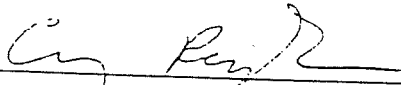


CITY OF GLOUCESTER CITY
REDEVELOPMENT AREA STUDY
AND
REDEVELOPMENT PLAN
OUR FILE #04-14-T-251

222 MERCER STREET
PROJECT AREA

MARCH, 1998

REMINGTON & VERNICK ENGINEERS
HADDONFIELD, NEW JERSEY



Craig Remington, L.S., P.P..
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REDEVELOPMENT AREA STUDY

222 MERCER STREET PROJECT AREA

Purpose of the Study

This study of the 222 Mercer 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 222 Mercer 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 222 Mercer Street Project Area

The 222 Mercer Street Project Area is located within the West Broadway residential neighborhood. The project area includes vacant and undeveloped lots in the center of the block defined by Mercer, North Burlington, Middlesex, and Willow Streets. Specifically, this area is also known as Lots 8, 9, 10 and 28 of Block 29 on the Gloucester City Tax Maps.

Significant neighboring uses include attached and semi-detached single-family homes, as well as a public playground at the corner of Middlesex and North Burlington Streets. The project area is also within the City's local historic district. The project area is also near the King Street corridor and the North King Street Redevelopment Area.

Description of the Redevelopment Program for the 222 Mercer Street Project Area

Rehabilitation and redevelopment projects are proposed to be undertaken for the 222 Mercer 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 site-specific improvement program for revitalization of the West Broadway residential neighborhood. The projects are to occur over a three to five year period.

Redevelopment of Vacant Lots

The plan requires the acquisition of the vacant properties in the project area, as well as lot consolidation and resubdivision, in order to erect a new duplex unit with adequate off-street parking and to open the former alley between Willow Street and North Burlington Street.

Definition of the Term "Area in Need of Redevelopment"

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.

Applicability of State Statute to Area

The information gathered for this report is intended to assist the Planning Board to determine whether the 222 Mercer 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, as the term is defined by the Local Redevelopment and Housing Law. 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.

The properties within the project area are characterized by a total lack of proper utilization caused by diverse ownership and result in a stagnant and not fully productive condition of land potentially useful, valuable for, and contributing to the public health, safety, and welfare.

The properties meet criterion "e" of the statutory criteria for an area in need of redevelopment. Specifically, the vacant properties create a condition of abandonment of land that would be more appropriately utilized for housing. Property abandonment is a substantial threat to the stability and security of adjacent properties and the rest of the neighborhood and must be corrected before the condition spreads throughout the community. Further, the current condition of ownership of Lot 28 is detrimental to the revitalization of this dense residential neighborhood as it effectively blocks pedestrian circulation among the neighboring properties.

REDEVELOPMENT PLAN

222 MERCER STREET
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 222 Mercer 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. Acquisition of properties not already owned by the City.
4. Resubdivision of the project area, as may be required, to undertake the proposed development.
5. Lease or sale of properties to a qualified redeveloper, according to law.
6. Application to public and private non-profit housing, historic preservation, transportation, economic development, or other appropriate organizations for technical, financial, or other assistance in implementing the redevelopment plan.

B. Infrastructure

1. *Repair/replacement of the sanitary sewer system.*
2. *Repair/replacement of the existing water supply mains and installation of new extensions, as required.*
3. *Consolidation of Lot 28 with lots fronting on Mercer Street so as to create a 10 foot wide alley between Lots 8, 9, 10, 11.01, and 11.02 and Lots 24, 25, 26, and 27.*
4. *Paving and drainage improvements to the alley between North Burlington and Willow Streets and blocking the street to vehicular traffic.*
5. *Provision of natural gas, electric, and communication utilities to and within the project area site, as required.*
6. *Lighting, landscaping, curbing, and sidewalk improvements along Mercer Street within the project area, as may be required.*
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

1. *Construction of a new two-family housing structure, off-street parking areas, yards, and other amenities within the project area. A two family structure is appropriate at this location given the existing twin and row house development pattern in this neighborhood. The structure is to be constructed on Mercer Street and will require the consolidation of Lots 8, 9, 10, and 28. Because the project is within*

the City's historic district, all new construction must be in compliance with the City's Historic District Ordinance. This may allow the construction of units at a higher density than that permitted by the Zoning Ordinance, i.e. 5,000 square feet of lot area per dwelling unit.

This project is to be financed through public, private, or a combination of public and private funds. 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.

Relationship to Local Objectives

The 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 residential neighborhood and preserving the City's historic buildings and street fabric.

Proposed Land Uses and Building Requirements in the Project Area

The area in question is located within the R-M (Medium Density Residential) zoning district which permits single-family detached, single-family semi-detached, and duplex housing uses. The plan proposes to erect two duplex structure on these parcels with off-street parking and other amenities. This area is also located within the City's historic district which may place additional design requirements in order to make the proposed units architecturally compatible with other properties in the historic district.

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 proposed project plans or other relevant and related plans for development appropriate to these parcels.

Property to be Acquired

Property proposed to be 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

None of the property within the project area is improved or occupied. Therefore, no relocation of the property owners or their tenants is required.

Relationship to Other Plans

The properties-in-question are in the West Broadway neighborhood of Gloucester City. There is no significant relationship of this redevelopment plan to the master plans of contiguous municipalities. The redevelopment of this area 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 urban revitalization.

Relationship to Zoning Ordinance and Master Plan

The Redevelopment Plan is consistent with the existing historic preservation provisions of the zoning ordinance and requirements for permitted uses in the R-M (Medium Density Residential) zone. The density, however, is greater than that permitted by Ordinance. The Ordinance's density requirements do not reflect the historic or current housing development pattern of rowhouses and townhouses on 20 foot wide lots. A bulk variance may be required to build a new duplex structure. Off-street parking shall be provided in accordance with the Ordinance.

No revisions to the existing area and bulk requirements of the proposed zoning ordinance are envisioned to implement the Redevelopment Plan. The plan can be implemented with bulk variances and a Historic Preservation Certificate of Appropriateness to provide for new construction that blends in with the surrounding neighborhood.

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

APPENDIX

222 MERCER STREET
REDEVELOPMENT AREA



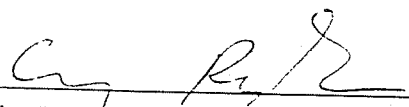
Figure 1: Location Map
 222 MERCER STREET PROJECT AREA
 (Block 29, Lots 8, 9, 10, 27, and 28)

CITY OF GLOUCESTER CITY
REDEVELOPMENT AREA STUDY
AND
REDEVELOPMENT PLAN
OUR FILE #04-14-T-250

323 HUDSON STREET
PROJECT AREA

MARCH, 1998

REMINGTON & VERNICK ENGINEERS
HADDONFIELD, NEW JERSEY



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

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Figure 1: Location Map

REDEVELOPMENT AREA STUDY

323 HUDSON STREET PROJECT AREA

Purpose of the Study

This study of the 323 Hudson 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 323 Hudson 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 323 Hudson Street Project Area

The 323 Hudson Street Project Area is located within the West Broadway residential neighborhood. The project area includes a vacant and abandoned dwelling in the center of the block defined by Hudson, North Burlington, Middlesex, and Sussex Streets. Specifically, this area is also known as Lot 6.01 of Block 36 on the Gloucester City Tax Maps. Significant neighboring uses include attached and semi-detached single-family homes.

Description of the Redevelopment Program for the 323 Hudson Street Project Area

Rehabilitation and redevelopment projects are proposed to be undertaken for the 323 Hudson 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 redevelopment and rehabilitation activities projects which, when combined together, form a substantial site-specific improvement program for revitalization of the West Broadway residential neighborhood. The projects are to occur over a three to five year period.

Rehabilitation of Abandoned Housing

The plan requires the acquisition of the vacant and abandoned dwelling in the project area in order to rehabilitate it for an owner-occupied, single-family household.

Definition of the Term "Area in Need of Redevelopment"

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.

Applicability of State Statute to Area

The information gathered for this report is intended to assist the Planning Board to determine whether the 323 Hudson 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, as the term is defined by the Local Redevelopment and Housing Law. 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.

The properties within the project area are characterized by a total lack of proper utilization caused by diverse ownership and result in a stagnant and not fully productive condition of land potentially useful, valuable for, and contributing to the public health, safety, and welfare.

The properties meet criteria "a", "d", and "e" of the statutory criteria for an area in need of redevelopment. Specifically, the boarded up property creates a condition of abandonment of land that would be more appropriately utilized for housing. The building, as it stands now, is also in an unsafe and untenable condition which is a threat to public health and safety. Property abandonment is a substantial threat to the stability and security of adjacent properties and the rest of the neighborhood, and must be corrected before the condition spreads throughout the community.

REDEVELOPMENT PLAN

323 HUDSON STREET
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 323 Hudson 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. Acquisition of properties not already owned by the City.*
- 4. Resubdivision of the project area, as may be required, to undertake the proposed development.*
- 5. Lease or sale of properties to a qualified redeveloper, according to law.*
- 6. Application to public and private non-profit housing, historic preservation, transportation, economic development, or other appropriate organizations for technical, financial, or other assistance in implementing the redevelopment plan.*

B. Infrastructure

1. Repair/replacement of the sanitary sewer system.
2. Repair/replacement of the existing water supply mains and installation of new extensions, as required.
3. Provision of natural gas, electric, and communication utilities to and within the project area site, as required.
4. Lighting, landscaping, curbing, and sidewalk improvements along Mercer Street within the project area, as may be required.
5. 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. Rehabilitation

1. Rehabilitation of the existing structure for use as a single-family, owner-occupied dwelling. If the existing condition of the structure renders it unrehabilitatable, a new structure may be erected. This project 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. 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.

Relationship to Local Objectives

The 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 residential neighborhood and preserving the City's historic buildings and street fabric.

Proposed Land Uses and Building Requirements in the Project Area

The area in question is located within the R-M (Medium Density Residential) zoning district which permits single-family detached, single-family semi-detached, and duplex housing uses. The plan proposes to rehabilitate an existing dwelling or to rebuild one if the existing structure is beyond repair.

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 proposed project plans or other relevant and related plans for development appropriate to these parcels.

Property to be Acquired

Property proposed to be 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 abandoned property within the project area is unoccupied. Therefore, no relocation of the property owners or their tenants is required.

Relationship to Other Plans

The properties-in-question are in the West Broadway neighborhood of Gloucester City. There is no significant relationship of this redevelopment plan to the master plans of contiguous municipalities. The redevelopment of this area 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 urban revitalization.

Relationship to Zoning Ordinance and Master Plan

The Redevelopment Plan is consistent with the existing provisions of the zoning ordinance and requirements for permitted uses in the R-M (Medium Density Residential) zone. No revisions to the existing area and bulk requirements of the proposed zoning ordinance are envisioned to implement the Redevelopment Plan. Likewise, the Redevelopment Plan is consistent with the Gloucester City Master Plan regarding the overall statement of goals and objectives, land use element, housing and economic/strategic plan element.

APPENDIX

323 HUDSON STREET REDEVELOPMENT AREA



Figure 1: Location Map
323 HUDSON STREET PROJECT AREA
(Block 36, Lot 6.01)