

CITY OF GLOUCESTER CITY
REDEVELOPMENT AREA STUDY
AND
REHABILITATION & REDEVELOPMENT PLAN
OUR FILE #04-14-T-201

NORTH KING STREET PROJECT AREA

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REDEVELOPMENT AREA STUDY

NORTH KING STREET PROJECT AREA

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Purpose of the Study

This study of the North King 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 an area in need of rehabilitation 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 North King 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 North King Street Project Area

The North King Street Project Area is primarily located on the western end of the City between the Holt Cargo port facilities and a historic residential neighborhood. King Street, the major north-south street along the waterfront, is the primary focus of this transitional land use area along the Delaware River waterfront.

The northern boundary for the properties is Mercer Street; the eastern boundary is Willow Street; the southern boundary is Monmouth Street; and the western boundary is Ellis Street. The project area also includes three properties on the southwest corner of King and Monmouth Streets that were not included in the earlier U. S. Coast Guard base redevelopment area.

The boundaries of the project area are shown on the map herein included. The North King Street Project Area is also known as Blocks 27, 28, 33, 34, 38, 39, 43, 44, and Lots 3, 3.01, and 3.02 of Block 48 on the Gloucester City Tax Maps.

Significant neighboring uses include the Holt Cargo facility to the west and north, a historic residential neighborhood to the east, and the former U. S. Coast Guard Station, which has been recently designated as the U. S. Coast Guard Station Redevelopment Area to the south.

The North King Street Project Area contains approximately 5.7 acres, excluding roads on nine city blocks:

- *Blocks 27 and 33 contain the historic brick Mill Block rowhouses.*
- *Blocks 28, 34, 39, and 44 contain a combination of historic residential and multi-use commercial structures, which are predominantly two and three story tall brick buildings. These blocks also contain several vacant lots. The Durning String Band headquarters and O'Hara's Tavern are the primary commercial properties in this area.*

- *Block 38 is a vacant lot that was formerly used as a factory-owned garden, the City's military parade ground, and public park. It also contains 11 parking stalls associated with the new City fire station to the south.*
- *Block 43 contains the new City fire station and other vacant land. Prior to the development of the fire station, it had the same use as Block 38 (see above).*
- *Block 48 contains a historic bank, later synagogue, which is now used as a residence, as well as a recently rehabilitated industrial complex which is now used as a beauty school. One of the lots on this block is an improved parking lot for the school. The adjacent U. S. Coast Guard Redevelopment Area borders these three properties in the North King Street Project Area.*

All of these properties are located in the Gloucester City Historic Preservation Overlay District in which applications for rehabilitation, demolition, and new construction are reviewed for their conformance to the City's Historic Preservation Ordinance. They are also located in the Commercial-Residential-Office (CRO) Mixed Use zoning district.

Description of the Rehabilitation and Redevelopment Program for the North King Street Project Area

Rehabilitation and redevelopment projects are proposed to be undertaken for the North King 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 North King Street area. The projects are to occur over a three to five year period.

Blocks 27 and 33 - Rehabilitation and Redevelopment

Work will include continuation of rehabilitation of the three existing mill blocks, reconstruction of a fourth mill block that was destroyed in a fire in early 1996, and reconstruction of the eastern ends of the three other blocks that have been previously demolished. Due to the buildings' historic and architectural significance, their location within the Gloucester City Historic District, and the potential use of City, State and Federal funding, this work will be done in compliance with all relevant historic preservation regulations. The final use of the projects on these blocks is owner-occupied low and moderate income housing. The City currently owns many of the properties on these blocks and many others are either vacant or are in a deteriorated condition.

Blocks 38 and 43 - Redevelopment

The former City park and parade ground is now a vacant lot. Proposed work includes redeveloping the lot as a public use municipal parking lot to encourage revitalization of the commercial properties along North King Street. Improvements to this lot will also include landscaping and informational kiosks or other devices to provide information on the history, cultural, and current/planned City amenities. Landscaping will be utilized to enhance the space and to buffer it from the adjacent cargo storage area to the west and the rehabilitated Mill Blocks. Provisions for daytime and nighttime use will be made for adjacent residential uses. Because this block is located in the City's Historic Preservation District, all work will be completed in compliance with relevant historic preservation regulations including above ground improvements and their associated impacts with potential archaeological resources below ground.

Blocks 28, 34, 39, and 44 - Rehabilitation and Redevelopment

Work will include the rehabilitation of existing homes and multi-use buildings either through substantial upgrade of City-owned properties or rehabilitation programs, such as loans, grants, technical assistance, etc., for privately owned structures. Rehabilitation, such as that currently being done on three vacant three story residential buildings on King Street in Block 44, will be for market rate commercial/office first floor use and owner-occupied residential use on the upper floors. Properties that can not be rehabilitated for first floor commercial-office use, due to size or other reasons, will be for owner-occupied residential use.

Rehabilitation assistance for code upgrades and facade improvements will also be made available to O'Hara's Tavern on Block 39, the Durning String Bank headquarters on Block 34, and to the other commercial properties on the eastern side of King Street. No specific public activity is planned for privately owned properties other than streetscape, landscaping, sidewalk, curbing, lighting, and utility improvements within and adjacent to

the rights-of-way in the project area. Redevelopment of vacant parcels in accordance with the uses identified in the Zoning Ordinance will be required. Development of single story commercial structures will be discouraged in order to continue the streetscape and fabric in the historic district and to provide affordable and market rate housing opportunities in this mixed-use zone. Redevelopment and rehabilitation will also include improvement of rear yards to provide off-street parking from Willow Street. Because these properties are also located in the City's Historic Preservation District, all work will be completed in compliance with relevant historic preservation regulations.

Block 48 (Lots 3, 3.01 and 3.02)

Properties on this block are all privately owned. Work may include the rehabilitation of the former bank building, now residence, for facade improvements and code upgrades through assistance programs made available by the City. Similarly, the existing beauty school and parking lot may apply for facade improvement or site improvement assistance to bring the property into conformance with the other rehabilitated and redeveloped properties in the project area. Because these properties are also located in the City's Historic Preservation District, all work will be completed in compliance with relevant historic preservation regulations. Any proposed work will also be done with consideration of work done in the U. S. Coast Guard Redevelopment Area, which is situated to the immediate south and west of these parcels.

Definition of the Terms "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 therein 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 North King 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 and/or all three of the qualifications mentioned in the previous section for an Area in Need of Rehabilitation 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.

A property inventory, chart of ownership and condition analysis are included on Figure 1. (Please note that RHD stands for "Resources for Human Development" which previously purchased and rehabilitated the properties on Lots 12 through 17 of Block 33 and sold them to qualified perspective homeowners.) The conditions analysis is based upon field surveys of the exterior of the properties conducted in September of 1996. 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 27

This block and Block 38 originally consisted of two rows of eight, three and one-half story brick tenement structures that were developed for workers in the neighboring mills in the mid 19th century. They were owned by the mill

company until about 1906 when they were sold as single properties to private owners. The properties, many which later became single family dwellings, in both rows have fallen into a substantial deteriorated condition and vacancy. The buildings and the mechanical systems, i.e. plumbing, heating, electrical, energy conservation, etc., are also characterized by substandard and obsolete conditions. The northern row of buildings (Lots 3-10) was in such an advanced state of dilapidation that they were engulfed in a fire in 1996, were razed for health and public safety reasons, and later acquired by the City. The southern row now contains seven dwellings, four of which are occupied and in a deteriorated condition.

Before the 1996 fire, both halves of Block 27 would qualify as an area in need of rehabilitation because the properties meet all three of the statutory criteria. The southern half of Block 27 meets those criteria. The razed northern half qualifies as an area in need of redevelopment, meeting criteria "d and e" of the statutory criteria. Specifically, their dilapidation and fire damage were detrimental to the health, safety, and welfare of the community and the land which they were located is now in a stagnant and not fully productive condition. The easternmost vacant lot on the southern half of the block (Lot 11) also meets the standards for redevelopment under criterion "e".

Block 33

This block of two rows of eight, three and one-half story brick tenement structures was also originally developed for mill housing. The northern half of the block now contains six dwellings, only one of which is occupied and three structures are undergoing rehabilitation. The northern half of Block 33, therefore, meets all three of the criteria for an area in need of rehabilitation. The two vacant lots on the easternmost end of the northern half of Block 33 are in a stagnant and not fully productive condition, that would otherwise be useful for contributing to and serving the public welfare. They therefore meet criterion "e" for an area in need of redevelopment, similar to Lots 3-10 and Lot 11 on Block 27.

The southern half of Block 33 contains seven occupied structures on Lots 12-18 that have recently been purchased and rehabilitated to modern codes by Resources for Human Development (RHD). These homes were then sold to qualified perspective homeowners. In and of themselves, these properties do not meet the criteria for any area in need of rehabilitation. However, they are adjacent to other properties within the project area that do meet these criteria, i.e. those on the northern half of Block 33, the southern half of Block 27, and most of the properties on Block 39, and should, therefore, be included in the rehabilitation area. The vacant lot at the easternmost end of this row has features similar to the missing ends of the other remaining rows, and meet criterion "e" for an area in need of redevelopment.

Blocks 38 and 43

These publicly owned blocks were originally designed as a landscaped common open space by the Gloucester Land Company in the mid 19th Century to buffer their factory buildings and for the enjoyment of the residents of their rowhouse blocks. During the Civil War, they were used as a military parade ground where troops drilled, and were later used as a public park after about 1906 when they were sold to the City. Historically, these two lots have always been either used as parkland or for public common purposes. In 1994, the City built a new fire station on Block 43 and included 11 of the 22 total on-site parking spaces on Block 38 opposite Bergen Street. Block 38 is currently undeveloped, except for the 11 fire station parking spaces along Bergen Street.

Significant changes have occurred in the general vicinity of Block 38 which have rendered its current use as obsolete and not properly utilized. These circumstances include:

- (a) *The change in the character of waterfront industrial development from heavy industry to port cargo handling, which is not as an intensive use as to require buffering by public gardens;*
- (b) *The general decrease in population density in the Mill Blocks;*
- (c) *The development of other improved public City-wide and neighborhood parks and open spaces, including Proprietors Park, Mercer Street Park, and Three Corners Park, as documented in the adopted City Master Plan;*
- (d) *The requirements for off-street parking of automobiles for patrons of businesses in the King Street commercial corridor, which has been targeted for revitalization in the adopted City Master Plan;*
- (e) *The inappropriate use of Bergen Street as a parking lot aisle for the fire house development, and the need for reconsolidation of Blocks 38 and 43 to improve traffic circulation and enhance emergency response time for the fire/rescue station; and*
- (f) *The Master Plan identified Block 38 as a redevelopment area to be used for the revitalization of the North King Street area, and not as an existing or proposed open space or recreation area.*

Block 38 therefore meets criteria "d" and "e" of the qualifications for an area in need of redevelopment. Although Block 43 is developed with a municipal fire house and would ordinarily not be considered as an area in need of redevelopment, it is included as such under the definition which states that "A redevelopment area [or area in need of redevelopment] may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part". Because the redevelopment plan for Block 38 will affect the off-street parking

requirement of the fire house and local traffic circulation by the reconfiguration of Bergen Street, Block 43 meets the definition for an area in need of redevelopment.

Blocks 28, 34, 39, and 44

These blocks situated east of King Street are characterized by a series of older single family residences and multi-use commercial structures. Most of the buildings are attached brick structures dated from the beginning of the century. More than 1/3 of the land on Blocks 28, 39, and 44 is vacant or underutilized, i.e. contain lone garage buildings, and more than 1/3 of the commercial properties on Block 34 are vacant and have been listed for sale for some time. The existing buildings could be described as in a predominantly deteriorated condition characterized by exterior features in need of substantial rehabilitation with probable need of interior mechanical system upgrades to bring them up to code. Vacant and underutilized property along this mixed use thoroughfare is resulting in a stagnant economic situation. If left unremediated, these vacancies will result in continued deterioration of the public health, safety, and welfare. These properties therefore meet criterion "e" of the statute. Existing commercial, residential, and mixed use structures within these blocks meet all three criteria for an area in need of rehabilitation.

Block 48 (Lots 3, 3.01, and 3.02)

The older property at the southwest corner of King and Monmouth Streets appears by external observation to be in need of code upgrade and is within an area which is characterized by other older buildings in deteriorated or substandard conditions. It therefore meets the criteria for an area in need of rehabilitation. Although the other two properties are not in a deteriorated condition and may not meet the specific criteria for redevelopment, they are situated between the U. S. Coast Guard Redevelopment Area and the remainder of the North King Street Rehabilitation and Redevelopment Project Area. Inclusion of these

properties is necessary to complete the effective redevelopment and rehabilitation in which they are a part. They therefore meet the definition of properties in an area in need of redevelopment.

REHABILITATION AND
REDEVELOPMENT PLAN

NORTH KING 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 North King 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. Replacement of the combined sewer system with separate storm and sanitary sewers.*
- 2. Replacement of the existing water supply mains and installation of new extensions, as required.*

3. *Street, traffic control, and drainage improvements along Ellis, King, Mercer, Middlesex, Hudson, Bergen, Monmouth, and Willow Streets within the project area, as required, as well as the alleys between the rows in Blocks 27 and 33.*
4. *Vacation or partial vacation of Bergen Street and the reconsolidation of Blocks 38 and 43 for improvement of circulation and parking for the fire house, as required.*
5. *The development of a parking lot for the fire house and adjacent businesses and residential uses, as part of the revitalization of the project area, as necessary.*
6. *Provision of natural gas, electric, and communication utilities to and within the project area site, as required.*
7. *Landscape and streetscape improvement of King, Ellis and Willow Streets and the side streets within the project area in concert with the proposed redevelopment and the development of a conservation easement along King Street for use as a recreational and heritage trail, as identified in the Master Plan.*
8. *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 and Redevelopment

1. Blocks 27 and 33

Rehabilitation activities shall include code upgrading of the remaining substandard vacant and occupied dwellings. 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. 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. Tenants of renter-occupied dwellings 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. Rehabilitated housing shall include a mixture of low and moderate income housing and market-rate housing.

Redevelopment activities shall include the reconstruction of the northern now on Block 27 and the eastern end units of the remaining Mill Blocks for use as single family-owner occupied housing. The exterior features of these units shall be completed in compliance with applicable City, State, and Federal historic preservation standards and regulations.

2. Blocks 38 and 43

Redevelopment activities shall include reconsolidation of the two blocks for use as a municipal parking lot. The primary users of the lot will include the fire department, adjacent businesses, and Mill Block residences. The details regarding the hours of operation of the parking lot and any private use fees shall be determined at a future date by the Redevelopment Agency. Activities will also include adequate landscaping of the lot to buffer the adjacent cargo facility and Mill Block residences, and will include kiosks or other devices relating information about the history, culture, and amenities of the City, as well as a recreational-historical trail along King Street, as noted in the Master Plan. It may also include the development of a small visitors center and seating along the trail, as well.

3. Blocks 28, 34, 39, and 44

Rehabilitation activity will include code upgrade of publicly owned properties for commercial and/or office use on the ground floor and owner-occupied apartments on the upper floors. Rehabilitation activities shall include code upgrading of the remaining substandard vacant and occupied buildings. It shall 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. Tenants of renter-occupied apartments 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. Rehabilitated housing shall include a mixture of low and moderate income housing and market-rate housing. All housing shall be for owner-occupied residents.

Redevelopment activity will include improvement of the rear portions of the properties along Willow Street for on-site parking, emergency egress, and other site improvements, as well as along King Street. It will also include reconstruction of three story brick faced structures on existing vacant lots in accordance with the Zoning Ordinance. New construction of one story commercial structures shall not be permitted so that the historic streetscape and fabric of King Street shall be preserved and so that opportunities for affordable housing for low and moderate income residents can be maximized.

4. Block 48(Lots 3, 3.01. and 3.02)

Rehabilitation activities may include facade improvements and code upgrades through assistance programs made available by the City for the former bank (synagogue) building. Similarly, the existing beauty school and parking lot may apply for facade improvement or site improvement assistance to bring the property into conformance with the other rehabilitated and redeveloped properties in the project area.

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 improve the West Broadway neighborhood district, revitalizing the North King Street area, and preserving the City's historic buildings and waterfront historic district.

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 permitted in the Commercial, Residential and Office (Mixed Use) Zone by the City Zoning Ordinance. The public lands on Blocks 38 and 43 shall be used for a fire/rescue station and a municipal parking lot.

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

Property to be Acquired

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

Relocation Efforts

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

Relationship to Other Plans

The properties-in-question are in the west central portion of the West Broadway residential neighborhood of Gloucester City. There is no significant relationship of this redevelopment plan to the master plans of contiguous municipalities. The redevelopment of this property is included as a key objective in the Land Use, Historic Preservation, Housing, Recreation, 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, recreation, and economic development.

Relationship to Zoning Ordinance and Master Plan

The Redevelopment Plan is consistent with the existing zoning ordinance uses and requirements for permitted and conditional uses in the CRO (Commercial, Residential, and Office) Mixed Use Zone. It is also consistent with the proposed ordinance amendments which are scheduled to be introduced to the City Council at their November 1, 1996 meeting. The construction of a private parking lot is not a permitted use in the CRO Mixed Use Zone. However, because the proposed parking lot is to be developed as a municipal lot for the economic revitalization of the adjacent businesses and residences, it is in keeping with the overall purpose of the Zone Plan and the Zoning Ordinance. No revisions to the existing area and bulk requirements of the zoning ordinance are envisioned to implement the Redevelopment Plan.

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, utilities plan element, and conservation plan element.

APPENDIX

NORTH KING STREET REHABILITATION AND REDEVELOPMENT AREA

FIGURE 1: PROPERTY INVENTORY

BLOCK	LOT	ADDRESS	STREET	USE	OWNER	CONDITION	AREA IN NEED OF	CRITERIA
27	3	131 N. King St.		Vacant Land	Private	Unimproved	Redevelopment	D, E
27	4	110 Mercer St.		Vacant Land	City	Unimproved	Redevelopment	D, E
27	5	108 Mercer St.		Vacant Land	Private	Unimproved	Redevelopment	D, E
27	6	106 Mercer St.		Vacant Land	City	Unimproved	Redevelopment	D, E
27	7	104 Mercer St.		Vacant Land	City	Unimproved	Redevelopment	D, E
27	8	102 Mercer St.		Vacant Land	City	Unimproved	Redevelopment	D, E
27	9	100 Mercer St.		Vacant Land	City	Unimproved	Redevelopment	D, E
27	10	100 Mercer St.		Vacant Land	City	Unimproved	Redevelopment	D, E
27	11	117 N. King St.		Vacant Land	Private	Unimproved	Redevelopment	D, E
27	12	111 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Redevelopment	E
27	13	109 Middlesex St.		Vacant Dwelling	RHD	Deteriorated Condition	Rehabilitation	YES
27	14	107 Middlesex St.		Vacant Dwelling	RHD	Deteriorated Condition	Rehabilitation	YES
27	15	105 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
27	16	103 Middlesex St.		Vacant Dwelling	RHD	Deteriorated Condition	Rehabilitation	YES
27	17	101 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
27	18	116 Ellis St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
28	1	210 Mercer St.		Vacant Land	Private	Unimproved	Redevelopment	E
28	2	208 Mercer St.		Vacant Land	Private	Unimproved	Redevelopment	E
28	3	206 Mercer St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
28	4, 5	136-138 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
28	6	134 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
28	7, 01	132 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
28	8	130 N. King St.		Vacant Land	City	Unimproved	Redevelopment	E
28	9	128 N. King St.		Vacant Land	City	Unimproved	Redevelopment	E
28	10	126 N. King St.		Vacant Land	City	Unimproved	Redevelopment	E
28	11	124 N. King St.		Vacant Dwelling	Hsg. Auth.	Undergoing Rehabilitation	Rehabilitation	E
28	12	122 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
28	13	120-A N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
33	2	115 N. King St.		Vacant Land	City	Unimproved	Redevelopment	E
33	4	101 N. King St.		Vacant Land	City	Unimproved	Redevelopment	E
33	5	110 Middlesex St.		Vacant Land	Private	Unimproved	Redevelopment	E
33	6	108 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
33	7	106 Middlesex St.		Vacant Dwelling	RHD	Undergoing Rehabilitation	Rehabilitation	YES
33	8	104 Middlesex St.		Vacant Dwelling	RHD	Undergoing Rehabilitation	Rehabilitation	YES
33	9	102 Middlesex St.		Vacant Dwelling	RHD	Undergoing Rehabilitation	Rehabilitation	YES
33	10	100 Middlesex St.		Vacant Dwelling	RHD	Recently Rehabilitated	Rehabilitation	YES
33	11	114 Ellis St.		Vacant Dwelling	City	Deteriorated Condition	Rehabilitation	YES
33	12	111 Hudson St.		Occupied Dwelling	Private	Recently Rehabilitated	Rehabilitation	YES
33	13	109 Hudson St.		Occupied Dwelling	Private	Recently Rehabilitated	Rehabilitation	YES
33	14	107 Hudson St.		Occupied Dwelling	Private	Recently Rehabilitated	Rehabilitation	YES
33	15	105 Hudson St.		Occupied Dwelling	Private	Recently Rehabilitated	Rehabilitation	YES
33	16	103 Hudson St.		Occupied Dwelling	Private	Recently Rehabilitated	Rehabilitation	YES
33	17	101 Hudson St.		Occupied Dwelling	Private	Recently Rehabilitated	Rehabilitation	YES
33	18	100 Ellis St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	1	120, 118 N. King St.		Occupied Dwellings	Private	Deteriorated Condition	Rehabilitation	YES
34	2	116 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	3	106 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES

FIGURE 1: PROPERTY INVENTORY

BLOCK	LOT	ADDRESS	STREET	USE	OWNER	CONDITION	AREA IN NEED OF	CRITERIA
34	4	100 N. King St.		Occupied Building	Private	Deteriorated Condition	Rehabilitation	YES
34	4.01	102 N. King St.		Vacant Building	Private	Deteriorated Condition	Rehabilitation	YES
34	4.02	104 N. King St.		Vacant Building	Private	Deteriorated Condition	Rehabilitation	YES
34	5	204 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	6	206 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	7	208 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	8	210 Middlesex St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	9	111 Willow St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	10	109 Willow St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
34	11	207 Hudson St.		Meeting Hall	Private	Deteriorated Condition	Rehabilitation	YES
38	1	na N. King St.		Vacant Land	City	Unimproved	Redevelopment	D, E
39	1	38 N. King St.		Vacant Land	Private	Unimproved	Redevelopment	YES
39	2	36 N. King St.		Occupied Building	Private	Deteriorated Condition	Rehabilitation	YES
39	3	na Willow St.		Vacant Garage	City	Deteriorated Condition	Rehabilitation	YES
39	4	34 N. King St.		Occupied Building	Private	Deteriorated Condition	Rehabilitation	YES
39	5	32 N. King St.		Vacant Building	City	Undergoing Rehabilitation	Rehabilitation	YES
39	6	30 N. King St.		Vacant Building	City	Undergoing Rehabilitation	Rehabilitation	YES
39	7	28 N. King St.		Vacant Building	City	Undergoing Rehabilitation	Rehabilitation	YES
39	8	na Willow St.		Vacant Land	City	Unimproved	Redevelopment	YES
39	9	22 N. King St.		Tavern	Private	Good Condition	Rehabilitation	YES
39	10	22 N. King St.		Tavern	Private	Good Condition	Rehabilitation	YES
39	11	20 N. King St.		Tavern	Private	Good Condition	Rehabilitation	YES
39	12	na Willow St.		Vacant Land	City	Unimproved	Redevelopment	E
43	1	1 N. King St.		Fire House	City	New Construction	Redevelopment	D, E
44	1	na Willow St.		Vacant Land	Private	Unimproved	Redevelopment	E
44	1.01	na Willow St.		Vacant Land	Private	Unimproved	Redevelopment	E
44	2	20 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	3	18 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	4	16 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	5	14 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	5.01	12 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	6	10 N. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	7	8 N. King St.		Garage	Private	Deteriorated Condition	Rehabilitation	YES
44	8	5 Willow St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	8.01	3 Willow St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
44	9	4 N. King St.		Vacant Land	Private	Unimproved	Redevelopment	E
44	10	2 N. King St.		Garage	Private	Deteriorated Condition	Rehabilitation	YES
48	3	110 Monmouth St.		Beauty School	Private	Good Condition	Redevelopment	Included by Definition
48	3.01	1 S. King St.		Occupied Dwelling	Private	Deteriorated Condition	Rehabilitation	YES
48	3.02	3 S. King St.		Parking Lot	Private	Improved Condition	Redevelopment	Included by Definition

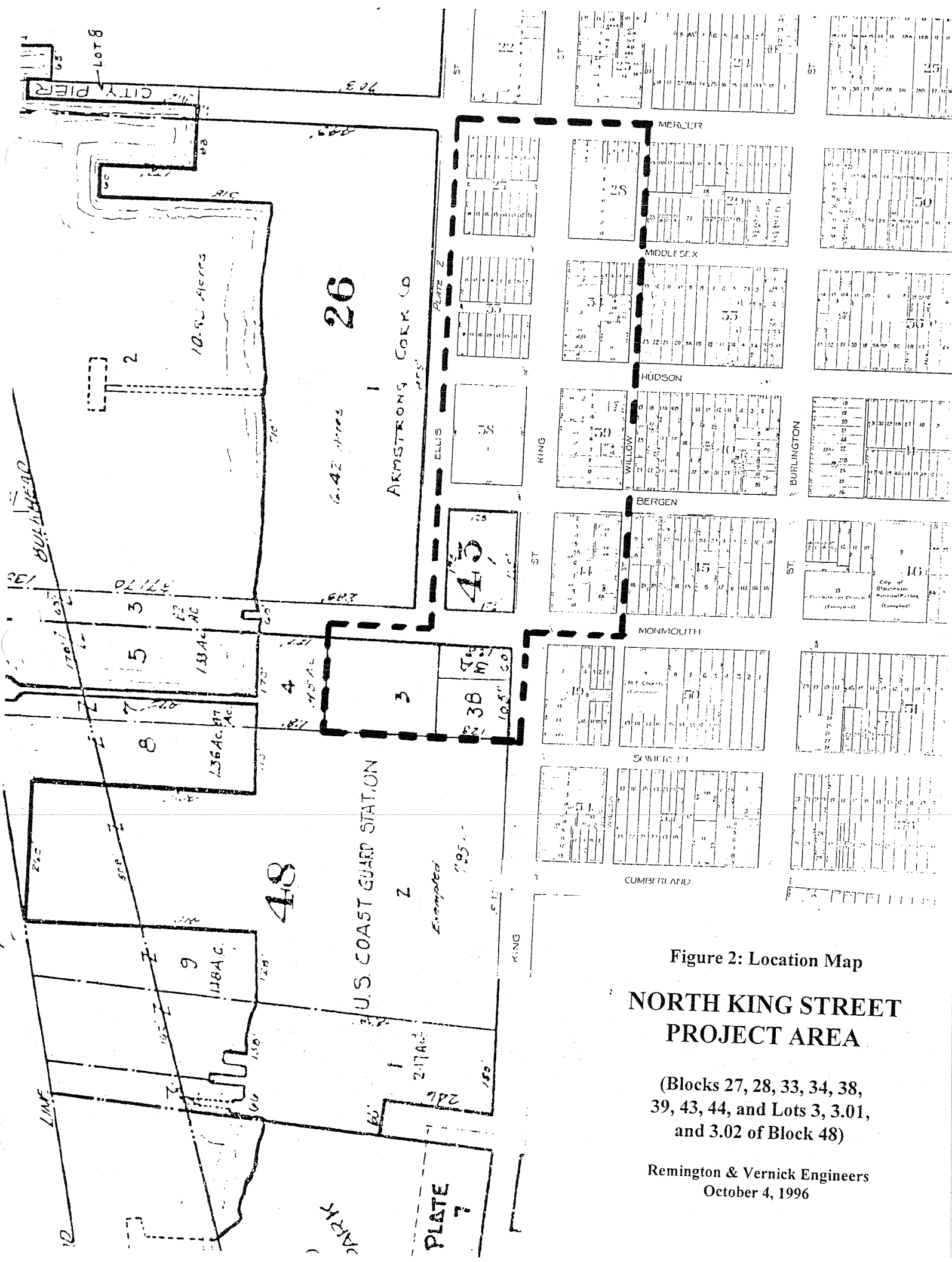


Figure 2: Location Map
**NORTH KING STREET
 PROJECT AREA**

(Blocks 27, 28, 33, 34, 38,
 39, 43, 44, and Lots 3, 3.01,
 and 3.02 of Block 48)

Remington & Vernick Engineers
 October 4, 1996