



Gloucester City Redevelopment Study

Preliminary Investigation Report

Authorized by Resolution #081-2023
passed on March 27, 2023

***Prepared for the Gloucester City
Planning and Zoning Board
July 14, 2023***

Revised through July 19, 2023



Gloucester City Redevelopment Study

Preliminary Investigation Report

Authorized by Resolution #081-2023
passed on March 27, 2023

***Prepared for the Gloucester City
Planning and Zoning Board
July 14, 2023***

Revised through July 19, 2023



MATTHEW WANAMAKER, PP/AICP
NJ PLANNER LICENSE #: 033LI00650500



STAN SLACHETKA, PP/FAICP
NJ PLANNER LICENSE #: 033LI003508



GEOFFREY GRAY-CORNELIUS, PP/AICP
NJ PLANNER LICENSE #: 33LI00649000

Table of Contents

1.0	INTRODUCTION	5
2.0	STUDY AREA DESCRIPTION	12
2.1	ENVIRONMENTAL CONSTRAINTS	12
2.2	LAND USE ANALYSIS	14
2.2.a	Land Use/Land Cover	15
2.2.b	Property Classification	15
2.3	ZONING AND RELATIONSHIP TO ZONING ORDINANCE	19
3.0	PLANNING CONTEXT	32
3.1	2018 Comprehensive Master Plan	32
3.1.a	Land Use Element	33
3.1.b	Housing Element	33
3.1.c	Economic Plan Element	34
3.1.d	Smart Growth Areas	34
3.1.e	Summary	34
3.2	Other Planning Documents	34
3.3	Existing Redevelopment Areas	34
3.4	Urban Enterprise Zones	35
4.0	STATUTORY CRITERIA	37
4.1	Criterion "A"	38
4.1.a	Statutory Criteria	38
4.1.b	Applicability	38
4.2	Criterion "B"	39
4.2.a	Statutory Criteria	39
4.2.b	Applicability	39
4.3	Criterion "C"	40
4.3.a	Statutory Criteria	40
4.3.b	Applicability	40
4.4	Criterion "D"	40
4.4.a	Statutory Criteria	40
4.4.b	Applicability	40
4.5	Criterion "E"	41
4.5.a	Statutory Criteria	41
4.5.b	Applicability	41

4.6	Criterion “F”	42
4.6.a	Statutory Criteria	42
4.6.b	Applicability	42
4.7	Criterion “G”	42
4.7.a	Statutory Criteria	42
4.7.b	Applicability.....	43
4.8	Criterion “H”	45
4.8.a	Statutory Criteria	45
4.8.b	Applicability	46
4.9	Needed for Effective Redevelopment.....	48
4.9.a	Statutory Language	48
4.9.b	Applicability	48
5.0	CONCLUSION	54

List of Appendices

- Appendix A: Governing Body Resolution
- Appendix B: Table of Property Descriptions and Findings (by sub-area)
- Appendix C: Study Area Photographs (by sub-area)
- Appendix D: Checklist of Findings

1.0 INTRODUCTION

The purpose of this Redevelopment Study and Preliminary Investigation Report (hereinafter referred to as “the redevelopment study”) is to determine whether certain properties within Gloucester City (hereinafter referred to as “the Study Area,”) in the City of Gloucester City qualify as an area in need of redevelopment, as defined in the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (commonly and hereinafter referred to as the “LRHL”).

The Study Area properties (212 parcels in total) are identified in Table 1 below. The Study Area boundaries are also shown on the accompanying regional context map (Map 1). Given the size and geographic dispersion, the Study Area is sub-divided into four “Sub-Areas”: North King Street Sub-Area, South King Street Sub-Area, Market Street Sub-Area, and School Sub-Area (Maps 2 through 5).

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.

The Mayor and Common Council of Gloucester City adopted Resolution #081-2023 on March 27, 2023 requesting that the Planning Board undertake a preliminary investigation of the Study Area to determine whether it qualifies as an area in need of redevelopment pursuant to the LRHL. Resolution #081-2023 has authorized a preliminary investigation to determine whether the study area qualifies as a “**Non-condemnation Redevelopment Area**,” such that the municipality may use all those powers provided in the Legislature for the use in the designated area in need of redevelopment excluding only the use of eminent domain pursuant to NJSA 40A: 12A-1, et seq. The Resolution is included in this report as Appendix A.

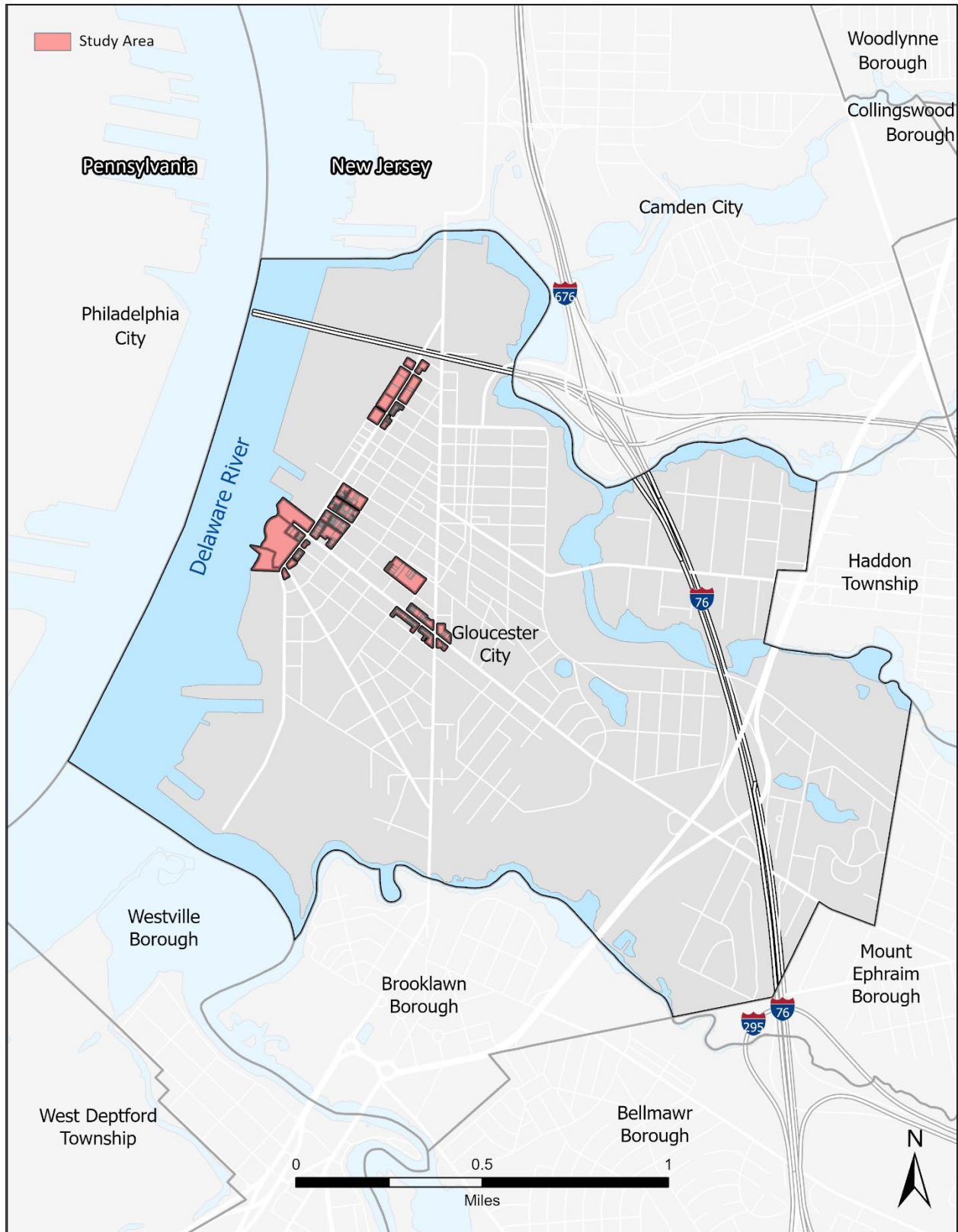
This report serves as the “statement setting forth the basis for the investigation,” which is required by the LRHL at N.J.S.A. 40A:12A-6b(1). In accordance with N.J.S.A. 40A:12A-6b(5):

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.

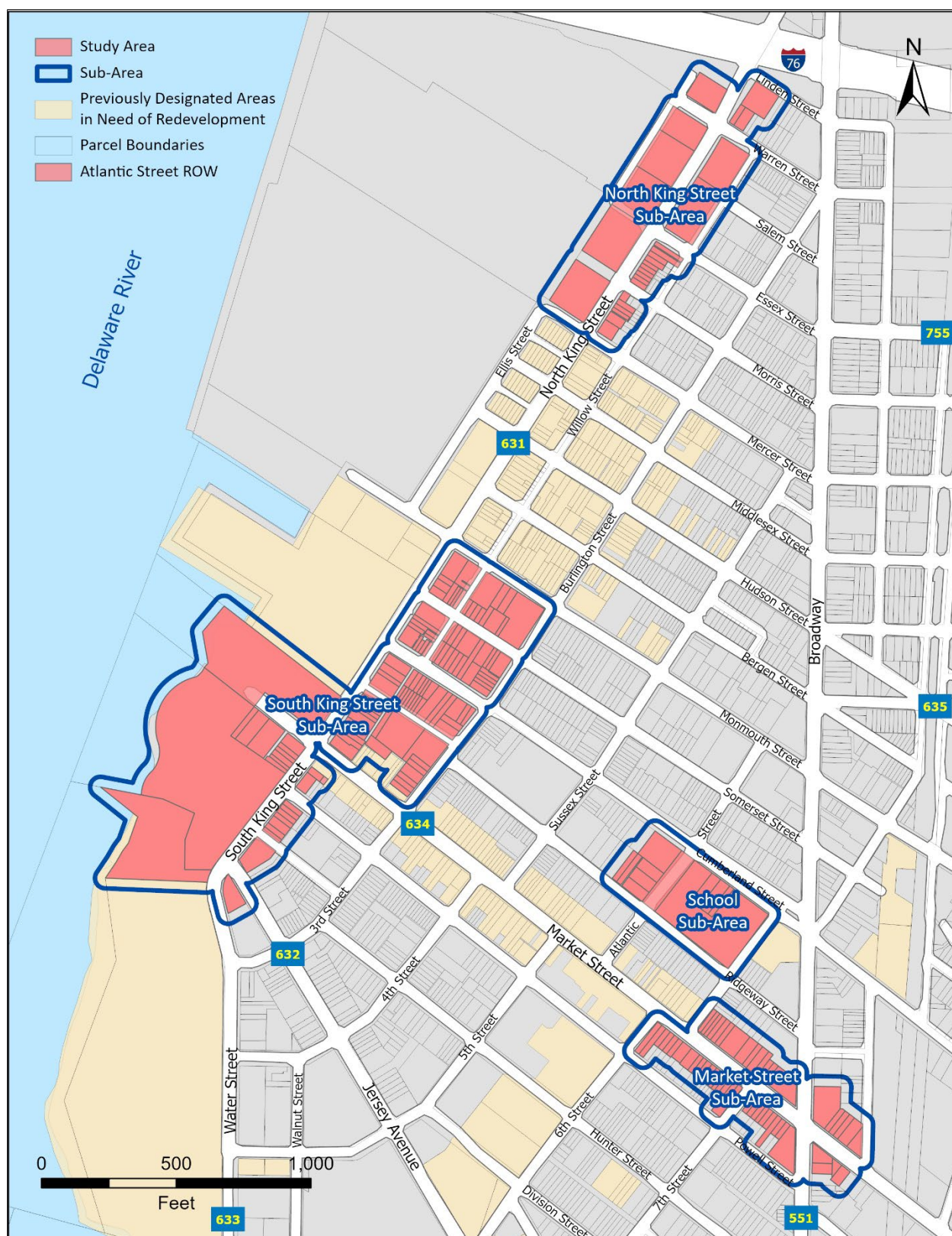
In directing the Planning Board to undertake the preliminary investigation and redevelopment study, the Mayor and Common Council identified in Resolution #081-2023 that the Study Area shall be subject to a **non-condemnation** redevelopment area designation. Pursuant to the LRHL, a non-condemnation redevelopment area designation shall not authorize the municipality to use the power of eminent domain.

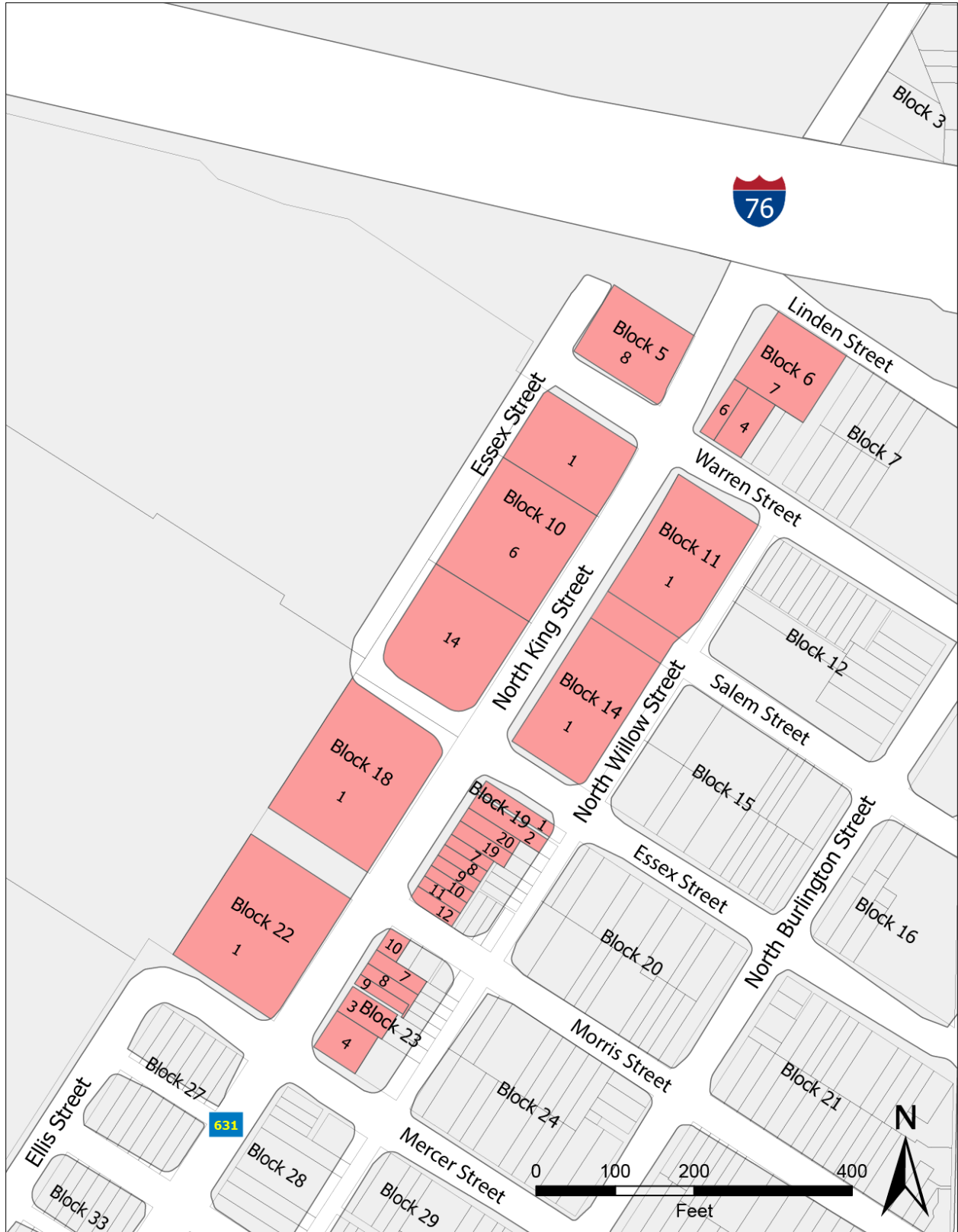
Table 1. List of Parcels within Study Area

Block	Lot(s)	Sub-Area
5	8	North King Street
6	4, 6, 7	North King Street
10	1, 6, 14	North King Street
11	1	North King Street
14	1	North King Street
18	1	North King Street
19	1, 2, 4.01, 7-12, 20	North King Street
22	1	North King Street
23	3, 4, 7-10	North King Street
48	1	South King Street
49	1, 7, 9-14, 14.01	South King Street
50	1, 7-9, 11, 13, 15-19	South King Street
54	1, 4-10, 14, 16, 17	South King Street
55	1, 2, 2.01, 4-8, 10-12, 14-23	South King Street
59	1, 3, 5, 6	South King Street
59.01	1, 1.01, 2-4, 6-8, 10, 11, 11.01, 12-22	South King Street
61	1, 17, 17.01, 17.02, 27-29	School
62	1, 2, 5, 6	School
63	1, 6-8, 10-12, 15, 21, 25, 29-34, 36, 38-40	South King Street
68	2, 7-12, 14, 17-22	Market Street
69	1-3, 5, 5.01, 6-9	South King Street
70	14.01, 17.01, 19	South King Street
74	2.01, 2.02, 12.01, 13, 15, 16, 17.01, 18.02, 19-26, 33.01, 35, 36	Market Street
75	1, 3-5, 8.01, 10, 11.02, 12-14	Market Street
76	1	South King Street
77	21, 21.01, 22.02, 21.03, 22, 22.01, 22.02	South King Street
83	13	South King Street
100.01	4	South King Street
101	1.02	South King Street
135	8.01, 9.01, 21, 23	Market Street
138.02	27, 52-55, 57	Market Street
Atlantic Street ROW		School
Salem Street ROW		North King Street



Map 1. Regional Context





Map 3. North King Street Sub-Area



Map 4. South King Street Sub-Area



Map 5. School and Market Street Sub-Areas

2.0 STUDY AREA DESCRIPTION

The study area is comprised of 212 parcels within Gloucester City, generally covering the parcels that front, or are proximate to, King Street and Market Street. Two separate rights-of-way each covering a single block, are also specifically identified as part of the study area. Previously designated areas in need of redevelopment are found along stretches of both King Street and Market Street. Parcels that were included in previous designations were not included in this study area.

Largely because of the previously designated areas in need of redevelopment, the study area is separated into four distinct sub-areas to simplify categorization. For ease of reference, these sub-areas are referred to as the North King Street Sub-Area, the South King Street Sub-Area, the Market Street Sub-Area, and the School Sub-Area. References to sub-areas are solely for the purposes of this study. The entire study area is identified by block and lot numbers in Resolution #081-2023.

The area comprising parcels along both sides of North King Street between Mercer Street to the south and Linden Street to the north is hereafter referred to as the "North King Street Sub-Area". The area running along South King Street between Monmouth Street to the north and Water Street to the south is hereafter referred to as the "South King Street Sub-Area". The area running along Market Street roughly from 6th Street to the west and Filmore Street to the east is hereafter referred to as the "Market Street Sub-Area". The area comprising the former Mary Ethel Costello School and the adjacent American Legion property is hereafter referred to as "School Sub-Area".

The entire municipality was designated as an Area in Need of Rehabilitation pursuant to the requirements of the previous five-year tax abatement statutes in effect prior to the enactment of the Local Redevelopment and Housing Law and in accordance with N.J.S.A. 40A:12A-14.b, the City's rehabilitation designation remains in effect.

2.1 ENVIRONMENTAL CONSTRAINTS

Parts of the study area are susceptible to environmental constraints due both to its proximity to the Delaware River and the environmental contamination from previous industrial uses.

The 100-year floodplain, or the area that is considered to have a 1% change of flooding in a given year according to current modeling, is the standard measure used to regulate development near waterbodies within New Jersey. The 100-year floodplain extending from the Delaware River onto sections of South King Street and Market Street, covering portions of the South King Street Sub-Area.

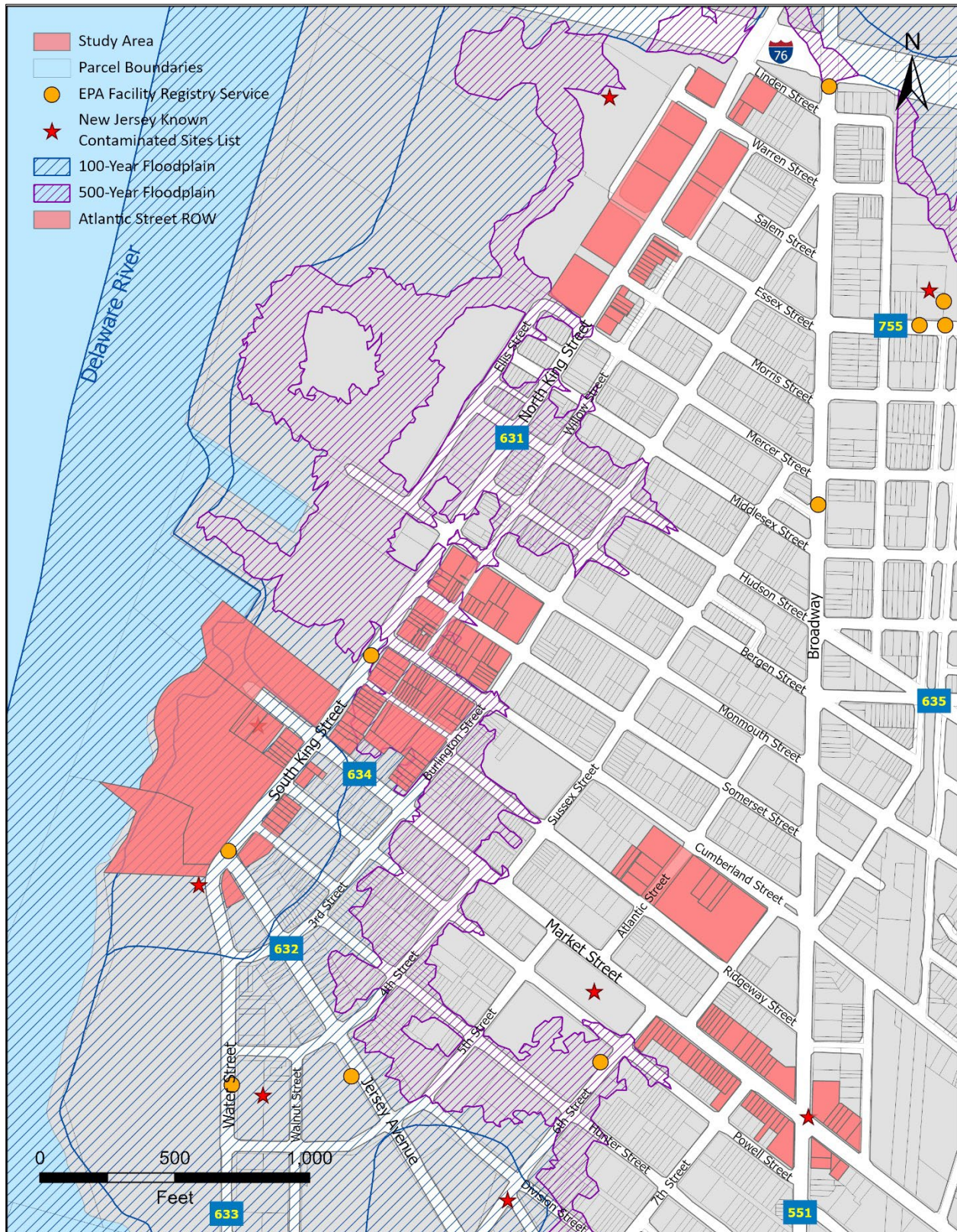
As coastal flooding becomes more extreme, there is growing evidence to suggest that the real probability of a flood occurring annually in the 100-year floodplain is actually greater than 1%. The 500-year floodplain, the area determined to have a 0.2% chance of flooding annually according to current modeling, may be a more appropriate indicator to influence decisions regarding land development. The 500-year floodplain extends even further inland into the City, covering most of the South King Street Sub-Area and reaching the boundaries

of the North King Street Sub-Area and the Market Street Sub-Area.

Environmental contamination is also present near and within the study area, largely a remnant of the history of industrial uses near the City's waterfront. Areas identified on the U.S. Environmental Protection Agency's (EPA) Facility Registry Services (FRS) and the New Jersey Known Contaminated Site List (KCSL) are also shown on Map 6. The EPA defines the FRS as "a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest."^a The New Jersey Department of Environmental Protection (NJDEP) defines the KCSL as "those sites and properties within the state where contamination of soil or ground water has been confirmed at levels equal to or greater than applicable standards."^b Four (4) FRS and six (6) KCSL locations are within 500 feet of the study area.

^a [Facility Registry System | Facility Registry Services | US EPA](#)

^b [Known Contaminated Site List for New Jersey | NJDEP Open Data \(arcgis.com\)](#)



Map 6. Environmental Constraints

2.2 LAND USE ANALYSIS

Existing land uses within the study area were evaluated using land use/land cover data provided by the New Jersey Department of Environmental Protection and visualizing Property Classification taken from MOD-IV tax data from the New Jersey Division of Taxation.

2.2.a Land Use/Land Cover

The most prominent land use/land cover (LULC) category within the study area is “residential, high-density, or multiple dwelling”, which constitutes 10.3 acres, or 37.2% of the study area. This LULC type is clustered throughout the study area and is found in each of the four sub-areas. “Recreational Land”, covering Proprietors Park, is the next most prominent category with 6.4 acres or 23.0% of the study area. This is followed by “Commercial/Services”, which comprises 3.2 acres or 11.6% of the study area and is clustered in the South King Street, Market Street, and School Sub-Areas. “Transportation/Communication/Utilities” covers 3.2 acres along the west side of the North King Street Sub-Area, or 11.6% of the study area. “Mixed Urban or Built-Up Land”, which is found near the southeastern ends of the South King Street and Market Street Sub-Areas, comprises 1.6 acres or 5.8% of the study area. “Other Urban or Built-Up Land” is found exclusively along the east side of the North King Street Sub-Area, comprising 1.3 acres or 4.8% of the study area. “Tidal Rivers, Inland Bays, and Other Tidal Waters”, which comprises the portions of study area parcels that extend into the Delaware River, comprises 0.4 acres or 1.5% of the study area.

Table 2. Land Use/Land Cover

Land Use/Land Cover	Acres	% of Study Area
Commercial/Services	4.5	16.2%
Mixed Urban or Built-Up Land	1.6	5.8%
Other Urban or Built-Up Land	1.3	4.8%
Recreational Land	6.4	23.0%
Residential, High-Density, or Multiple-Dwelling	10.3	37.2%
Tidal Rivers, Inland Bays, and Other Tidal Waters	0.4	1.5%
Transportation/Communication/Utilities	3.2	11.6%
Total	27.7	100.0%

2.2.b Property Classification

The New Jersey Division of Taxation collects and maintains the New Jersey Property Tax Information System known as MOD-IV. The MOD-IV tax data classifies the land use of each tax parcel, among other information collected. MOD-IV data for parcels in New Jersey was combined geospatially by the New Jersey Office of Geographic Information Systems.

Public Property (Class 15C) is the property classification that covers the most land within the study area, with 12.3 acres, or 43.3% of the total. Proprietors Park and the Gloucester Towne apartment building near the river are classified as Public Property, as are several smaller lots

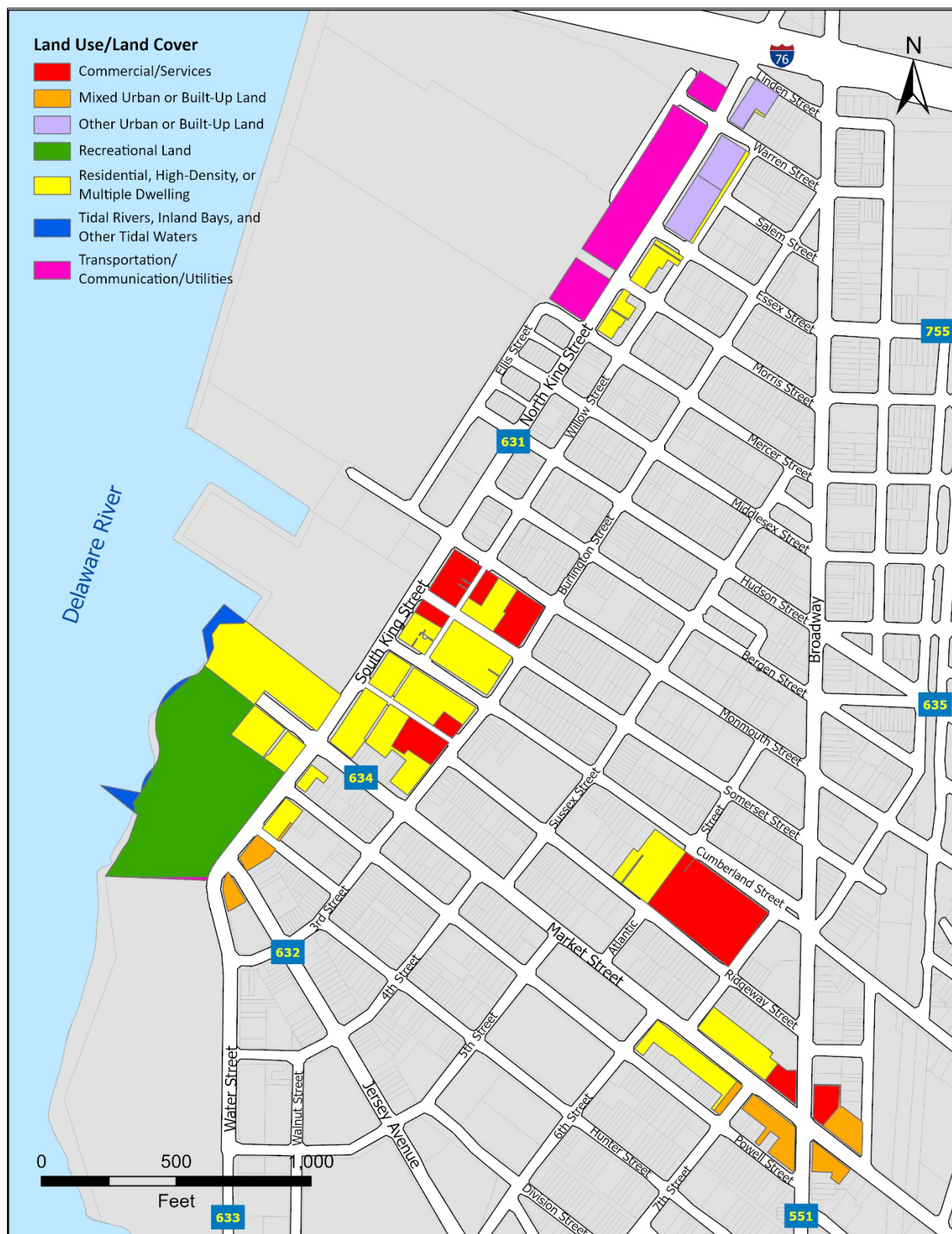
most prominently concentrated in the South King Street Sub-Area. Residential (Class 2), which includes dwellings with four families or less, comprises the next largest amount of land in the study area at 5.9 acres, or 20.8% of the total. This property classification comprises a majority of the parcels in the study area (132 total) and is found in all four sub-areas. Vacant (Class 1) comprises 3.6 acres, or 12.7% of the study area and is most predominantly found in the North King Street Sub-Area, as well as scattered parcels in the South King Street Sub-Area and a section of the School Sub-Area. Commercial (Class 4A) comprises 3.1 acres, or 10.9% of the study area, and is found in the North King Street, South King Street, and Market Street Sub-Areas, with the highest concentration at the intersection of Market Street and Broadway. Public School (Class 15A), solely comprising the 1.1-acre parcel of the former Mary Ethel Costello School, takes up 3.9% of the study area. Church & Charitable (Class 15D), Unknown, and Apartments (Class 4C), each comprise less than an acre within the study area.

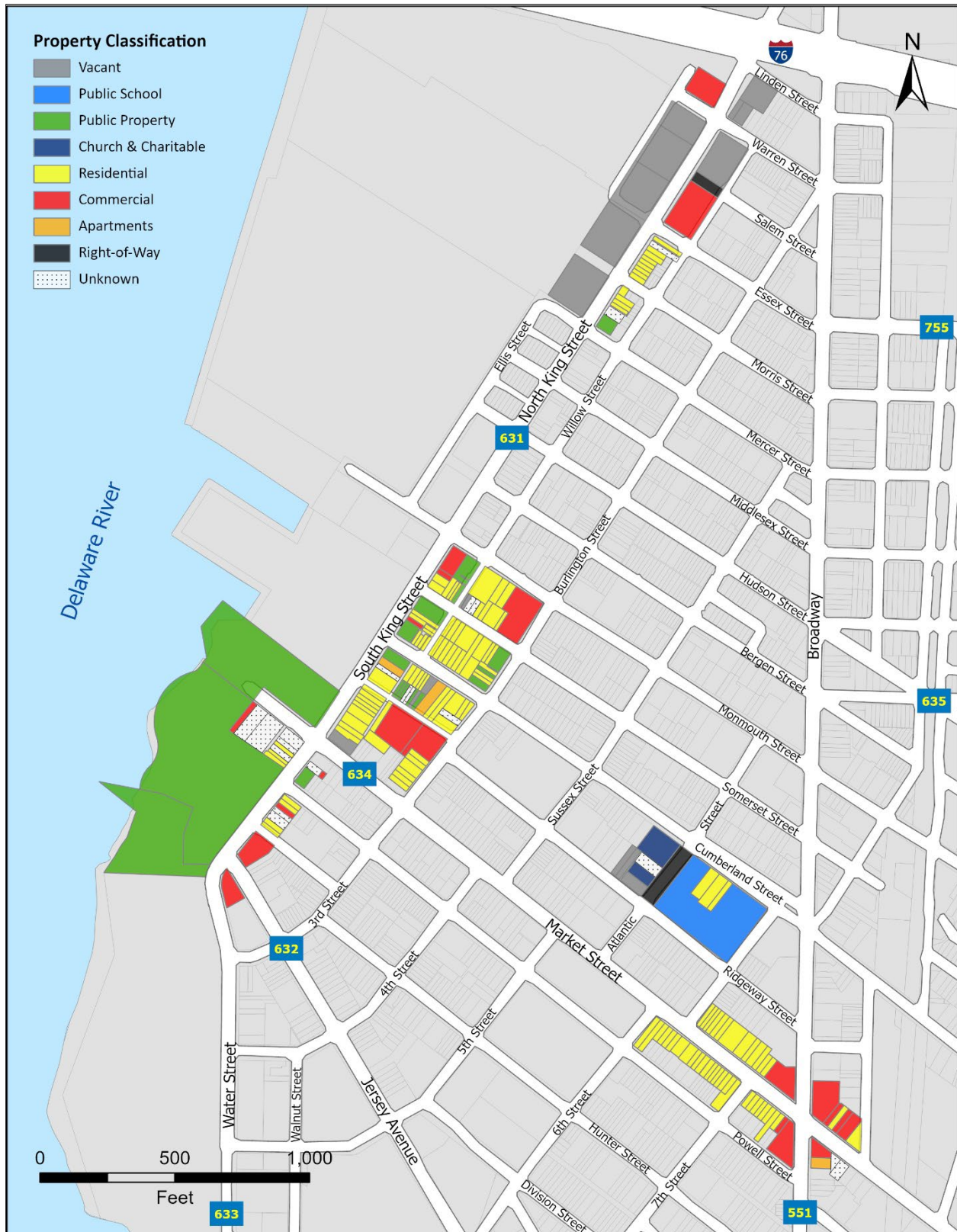
Table 3. Property Classification

<i>Property Classification</i>	<i># Parcels</i>	<i>Acres</i>	<i>% of Study Area</i>
Vacant (Class 1)	16	3.6	12.7%
Residential (Class 2)	132	5.9	20.8%
Commercial (Class 4A)	21	3.1	10.9%
Apartments (Class 4C)	3	0.3	1.1%
Public School (Class 15A)	1	1.1	3.9%
Public Property (Class 15C)	18	12.3	43.3%
Church & Charitable (Class 15D)	2	0.5	1.8%
Unknown	19	0.4	1.5%
Total	212	27.2	95.9%

The 212 parcels comprise 27.2 acres which totals 95.9% of the study area. Two sections of rights-of-way, which are also included in the study area, are not considered parcels, and therefore do not have a property classification. The rights-of-way comprise an additional 1.2 acres or the remaining 4.1% of the study area.

Note that there is a slight discrepancy between the total acreage shown in Tables 2 and 3. The acreage shown in Table 2 was based on calculations by the New Jersey Department of Environmental Protection while the acreage shown in Table 3 is based on the size of the lot as recorded in the MOD-IV tax database.





2.3 ZONING AND RELATIONSHIP TO ZONING ORDINANCE

The study area falls within portions of seven (7) zoning districts. The R-M – Residential Medium zone covers 134 parcels spread throughout each of the sub-areas. The PC – Port Cargo Handling zone covers 6 parcels along the west side of North King Street. The CRO – Commercial, Residential, Office Mixed Use zone covers 45 parcels running along the east side of South King Street. The RR – Riverfront Recreation zone covers 11 parcels to the west of South King Street. One parcel is partially covered by the RR – Riverfront Recreation and the PPI – Port Planning Industrial Development zones. The RC – Retail and Commercial Services zone covers 14 parcels around the intersection of Market Street and Broadway.

Tables 4 and 5 summarize the area, setback, and building requirements for the seven zoning districts that cover parts of the study area. Note that when multiple standards were provided based on the type of use, the strictest standard was used in the table.

Table 4. Schedule of Area, Setback, and Building Requirements (BI, CRO, R-M, and RC zoning districts)

Zoning District	BI	CRO	R-M	RC
Minimum Lot Area	1 acre	4,000 ft ²	2,500 ft ² ^c	400 ft ²
Minimum Lot Width	150 ft	40 ft	25 ft ^d	40 ft
Minimum Front Yard Setback	40 ft	0 ft	8 ft ^e	8 ft
Minimum Side Yard Setback	20 ft	10 ft ^f	5 ft each	5 ft ^g
Minimum Rear Yard Setback	40 ft	20 ft	25 ft	20 ft
Maximum Building Height	35 ft	3 stories / 35 ft	3 stories / 35 ft	2.5 stories / 35 ft
Maximum Impermeable Lot Coverage	70%	85%	35%	80%

^c Listed as "4,000 s.f., 5,000 s.f. per Dwelling Unit; 2,500 s.f. each"

^d Listed as "40 ft., 50 ft. total, 25 ft. each"

^e 8 feet of the existing building line for 70% of the block face, whichever is less

^f When adjacent to residential use

^g When abutting residential

Table 5. Schedule of Area, Setback, and Building Requirements (RR, PPI, and PC zoning districts)

Zoning District	RR	PPI	PC
Minimum Lot Area	2 acres ^h	5 acres	15 acres
Minimum Lot Width	-	200 ft	500 ft ⁱ
Minimum Front Yard Setback	60 ft	60 ft	35 ft
Minimum Side Yard Setback	40 ft	40 ft	40 ft
Minimum Rear Yard Setback	50 ft	100 ft	-
Maximum Building Height	45 ft ^j	45 ft	35 ft
Maximum Impermeable Lot Coverage	70%	80%	80%

^h 5 acres (Marina) or 2 acres (Restaurant)

ⁱ 500 ft (Street) / 1,500 ft (Delaware River)

^j 45 ft (Boat Rack Storage Buildings) or 35 ft (All other buildings)



Map 9. Zoning Districts

Table 6 shows the number of parcels within each zoning district that do not meet the zoning standards of the district they are within, based on their conformance to either lot size (area or frontage) or impervious coverage (denoted in the City's zoning tables as "Impermeable Lot Coverage"). Parcels were determined to be undersize by comparing the dimensions of the parcel as recorded in the MOD-IV tax data with the minimum frontage and lot area permitted in the zoning district. Table 6 additionally shows parcels that exceed the impervious coverage permitted within each zone, calculated by spatially analyzing an impervious coverage layer provided by the New Jersey Department of Environmental Protection using ArcGIS. Impervious coverage was calculated at the block level and applied to each of the parcels within that block.

Table 6. Zoning Conformance

<i>Zoning District</i>	<i># Parcels</i>	<i>Undersize Parcels</i>		<i>Exceeds Impervious Coverage (Block)</i>		<i>Undersize Parcels OR Exceeds Impervious Coverage</i>	
		<i># Parcels</i>	<i>% of Zone</i>	<i># Parcels</i>	<i>% of Zone</i>	<i># Parcels</i>	<i>% of Zone</i>
BI - Business Industrial	1	1	100%	1	100%	1	100%
CRO - Commercial, Residential, Office Mixed Use	45	30	67%	9	20%	34	76%
R-M - Residential Medium	134	94	70%	125	93%	129	96%
RC - Retail and Commercial Services	14	11	79%	10	71%	12	86%
RR - Riverfront Recreation	11	5	45%	9	82%	10	91%
RR - Riverfront Recreation & PPI - Port Planned Industrial Development	1	1	100%	0	0%	1	100%
PC - Port Cargo Handling	6	0	0%	6	100%	6	100%
Total	212	142	67%	160	75%	193	91%

Two-thirds (67%) of parcels within the study area are considered undersize lots, either due to their frontage or total lot area not meeting minimum standards of the respective zoning districts. While the degree that each zoning district is impacted by undersize parcels differs, this accounts for the majority of parcels in all zoning districts except for RR - Riverfront Recreation and PC - Port Cargo Handling. Maps 10 through 13 identify parcels that are considered undersize lots, either due to lot width, lot area, or both.



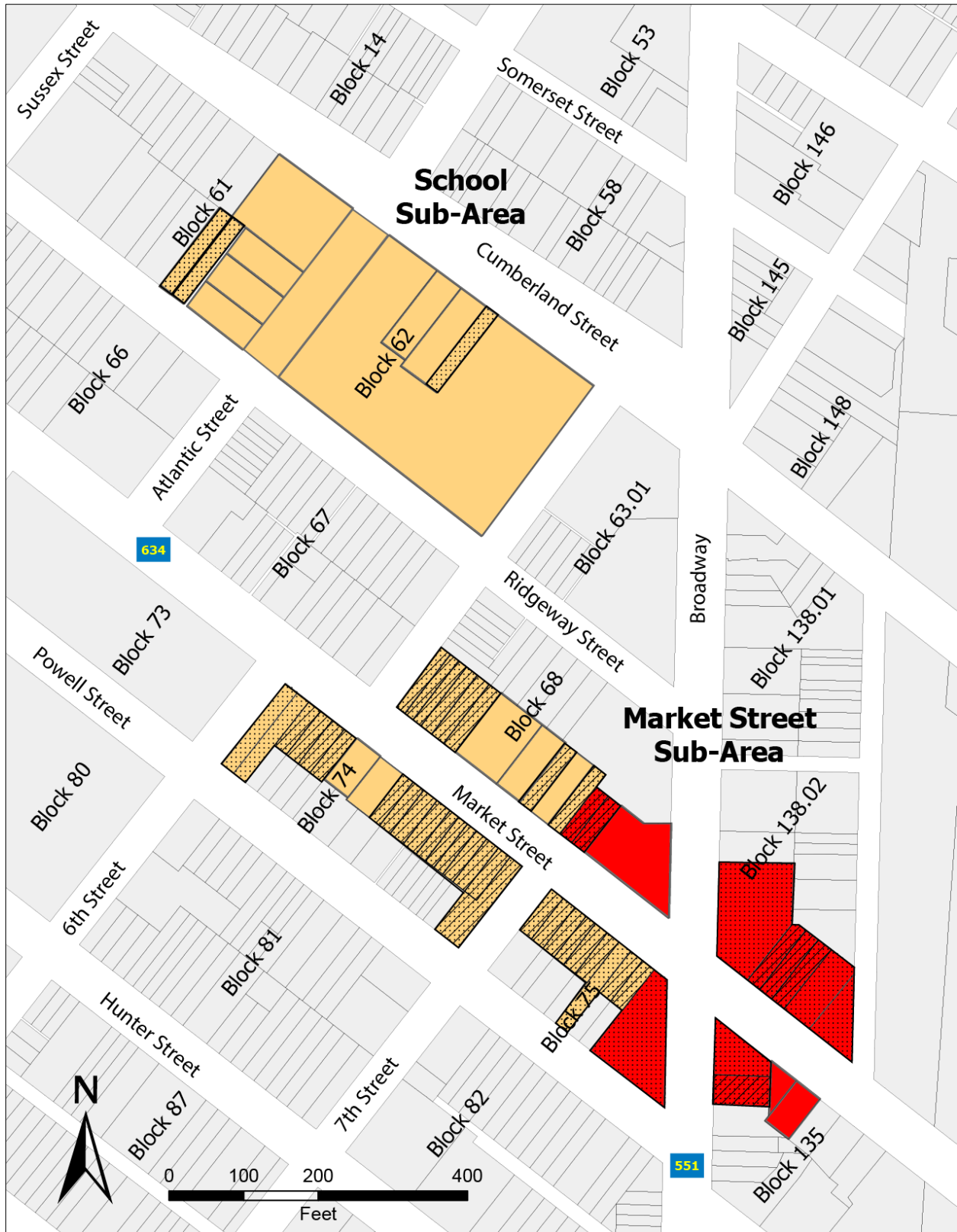
Map 10. Undersize lots.



Map 11. Undersize lots in North King Street Sub-Area.

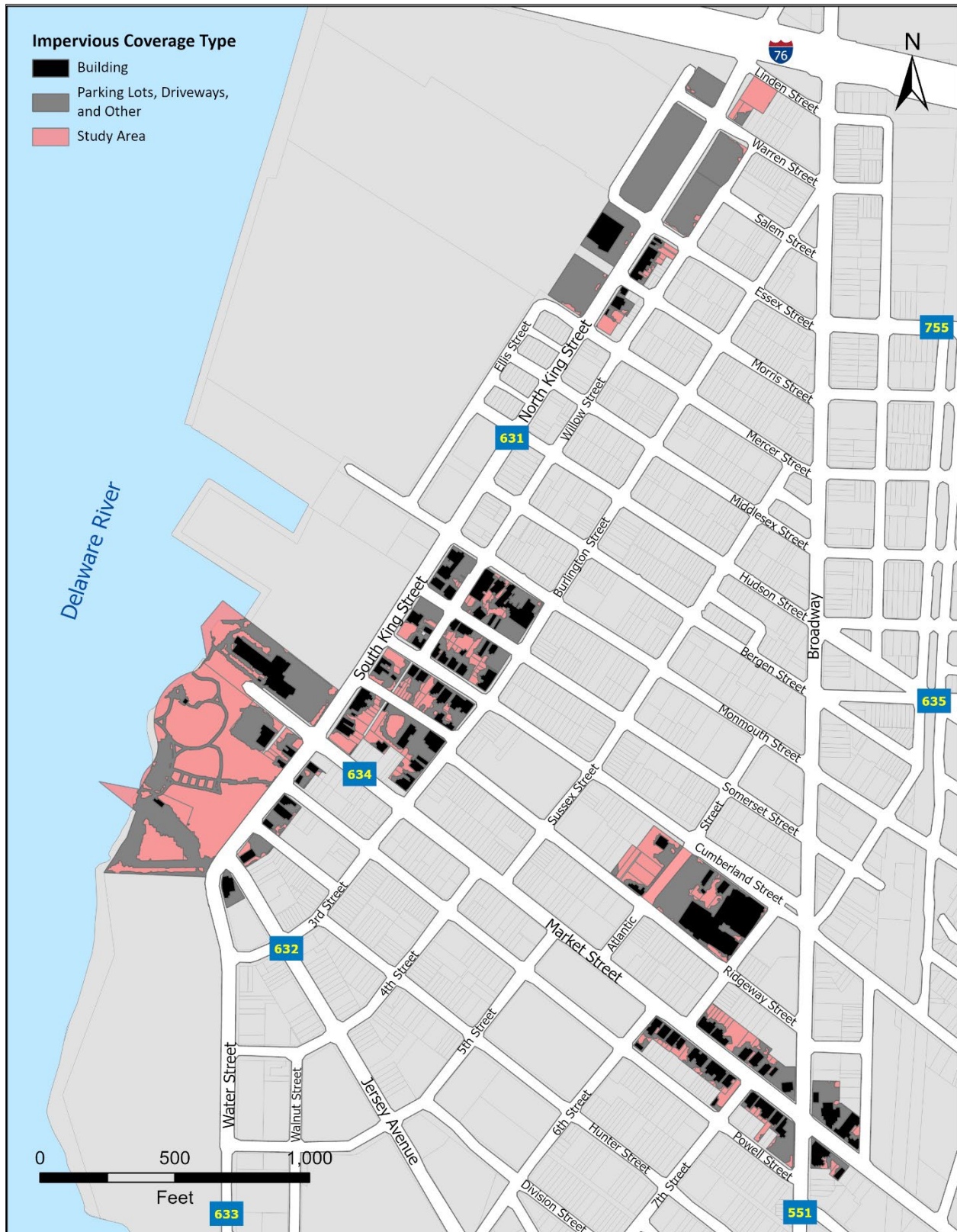


Map 12. Undersize lots in South King Street Sub-Area.

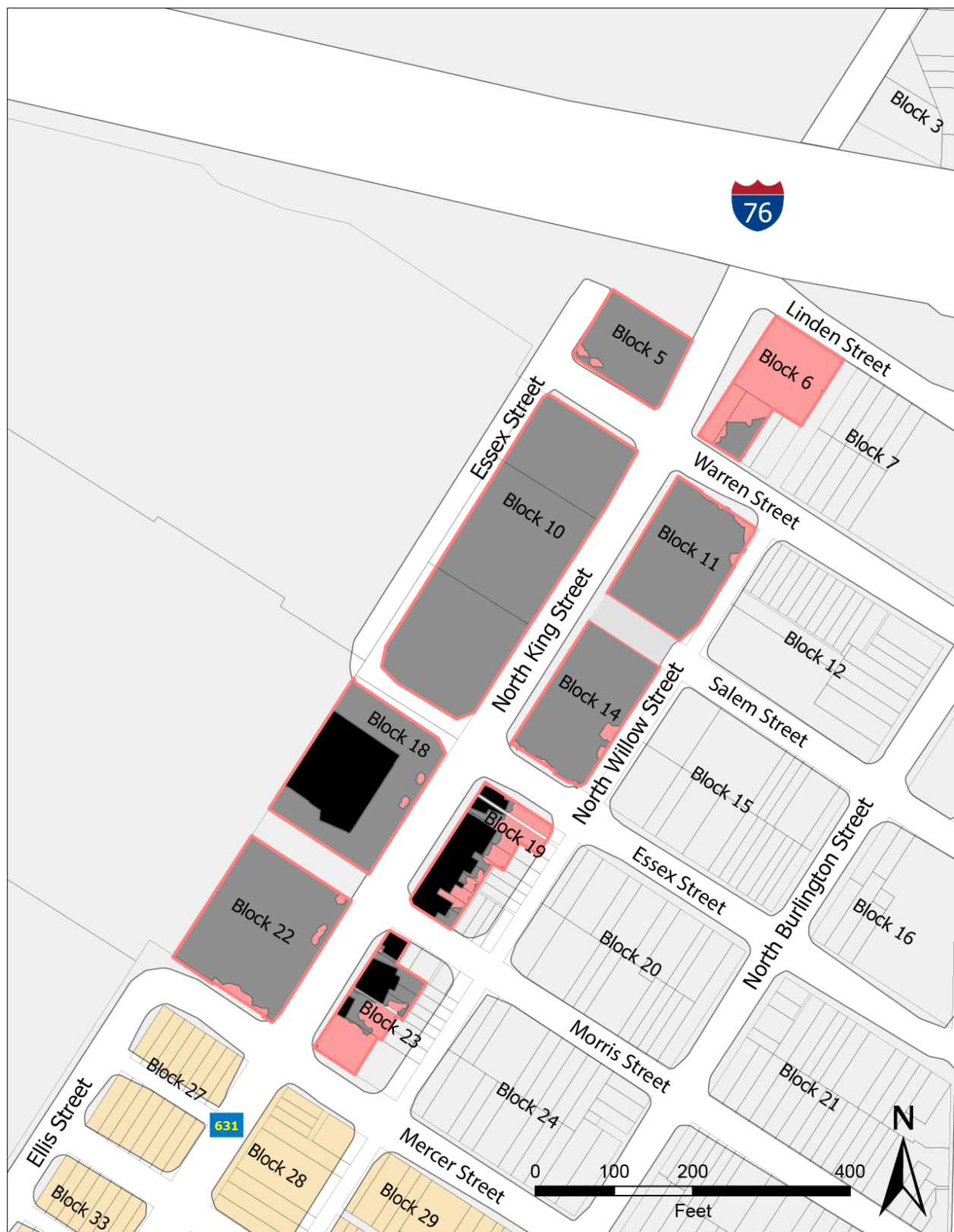


Map 13. Undersize lots in School and Market Street Sub-Areas.

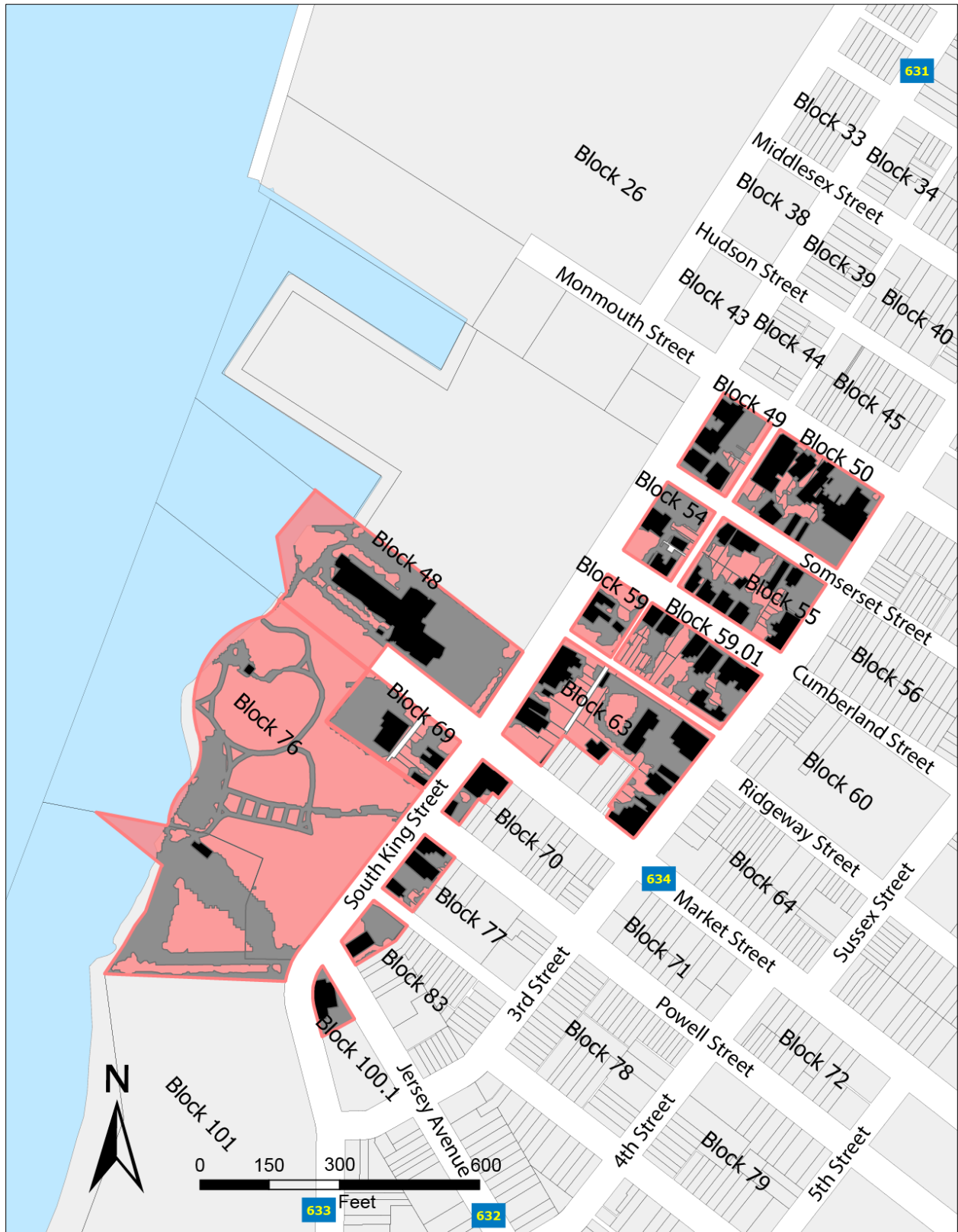
Three-fourths (75%) of parcels in the study area exceed the impervious coverage permitted within the zone. The amount of impervious coverage permitted in zoning districts with the study area ranges from 35% in the R-M – Residential Medium Density zone to 80% in the RC-Retail and Commercial Services zone. The determination of whether the parcel exceeded the permissible impervious coverage was dependent on what was permitted in each zoning district. With the exception of the CRO – Commercial, Residential, Office Mixed Use zoning district and the one parcel split between the RR – Riverfront Recreation and PPI – Port Planned Industrial Development zoning districts, the majority of parcels in each of the zoning districts exceeded the permissible impervious coverage. Maps 14 through 17 shows impervious coverage within the study area and identifies blocks that exceed the permitted maximum impervious coverage within each zoning district.



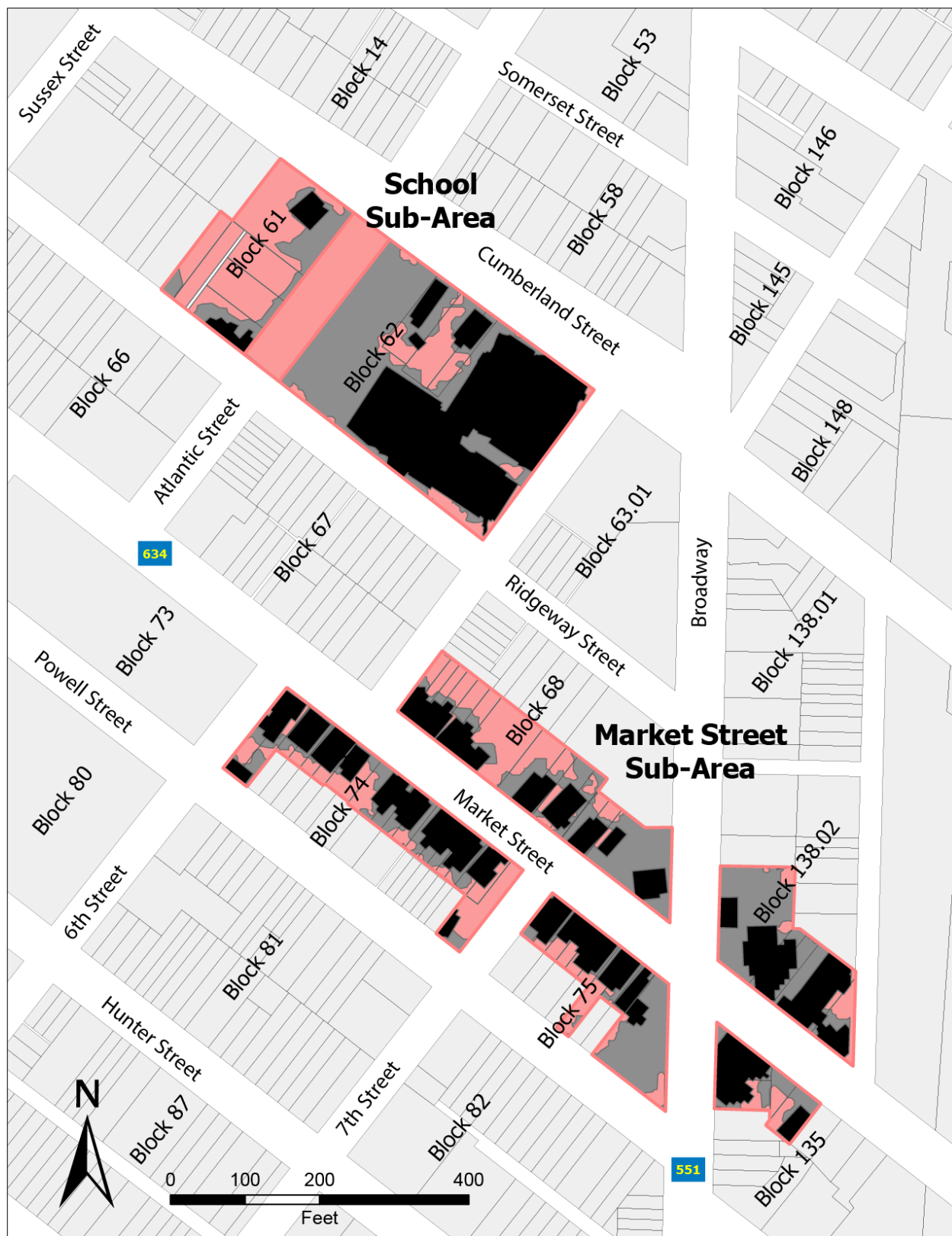
Map 14. Impervious Coverage.



Map 15. Impervious Coverage in North King Street Sub-Area.



Map 16. Impervious Coverage in South King Street Sub-Area.



Map 17. Impervious Coverage in School and Market Street Sub-Areas.

When considered together, ninety-one percent (91%) of parcels within the study area are non-compliant with the existing zoning requirements, either because they do not meet minimum lot frontage or area or they exceed maximum impervious coverage, or both.

It is important to note that more than nine out of ten parcels were assessed as being nonconforming to the zoning standards when looking only at lot size and impervious coverage. It is likely that nonconformities on additional standards exist that were not captured here, covering both parcels that are already deemed nonconforming and the few remaining parcels that were conforming to lot size and impervious coverage standards.

3.0 PLANNING CONTEXT

3.1 2018 Comprehensive Master Plan

The most recent Master Plan was adopted by Gloucester City in 2018 and lays out the goals and objectives for the future of the City.^k This section summarizes the 2018 Master Plan and its relevancy to this Redevelopment Investigation and the consideration of the potential for redevelopment within the Study Area and its sub-areas.

The Master Plan highlights the two main corridors of focus in this redevelopment investigation as important areas for redevelopment and revitalization. In the plan, the goal for these corridors is to be vibrant, active, and walkable mixed-use areas, with access to the pier and waterfront along King Street. This can be accomplished through capitalizing on the unique environment and assets of Gloucester City such as the waterfront, Freedom Pier, Proprietor's Park, the age, and style of housing, and existing sidewalk network.

The relevant goal from the 2018 Master Plan is to:

Utilize the resources of government, businesses, and residents to establish the City of Gloucester City as a vibrant residential community with desirable commercial activity, a beautiful waterfront with pedestrian walkways, and clean industries that provide superior employment opportunities to City residents. Restore Gloucester City's economic vitality along the retail corridors of Broadway, U. S. Route 130, King Street and Market Street.

The following objectives within this goal of the 2018 Master Plan are relevant to this Redevelopment Investigation:

^k Prior to the adoption of the current Master Plan, the City Master Plans include the 1985 Gloucester City Master Plan, 1995 Gloucester City Master Plan, Land Use Element Revised January 1996, City of Gloucester City Master Plan Reexamination Report adopted September 2002, and Gloucester City Reexamination Report adopted July 2009.

1. Redevelop brownfields in the Southport District and in other areas of the City with clean tax ratables and to utilize the benefits of redevelopment laws, funding assistance, and cleanup grants to assist in redevelopment and cleanups.
2. Develop a plan to demolish, consolidate, or sell city owned residential properties. Part of this plan can include converting some properties to neighborhood parking areas.
3. Foreclose, Purchase and/or Sell Abandoned Properties to make them productive, tax-paying amenities to the City instead of financial burdens that will further deteriorate without attention.
 - a. Identify abandoned properties and their locations and environmental constraints.
 - b. Determine status and potential resale of property.
 - c. Prioritize list of properties for city action.
4. Develop the Delaware River waterfront for high dollar, mixed-use ratables.
 - a. Continue to seek developers for Freedom Pier and other waterfront properties and provide access where there is no conflict with industrial uses.
5. Establish Market Street as gateway to the city.
6. Beautify gateways/entrances to the city and clean up or screen blighted sites.
7. Actively establish open communication and cooperation between government, retailers, property owners, and residents to develop retail corridor concepts.
 - a. King Street Retail Corridor
 - i. Concentrate on natural features and amenities that are unique to the city and the region.
 - ii. Expand corridor to include Freedom Pier
 - iii. Create a healthy retail mix along the corridor

Additionally, relevant policy recommendations in the various elements of the Master Plan are summarized below.

3.1.a Land Use Element

There are several policy goals from the Land Use Element that are relevant to this Redevelopment Investigation. This element incorporated and is in alignment with the Camden County Comprehensive Plan goals for Gloucester City. Gloucester City was identified as a Priority Growth Investment Area (PGIA). A PGIA is an area where significant development and redevelopment will be prioritized. Relevant policy goals for PGIA's are also outlined in the plan. These goals include: to support the vitality of neighborhood main streets as anchors of the community, and to harness the economic and cultural potential of the County's signature destination parks, riverfronts, and open spaces. This Redevelopment Investigation aims to identify areas in need of redevelopment that may assist with meeting these goals in the future.

3.1.b Housing Element

According to the New Jersey Municipal Land Use Law (MLUL), a municipal Master Plan must contain a Housing Element if the governing body chooses to adopt or amend a zoning ordinance. According to the Housing Element of the 2018 Master Plan, "The City will continue its efforts to rehabilitate residential units that are in need of rehabilitation. To meet this need, the City has worked with and will continue to work with Camden County for assistance in

meeting rehabilitation needs through the Community Development Block Grant Program. Redevelopment offers an additional way for the City to meet affordable housing needs.”

3.1.c Economic Plan Element

An Economic Plan Element considers all areas of economic development and vitality, including projected employment expected to result from economic development based on the characteristics of the labor pool in the municipality and surrounding areas. The economic outlook for the City showed that it needs to take a proactive approach to redevelopment to capitalize on and share in the forecasts for its neighbors, including the City of Camden. Redevelopment can potentially play a role in taking that proactive approach to economic development.

3.1.d Smart Growth Areas

The entirety of Gloucester City was designated a “Smart Growth Area” within the Camden County Comprehensive Plan, which was highlighted in the 2018 Master Plan. This essentially means that Gloucester City has adequate infrastructure to accommodate growth, but may lack assets essential to smart growth development, such as mixed-use centers, multi-modal infrastructure, and parks and recreation areas. Criterion “h”, discussed later in this plan, pertains to properties being consistent with smart growth planning principals. This criterion has been evaluated in reference to the study area properties as a part of this investigation.

3.1.e Summary

As can be seen above, there are several objectives, policies, and recommendations in the 2018 Master Plan that are relevant to and support the redevelopment of the Study Area.

3.2 Other Planning Documents

In addition to the Master Plan and Master Plan Reexaminations, the following documents were also prepared for the City and are referenced in the Master Plan.

- Gloucester City Market Analysis and Retail Assessment, 2007
- Gloucester City Petition for Centers Designation January 1998
- Innovative Development Program Application, NJDCA-Small Cities, West Market Street Redevelopment Project, June 2003
- Various Determinations of Areas in Need of Redevelopment and Redevelopment Plans as Summarized in the Land Use Element of this Master Plan

3.3 Existing Redevelopment Areas

The existing previously designated redevelopment areas in Gloucester City are listed below:

- Chatham Square/Gloucester Apt. Redevelopment Area
- Coast Guard/Freedom Pier Redevelopment Area
- Pine Grove Redevelopment Area
- North Burlington Street Redevelopment Area
- North King Street Redevelopment Area

- 222 Mercer Street Redevelopment Area
- 323 Hudson Street Redevelopment Area
- West Market Street Redevelopment Area
- Sixth Street Redevelopment Area
- Railroad Station Redevelopment Area
- South Broadway Redevelopment Area
- Southport Re-Evaluation Redevelopment Area
- Southport Redevelopment Area

Generally, the North King Street, Southport, and West Market Street Redevelopment Areas are in closest proximity to the areas being investigated within this report, therefore the intent of those plans is relevant.

The North King Street Redevelopment Plan's focus was to rehabilitate specific substandard properties, consolidate municipal-owned properties, upgrade buildings to code, and provide additional parking. The Southport Redevelopment Plan (2006) laid out plans for a residential development to include townhomes, multi-family condominiums, live work units, and single family attached units. Commercial uses were also included such as offices, restaurants, and retail. Mixed use buildings were a part of the development as well as active and passive recreational facilities. The West Market Street Redevelopment Plan included a plan for the rehabilitation of existing homes and businesses, the redevelopment of vacant lots for new housing construction, parking, streetscaping, landscaping, lighting, and other amenities.

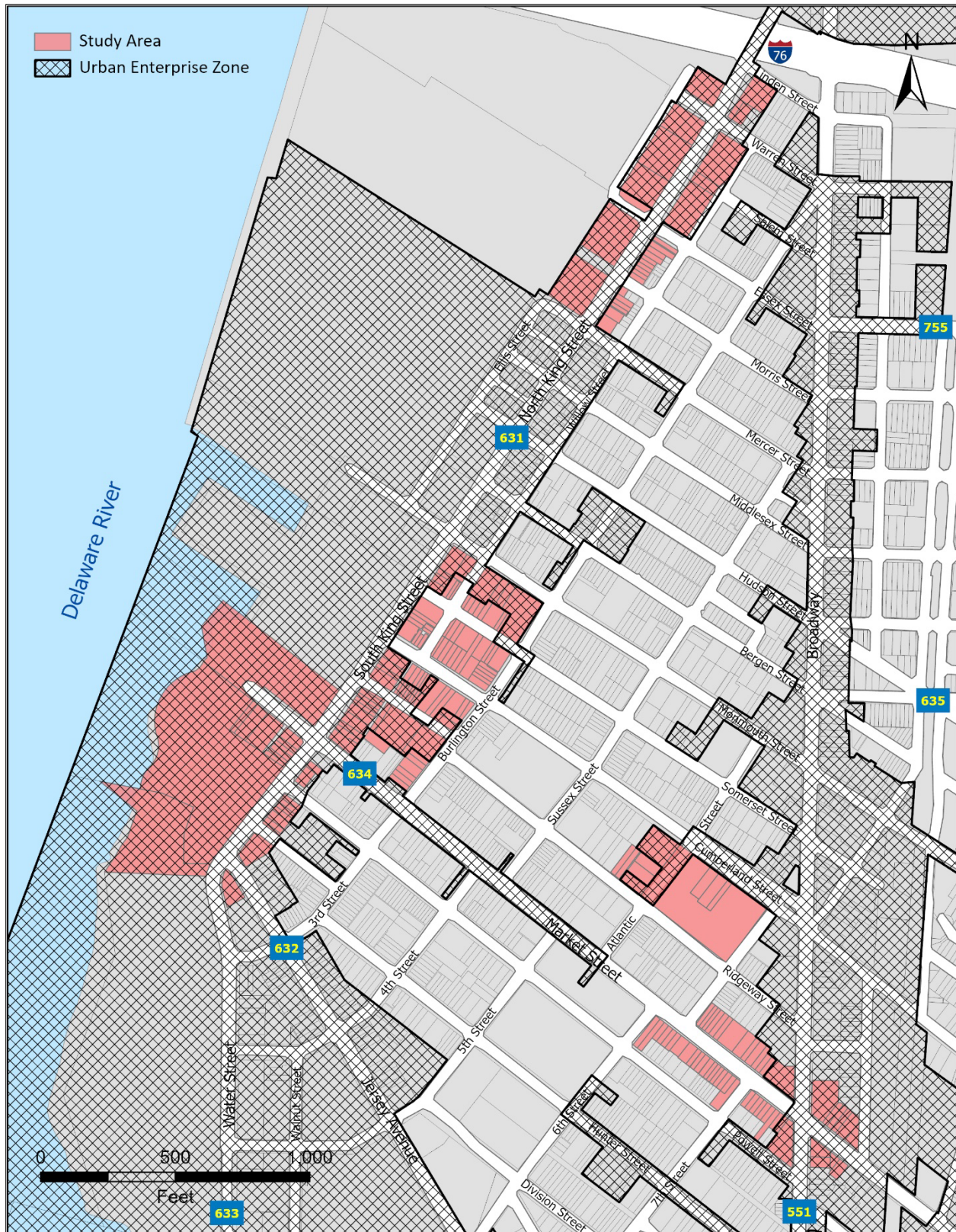
3.4 Urban Enterprise Zones

Urban Enterprise Zones (UEZ) are areas that have been determined to be a "distressed area within a New Jersey municipality or group of municipalities that offers business and customer benefits to help stimulate local economic activity. The State provides qualified businesses within UEZs with several forms of tax relief incentives".¹

As shown on Map 18, Gloucester City has an active UEZ that incorporates portions of the study area.

In accordance with the provisions of paragraph "g" in Section 5 of the LRHL (i.e., the "g" criterion), areas that are within a UEZ qualify as an area in need of redevelopment. However, the redevelopment powers granted to a municipality in a UEZ are limited to the granting of long-term tax exemptions and short-term (5-year) tax abatements and exemptions unless the area otherwise qualifies as an area in need of redevelopment pursuant to one or more of the other statutory criteria in Section 5 of the LRHL. The applicability of the "g" criterion to the study area is described in Section 4.0 of this report.

¹ [NJ Division of Taxation - Urban Enterprise Zone](#)



Map 18. Urban Enterprise Zone overlapping Study Area.

4.0 STATUTORY CRITERIA

A study area qualifies as being an “Area in Need of Redevelopment” if it meets at least one of the eight statutory criteria listed in Section 40A:12A-5 of the Local Redevelopment and Housing Law:

- 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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; 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 solely 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 properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- 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.

N.J.S.A. 40A:12A-3 further states that “A redevelopment area 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 development of the area of which they are a part.” This is commonly referred to as the “Section 3 Criteria.” According to The Redevelopment Handbook, this section allows for the inclusion of properties that do not meet the statutory criteria but are “...essential to be included in the designation to effectively redevelop the area.” Examples of such properties include properties located within and surrounded by otherwise blighted area, property that are needed to provide access to an area to be redeveloped, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area’s successful redevelopment.

4.1 Criterion “A”

4.1.a Statutory Criteria

A property meets the “a” criterion for redevelopment if the following applies:

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.

In addition, the “a” criterion is considered when there is a growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general”.

4.1.b Applicability

During site visits, the project team assessed the physical conditions of buildings in the Study Area to review the applicability of the “a” criterion.

The redevelopment study finds that the following properties exhibit conditions that meet the “a” criterion of the statute.

North King Sub-Area

- Block 23, Lot 3

South King Sub-Area

- Block 50, Lot 1
- Block 63, Lot 21
- Block 70, Lot 17.01
- Block 70, Lot 19

School Sub-Area

- Block 62, Lot 1

The basis for the conclusion that the foregoing properties meet the “a” criterion is provided in Appendix B, and relevant physical conditions are documented in site photographs provided in Appendix C.

4.2 Criterion “B”

4.2.a Statutory Criteria

A property meets the “b” criterion for redevelopment if the following applies:

The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of repair as to be untenable.

4.2.b Applicability

To assess the applicability of the “b” criterion, it is necessary to first identify properties that have been used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes. A total of two (2) parcels in the North King Street Sub-Area, eleven (11) parcels in the South King Street Sub-Area, and eight (8) parcels in the Market Street Sub-Area have a MOD-IV property classification assessment of 4A (Commercial). None of the parcels in the study area are assessed as Class 4B (Industrial).

To determine the applicability of the “b” criterion, the presence of significant vacancies was confirmed through visual inspection of the properties, as well as through a vacant property database provided of the Township’s Tax Assessor. Based on the foregoing analysis, the following Study Area properties have either commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial buildings that have had significant vacancies for at least two consecutive years and as such meet the “b” criterion.

South King Sub-Area

- Block 49, Lot 13
- Block 100.01, Lot 4

Market Street Sub-Area

- Block 135, Lot 23

The basis for the conclusion that the foregoing properties meeting the “b” criterion is provided in Appendix B. Relevant conditions are documented in site photographs provided in Appendix C.

4.3 Criterion “C”

4.3.a Statutory Criteria

A property meets the “c” criterion for redevelopment if the following applies:

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.

4.3.b Applicability

The Study Area contains two properties that are owned by the municipality and due to their use as a public street, they are not likely to be developed through the instrumentality of private capital unless included in the redevelopment area, vacated, and conveyed to a designated redeveloper. The properties are as follows:

North King Sub-Area

- Salem Street Right-of-Way

School Sub-Area

- Atlantic Street Right-of-Way

4.4 Criterion “D”

4.4.a Statutory Criteria

A property meets the “d” criterion for redevelopment if the following applies:

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.

4.4.b Applicability

During site visits conducted in Month 2022 and May 2023, the project team assessed site conditions and overall site layout of Study Area properties to review the applicability of the “d” criterion.

The Redevelopment Study finds that the following properties in sub-areas exhibit conditions that meet the “d” criterion of the statute:

North King Sub-Area

- Block 5, Lot 8
- Block 6, Lot 4
- Block 6, Lot 7
- Block 10, Lot 1
- Block 10, Lot 6
- Block 10, Lot 14
- Block 11, Lot 1
- Block 14, Lot 1

South King Sub-Area

- Block 49, Lot 1
- Block 50, Lot 1
- Block 50, Lot 7
- Block 50, Lot 9
- Block 50, Lot 19
- Block 54, Lot 1
- Block 63, Lot 15
- Block 63, Lot 21

School Sub-Area

- Block 61, Lot 1
- Block 61, Lot 27
- Block 61, Lot 28
- Block 61, Lot 29
- Block 62, Lot 1

Market Street Sub-Area

- Block 68, Lot 2
- Block 75, Lot 1

4.5 Criterion “E”

4.5.a Statutory Criteria

A property meets the “e” criterion for redevelopment if the following applies:

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

4.5.b Applicability

The Redevelopment Study identifies one area in the South King Sub-Area where issues where the diversity of ownership and property size and configuration impede land assemblage or discourage the undertaking of improvements resulting in stagnant or unproductive condition of the land that would otherwise be valuable for contributing to the public health, safety, and welfare of the City.

Criterion “e” is applicable to:

South King Sub-Area

- Block 59.01, Lot 15
- Block 59.01, Lot 16
- Block 59.01, Lot 17
- Block 59.01, Lot 18
- Block 59.01, Lot 19
- Block 59.01, Lot 20
- Block 59.01, Lot 21
- Block 59.01, Lot 22

The basis for the conclusion that the foregoing properties meeting the “e” criterion is provided in Appendix B.

4.6 Criterion “F”

4.6.a Statutory Criteria

A property meets the “f” criterion for redevelopment if the following applies:

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.

4.6.b Applicability

The Study Area contains no areas in excess of five contiguous acres that were impacted by fire events, storms, cyclone, tornado, earthquake, or other casualty that would warrant application of the “f” criterion. As such, none of the Study Area properties meet the “f” criterion for redevelopment.

4.7 Criterion “G”

4.7.a Statutory Criteria

A property meets the “g” criterion for redevelopment if the following applies:

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.

Parcels that only meet the “g” criterion and none of the other statutory criteria qualify as areas in need of redevelopment exclusively for the purposes of granting long-term tax exemptions and short-term (5-year) tax abatements and exemptions. For a municipality to exercise other redevelopment powers within the UEZ, it must be demonstrated that one or more of the other statutory criteria for designating an area in need of redevelopment have been met.

4.7.b Applicability

The Study Area contains 88 parcels that fall within the Gloucester City UEZ and therefore qualify under the “g” criteria. The properties are as follows:

North King Sub-Area

- Block 5, Lot 8
- Block 6, Lot 4
- Block 6, Lot 6
- Block 6, Lot 7
- Block 10, Lot 1
- Block 10, Lot 6
- Block 10, Lot 14
- Block 11, Lot 1
- Block 14, Lot 1
- Block 18, Lot 1
- Block 22, Lot 1
- Salem Street Right-of-Way

Market Street Sub-Area

- Block 68, Lot 2
- Block 75, Lot 1
- Block 75, Lot 3
- Block 135, Lot 8.01
- Block 135, Lot 9.01
- Block 135, Lot 21
- Block 135, Lot 23
- Block 138.02, Lot 27
- Block 138.02, Lot 52
- Block 138.02, Lot 53
- Block 138.02, Lot 54
- Block 138.02, Lot 55
- Block 138.02, Lot 57

School Sub-Area

- Block 61, Lot 1
- Block 61, Lot 27
- Atlantic Street Right-of-Way

South King Sub-Area

- Block 48, Lot 1
- Block 49, Lot 1
- Block 49, Lot 7
- Block 49, Lot 13
- Block 49, Lot 14
- Block 49, Lot 14.01
- Block 50, Lot 1
- Block 50, Lot 7
- Block 50, Lot 8
- Block 50, Lot 9
- Block 59, Lot 1
- Block 59, Lot 3
- Block 59, Lot 5
- Block 59, Lot 6
- Block 59.01, Lot 1.01

- Block 59.01, Lot 4
- Block 59.01, Lot 10
- Block 59.01, Lot 15
- Block 59.01, Lot 16
- Block 59.01, Lot 17
- Block 59.01, Lot 18
- Block 59.01, Lot 19
- Block 59.01, Lot 20
- Block 59.01, Lot 21
- Block 59.01, Lot 22
- Block 63, Lot 1
- Block 63, Lot 15
- Block 63, Lot 21
- Block 63, Lot 29
- Block 63, Lot 30
- Block 63, Lot 31
- Block 63, Lot 32
- Block 63, Lot 33
- Block 63, Lot 34
- Block 63, Lot 36
- Block 63, Lot 38
- Block 63, Lot 39
- Block 63, Lot 40

- Block 69, Lot 1
- Block 69, Lot 2
- Block 69, Lot 3
- Block 69, Lot 5
- Block 69, Lot 5.01
- Block 69, Lot 6
- Block 69, Lot 7
- Block 69, Lot 8
- Block 69, Lot 9
- Block 70, Lot 17.01
- Block 70, Lot 19
- Block 76, Lot 1
- Block 77, Lot 21
- Block 77, Lot 21.01
- Block 77, Lot 21.02
- Block 77, Lot 21.03
- Block 77, Lot 22
- Block 77, Lot 22.01
- Block 77, Lot 22.02
- Block 83, Lot 13
- Block 100.01, Lot 4
- Block 101, Lot 1.02
-

Of these parcels, 77 meet additional criteria for designation as an area in need of redevelopment while 11 do not. Therefore, for those 11 parcels municipal redevelopment authority is limited to the granting long-term tax exemptions and short-term tax abatements and exemptions. The following properties only meet the “g” criterion and no other criteria:

South King Sub-Area

- Block 48, Lot 1
- Block 59.01, Lot 1.01
- Block 59.01, Lot 4
- Block 59.01, Lot 10
- Block 63, Lot 1
- Block 69, Lot 1
- Block 69, Lot 2
- Block 69, Lot 3
- Block 76, Lot 1
- Block 101, Lot 1.02

Market Street Sub-Area

- Block 135, Lot 21

4.8 Criterion “H”

4.8.a Statutory Criteria

The LRHL provides for the designation of an area in need of redevelopment under the terms of the “h” criterion when:

The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. (N.J.S.A. 40A:12A-5[h]).

Smart growth is an approach to land use planning that minimizes sprawl and preserves natural areas by guiding development toward locations with existing or planned infrastructure, and appropriate community services and transportation. It is characterized by, among other features:

- Mixed land uses (including, residential uses and non-residential, employment generating uses);
- Compact building design;
- A range of housing opportunities and choices;
- Walkable neighborhoods;
- Distinctive, attractive communities with a strong sense of place;
- Preservation of open space, farmland, natural beauty and critical environmental areas;
- The strengthening and direction of development toward existing communities; and,
- Provision of a variety of transportation choices.

The municipal Master Plan and County Comprehensive Plan calls for the implementation of smart growth planning principles in the city, which is discussed in detail in Section 3.0 of this report. Redevelopment would support the smart growth principals outlined above and as expressed in the City’s and County’s master plans. The King and Market Street corridors were both specifically identified in the municipal and county plans as focus areas for smart growth and future redevelopment. The plan outlines the following goal for both corridors:

“Utilize the resources of government, businesses, and residents to establish the City of Gloucester City as a vibrant residential community with desirable commercial activity, a beautiful waterfront with pedestrian walkways, and clean industries that provide superior employment opportunities to City residents. Restore Gloucester City’s economic vitality along the retail corridors of Broadway, U. S. Route 130, King Street and Market Street.” (page II-3)

The overall redevelopment goals with a smart growth approach for King Street are as follows:

- The unique combination of the waterfront, park, marina, restaurants, shops and open space that provide the foundation for creating a festival retail and entertainment destination.

- Expand the Corridor to include access to Freedom Pier and to extend the retail corridor south along Water Street and Jersey Avenue, if feasible, to create a memorable and desirable destination for local residents and regional visitors.
- Create a retail mix that includes places to eat and drink with an emphasis on outdoor dining and sidewalk cafes, and an eclectic mix of specialty food and specialty retail stores, mingled with outdoor activities and events, live performing arts venues, nightclubs and comedy clubs.
- Expand amenities to include bicycling and walking paths, skating rink, benches and enhanced lighting. (page II-7)

The Master Plan outlines the vision for Market Street as a safe, vibrant downtown community. It also envisions Market Street as a future “gateway” to the community. Designating lots along both corridors would contribute to the vision and goals described herein.

Creating distinct, attractive communities with a strong sense of place, strengthening, and directing development toward existing communities, mixed land uses, and compact building design are all features that align with the municipal and county goals for smart growth in Gloucester City. Focusing on these corridors encourages smart growth development and supports the goals of the Gloucester City Master Plan and County Comprehensive Plan.

4.8.b Applicability

The following blocks and lots qualify under the “h” criterion:

North King Street Sub-Area

- Block 5, Lot 8
- Block 6, Lot 4
- Block 6, Lot 6
- Block 6, Lot 7
- Block 10, Lot 1
- Block 10, Lot 6
- Block 10, Lot 14
- Block 11, Lot 1
- Block 14, Lot 1
- Block 18, Lot 1
- Block 19, Lot 1
- Block 19, Lot 2
- Block 19, Lot 4.01
- Block 19, Lot 7
- Block 19, Lot 8
- Block 19, Lot 9
- Block 19, Lot 10
- Block 19, Lot 11
- Block 19, Lot 12
- Block 19, Lot 20
- Block 22, Lot 1

- Block 23, Lot 3
- Block 23, Lot 4
- Block 23, Lot 7
- Block 23, Lot 8
- Block 23, Lot 9
- Block 23, Lot 10
- Salem Street Right-of-Way

South King Street Sub-Area

- Block 49, Lot 7
- Block 49, Lot 13
- Block 49, Lot 14
- Block 49, Lot 14.01
- Block 54, Lot 1
- Block 54, Lot 4
- Block 54, Lot 5
- Block 54, Lot 10
- Block 54, Lot 16
- Block 59, Lot 1
- Block 59, Lot 3
- Block 59, Lot 5
- Block 59, Lot 6

- Block 63, Lot 29
- Block 63, Lot 30
- Block 63, Lot 31
- Block 63, Lot 32
- Block 63, Lot 33
- Block 63, Lot 34
- Block 63, Lot 36
- Block 63, Lot 38
- Block 63, Lot 39
- Block 63, Lot 40
- Block 69, Lot 5
- Block 69, Lot 5.01
- Block 69, Lot 6
- Block 69, Lot 7

- Block 69, Lot 8
- Block 69, Lot 9
- Block 70, Lot 17.01
- Block 70, Lot 19
- Block 77, Lot 21
- Block 77, Lot 21.01
- Block 77, Lot 21.02
- Block 77, Lot 21.03
- Block 77, Lot 22
- Block 77, Lot 22.01
- Block 77, Lot 22.02
- Block 83, Lot 13
- Block 100.01, Lot 4

Market Street Sub-Area

- Block 68, Lot 2
- Block 68, Lot 7
- Block 68, Lot 8
- Block 68, Lot 9
- Block 68, Lot 10
- Block 68, Lot 11
- Block 68, Lot 12
- Block 68, Lot 14
- Block 68, Lot 17
- Block 68, Lot 18
- Block 68, Lot 19
- Block 68, Lot 20
- Block 68, Lot 21
- Block 68, Lot 22
- Block 74, Lot 2.01
- Block 74, Lot 2.02
- Block 74, Lot 12.01
- Block 74, Lot 13
- Block 74, Lot 15
- Block 74, Lot 16
- Block 74, Lot 17.01
- Block 74, Lot 18.02
- Block 74, Lot 19
- Block 74, Lot 20
- Block 74, Lot 21
- Block 74, Lot 22

- Block 74, Lot 23,
- Block 74, Lot 24
- Block 74, Lot 25
- Block 74, Lot 26
- Block 74, Lot 33.01
- Block 74, Lot 35
- Block 74, Lot 36
- Block 75, Lot 1
- Block 75, Lot 3
- Block 75, Lot 4
- Block 75, Lot 5
- Block 75, Lot 8.01
- Block 75, Lot 10
- Block 75, Lot 11.02
- Block 75, Lot 12
- Block 75, Lot 13
- Block 75, Lot 14
- Block 135, Lot 8.01
- Block 135, Lot 9.01
- Block 135, Lot 23
- Block 138.02, Lots 27
- Block 138.02, Lots 52
- Block 138.02, Lots 53
- Block 138.02, Lots 54
- Block 138.02, Lots 55
- Block 138.02, Lots 57

The inclusion of these lots increases the capacity for smart growth implementation. Indeed, redevelopment of parcels fronting on the King and Market Street corridors in the Study Area

provides an opportunity to develop and implement a comprehensive plan for the study area that creates an appropriate balance of land uses, that promotes the smart growth principles enumerated above.

Based on the above, designation of the Study Area as an area in need of redevelopment under the terms of the “h” Criterion (N.J.S.A. 40A:12A-5[h]) would be consistent with smart growth planning principles that are embedded into the Gloucester City Master Plan and the Camden County Comprehensive Plan with direct reference to the above-mentioned corridors (those lots facing King Street and Market Street). Thus, those portions of the Study Area qualify as an area in need of redevelopment under the terms of the “h” Criterion.

4.9 Needed for Effective Redevelopment

4.9.a Statutory Language

The LRHL, at N.J.S.A. 40A:12A-3, permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for the effective redevelopment of the area:

A redevelopment area 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 development of the area of which they are a part.

4.9.b Applicability

Twenty-two (22) of the Study Area properties have been found to be needed for the effective redevelopment of the Study Area, as follows:

North King Sub-Area

- Block 6, Lot 6
- Block 23, Lot 4

- Block 61, Lot 27
- Block 62, Lot 2
- Block 62, Lot 5
- Block 62, Lot 6

South King Sub-Area

- Block 50, Lot 8
- Block 50, Lot 11
- Block 50, Lot 13
- Block 50, Lot 15
- Block 50, Lot 16
- Block 50, Lot 17
- Block 50, Lot 18
- Block 70, Lot 14.01

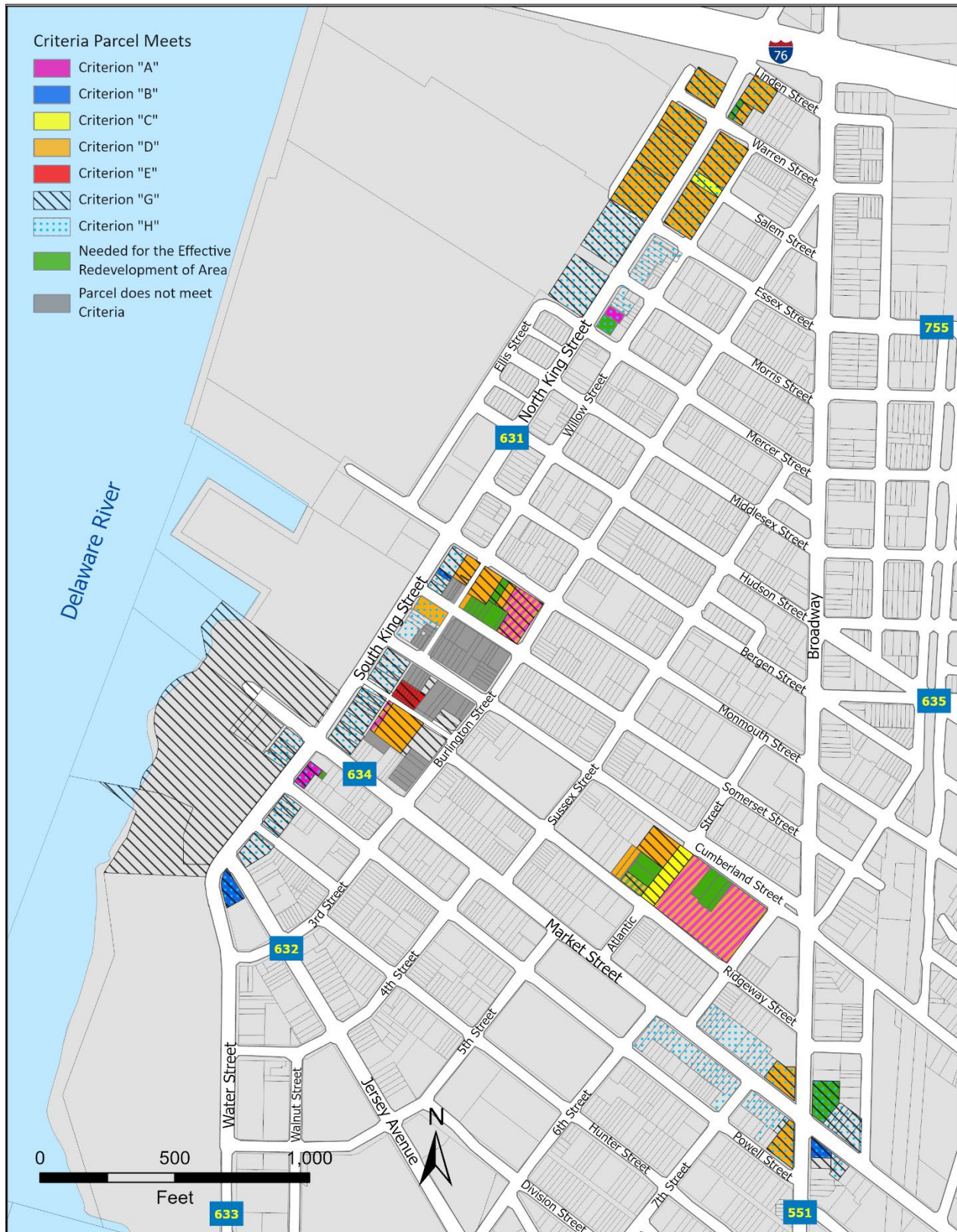
Market Street Sub-Area

- Block 138.02, Lot 27

School Sub-Area

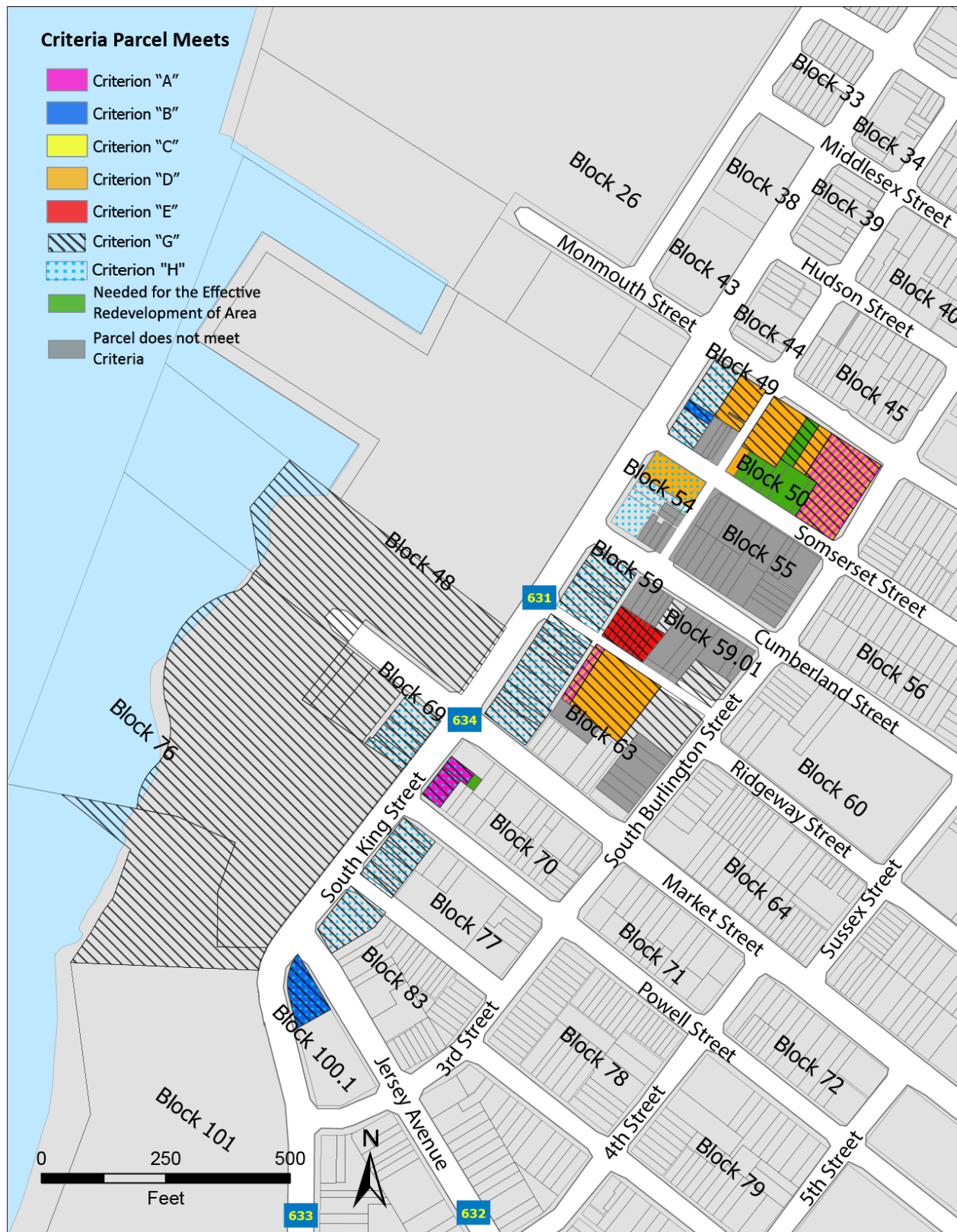
- Block 61, Lot 17
- Block 61, Lot 17.01

The basis for the conclusion that the foregoing properties are needed for the effective redevelopment of the area is provided in Appendix B.



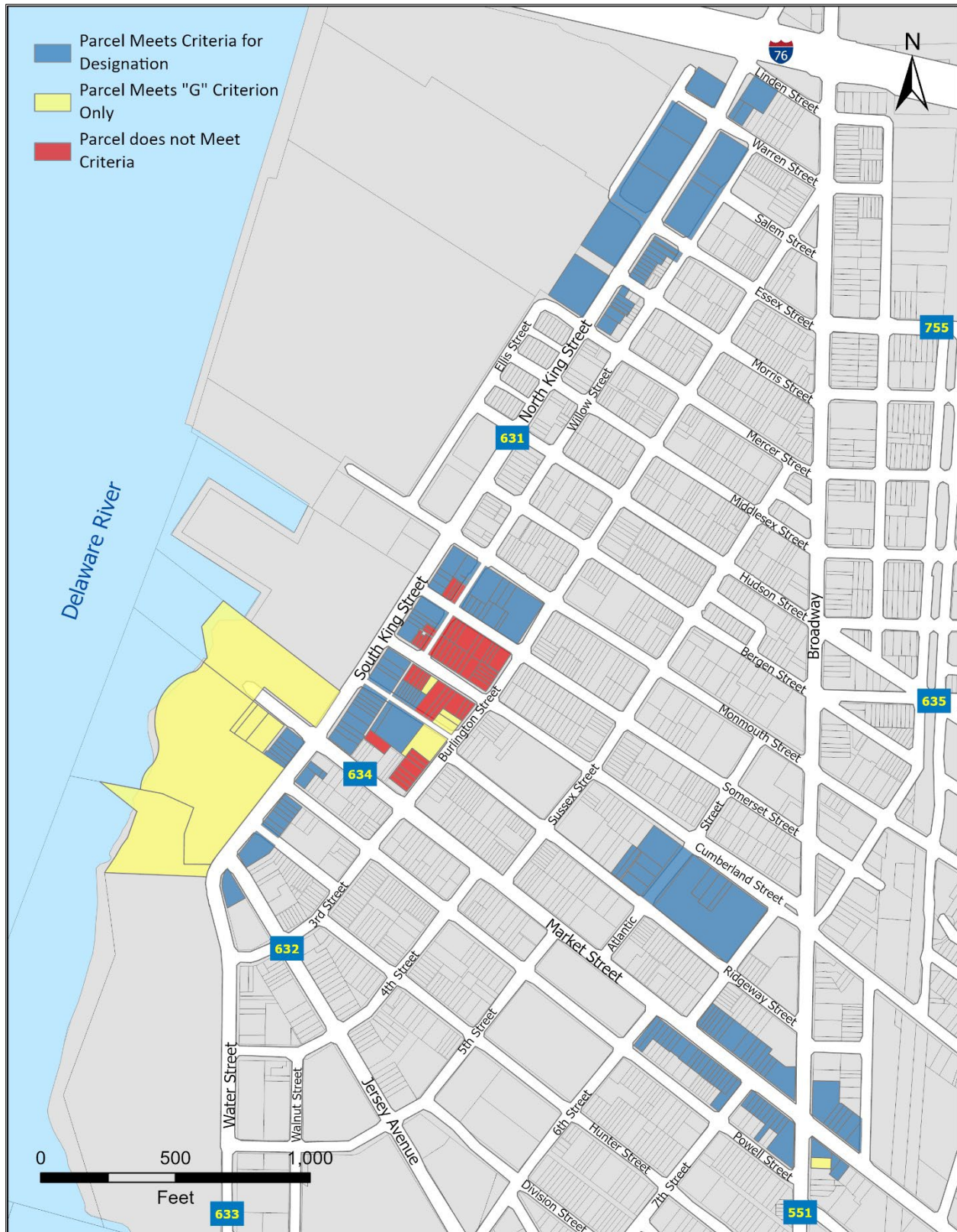
Map 19. Statutory Criteria for Study Area.







Map 22. Statutory Criteria for School and Market Street Sub-Areas.



Map 23. Parcels that Meet Statutory Criteria for Area in Need of Redevelopment.

5.0 CONCLUSION

This report determines that a variety of parcels within the study area meet the statutory criteria for designation in need of redevelopment. The basis for this conclusion is described in the preceding sections of this report.