### FEASIBILITY

D.R. Mon's past experience in affordable and market-rate home ownership development in urban municipalities is extensive. Gloucester City has many of the characteristics as the City of Long Branch, where D.R. Mon has developed new and rehabilitated 86 affordable and market rate homes. Long Branch is federal target area and is both an Abbot School District and has an Urban Coordination Council designated neighborhood. D.R. Mon also has developed affordable homes in the City of Plainfield and in other municipalities throughout New Jersey. Building affordable homes, regardless if deed restricted as affordable or market rate, requires the use of subsidies to make each development financially feasible. With Gloucester City located within federal and State of New Jersey designated target areas, this allows for creative and unique

funding sources, including the possibility of subsidizing market rate home ownership units. Such programs consist of but are not limited to:

- Innovative Development Program Grants (“IDP”)
- State of New Jersey Neighborhood Preservation Balanced Housing Program;
- State of New Jersey Market Oriented Neighborhood Investment (“MONI”);
- Regional Contribution Agreement (“RCA”);
- HUD Community Development Block Grants (“CDBG”);
- HUD based HOME Grants,
- Federal Home Loan Bank; and,
- Casino Reinvestment Development Authority Grants.

There are also opportunities from the private sector commercial banks for construction loan financing. Many banks are under tight federal regulator scrutiny promulgated by the laws contained within the 1988 Community Reinvestment Act. D.R. Mon has established a strong relationship with CRA commercial lenders by developing and marketing affordable homes and repaying construction loans successfully without issues.

For the purchasers of homes, there are innumerable mortgage opportunities available. Bank CRA loan products and the New Jersey Housing and Mortgage Finance Agency provide low or no down-payment mortgages with interest rates substantially below the prevailing market.

## REDEVELOPMENT

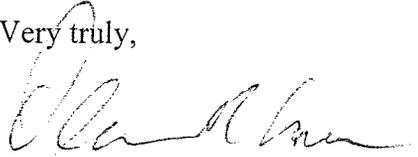
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## CONCLUSION

Gloucester City has many of the elements that position the municipality for successful home ownership redevelopment. The city’s waterfront terminals and the City of Philadelphia just across the Delaware River provide broad employment opportunities. Highway access by Rt. 295, Rt. 76, and the New Jersey Turnpike allows for easy commuting access. The good school system, to be augmented by the new middle school, will retain and attract younger households to the city.

Combining the correct housing product and marketing plan, I am confident that the successful construction and marketing of these homes is feasible. D.R. Mon has been successful at similar home ownership developments throughout New Jersey and we are confident in providing the same success to the City of Gloucester in revitalizing this community.

Very truly,

A handwritten signature in black ink, appearing to read "Déan R. Mon". The signature is fluid and cursive, with a large initial "D" and "M".

Déan R. Mon  
President

**PRELIMINARY**

Proposed Gloucester City Units	30			
	Low		Moderate	
<b>Sales Price</b>	<b>\$66,900</b>		<b>\$104,900</b>	
Unit Size(sq.ft.)	1620		1620	
Value per Sq.Ft.	\$41.30		\$64.75	
Unit Description	3Bed/2.5baths		3Bed/2.5baths	<b>Total # Units</b>
# Units	5		25	<b>30</b>
Total Sq.Ft.	8,100		40,500	48,600
Cost/unit	\$0		\$0	<b>Total Sq.Ft.</b>
	<b>BUDGET</b>	(per unit)		<b>PRE-DEV</b>
<b>Sources of Cash</b>				
<b>Working Capital</b>				
<b>Developer's Equity</b>				<b>\$134,640</b>
Home Funds	\$240,000			
HIF Funds	\$850,000			
Closings	\$2,957,000			
<b>Total Sources</b>	<b>\$4,047,000</b>			<b>\$134,640</b>
<b>Uses of Cash</b>				
<b>***Dev's Fees</b>	<b>\$360,000</b>			
Legal	\$58,000			
Legal: Fees	\$30,000			
Legal: Bank	\$10,000			
Legal: Closings	\$18,000			
Architect	\$24,000			
Engineering	\$30,000			
Marketing	\$147,850			
Warranty	\$18,000			
HAS Fee	\$15,000			
Administration	\$27,000			
Env.:Phase I, borings	\$3,000			
Real Estate Taxes/Prop. Ins.	\$6,000			
Title Insurance & Recording	\$6,000			
Accounting/audit	\$3,000			
Assoc. expenses	\$9,000			
<b>***Prof Services</b>	<b>\$319,850</b>			
Const./int.pts,fees	\$134,640			
<b>***Financing</b>	<b>\$134,640</b>			
Permits	\$30,000			
Site Work	\$225,000			
Earthwork	\$54,000			
Curbs, sidewalks, aprons	\$45,000			
Sanitary/Utilities	\$36,000			
Paving,etc.	\$45,000			
Landscaping, etc.	\$45,000			
Hard Costs	\$2,332,800			
General Conditions	\$105,000			
Bonding, ins.liab	\$9,000			
Field ops:trailer, util., misc.	\$21,000			
Supervision, security	\$75,000			
<b>***Construction</b>	<b>\$2,692,800</b>			
<b>***Contingency</b>	<b>\$269,280</b>			
<b>***Constr. Mgr's Fees</b>	<b>\$269,280</b>			
<b>***Land</b>	<b>\$0</b>			
<b>Total Uses</b>	<b>\$4,045,850</b>			



795 9211

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

MARCH, 1998

REMINGTON & VERNICK ENGINEERS  
HADDONFIELD, NEW JERSEY



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Craig Remington, L.S., P.P.,  
Vice President, Lic. #1877

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*Figure 1: Property Inventory*

*Figure 2: Location Map*

REHABILITATION AREA AND  
REDEVELOPMENT AREA STUDY

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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" where 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

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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.*

APPENDIX

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WEST MARKET STREET  
REHABILITATION AND REDEVELOPMENT AREA

### *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.*

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	Minor Deterioration	Redevelopment
70	6	221	Powell St.	Residential	Owner	Private	Rear of Powell St. house	Rehabilitation
70	5	226	Market St.	Residential	Owner	Private	Rear of Powell St. house	Rehabilitation
70	5.02	N/A	Market St.	Vacant w/lot 5.01	Renter	Private	Poor Condition, old store	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; unoccupied; boarded up	Rehabilitation
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	Poor Condition	Redevelopment
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	Owner	Private	Minor Deterioration	Rehabilitation
64	25	321	Market St.	Residential	Renter	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	Owner	Private	Minor Deterioration	Rehabilitation
64	21	329	Market St.	Residential, 3 Apts	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
					Renter	Private	Minor Deterioration	Rehabilitation

Prepared by Remington & Vernick 3/19/98

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

BLOCK	LOT	ADDRESS	STREET	USE	TENURE	OWNER	CONDITION	AREA IN NEED OF CRITERIA	Yes
64	18	341	Market St.	Commercial, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation	Yes
64	17	343	Market St.	Commercial, Apts	Renter	Private	Minor Deterioration	Rehabilitation	Yes
71	15	300	Market St.	Commercial, 2 Apts	Renter	Private	Minor Deterioration	Rehabilitation	Yes
71	14	304	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	12	306	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
71	11	308	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	10	310	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	9	312	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	8	314	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	7	316	Market St.	Commercial	N/A	Private	Minor Deterioration	Rehabilitation	Yes
71	7.02	Market St.		Commercial	N/A	Private	Minor Deterioration	Rehabilitation	Yes
71	6	N/A	Market St.	Vacant w/lot 7	N/A	Private	Minor Deterioration	Rehabilitation	Yes
71	5	318	Market St.	Residential	N/A	Private	Minor Deterioration	Rehabilitation	Yes
71	4.01	Market St.		Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	3	320	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	3	N/A	Market St.	Vacant w/lot 3	N/A	Private	Minor Deterioration	Rehabilitation	Yes
71	2	324	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	2	326	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
71	1	328	Market St.	Residential	Renter	Private	Poor condition; boarded up	Rehabilitation	Yes
66	35	401-407	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
66	34	409	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
66	33	411	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
66	32	N/A	Market St.	Residential, 2 Apts	N/A	Private	Minor Deterioration	Rehabilitation	Yes
66	31	415	Market St.	Vacant w/lot 31	Owner	Private	Minor Deterioration	Rehabilitation	Yes
66	30	417	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
66	29	419	Market St.	Residential	Owner	Private	Minor Deterioration, roof	Rehabilitation	Yes
66	28	421	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
66	27	423	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
66	26	425	Market St.	Commercial, Apts	Renter	Private	Minor Deterioration	Rehabilitation	Yes
66	25	N/A	Market St.	Apartments	Renter	Private	Minor Deterioration	Rehabilitation	Yes
66	24	N/A	Market St.	Vacant w/lot 26	N/A	Private	Minor Deterioration	Rehabilitation	Yes
66	23	N/A	Market St.	Vacant w/lot 23	N/A	Private	Minor Deterioration	Rehabilitation	Yes
66	22	431	Market St.	Residential	Owner	Private	Poor condition; boarded up	Rehabilitation	Yes
66	20	433	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
66	21	435	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
66	19	437	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation	Yes
66	19	N/A	Market St.	Vacant Lot	Renter	Private	Poor condition; boarded up	Rehabilitation	Yes
66	18	N/A	Market St.	Vacant Lot	Owner	Private	Unimproved	Rehabilitation	Yes
72	19	400	Market St.	Residential	Owner	Private	Unimproved	Redevelopment	e
72	16	402	Market St.	Residential	Renter	Private	Minor Deterioration	Redevelopment	e
72	15	404	Market St.	Residential	Renter	Private	Minor Deterioration	Rehabilitation	Yes
72	14	406	Market St.	Residential, 2 Apts	Owner	Private	Minor Deterioration	Rehabilitation	Yes

WEST MARKET STREET REHABILITATION & REDEVELOPMENT AREA

FIGURE 1: PROPERTY INVENTORY  
AREA IN NEED OF CRITERIA

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	Owner	Private	Minor Deterioration; historic house	Rehabilitation
72	1,01	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	City	Minor Deterioration	Rehabilitation
67	32,02	N/A	Market St.	Vacant	N/A	Private	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	N/A	Market St.	Vacant	N/A	Private	Minor Deterioration	Rehabilitation
67	28,01	511	Market St.	Residential	Owner	Private	Minor Deterioration	Rehabilitation
67	28	513	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.	Vacant w/lot 16	Renter	Private	Minor Deterioration; roof	Rehabilitation
67	16	529	Market St.	Residential	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	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

Prepared by Remington & Vernick 3/19/98

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

BLOCK	LOT	ADDRESS	STREET	USE	TENURE	OWNER	CONDITION	AREA IN NEED OF CRITERIA
73	21 01	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	12 01	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	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; historic house	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

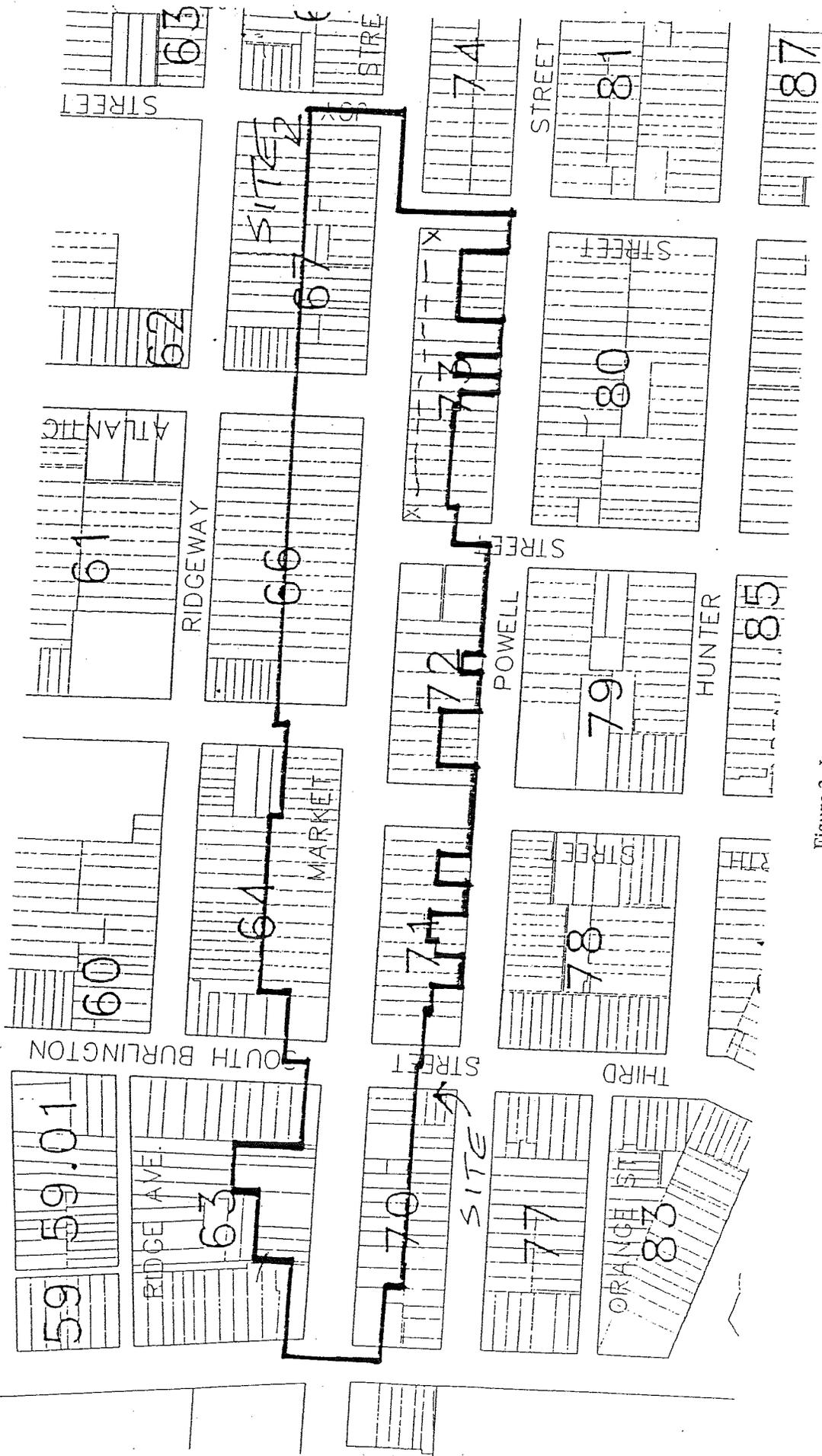


Figure 2: Location Map

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, 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.

**RESOLUTION**

**#R 115-98**

**RESOLUTION APPROVING THE RECOMMENDATION OF THE PLANNING BOARD THAT  
THE AREA IN GLOUCESTER CITY, WEST MARKET STREET  
PROJECT AREA, BE DESIGNATED AS A REDEVELOPMENT AREA**

**WHEREAS**, N.J.S.A. 40A:12A-6, authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area; and

**WHEREAS**, the Mayor and City Council of the City of Gloucester City, by Resolution No. 041-96, directed its Planning Board to conduct such an investigation regarding an area of Gloucester City wherein West Market Street is located; and

**WHEREAS**, the area studied includes those parcels of land described and delineated on the Official Tax Map of Gloucester City 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, and 14; 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, and 24.01 and portions of the abutting and adjoining streets; and

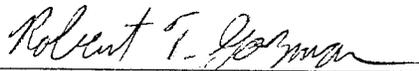
**WHEREAS**, the Planning Board conducted an investigation pursuant to law, and held a public hearing on the matter on April 22, 1998; and

**WHEREAS**, the Planning Board by its resolution dated April 22, 1998, provided its recommendation.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Common Council of the City of Gloucester City, New Jersey, that the Common Council hereby approve the recommendation of the Planning Board of the City of Gloucester City that the area of Gloucester City, wherein West Market Street is located, as a redevelopment area according to the criteria in N.J.S.A. 40A:12A-1 et seq.;

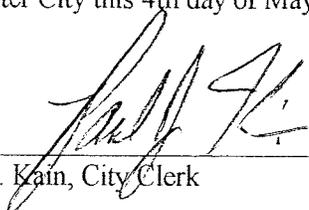
**BE IT FURTHER RESOLVED** that the Redevelopment Plan submitted to the City Council for its review and approval in accordance with the Provisions of the Municipalities and Counties Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 is hereby approved.

**BE IT FURTHER RESOLVED** that the aforementioned Redevelopment Area recommended by the Gloucester City Planning Board and approved by the Gloucester City Mayor and Council shall be designated as the West Market Street Redevelopment District.



Robert T. Gorman, Mayor

Approved by the Mayor and Council of Gloucester City this 4th day of May, 1998.



Paul J. Kain, City Clerk

**ORDINANCE IMPLEMENTING A REDEVELOPMENT PLAN PURSUANT TO  
N.J.S.A. 40A:12A-7 FOR AN AREA LOCATED IN THE CITY OF GLOUCESTER CITY  
DESIGNATED AS THE WEST MARKET STREET REDEVELOPMENT AREA**

**# 017-98**

**WHEREAS**, a redevelopment project must be undertaken pursuant to a Redevelopment Plan adopted by a City Ordinance. N.J.S.A. 40A:12A-7, and said Redevelopment Plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area;

**WHEREAS**, the Mayor and Common Council of the City of Gloucester City directed the Planning Board to prepare a Redevelopment Plan concerning the West Market Street Project Area located at 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, and 14; 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, and 24.01 and portions of the abutting and adjoining streets on the Gloucester City Tax Map;

**WHEREAS**, the Planning Board held a public hearing and recommended that the West Market Street Project Area designated herein be delineated as a Redevelopment Area;

**WHEREAS**, the governing body approved the recommendations of the Planning Board by a vote of a majority of its full membership;

**WHEREAS**, the Redevelopment Plan meets the aforesaid requirements, and is consistent with the City's Master Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Gloucester City that the Redevelopment Plan recommended by the Planning Board, and approved by the Mayor and Common Council, be and it hereby is adopted as the Redevelopment Plan of the City of Gloucester City for the area referenced herein and more fully depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A. 40A:12A-7. This Ordinance shall take effect immediately upon final adoption and publication according to law.

**BE IT FURTHER ORDAINED** that the Redevelopment Area recommended by the Gloucester City Planning Board and approved by the Gloucester City Mayor and Council shall be designated as the West Market Street Redevelopment Area.

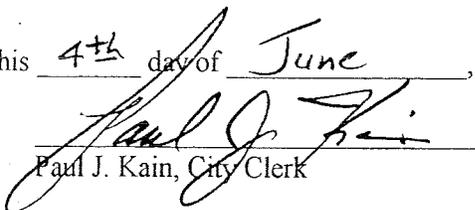
**BE IT FURTHER ORDAINED** that all prior Ordinances inconsistent with this Ordinance are repealed only to the extent that they are inconsistent with this Ordinance.



Robert T. Gorman, Mayor

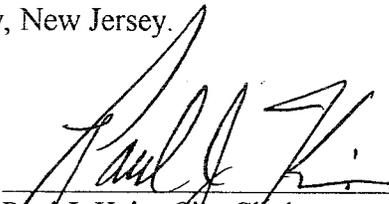
Passed on First Reading: 5-07-98

Adopted by the Mayor and Council of Gloucester City this 4<sup>th</sup> day of June, 1998.

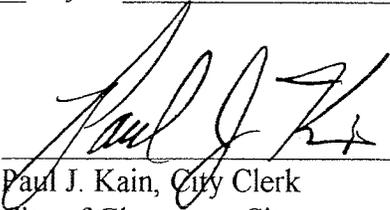
  
Paul J. Kain, City Clerk

**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 7<sup>th</sup> day of May, 1998 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 4<sup>th</sup> day of June, 1998 at 8 o'clock ~~AM~~/PM in the City Hall/~~Municipal Building~~, 313 Monmouth Street, Gloucester City, New Jersey.

  
\_\_\_\_\_  
Paul J. Kain, City Clerk  
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 4<sup>th</sup> day of June, 1998.

  
\_\_\_\_\_  
Paul J. Kain, City Clerk  
City of Gloucester City

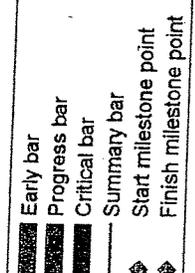


Project ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish
1010	Gloucester City Elementary Middle School	0	0	16DEC02	16DEC02
<b>Clear Title</b>					
1320	Clear Title	3w	3w	16DEC02	07JAN03
<b>Procure Consultants</b>					
1020	Procure Consultants	13w	13w	16DEC02	18MAR03
<b>District</b>					
	Prepare SOW (District)	12w	12w	16DEC02	11MAR03
1030	Prepare SOW - District	4w	4w	16DEC02	14JAN03
<b>Procurement Process (District)</b>					
1040	Architect Selection - District	8w	8w	15JAN03	11MAR03
<b>Issue Architect NTP</b>					
1050	Issue Architect NTP	0	0	11MAR03	11MAR03
<b>School Construction Corporation</b>					
	Prepare SOW (SCC)	13w	13w	16DEC02	18MAR03
1060	Prepare SOW - SCC	1w	1w	16DEC02	20DEC02
<b>Procurement Process (SCC)</b>					
1070	Consultant Selection - SCC	12w	12w	23DEC02	18MAR03
<b>Issue Consultant NTP</b>					
1080	Issue Consultant NTP	0	0	18MAR03	18MAR03

**SCC/Gloucester City/URS**  
**Gloucester City New E-M School**

Start date	16DEC02
Finish date	12JUN06
Data date	16DEC02
Run date	11DEC02
Page number	1A

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ACT ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish
<b>District</b>					
	Survey/Due Diligence	11w	11w	12MAR03	27MAY03
	1100	2w	2w	12MAR03	25MAR03
	Boundary Survey	6w	6w	26MAR03	06MAY03
	1110	6w	6w	26MAR03	06MAY03
	Topo Survey	9w	9w	12MAR03	13MAY03
	1120	9w	9w	12MAR03	13MAY03
	Utility Survey	9w	9w	12MAR03	13MAY03
	1130	9w	9w	12MAR03	13MAY03
	Traffic Analysis	9w	9w	12MAR03	13MAY03
	1140	9w	9w	12MAR03	13MAY03
	Program/Concept Design	4w	4w	12MAR03	08APR03
	1150	4w	4w	12MAR03	08APR03
	Feasibility Report	0	0	27MAY03	27MAY03
	1160	0	0	27MAY03	27MAY03
<b>School Construction Corporation</b>					
	Phase 1 Assessment	10w	10w	19MAR03	27MAY03
	1170	6w	6w	19MAR03	29APR03
	Site Investigation	4w	4w	30APR03	27MAY03
	1180	4w	4w	30APR03	27MAY03

Start date 16DEC02  
 Finish date 12JUN06  
 Data date 16DEC02  
 Run date 11DEC02  
 Page number 2A  
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**SCC/Gloucester City/URS**  
**Gloucester City New E-M School**

Legend:  
 ■ Early bar  
 ■ Progress bar  
 ■ Critical bar  
 ■ Summary bar  
 ◆ Start milestone point  
 ◆ Finish milestone point

ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2003		2004		2005		2006	
1190	Geotechnical	4w	4w	19MAR03	15APR03								
	Wetland	4w	4w	19MAR03	15APR03								
1200	Wetland	4w	4w	19MAR03	15APR03								
	Haz Mat Investigation	4w	4w	19MAR03	15APR03								
1210	Haz Mat Investigation	4w	4w	19MAR03	15APR03								
	Property Environmental Assessments	4w	4w	19MAR03	15APR03								
1220	Property Environmental Assessments	8w	8w	19MAR03	13MAY03								
	Feasibility Report	8w	8w	19MAR03	13MAY03								
1230	Feasibility Report	0	0	27MAY03	27MAY03								
	Prepare EO215	0	0										
1240	Prepare EO215	0	0	27MAY03	27MAY03								
	Prepare DOE Land Acquisition Checklist	0	0										
1250	Prepare DOE Land Acquisition Checklist	0	0	27MAY03	27MAY03								
	Prepare Local Planning Application	4w	4w	09APR03	06MAY03								
1260	Prepare Local Planning Application	4w	4w	09APR03	06MAY03								
	Obtain DOE Approval	4w	4w	28MAY03	24JUN03								
1270	Obtain DOE Approval	4w	4w	28MAY03	24JUN03								

Early bar  
 Progress bar  
 Critical bar  
 Summary bar  
 Start milestone point  
 Finish milestone point

**SCC/Gloucester City/URS**  
**Gloucester City New E-M School**

Start date	16DEC02
Finish date	12JUN06
Data date	16DEC02
Run date	11DEC02
Page number	3A
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Item ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2003	2004	2005	2006
1340	Site Acquisitions	56w	58w	28MAY03	09JUL04				
<b>Negotiations/Buy-outs</b>									
1350	Negotiations/Buy outs	26w	26w	28MAY03	26NOV03				
<b>Relocations</b>									
1360	Relocations	26w	26w	28MAY03	26NOV03				
<b>Procure Demolition Contractor</b>									
1370	Procure Demolition Contractor	12w	12w	27NOV03	20FEB04				
<b>Demolition/Site Improvements</b>									
1330	Demolition/Site Improvements	6w	6w	31MAY04	09JUL04				
<b>Procure Design Architect</b>									
1280	Procure Design Architect	12w	12w	25JUN03	17SEP03				
<b>Dev Ed Spec and Design</b>									
1290	Dev Ed Spec & Design	52w	52w	18SEP03	17SEP04				
<b>Procure Construction Contractor</b>									
1300	Procure Construction Contractor	12w	12w	20SEP04	10DEC04				
<b>Construction</b>									
1310	Construction	78w	78w	13DEC04	12JUN06				

**SCC/Gloucester City/URS  
Gloucester City New E-M School**

Start date 16DEC02  
 Finish date 12JUN06  
 Data date 16DEC02  
 Run date 11DEC02  
 Page number 4A  
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**R** REMINGTON & VERNICK ENGINEERS  
**V** ENGINEER'S ESTIMATE

PROJECT NAME:  
 MARKET STREET STREETScape  
 PROJECT NUMBER:  
 0414T332  
 CLIENT:  
 CITY OF GLOUCESTER

10-Apr-03

#	DESCRIPTION	UNITS	BID QUANTITY	EST. UNIT PRICE	AMOUNT
<b>PHASE 1 STREETScape</b>					
<b>Sussex Street to Joy Street</b>					
1	MAINTENANCE & PROTECTION OF TRAFFIC	LS	1	\$3,500.00	\$3,500
2	SLATE CURB	LF	650	\$20.00	\$13,000
3	CONCRETE SIDEWALK, 4" THICK	SY	1795	\$45.00	\$80,775
4	BRICK PAVER SIDEWALK	SF	10000	\$12.00	\$120,000
5	BRICK PAVER CROSSWALK	SF	1320	\$12.00	\$15,840
6	DECORATIVE LIGHTS, WITH CIRCUITING	UN	16	\$2,250.00	\$36,000
7	STREET TREE	UN	15	\$1,000.00	\$15,000
	SUB TOTAL, PHASE 1				\$284,115
<b>PHASE 1 MARKET ST. COMMONS</b>					
<b>South side of Market St. From 5th St. to 6th St.</b>					
8	CONCRETE SIDEWALK, 4" THICK	SY	100	\$45.00	\$4,500
9	BRICK PAVER SIDEWALK	SF	2750	\$12.00	\$33,000
10	DECORATIVE LIGHTS, WITH CIRCUITING	UN	6	\$2,250.00	\$13,500
11	BENCHES	UN	10	\$1,000.00	\$10,000
12	STREET TREE	UN	37	\$1,000.00	\$37,000
13	SHREDDED HARDWOOD MULCH, 4" THICK	SF	500	\$1.00	\$500
14	TOPSOIL AND SEED 6"	SY	2000	\$2.00	\$2,200
15	SHRUBS AND MISCELLANEOUS PLANTINGS	LS	1	\$3,500.00	\$3,500.00
	SUB TOTAL PHASE 1				\$104,200
	10% CONTINGENCY				\$38,800
	ESTIMATED CONSTRUCTION COST PHASE 1				\$427,115
<b>PHASE 2 STREETScape</b>					
<b>King St. to Sussex St. &amp; Joy St. to Broadway</b>					
16	MAINTENANCE & PROTECTION OF TRAFFIC	LS	1	\$5,000.00	\$5,000
17	SLATE CURB	LF	900	\$20.00	\$18,000
18	CONCRETE SIDEWALK, 4" THICK	SY	2745	\$45.00	\$123,525
19	BRICK PAVER SIDEWALK	SF	14000	\$12.00	\$168,000
20	BRICK PAVER CROSSWALK	SF	3180	\$12.00	\$38,160
21	DECORATIVE LIGHTS, WITH CIRCUITING	UN	21	\$2,250.00	\$47,250
22	STREET TREE	UN	20	\$1,000.00	\$20,000
	10% CONTINGENCY				\$42,000
	ESTIMATED CONSTRUCTION COST, PHASE 2				\$461,935
	ESTIMATED CONSTRUCTION COST, PHASE 1 & 2				\$889,050
	ENGINEERING COST				\$88,900
	INSPECTION COST				\$44,500
<b>TOTAL ESTIMATED PROJECT COST:</b>					<b>\$1,022,450</b>

All costs in this estimate were developed in consideration of the requirements of the Davis Bacon Act and the New Jersey Prevailing Wage Act.