

Redevelopment Study & Preliminary Investigation Report

**Block 256, Lot 1; and,
Block 256, Lot 1.01**

**City of Gloucester City
Camden County, New Jersey**

February 28, 2008

Prepared by:



11 Tindall Road
Middletown, NJ 07748

THE ORIGINAL OF THIS DOCUMENT HAS BEEN SIGNED
AND SEALED IN ACCORDANCE WITH NEW JERSEY LAW

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INTRODUCTION

The purpose of this report is to determine whether or not the properties located within the redevelopment study area (“Study Area”) in the City of Gloucester City in the County of Camden qualify as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79 (LRHL). The subject parcels are shown on the accompanying Redevelopment Study Area Map and Aerial Map (Figures 1 and 2).

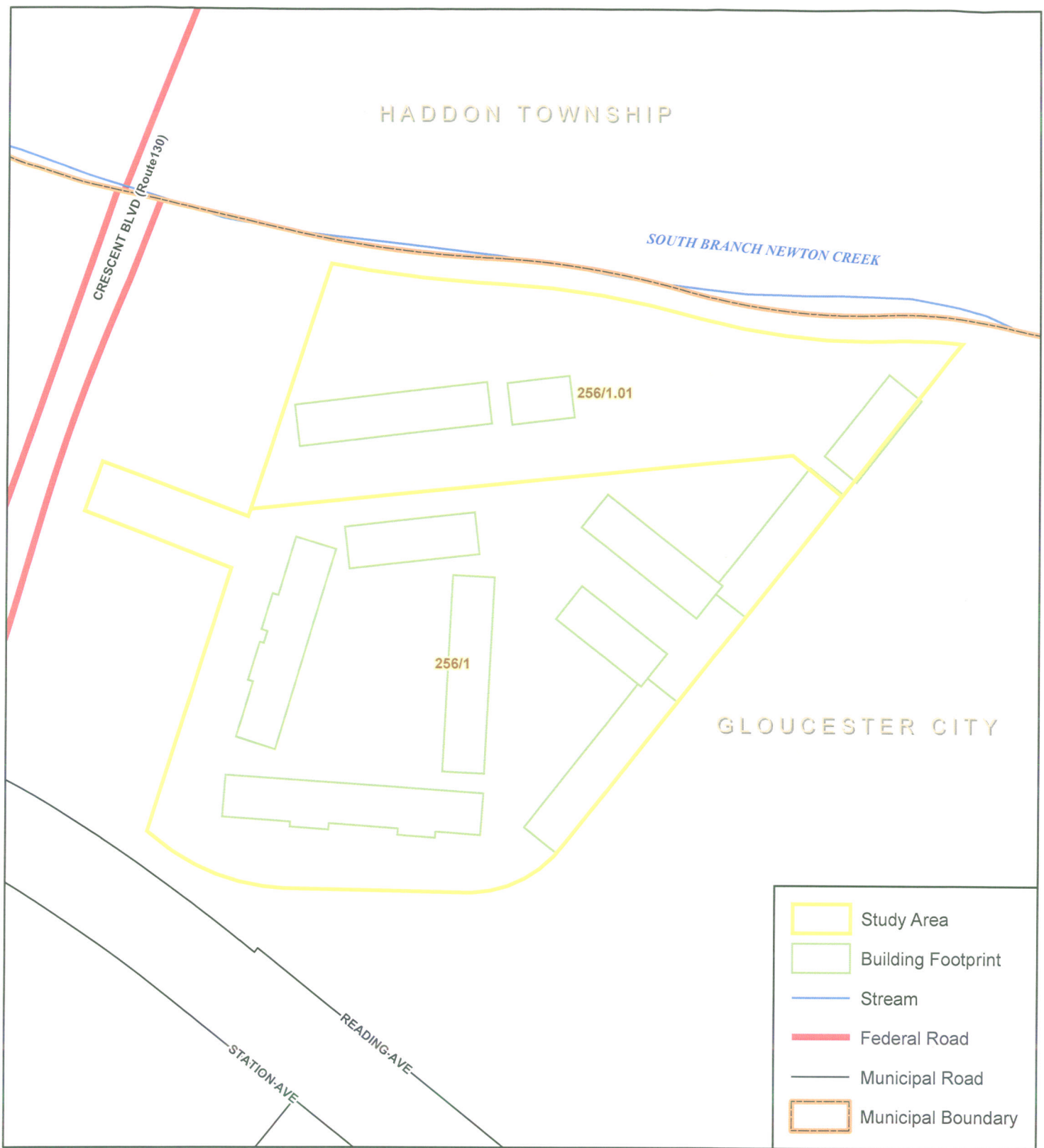
This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992. C.79 (C.40A:12A-5). ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality.

On July 19, 2007, the Gloucester City Council adopted Resolution No. 175-07, which requested that the Planning Board undertake a preliminary investigation as to whether or not the Study Area qualifies as an area in need of redevelopment pursuant to the LRHL (Appendix A). This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL [N.J.S.A. 40:12A-6b(1)]. In accordance with N.J.S.A. 40:12A-6b(5):

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.

A description of properties in the Study Area and how they meet the statutory criteria is provided in this report and further described and detailed in Appendix B.



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0 62.5 125 250 Feet

**Figure 1: Redevelopment Study Area
 Block 256, Lots 1 and 1.01
 City of Gloucester
 Camden County, New Jersey**

Prepared by: STK, February 27, 2008
 Source: NJDEP - Stream; Camden County Improvement
 Authority - Tax Parcels, Municipal Boundary, Roads
 File Path: H:\GLCY\00020\GIS\Projects\glcy20_Fig1Parcels.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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Figure 2: Redevelopment Study Area
Aerials, Block 256, Lots 1 and 1.01
City of Gloucester
Camden County, New Jersey

Prepared by: STK, February 27, 2008
 Source: NJDEP - 2002 Aerials, Stream; Camden County
 Improvement Authority - Tax Parcels, Municipal Boundary, Roads
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STUDY AREA DESCRIPTION

Properties Located in the Study Area

The Study Area consists of two (2) privately-owned, adjacent properties that are located to the East of Crescent Boulevard (US Route 130) near the municipal boundary with Haddon Township. The tax lots in the Study Area are listed on the official tax map of the City as:

- Block 256, Lot 1
- Block 256, Lot 1.01

Existing Land Uses

The subject properties are developed with two multifamily garden apartment complexes. On Lot 1, there are 100 apartments that are commonly known as the Chatham Square Apartments. On Lot 1.01, there are 32 apartments that are commonly known as the Gloucester Terrace Apartments. Associated yard, parking, circulation, accessory uses, and appurtenances also are located onsite.

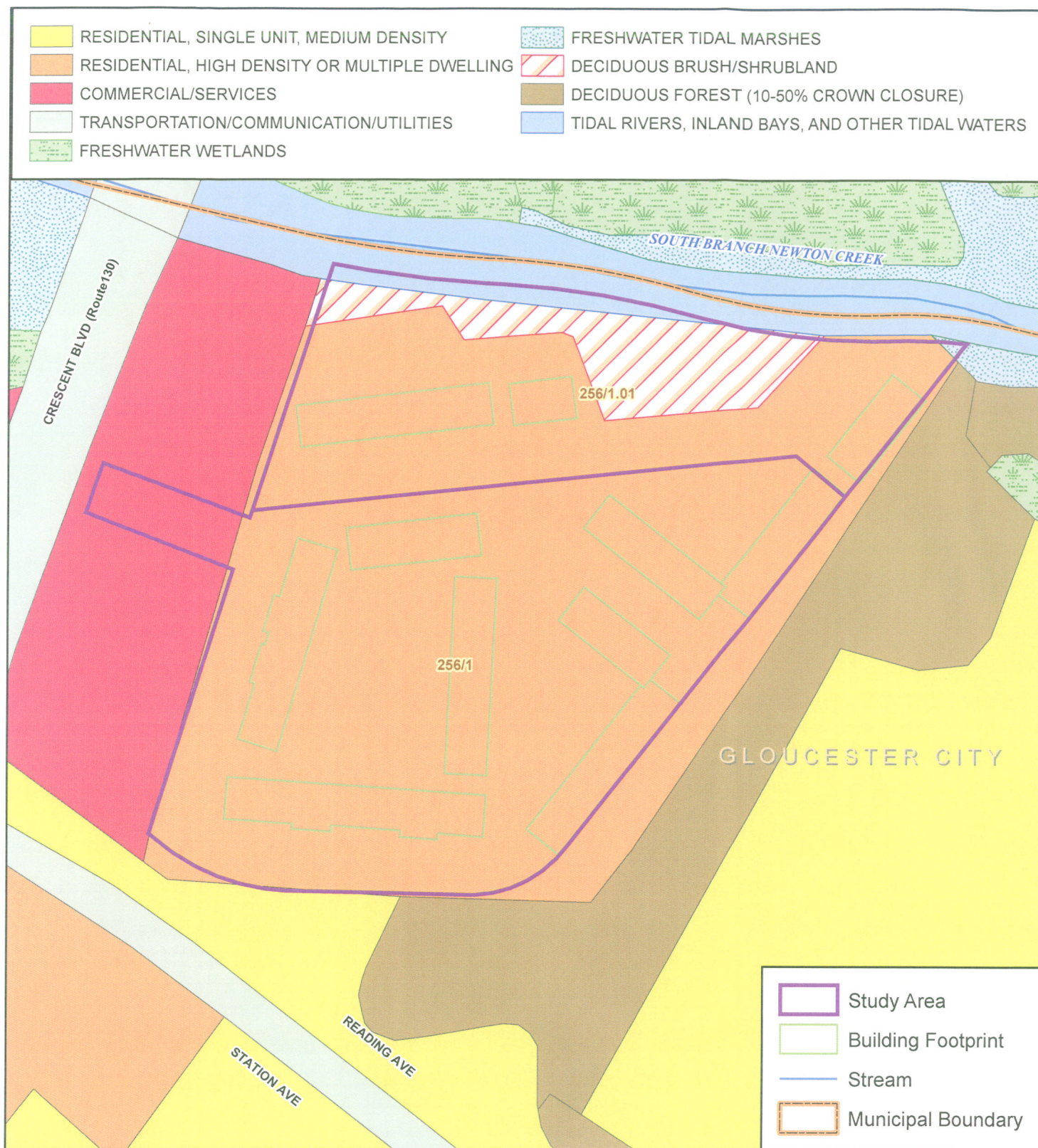
Land uses surrounding the Study Area include a mix of commercial and residential uses (See Figure 3). Specific uses include:

- **Residential:** New residential development, in the form of single-family detached dwelling units and an associated access road, is located to the East and South of the Study Area. Additional residential development, in the form of garden apartments and single-family detached dwelling units, is located south of the Study Area, to the South of Klemm Avenue.
- **Railroad Right-of-Way:** A railroad right-of-way is located to the South of the Study Area, on the North side of Klemm Avenue. This right-of-way property is not adjacent to the Study Area.
- **Commercial:** An adult entertainment club/cabaret and various retail commercial uses are located adjacent to the Study Area on lots 4, 5, and 5.01. These and other commercial uses located to the North and South of the Study Area front along Crescent Boulevard (US Route 130).

In addition to the above, the stream corridor of the South Branch of Newton Creek is located to the North of the Study Area.

Environmental Constraints

As indicated in Figure 4, the Study Area contains areas located within a 100 year flood hazard area. The Study Area also contains suitable forest habitat for herpetile priority species.



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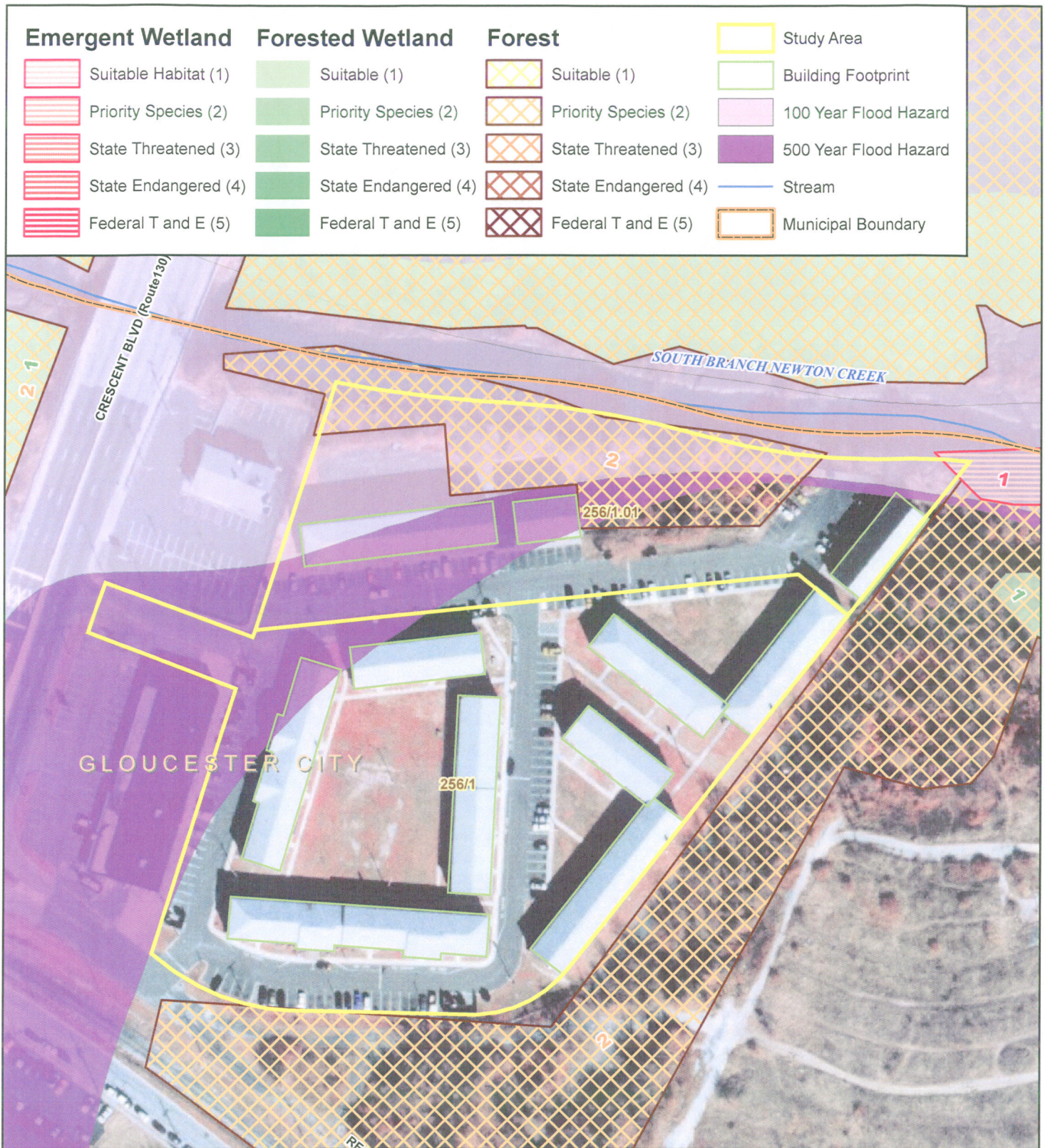
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**Figure 3: Existing Land Use
Block 256, Lots 1 and 1.01
City of Gloucester
Camden County, New Jersey**

Prepared by: STK, February 27, 2008
Source: NJDEP - 2002 Land Use, Stream; Camden County
Improvement Authority - Tax Parcels, Municipal Boundary, Roads
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**Figure 4: Environmental Constraints
Block 256, Lots 1 and 1.01
City of Gloucester
Camden County, New Jersey**

Prepared by: STK, February 27, 2008
Source: NJDEP - 2002 Aerials, Stream; Camden County
Improvement Authority - Tax Parcels, Municipal Boundary, Roads
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

ZONING

The Study Area is located within the R-L (Residential-Low Density) zone district. According to Article II, Section 3 of the City's Land Development Ordinance, the purpose of the R-L Zone District is to provide for single-family residential development. Permitted uses include detached single-family residences, as well as public parks, government buildings, public utilities, public and parochial schools, private schools and related uses, and places of worship. Accessory uses include private garages, swimming pools, sheds, home occupations, and home professional offices. Public utilities do not include storage yards and commercial office space and related private school uses cannot operate as a business within the zone. Garden apartments are not a permitted use in the R-L Zone District.

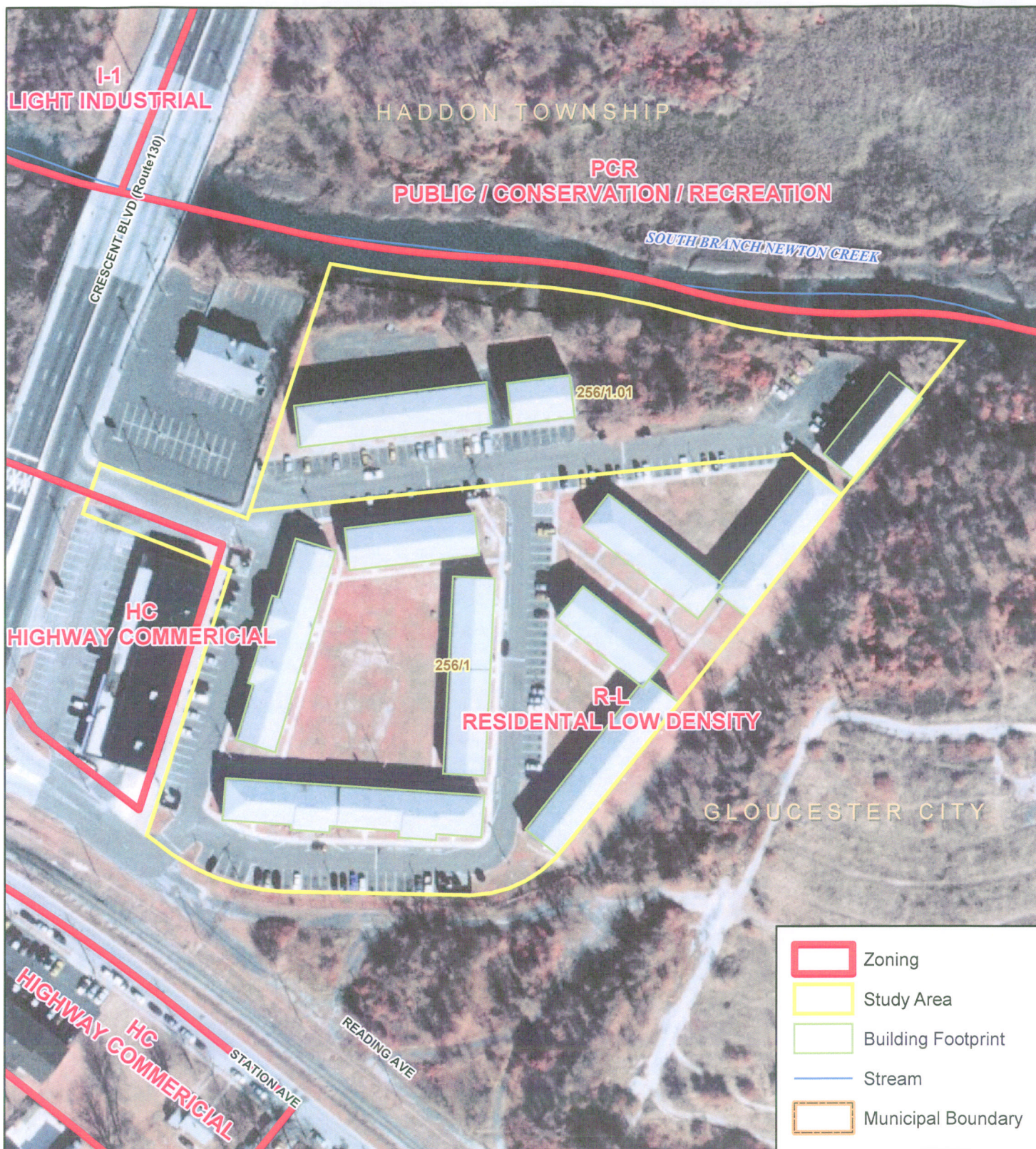
The bulk and yard requirements for the district are listed in the following table:

Table 1:
R-L (Residential-Low Density) Zone District
Bulk Standards

<i>Regulations</i>	<i>Required</i>
Minimum Lot Size (Sq. Ft.)	5,000
Minimum Lot Width (Ft.)	50
Front Yard (Ft.)	20
One Side Yard (Ft.)	10
Combined Side Yards (Ft.)	20
Rear Yard (Ft.)	25
Maximum Number of Stories	3
Maximum Building Height (Ft.)	35

URBAN ENTERPRISE ZONE

The Study Area is located within the Gloucester City Urban Enterprise Zone (GCUEZ). The goal of the GCUEZ is to promote sustainability in development, economic vitality of the City, and help businesses succeed by providing incentives that encourage growth while stimulating the local economy. Figure 6 illustrates how the GCUEZ relates to the Study Area and environs.



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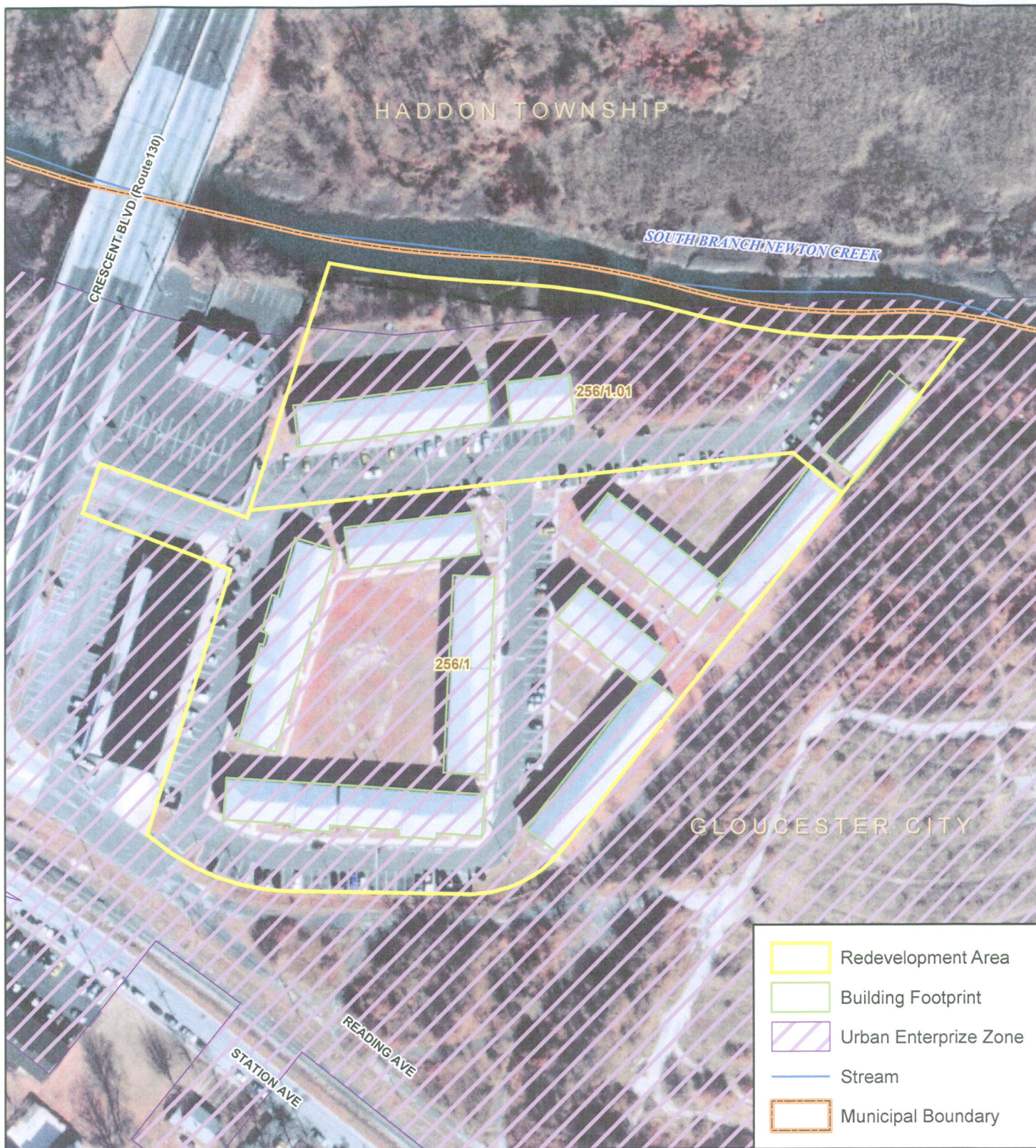
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**Figure 5: Current Zoning
 Block 256, Lots 1 and 1.01
 City of Gloucester
 Camden County, New Jersey**

Prepared by: STK, February 27, 2008
 Source: NJDEP - 2002 Aerials, Stream; Camden County Improvement
 Authority - Tax Parcels, Municipal Boundary, Roads, Zoning
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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**Figure 6: Urban Enterprise Zone
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City of Gloucester
Camden County, New Jersey**

Prepared by: STK, February 27, 2008
Source: NJDEP - 2002 Aerials, Stream, Urban Enterprise Zone; Camden County Improvement Authority - Tax Parcels, Municipal Boundary, Roads
File Path: H:\GLCY\00020\GIS\Projects\glcy20_Fig6UEZ.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

REDEVELOPMENT AREA CRITERIA

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by 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," P.L.1983, c.303 (C.52:27H-60 et seq.) 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 pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). 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:12A-1 et al.) 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.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, the LRHL permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed redevelopment area:

A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3.).

REDEVELOPMENT ANALYSIS

A careful analysis of the Study Area's existing land use, site layout, and physical characteristics was conducted using municipal tax records, state- and countywide Geographic Information System (GIS) data, information provided by the City of Gloucester City, and site visits and field inspections of each property, including internal site visits to various units and buildings accompanied by City code enforcement officers. The analysis indicates that each of the parcels in the Study Area meet one or more of the criteria specified in Section 5 of the LRHL and may be designated in need of redevelopment. More detailed site descriptions and the results of this analysis are presented in the accompanying property analysis sheets in Appendix B.

The criteria that are satisfied include the 'a', 'd' and 'h' criteria of the LRHL. A description of these criteria and their applicability follows.

'a' Criterion Analysis

The 'a' criteria of the statute focuses on physical conditions of the buildings located on-site that pose a direct threat to the public health, safety, or welfare or contribute to unwholesome living or working conditions. As set forth in the Section 5 of the LRHL, an area or property may be designated in need of redevelopment where:

- 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.

For an area to qualify as being in need of redevelopment pursuant to the "a" criteria, the planning board must find that the buildings in the area have deteriorated, exhibit a lack of maintenance or upkeep, are substandard, or have fallen into such a state of disrepair that they constitute a threat to the people who live or work in them. Consequently, when analyzing the applicability of the "a" criteria, the planning board should focus on the physical conditions of the buildings within the study area.

Typically, an analysis of applicability of the “a” criteria should include a review of local building, housing, fire, health, and property-maintenance code records. In particular, a consistent and ongoing pattern of code violations occurring over many years provides strong evidence of disinvestment, which may support a finding that the property exhibits substandard conditions under the “a” criteria.

As described in detail in Appendix B, a detailed field investigation of the Study Area was conducted, including interior visits to various units and buildings on-site. While the inspection included units that were recently repaired and rehabilitated, other units exhibit a significant lack of maintenance and repair that clearly results in conditions that adversely impact the public health, safety and are “conducive to unwholesome living conditions” as expressed in the LRHL.

Among the conditions observed include lack of exterior maintenance of the buildings, including missing dryer covers, broken and boarded-up windows, broken or dismantled utility boxes, loose and exposed wiring and pipes, electrical meters that were broken or tampered with, trees and vegetation growing through foundations, and brick facades in need of repair. Additional evidence of the lack of maintenance of exterior areas include the poor condition of paved areas, particularly in those areas subject to pedestrian activity, as well as missing or damaged dumpster enclosures and lids, bent and damaged guard rails, the lack of fencing or railings in various building entrance areas, broken and missing exterior lights, and poorly maintained stormwater drainage systems. These conditions exist in both the Chatham Square and Gloucester Terrace portions of the Study Area.

The interior site visits provided further evidence of conditions that have a direct and immediate adverse impact on public health, safety, and welfare, including the presence of human waste, vomit, and feces, a used prophylactic, damaged and exposed heating elements and plumbing, missing plumbing features, garbage and physical waste that is strewn in units and exposed to potential human contact, broken windows that provide unsecured access to units, disconnected fire alarms, mold, and damaged walls. These conditions result in dwellings throughout the development that are either not habitable or pose a threat to existing inhabitants of the development. These conditions and the abandoned and uninhabitable condition of units also provide opportunities for crime and illegal activities, which has been evidenced by various crime statistics and records associate with the complex.

Based on information provided by the City's Building and Housing Department, these conditions are experienced throughout the Study Area, resulting in many units not being qualified for the issuance of a Certificate of Occupancy (CO) by the City in accordance with the standards in the City's Ordinance, which are based on statewide building code requirements. A recent list of CO violations for Chatham Square is included in Appendix B. Further, both Chatham Square and Gloucester Terrace have been subject to numerous health, fire safety, and building code violations over the past several years. While some of these violations have been addressed, many others remain outstanding. In fact, several new code violations were identified as part of the site visit, including illegal tapping into and lack of maintenance to outdoor electrical utility services and meters on the buildings.

Together, as further detailed in the accompanying property analysis sheets, the foregoing is clear and substantial evidence that the Study Area meets the 'a' criteria of the statute and qualifies as an area in need of redevelopment.

'd' Criterion Analysis

While the "a" criteria focuses on the condition of the buildings on a property, the "d" criteria is focused on the overall layout and design of the site including buildings and all other related improvements. As set forth in the Section 5 of the LRHL, an area or property may be designated in need of redevelopment where:

- 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.

In addition, the 'd' criteria expands the analysis of the statutory criteria to include a review of the condition of other site improvements, such as accessory structures and parking lots. Some of the factors to be reviewed in analyzing a study area for the applicability of the "d" criteria include the location and relationship of buildings, accessory structures and other site improvements, onsite circulation and parking, land use conflicts, as well as lot and building coverage within the study area. Finally, there must be a showing of how these conditions have an adverse impact or are detrimental to the safety, health, morals, or welfare of the community.

A comprehensive review of the site layout and design of the two apartment complexes, including building and improvements, yields a number of conditions that lead to a conclusion that the Study Area meets the ‘d’ criteria of the statute. These include the following:

The site includes a number of trash dumpster locations that are located proximate to residential units and within the parking areas of the site. As noted previously, these are poorly maintained with gaps in fencing and missing lids resulting in attractive nuisance and easy access to rodents and other vermin. Additionally, these are located within close proximity to the entrances of units in the two complexes, with one dumpster location, in particular, in close proximity to an outdoor barbecue and personal yard area adjoining one of the buildings in Gloucester Terrace. Other dumpsters are located within parking and circulation aisles, blocking views around driveway intersections, which impact vehicle turning movements and create a hazard, particularly to those pedestrians crossing the parking areas.

There is limited buffering and screening between the two residential complexes and adjoining commercial uses along U.S. Route 130. In particular, there is limited fencing and no buffering or screening between the eastern portion of Gloucester Terrace and the parking area of the adjoining adult entertainment use, which results in a deleterious land use arrangement.

In addition, the loading area for the retail commercial building to the east of Chatham Square adjoins the entranceways to the easternmost residential building in the complex, with the circulation aisle shared by both residential traffic and commercial loading activities. The mixing of commercial loading and residential and pedestrian circulation is clearly a deleterious land use arrangement resulting in adverse impacts to the public health, safety and welfare.

There are propane tanks located adjacent to the exterior of many of the residential buildings. These are screened or protected only by a couple of bollards, providing easy access and limited protection against tampering or accidental damage.

Further, the study area has limited landscaping and lacks any recreation facilities for the use of adults or children residing in the complexes. This leads to a relatively stark “barracks-like” or institutional quality of the living environment. This is particularly troublesome given the relatively isolated nature of the site and the lack of public recreation facilities in the area.

Historically, the generally isolated nature of these residential complexes located behind commercial uses along Route 130 and adjoining the South Branch of Newton Creek, in combination with the lack of maintenance of property, as described in the foregoing sections of the report, and limited attention to the basic security of the site has resulted in a significant and varied amount of crime activity in the Study Area. This is evidenced by the police reports prepared as a result of this crime activity. Recent criminal activity in the Study Area has been mapped and provided in Appendix B. While crime activity has been reduced over the last year, this has been the result of a significant public enforcement effort.

Together, the foregoing is clear and substantial evidence that the Study Area meets the ‘d’ criteria of the statute and qualifies as an area in need of redevelopment.

‘h’ Criterion Analysis

As set forth in the Section 5 of the LRHL, an area or property may be designated in need of redevelopment where:

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Smart growth is an approach to planning that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment and enhances and rebuilds existing communities. The New Jersey Office of Smart Growth defines smart growth as “well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources.”¹ Smart growth also supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation.”

To promote smart growth in New Jersey, the State Planning Commission adopted the State Development and Redevelopment Plan (State Plan) in June 1992, which was subsequently revised on March 1, 2001. While the State Plan contains a number of goals and objectives regarding the future development and redevelopment of New Jersey, its primary objective is to guide development to areas where infrastructure is available, or can be readily extended, such as along existing transportation corridors in developed—or developing—suburbs and urban areas. It seeks to promote development

¹ <http://www.state.nj.us/dca/osg/smart/>

and redevelopment that will consume less land, deplete fewer natural resources, and use the State's infrastructure more efficiently.

To achieve these goals, the State Plan divides the State into various planning areas, each of which has its own policy objectives. The Study Area is located within the PA-1 Metropolitan Planning Area. The following policy objectives are intended as guidelines for planning activities within the Metropolitan Planning Area:

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

The Office of Smart Growth lists the following principles of smart growth:

- Mixed land uses
- Compact, clustered community design
- Walkable neighborhoods
- Distinctive, attractive communities offering a 'sense of place'
- Open space, farmland, and scenic resource preservation
- Future development strengthened and directed to existing communities using existing infrastructure
- Transportation option variety
- Community and stakeholder collaboration in development decision-making
- Predictable, fair, and cost-effective development decisions
- Range of housing choice and opportunity

As currently constituted, the Study Area's development patterns do not constitute smart growth as defined by the State Plan.

Specifically, the area does not exhibit a balanced mix of land uses, and is not a pedestrian-friendly, walkable environment. Rather than being integrated in a harmonious land use pattern, there are significant conflicts between the Study Area and adjoining non-residential land uses. Neither is it a distinctive and attractive environment offering a sense of place. Conversely, the stark barracks-like environment and non-existent recreation facilities make it an unattractive living environment adversely impacting the quality of life for the community. Evidence of the lack of smart growth characteristics in the area is shown in the accompanying maps and the various photographs in Appendix B.

Based on the above, that designation of the Study Area as an area in need of redevelopment would be consistent with the policy objectives of the Metropolitan Planning Area by promoting its revitalization and stabilizing the area, including the new adjoining residential neighborhood, against future blighting influences. It is noted that such a designation would not only enable the City of Gloucester City to capture an opportunity to provide for a portion of the State's future redevelopment within the Metropolitan Planning Area, but also to help to revitalize the municipality, as well as to protect and enhance the local character.

Additionally, the smart growth consistency of such a designation is supported by the Study Area's location within the heavily traveled corridor of Crescent Boulevard (US Route 130), which would enable any redevelopment of the Study Area to meet the State Plan's primary objective of guiding development to areas with existing local and regional infrastructure.

Accordingly, the designation of the properties as an area in need of redevelopment would effectuate the implementation of the smart growth planning principles adopted by the State Planning Commission in a manner recommended in the State Plan. Based on the foregoing, the City concludes that the Study Area meets the "h" criterion of the LRHL.

CONCLUSION

Based on the preliminary investigation study and analysis described above, all of the properties within the Study Area may be designated an area in need of redevelopment pursuant to paragraphs a, d, and h of Section 5 of the LRHL.

Appendix A:

City Council Resolution

RESOLUTION OF THE CITY OF GLOUCESTER CITY

#R 175 -2007

RESOLUTION AUTHORIZING THE GLOUCESTER CITY PLANNING BOARD TO CONDUCT PRELIMINARY INVESTIGATIONS TO ESTABLISH REDEVELOPMENT AREAS

WHEREAS, the Gloucester City Planning Board adopted the official Gloucester City Master Plan pursuant to N.J.S.A. 40:55D-28(a) on January 24, 1996 and subsequently adopted a re-examination report to said Master Plan on June 18, 2003; and

WHEREAS, the official Gloucester City Master Plan and re-examination report provide that various locations throughout the City of Gloucester City should be considered for designation as redevelopment areas pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

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

WHEREAS, the Mayor and City Council of Gloucester City consider it to be in the best interest of the City to have the Gloucester City Planning Board conduct such an investigation regarding the property known on the Gloucester City Tax Maps as Block 198, Lot 2; Block 212.01, Lot 2; and Passaic Street; and Block 256, Lots 1, 1.01, 5, 5.01; and

WHEREAS, the present buildings and improvements or lack thereof at the aforementioned areas by reason of obsolescence and/or general deterioration and/or design and obsolete layout or non-existence thereof may be detrimental to the safety and welfare of the community thereby requiring redevelopment to better serve the City of Gloucester City.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Gloucester City, New Jersey, that:

1. The Planning Board of Gloucester City be directed to conduct preliminary investigations to determine whether the aforementioned areas in Gloucester City are areas in need of redevelopment according to the criterion in N.J.S.A. 40A:12A-1 et seq.;
2. The staff of the Planning Board and its consultants be directed to assist the Planning Board in conducting the blight investigation; and

3. The preliminary investigations be submitted to the Mayor and 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.

William P. James, Mayor

Passed by the Mayor and Common Council of Gloucester City this 19th day of July, 2007.

Paul J. Kain, City Clerk/Administrator

Appendix B:

Property Analysis Sheets

Block 256, Lot 1

Property Analysis Sheet

Owner's Name: Chatham Square Apartments, LLC

Use: 4C (Apartments)

Owner's Address: PO Box 301100
Brooklyn, NY 11230-8100

Area: 4.6351 Acres (per Tax Map)

Property Location: 50 Crescent Boulevard

Improvement to Land Ratio: 3.25

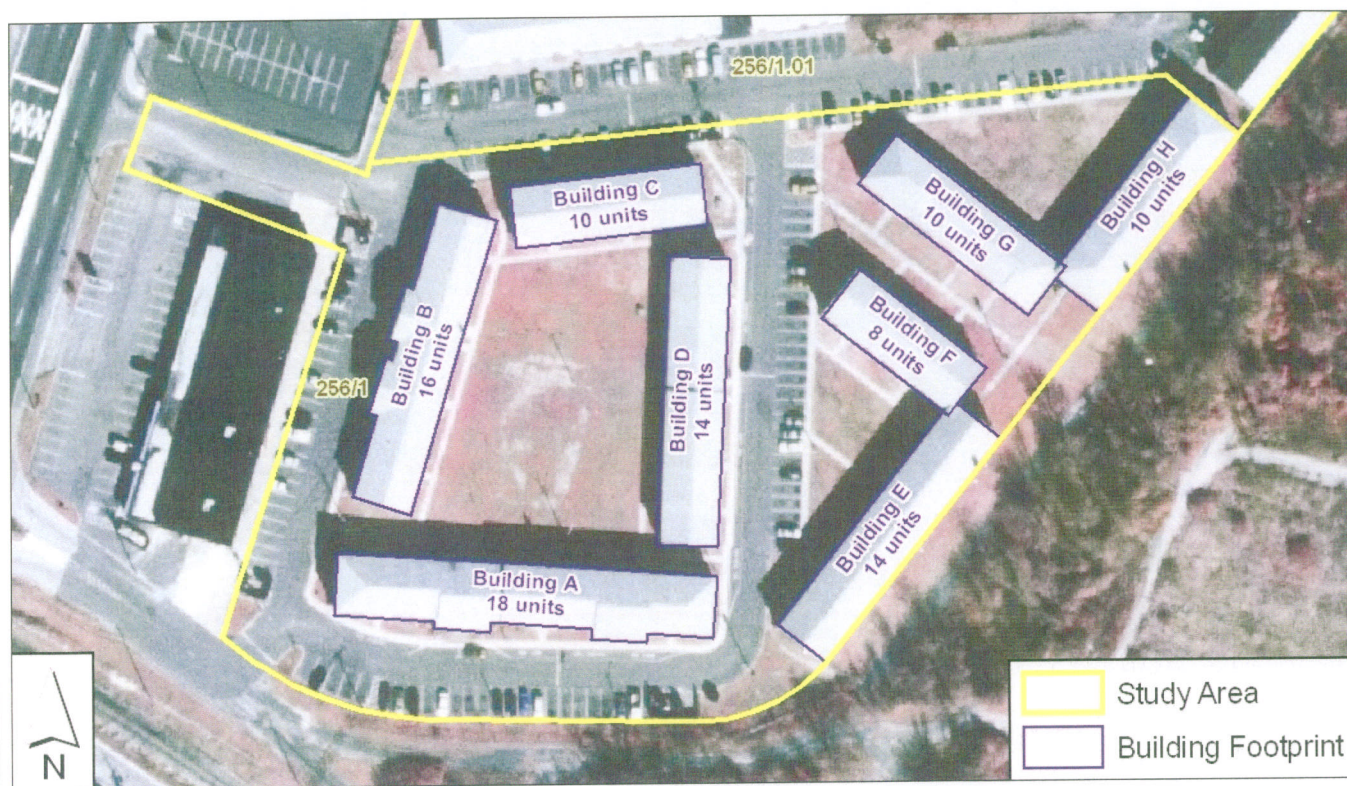
Zoning District: R-L (Residential-Low Density)

Assessed Value (Total): \$1,700,000

Property Description:

Block 256, Lot 1 is the site of a 100-unit apartment complex called Chatham Square, which, based on historic aerial photographs (Appendix C), appears to have been built sometime between 1954 and 1965. Information provided by the property manager indicates that 44 units are occupied by tenants, one (1) unit is occupied by the property manager, and one (1) unit is used as an office for the management. Thus, 54 of the 100 units are vacant.

The 100 units are divided into eight (8) buildings, which are lettered from A through H. The location of the buildings and distribution of units is shown below:



A site visit and field investigation of the subject property was conducted on February 11, 2008. The conditions documented in the following sections were observed.

Continued on next page...

Block 256, Lot 1
Property Analysis Sheet

Continued from the previous page...

Observed Conditions:



Pictured to the right are Building D (foreground) and Building C (background). This photograph shows the site's limited landscaping and lack of shade trees, which creates a relatively stark and unwholesome living arrangement. In addition, no recreation facilities are provided onsite.

This photograph was taken looking northward from the southern end of Building D.



Shown to the right is a detail of the façade of Building A, which is typical of all other buildings on the property.

The façade demonstrates signs of ageing and mechanical weathering of the brick surfaces, which is indicated in the random chipping and cracking shown on the façade.

In many areas, the façade also contains random white stains. This demonstrates a lack of maintenance to the property.

This photograph is of the northern façade of Building A.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...



The picture to the right demonstrates a lack of proper maintenance to the property, which is evident in the missing dryer vent cover and what appear to be the remains of graffiti on the façade surface.

The lack of a dryer cover on the vent also could create a fire or safety hazard, as it provides access for birds, rodents, and other nesting animals to the dryer hose.

Continued lack of maintenance in this regard is demonstrated by the past issuance of complaints by the Municipal Court of the City of Gloucester City (Complaint Nos. 017737 and 017741) for the presence of birds and feces in dryer hoses.

This photograph is of the northern façade of Building A.



The façades of Building E and Building F contain strips of wood sandwiched between, and next to, bricks. The purpose of these strips appears to be as anchors for previous awnings or other architectural elements that are no longer part of the building structure. Note the gaps in the bricks and lack of maintenance.

This photograph is of the southern façade of Building F.



This photograph demonstrates a lack of proper maintenance to the property and existence of a potential life hazard, which is evident in the improperly affixed fire protection device.

This photograph was taken inside Building C.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...



Pictured to the right is the carpeted floor of a bedroom, which is smeared with what appears to be long-dried human feces and other excrements, and littered with various objects.

Access to the unit was unrestricted, as its door was unlocked. Glass from a broken bedroom window suggests that the unit was originally broken into in a forceful manner.

These conditions represent a clear threat to the public health, safety, and welfare, and demonstrate a continued lack of proper maintenance, inadequate security, and unwholesome living conditions.

This photograph was taken inside Apartment No. 87, which is located in Building G.



Pictured to the right is a used prophylactic that was found in the bedroom of Apartment No. 87.

This picture further solidifies the claim that the conditions found within Apartment No. 87 represent a clear threat to the public health, safety, and welfare, in addition to demonstrating a continued lack of proper maintenance, inadequate security, and the creation of unwholesome living conditions.

As noted, this photograph was taken inside Apartment No. 87, which is located in Building G.



Shown to the right is the glass of a broken window in Apartment No. 87. The photograph also shows an uncovered baseboard heater and what appears to be mold on the top surface of the heater and lower portion of the wall.

This picture further supports the finding that the conditions found within Apartment No. 87 represent a clear threat to the public health, safety, and welfare, in addition to demonstrating a continued lack of proper maintenance, inadequate security, and the creation of unwholesome living conditions.

This photograph was taken inside Apartment No. 87, which is located in Building G.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...



This picture shows the removed access panel to the bathtub plumbing fixtures of Apartment No. 87. As shown near the top of the picture, there appears to be some growth of mold in and around the enclosure.

This picture further supports the claim that the conditions found within the complex demonstrate a threat to the public health, safety, and welfare, as well as a continued lack of proper maintenance.

This photograph was taken inside Apartment No. 87, which is located in Building G.



Pictured to the right is the carpeted floor of the hallway of Apartment No. 87, which is smeared with what appears to be long-dried human feces, vomit, and other excrements.

These conditions further solidifies the claim that the conditions in Apartment No. 87 represent a clear threat to the public health, safety, and welfare, and demonstrate a continued lack of proper maintenance, inadequate security, and unwholesome living conditions.

This photograph was taken inside Apartment No. 87, which is located in Building G.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

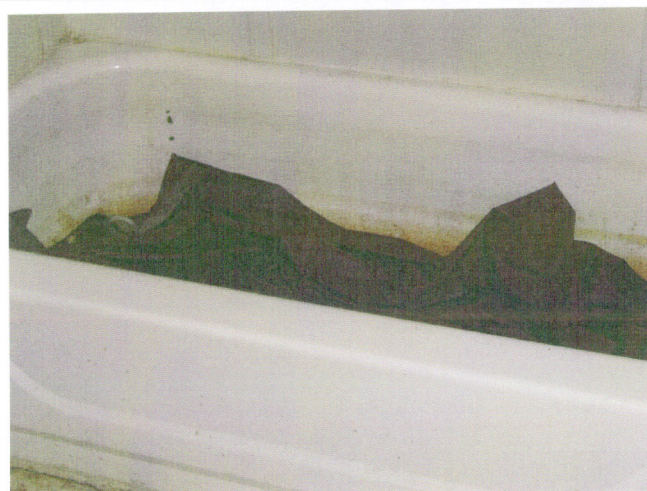
Continued from the previous page...



This photograph shows that the toilet has been removed from the Apartment No. 87. There appears to be a significant amount of mold in the area it used to occupy. Additionally, the flexible water supply pipe is rusted and the sheetrock around its entry to the wall is severely damaged.

The presence of these conditions demonstrates a continued lack of property maintenance and sanitation, and a health and safety hazard.

This photograph was taken inside Apartment No. 87, which is located in Building G.



This photograph shows a significant amount of mold and mildew around the tub area, as well as rust and garbage within the tub.

The presence of these conditions demonstrates a continued lack of property maintenance and sanitation, and a health and safety hazard.

This photograph was taken inside Apartment No. 87, which is located in Building G.

Continued on next page...

Block 256, Lot 1
Property Analysis Sheet

Continued from the previous page...



Shown to the right is a baseboard heater that is in disrepair with its cover improperly affixed and deformed.

This condition signifies a lack of proper maintenance to the property.

This picture was taken in a common area of Building G.



Several broken windows were observed onsite. This is an example from the ground floor of Building G.

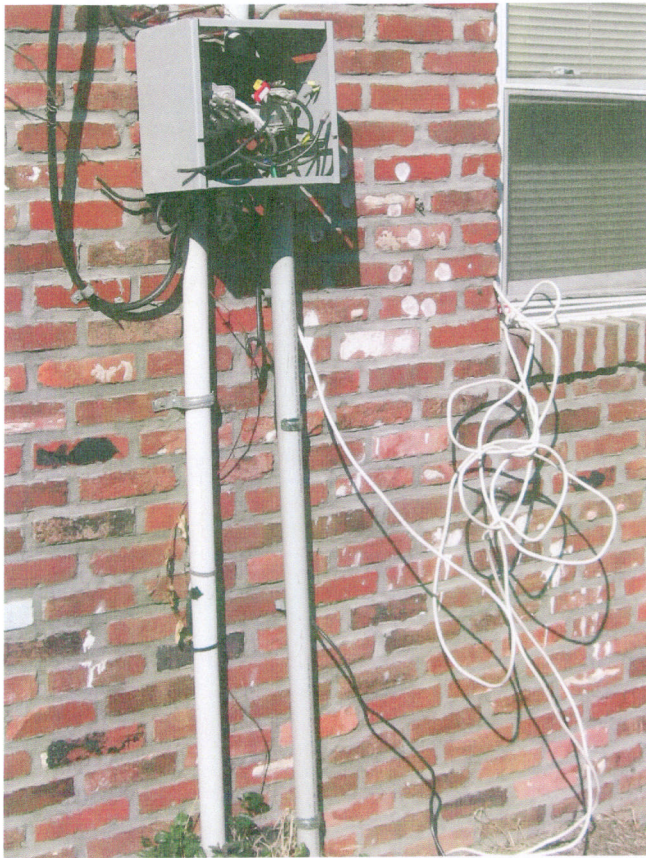
The presence of such conditions illustrates the fact that many units in this largely vacant apartment complex are not secure. This creates an attractive nuisance, which results in the potential for criminal mischief and other crime, in addition to health and safety risks.

Additionally, the photograph shows dilapidation and demonstrates a lack of proper maintenance to the property.

Continued on next page...

Block 256, Lot 1
Property Analysis Sheet

Continued from the previous page...



The pictured utility box houses television cable lines and related equipment. Upon inspection of the site, the box was open and its contents were exposed to the elements. This creates a potential safety hazard.

Additionally, the box appears to have been tampered with in an effort to provide an unauthorized cable television connection to one or more of the building's occupied units, which is apparent by the unsecured white cable that appears to enter the building through the pictured window. This constitutes criminal activity.

This photograph was taken at the rear of Building H.



Several electricity meters had been tampered with in an effort to provide un-metered electrical power to occupied units. This constitutes criminal activity.

Unit cases were left open and exposed to the elements. This creates a life hazard due to the risk of high power electric shock.

This photograph was taken at the rear of Building H.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...



Several missing windows were observed onsite. This presents a security issue and worsens potentially deteriorating conditions by inadequately shielding the units from the elements.

In addition, as shown on the right, electrical cables are often not securely fastened to the building façades. This is evident by the casting of shadows from the cable onto the façade. This presents a potential life hazard.

Both of these conditions demonstrate dilapidation and a lack of proper maintenance to the property.

These photographs were taken at the rear of Building H.



As shown to the right, a tree was observed growing out of the foundation of Building H. This presents a hazard to the structural integrity of the building.

Additionally, the size of the vegetation provides evidence of long-term neglect and lack of proper maintenance to the property. This evidence is further corroborated by the haphazard placement of the drainage hoses on the ground and the grassless path that they have caused (visible in foreground).

This photograph is from the northern façade of Building H.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...



Featured in the photograph to the right is the rear of a trash enclosure. The photograph demonstrates dilapidation and a lack of proper maintenance, which is evident in the condition of the fencing. Also of particular concern is its location within very close proximity to the windows of a nearby apartment; this creates the potential for unwholesome living conditions.

This photograph was taken outside Building H. It is noted that a trash enclosure is similarly placed outside Building C.



As evidenced by the displaced fence panel that is located behind the dumpster, this photograph further demonstrates dilapidation and a lack of proper maintenance to the property. It appears that the fence panel was once located on the right side of the enclosure, which is suggested by the presence of what appears to be a broken fence post in the bottom-right corner of the photograph.

Additionally, it is noted that the dumpster is missing half of its cover and is not located within a proper, gated enclosure. This is unsanitary and creates unwholesome living conditions as well as a potentially hazardous condition for children.

This photograph was taken outside Building H. It is noted that the other trash enclosures located onsite are frequently in a similar condition.



As shown to the right, this photograph demonstrates a lack of proper maintenance and dilapidation. This is evident not only in the broken window, but also in the missing, left-hand shutter.

This photograph was taken outside Building C. It is noted that additional broken windows were observed in numerous locations throughout the property.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...



The gas tanks pictured to the right are not located within a proper enclosure. As demonstrated above, utility equipment located onsite has been tampered with in past. As such, it is noted that the location of these gas tanks outside of a proper enclosure creates an attractive nuisance and life hazard.

This photograph was taken between Building B and Building C. Similarly placed gas tanks are located in various places throughout the site.



This photograph demonstrates a faulty design and land use arrangement that exists between Block 256, Lot 1 and adjacent Block 256, Lot 4. It is noted that the front of the building and entrance into the residential apartments are located directly behind the rear loading area of a commercial building.

This photograph was taken outside of Building B.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...



This image shows the open space area that exists between Building A, Building B, Building C, and Building D. The image provides a general overview of the conditions within this area, and illustrates a lack of adequate landscaping and shade trees within the area as well as the generally stark, barrack-like institutional quality of the living conditions. No recreation facilities are located on-site.

The difference in brick and related materials throughout the façade demonstrates modification to the structure, potentially due to fire or other alterations to the structure.

This image was is from the perspective one sees at the rear of Building A.

NOTE: This image was created from multiple photographs taken from the rear of Building A. As such, distortion of lighting and perspective may be evident.

Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...

Criminal Activity:

As part of the analysis of this property, historic police reports involving the property were collected from the Gloucester City Police Department. The location of criminal incidents within the complex was mapped, the results of which are presented below:



Continued on next page...

Block 256, Lot 1

Property Analysis Sheet

Continued from the previous page...

Housing Code Violations:

As indicated by the Gloucester City Building and Housing Department, there have been violations onsite for a range of issues throughout the site. A sample of violations observed by the Building and Housing Department is presented in the following copy of a memorandum from the Gloucester City Housing and Building Department (an enlarged view is provided in Appendix D):

GLoucester City
HOUSING AND BUILDING DEPARTMENT
856-456-7689
FAX 856-456-0289



COURT ADMINISTRATION BUILDING
313 MONMOUTH STREET
GLOUCESTER CITY, N.J. 08030

Page 2 of 2

Chatham Square Apartments LLC, 50 Crescent Blvd, Gloucester City Certificate of Occupancy Violation List
Inspection 3/19/07 - 3/26/07

Chatham Square Apartments LLC, 50 Crescent Blvd, Gloucester City Certificate of Occupancy Violation List
Inspection 3/19/07 - 3/26/07

1. All Thermostats in units must be operational and working properly.
2. Verify thermostats exist and function properly for common areas.
3. All breaker boxes must be identified for each unit and accessible to Tenant. Door must function properly.
4. Provide roof certification for buildings A through H by NJ Licensed Roofing Contractor.
5. Propane tanks must be certified along with lines that they are operational.
6. Termite/wood damage-requesting an Engineers Report to structure members in crawl space and basement areas.
7. Heater certifications required for each building.
8. Contact Fred Schindler from the Water/Sewer Department at (856) 456-0169 for a utilities inspection.
9. New owner must register with the Gloucester City Fire Department at (856) 456-0060.
10. New owner must complete rental registration for each unit.
11. Repair dumpster area fences.
12. All smoke detectors must be battery backup heads.
13. Roach infestation in all buildings, must be exterminated by Licensed Exterminator.
14. All exterior doors must self-close self-lock.
15. All exterior doors shall have a viewing device or other means to see a person at door.
16. Every entrance door shall either be attended at all times by a doorman or equipped with an electrically operated buzzer and latch-release system or an intercommunication system between a person in any dwelling unit and a person standing outside main entrance door.
17. All units must have doorbells.
18. Provide mailboxes labeled and identify Tenant.
19. Replace/repair/cap all sewer lines in common areas (Laundry room). Sewer gases are not trapped at present time in common areas.
20. Permits maybe required for units that are being rehabbed. Contact Robert Scouler, Construction Official at (609-330-2421) regarding these matters.

Source: City of Gloucester City, Building and Housing Department

It is noted that while the above document was prepared pursuant to a March 2007 inspection of the property, Housing and Building Department staff indicated on February 11, 2008 that all issues reflected in the document are still outstanding. Housing and Building Department staff further notes that the issues reflected in the above document are in violation of Chapter 55 (Housing Code) and/or Chapter 66 (Property Maintenance) of the Code of the City of Gloucester City.

Continued on next page...

Block 256, Lot 1**Property Analysis Sheet***Continued from the previous page...***Housing Code Violations (CONTINUED):**

Indeed, the existence of violations to the Housing Code of the City of Gloucester City is pervasive. Further evidence from the Gloucester City Building and Housing Department indicates that the presence of code violations onsite has been a historical problem. For example, there have been numerous complaints issued by the Municipal Court of the City of Gloucester City, including:

Location	Complaint Number	Date	Description
Building H	18466	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building G	18467	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building F	18468	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building E	18469	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building D	18470	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building C	18471	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building B	18472	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building A	18473	6/9/2006	Failed to remove trash, junk, debris and storage from common hallway closets
Building G & Building H	18461	6/9/2006	Failed to maintain leak free plumbing in basement of building
Building G & Building H	18464	6/9/2006	Failed to make repairs to basement
Building G & Building H	18459	6/9/2006	Failed to cleanout and broom-clean basement of units
Building G & Building H	18463	6/9/2006	Failed to provide/maintain fire-stops in basement
Building E & Building F	18465	6/9/2006	Failed to make repairs to basement
Building E & Building F	18462	6/9/2006	Failed to maintain leak free plumbing in basement of building
Building E & Building F	18460	6/9/2006	Failed to cleanout and broom-clean basement of units
All Buildings	20499	9/4/2007	Discontinuation of services at Chatham Square Apartments
All Buildings	20500	9/4/2007	Failure to maintain hot water at Chatham Square Apartments
All Buildings	20497	9/4/2007	Failure to maintain electric for hardwiring of smoke detectors in all common areas
All Buildings	20498	9/4/2007	Unfit buildings
All Buildings	20468	9/4/2007	Failure to maintain lighting for all common areas in buildings
All Buildings	20469	9/4/2007	Failure to maintain exterior lighting

The existence of these past and present conditions provides further evidence that there has been a lack of adequate property maintenance that has resulted in substandard, unsafe, unsanitary, and dilapidated building conditions on Block 256, Lot 1.

Redevelopment Criteria Met:

- ☒ **A:** Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings
- ☐ **B:** Discontinuance/abandonment of commercial or industrial buildings
- ☐ **C:** Unimproved private land or publicly-owned land not likely to be developed by private capital
- ☒ **D:** Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use
- ☐ **E:** Growing or total lack of proper utilization due to title issues, ownership, or similar conditions
- ☒ **G:** Urban Enterprise Zone
- ☒ **H:** Smart growth consistency

Conclusion:

This property is in need of redevelopment.

Block 256, Lot 1.01

Property Analysis Sheet

Owner's Name: Shaukat & Suraya Malik

Use: 4C (Apartments)

Owner's Address: 4 Pine Meadow Court
East Brunswick, NJ 08816-2457

Area: 2.1059 Acres (per Tax Map)

Property Location: 58 Crescent Boulevard

Improvement to Land Ratio: 4.00

Zoning District: R-L (Residential-Low Density)

Assessed Value (Total): \$640,000

Property Description:

Block 256, Lot 1.01 is the site of a 32-unit apartment complex called Gloucester Terrace, which, based on historic aerial photographs (Appendix C), appears to have been built sometime between 1973 and 1981.

The 32 units are divided into three (3) buildings. The location of the buildings and distribution of units is shown below:



The subject property was the subject of an on-site visit and field investigation on February 11, 2008. At that time, the conditions documented in the following sections were observed.

Continued on next page...

Block 256, Lot 1.01

Property Analysis Sheet

Continued from the previous page...

Observed Conditions:



Pictured above is an overall representation of typical building conditions at Gloucester Terrace. The lack of sufficient front yard space is particularly evident in this photograph. The presence of this condition, and the effective lack of a rear yard, suggests a faulty arrangement and design when viewed within the context of Gloucester City's prevailing development patterns.

Upon closer inspection of the above photograph, it is also apparent that there is a lack of a properly screened trash enclosure, located in close proximity to outdoor yards and barbecue which has the potential to create unsanitary conditions that could adversely impact the public health, safety and welfare. Also apparent is the curling of roof shingles near the rain gutters and the poor condition of pavement within the parking area. These conditions suggest a lack of adequate property maintenance.

Additionally, the presence of chairs, a grill, a bicycle, and small table suggests a lack of adequate storage facilities and demonstrates a tenant-perceived insufficiency of the areas behind the buildings for recreational and related purposes. The use of this area for recreational purposes not consistent with sound land use practices when directly adjacent to the parking areas and dumpster.

Finally, it is noted that there are often central air conditioning units located in front of the buildings, directly next to the entrances to the apartments. This is an atypical location for such equipment.

This photograph was taken before Apartment 21.

Continued on next page...

Block 256, Lot 1.01

Property Analysis Sheet

Continued from the previous page...



Shown to the right is the rear of the easternmost building of Gloucester Terrace, which houses eight (8) apartments.

This photograph highlights the proximity of the building to the property line.

The photograph also demonstrates a lack of adequate maintenance, which is evident in the improperly affixed electrical cables on the façade. The presence of this condition represents a potential threat to the public health, safety, and welfare.

This photograph was taken at the rear of Building 3, which contains Apartment 43 through Apartment 50.



Shown to the right is a dilapidated guard rail and wooden retaining wall that is located at the property's northern boundary. The presence of these conditions demonstrates a lack of adequate maintenance and dilapidated conditions onsite, which may result in threats to the public health, safety, and welfare.

Additionally, it is noted that a further deterioration of conditions in this area may have environmental consequences (i.e., erosion, siltation, and surface water runoff) to the corridor of the South Branch of Newton Creek, which runs along the northern edge of the property.

This photograph was taken near the northeastern corner of the site.

Continued on next page...

Block 256, Lot 1.01

Property Analysis Sheet

Continued from the previous page...



This photograph shows the entrance area of two apartments. As can be seen, the rain gutter shows some flexing and the downspout shows some breakage. This demonstrates a lack of adequate maintenance.

Also portrayed is the atypical location of a central air conditioning unit to the right of the entrance to Apartment 49.

This photograph was taken in front of apartments 49 and 50, which are located in Building 3.



The blacktop shown to the right is in poor condition where it meets the grass- and dirt-covered surface of the remaining areas of the parcel. Also, at least one downspout appears to empty rainwater directly onto the blacktop; this creates potential icing conditions. The presence of these conditions demonstrates a lack of adequate maintenance, as well as a potential threat to the public health, safety, and welfare.

Additionally, it is noted that there is not an attractive or adequate rear yard space to the tenants of the Building. This results in a faulty arrangement or design that negatively impacts the quality of life of residents.

This photograph shows a westerly view of the rear of Building 1, which contains apartments 1 through 18.



Shown to the right is a westerly view of the southern façade of Building 1 in Gloucester Terrace. This photograph shows a lack of adequate maintenance to the site, which, from this perspective, is immediately evident in the quality of the pavement that covers the parking areas.

Additionally, the photograph highlights the aforementioned faulty arrangement of the property. This is evident in the lack of sufficient front yard space, which, as shown above, is not compensated for in the availability of rear yard space. The lack of yard space is an affront to the health, safety, and welfare of residents, and particularly of children.

This photograph was taken from a point near the southeastern corner of the building.

Continued on next page...

Block 256, Lot 1.01

Property Analysis Sheet

Continued from the previous page...



Shown to the right is a basement entrance that is located near the end of a slope that runs between Building 1 and Building 2 in Gloucester Terrace. The area is surrounded by a retaining wall that does not include a railing or similar safety feature. It is also noted that the pavement is in poor condition, which is demonstrated by cracking, chipping, and uneven surfaces. Additionally, the drainage downspout is not connected to a proper disposal system, which results in the potential for pooling of water and icing conditions near the entrance.

These conditions demonstrate a lack of proper maintenance and dilapidation of the area that has the potential to threaten the public health, safety, and welfare.

This photograph shows the northwestern corner of Building 2, which contains apartments 19 through 24.



This photograph shows improperly affixed rain gutter downspouts. It also shows flexing of gutters, and the location of a central air conditioning unit near the front entrance of Apartment 1, as well as an improperly affixed electrical or similar cable on the eastern façade of Building 1. These conditions demonstrate a lack of adequate maintenance and early signs of dilapidation, which, if conditions worsen, may present hazards to the public health, safety, and welfare.

This photograph shows the southwestern corner of Building 1, which houses Apartment 1 through Apartment 18.



This photograph further corroborates claims of a lack of sufficient maintenance to the property. This is evident in the rusted exhaust pipes extending from the roof, as well as the condition of the pavement.

This photograph was taken near the southwestern corner of Building 1.

Continued on next page...

Block 256, Lot 1.01

Property Analysis Sheet

Continued from the previous page...



This photograph further corroborates claims of a lack of sufficient maintenance to the property. This is evident in the missing light bulb on the fixture located at the corner of the building.

This photograph demonstrates a threat to the public health, safety, and welfare. Given the level and distribution of crime that has been documented on the subject properties of this Redevelopment Study and Preliminary Investigation Report, lack of sufficient lighting creates an attractive nuisance for perpetrators of such activity.

This photograph was near the southwestern corner of Building 3.



This photograph further corroborates claims of a lack of sufficient maintenance to the property. This is evident in the stained shingles, as well as the condition of the pavement.

This photograph was taken in front of Building 3.

Continued on next page...

Block 256, Lot 1.01

Property Analysis Sheet

Continued from the previous page...

Criminal Activity:

As part of the analysis of this property, historic police reports involving the property were collected from the Gloucester City Police Department. The location of criminal incidents within the complex was mapped, the results of which are presented below:



Continued on next page...

Block 256, Lot 1.01**Property Analysis Sheet***Continued from the previous page...***Housing Code Violations:**

As indicated by the Gloucester City Building and Housing Department, there have been violations onsite for a range of issues throughout the site. The existence of violations to the Housing Code of the City of Gloucester City has been a pervasive and historical problem. For example, there have been numerous complaints issued by the Municipal Court of the City of Gloucester City, including:

Location	Complaint Number	Date	Description
Building 2	17639	1/10/2006	Failure to repair/replace fire-stops in kitchens and bathroom ceilings
Building 1	17640	1/10/2006	Failure to repair/replace fire-stops in kitchens and bathroom ceilings
Building 2 (Outside Unit 19)	17740	1/10/2006	Failure to repair drainpipe
Building 3	17638	1/10/2006	Failure to repair/replace fire-stops in kitchens and bathroom ceilings
Building 2	17738	1/10/2006	Failure to repair/maintain interior basement surfaces (mold)
Building 1	17739	1/10/2006	Failure to repair/maintain interior basement surfaces (mold)
Building 1	17728	1/10/2006	Failure to maintain interior wall surfaces in all units
Building 3	17727	1/10/2006	Failure to repair/maintain interior basement surfaces (mold)
Building 1	17724	1/10/2006	Blighting factor
Building 3	17723	1/10/2006	Failed to maintain/make repairs to exterior of building
Building 3	17726	1/10/2006	Blighting factor
Building 2	17725	1/10/2006	Blighting factor
Building 1	17721	1/10/2006	Failed to maintain/make repairs to exterior of building
Building 2	17722	1/10/2006	Failed to maintain/make repairs to exterior of building
Building 1	17734	1/10/2006	Failed to provide illumination to exterior of entrance
Building 2	17729	1/10/2006	Failure to maintain interior wall surfaces in all units
Building 3	17732	1/10/2006	Failed to provide illumination to exterior of entrance
Building 2	17733	1/10/2006	Failed to provide illumination to exterior of entrance
Building 2 (Outside Units 21 and 23)	17736	1/10/2006	Failed to repair parking space
Building 2	17737	1/10/2006	Failed to remove birds and feces from dryer vent pipes
Building 1	17741	1/10/2006	Failed to remove birds and feces from dryer vent pipes
Building 3	17730	1/10/2006	Failure to maintain interior wall surfaces in all units
Building 3	17731	1/10/2006	Failure to exterminate and remove infestation

The existence of these past and present conditions provides further evidence that there has been a lack of adequate property maintenance that has resulted in substandard, unsafe, unsanitary, and dilapidated building conditions on Block 256, Lot 1.01.

Continued on next page...

Block 256, Lot 1.01*Property Analysis Sheet**Continued from the previous page...***Redevelopment Criteria Met:**

- ☐ **A:** Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings
- ☐ **B:** Discontinuance/abandonment of commercial or industrial buildings
- ☐ **C:** Unimproved private land or publicly-owned land not likely to be developed by private capital
- ☒ **D:** Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use
- ☐ **E:** Growing or total lack of proper utilization due to title issues, ownership, or similar conditions
- ☒ **G:** Urban Enterprise Zone
- ☒ **H:** Smart growth consistency

Conclusion:

This property is in need of redevelopment.

Appendix C:

Historic Aerial Photographs



EDR® Environmental
Data Resources Inc

The EDR Aerial Photo Decade Package

**Chatham Square Apartments
50 Crescent Boulevard
Gloucester, NJ 08059**

Inquiry Number: 2123994.1

January 18, 2008

The Standard in Environmental Risk Information

**440 Wheelers Farms Road
Milford, Connecticut 06461**

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDRs professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography January 18, 2008

Target Property:

50 Cresent Boulevard

Gloucester, NJ 08059

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1940	Aerial Photograph. Scale: 1"=750'	Panel #: 2439075-H1/Flight Date: May 05, 1940	EDR
1954	Aerial Photograph. Scale: 1"=750'	Panel #: 2439075-H1/Flight Date: April 19, 1954	EDR
1965	Aerial Photograph. Scale: 1"=750'	Panel #: 2439075-H1/Flight Date: April 01, 1965	EDR
1973	Aerial Photograph. Scale: 1"=750'	Panel #: 2439075-H1/Flight Date: March 24, 1973	EDR
1981	Aerial Photograph. Scale: 1"=1000'	Panel #: 2439075-H1/Flight Date: April 16, 1981	EDR

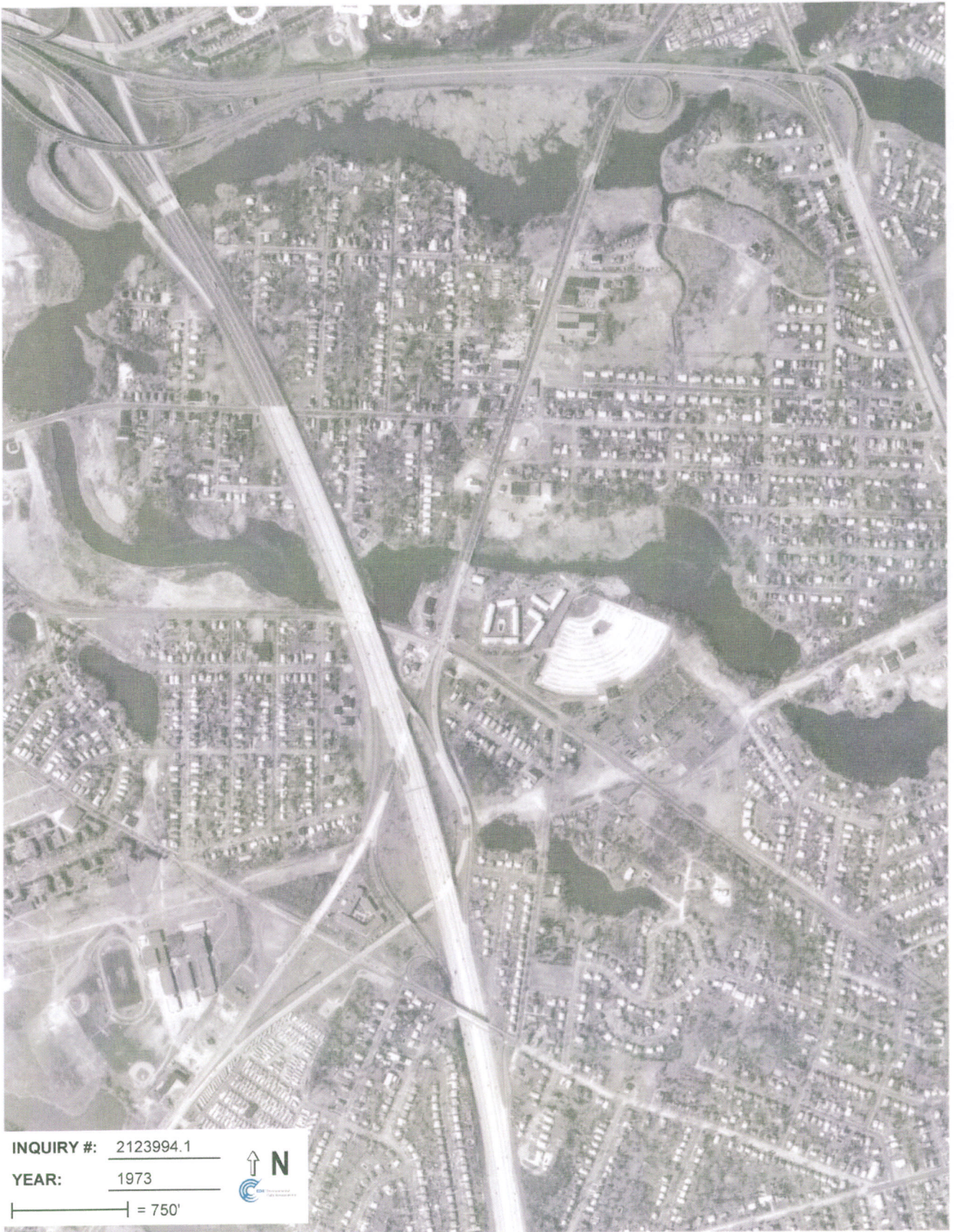
2123994.1

2







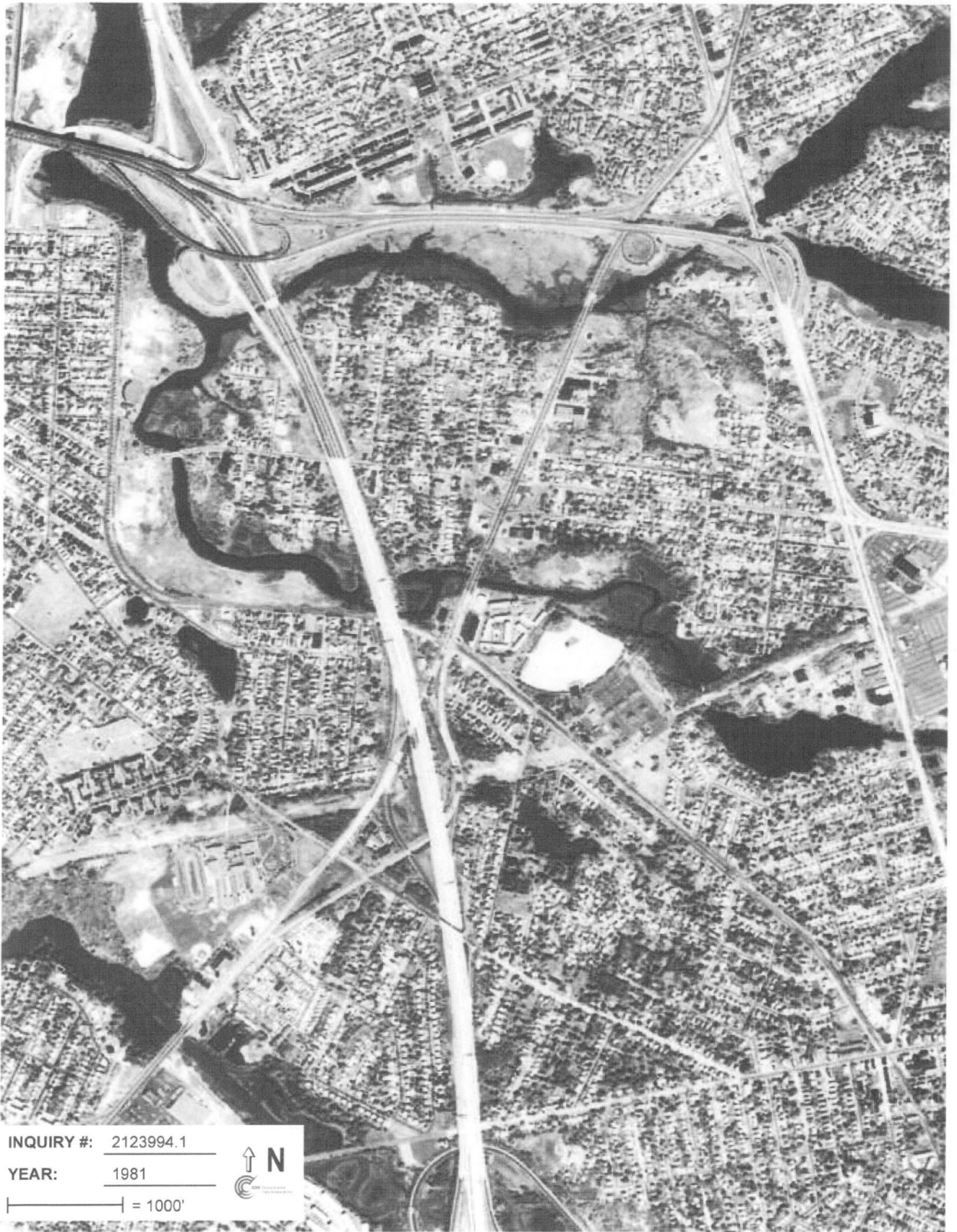


INQUIRY #: 2123994.1

YEAR: 1973

| = 750'





Appendix D:

**Memorandum of the
Housing and Building Department
of the City of Gloucester City**



Chatham Square Apartments LLC, 50 Crescent Blvd, Gloucester City Certificate of Occupancy Violation List
Inspection 3/19/07 – 3/26/07

1. All Thermostats in units must be operational and working properly.
2. Verify thermostats exist and function properly for common areas.
3. All breaker boxes must be identified for each unit and accessible to Tenant. Door must function properly.
4. Provide roof certification for buildings A through H by NJ Licensed Roofing Contractor.
5. Propane tanks must be certified along with lines that they are operational.
6. Termite/wood damage-requesting an Engineers Report to structure members in crawl space and basement areas.
7. Heater certifications required for each building.
8. Contact Fred Schindler from the Water/Sewer Department at (856) 456-0169 for a utilities inspection.
9. New owner must register with the Gloucester City Fire Department at (856) 456-0060.
10. New owner must complete rental registration for each unit.
11. Repair dumpster area fences.
12. All smoke detectors must be battery backup heads.
13. Roach infestation in all buildings, must be exterminated by Licensed Exterminator.
14. All exterior doors must self-close self-lock.
15. All exterior doors shall have a viewing device or other means to see a person at door.

Chatham Square Apartments LLC, 50 Crescent Blvd, Gloucester City Certificate of Occupancy Violation List
Inspection 3/19/07 – 3/26/07

16. Every entrance door shall either be attended at all times by a doorman or equipped with an electrically operated buzzer and latch-release system or an intercommunication system between a person in any dwelling unit and a person standing outside main entrance door.
17. All units must have doorbells.
18. Provide mailboxes labeled and identify Tenant.
19. Replace/repair/cap all sewer lines in common areas (Laundry room). Sewer gases are not trapped at present time in common areas.
20. Permits maybe required for units that are being rehabbed. Contact Robert Scouler, Construction Official at (609-330-2421) regarding these matters.