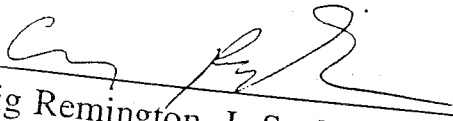


CITY OF GLOUCESTER CITY
REDEVELOPMENT AREA STUDY
AND
REDEVELOPMENT PLAN
OUR FILE #04-14-T-247

SOUTH BROADWAY PROJECT AREA

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Relationship to Other Plans

The properties-in-question are in the south central portion of the Broadway commercial corridor of Gloucester City. There is no significant relationship of this redevelopment plan to the master plans of contiguous municipalities. The redevelopment of this area is included as a key objective in the Land Use and Economic/Strategic Plan Elements of the City's adopted 1996 Master Plan. The project is also consistent with the land use plan of Camden County. The project is consistent with the State Development and Redevelopment Plan policy objectives, particularly land use, housing, recreation, and economic development.

Relationship to Zoning Ordinance and Master Plan

The Redevelopment Plan is consistent with the intent of the Master Plan. The proposed redevelopment plan is appropriate given its size and location and the housing needs of the City's senior citizens, as identified in the Master Plan. While a senior citizen housing development is not a permitted use in the RC&S (Retail, Commercial and Service) Zone in the current Development (Zoning) Ordinance, such a use shall be permitted as part of this redevelopment plan, if adopted by the Governing Body. No revisions to the existing area and bulk requirements of the zoning ordinance are envisioned to implement the Redevelopment Plan.

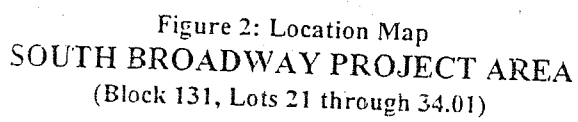
Likewise, the Redevelopment Plan is consistent with the Gloucester City Master Plan regarding the overall statement of goals and objectives, land use element, and economic/strategic plan element.

APPENDIX

SOUTH BROADWAY REDEVELOPMENT AREA

FIGURE 1: PROPERTY INVENTORY
SOUTH BROADWAY REDEVELOPMENT AREA

| BLOCK | LOT | ADDRESS | STREET | USE | TENURE | OWNER | CONDITION | CRITERIA |
|-------|----------|--------------|------------|-----|---------|-------------------------|-----------|----------|
| 131 | 21-30 | 430 Broadway | Union Hall | N/A | Private | Underutilized Condition | | e |
| 131 | 31-34.01 | 448 Broadway | Commercial | N/A | Private | Deteriorated Condition | | d |



needs of independent senior individuals and households with reservation for a moderate degree of lifestyle assistance. Alternatively, the site may be redeveloped for use as a shopping/commercial center. Either use is appropriate for this location. Acquisition of these properties will also include appropriate compensation and/or relocation assistance, if necessary, as may be required by law.

Work will also include public streetscape improvements and amenities along the South Broadway corridor as indicated in the Economic/Strategic Plan Element of the City Master Plan.

Relationship to Local Objectives

The Redevelopment Plan is consistent with the Master Plan of Gloucester City in terms of land uses and density. The project will have a positive impact on adjoining uses by reinforcing efforts made by Gloucester City to revitalize the Broadway corridor, stabilize the City's economic base, and enhance the quality of life for senior citizens and other residents of Gloucester City.

Proposed Land Uses and Building Requirements in the Project Area

The plan provides for either the construction of a senior citizen housing complex which may include offices and a meeting hall as a mixed use, or mixed use retail and recreation center on a portion of the redevelopment area. Commercial, retail, and other non-residential land uses to be permitted in the redevelopment area should be limited to those permitted in the Retail, Commercial and Service (RC&S) Zone by the City Zoning Ordinance.

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

Property to be Acquired

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

Relocation Efforts

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

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Figure 1: Property Inventory

Figure 2: Location Map

REDEVELOPMENT AREA STUDY

SOUTH BROADWAY PROJECT AREA

Purpose of the Study

This study of the South Broadway Project Area was undertaken by the City of Gloucester City, Camden County, New Jersey in order to determine the feasibility of creating an area in need of redevelopment and whether those standards are present pertaining to said area as they affect the safety, health, morals, and general welfare of the community. This information is intended to aid the municipality in determining whether the South Broadway Project Area, as presently constituted, qualifies as a redevelopment area and/or rehabilitation area as defined in New Jersey Statute (N.J.S.A. 40A:12A-1 et seq).

Description of the South Broadway Project Area

The South Broadway Project Area is located in the south central portion of the city near the southern end of Broadway in Gloucester City. The northern boundary is approximately 240 feet south and parallel to George Street, the eastern boundary is the Conrail Railroad line, the southern boundary is just north of Albert Street, and the western boundary is Broadway. The boundaries of the 1.7 acre project area are shown on the map herein included. The South Broadway Project Area is also known as Lots 21 through 34.01 of Block 131 on the Gloucester City Tax Maps.

Significant neighboring uses include the Acme and Broadway Plaza shopping centers to the west, mixed uses to the north and south, and a residential neighborhood to the east across the Conrail Railroad line. The South Broadway Project Area contains a meeting hall and parking lot, a commercial garage and outdoor storage yard. They are also located in the Retail, Commercial & Service (RC&S) zoning district.

Description of the Rehabilitation and Redevelopment Program for the South Broadway Project Area

Rehabilitation and redevelopment projects are proposed to be undertaken for the South Broadway Project Area under the terms of applicable municipal, State and Federal laws. Under these laws, the component activities of rehabilitation and redevelopment projects may include the acquisition of land, the rehabilitation of buildings, construction or reconstruction of utilities and other site improvements essential to the preparation of the site for uses in accordance with the rehabilitation and redevelopment plans.

The project will consist of several separate redevelopment and rehabilitation projects which, when combined together, form a substantial program for revitalization of the South Broadway area. The projects are to occur over a three to five year period.

Work will include:

- The redevelopment of the meeting hall and the neighboring commercial property to the south for re-use as a senior housing development or a mixed use retail/commercial center.*
- Streetscape, landscape, lighting, and curb and sidewalk improvements along the length of Broadway as indicated in the Economic/Strategic Plan Element of the Master Plan.*

Definition of the Term "Area in Need of Redevelopment"

The New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5) sets forth seven standards for evaluating a delineated area for redevelopment. When the conditions in an area of a municipality conform to any of the seven qualifications, that area can be properly designated as an Area in Need of Redevelopment by the Planning Board and the City Council. The seven statutory qualifications quoted below are from the Statute:

"A delineated area may be determined to be in need of redevelopment if after investigation, notice and hearing as provided . . . the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found":

- (a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- (b) The discontinuance of the use of buildings previously used for commercial, manufacturing or industrial purposes, the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable;
- (c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land, which has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;

- (d) *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*
- (e) *A growing or total lack of proper utilization of areas caused by the condition of the title, diverse ownership 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" . . . the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment . . . for the purpose of granting tax exemptions within the enterprise zone district . . . or the adoption of a tax abatement and exemption ordinance The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C. 40A) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.*

By definition, a redevelopment area may also include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.

Applicability of State Statute to Area

The information gathered for this report is intended to assist the Planning Board to determine whether the South Broadway Project Area is described by at least one of the qualifications "(a)" through "(g)" mentioned in the previous section and is therefore an Area in Need of Redevelopment. Standard "g" of the qualifications for Area in Need of Redevelopment is not applicable to Gloucester City because the City does not include a State-designated Urban Enterprise Zone.

The following findings are made based upon a review of the project area and the structures contained thereon in accordance with the Statute:

Block 131, Lots 21-30 consists of a meeting hall and parking area which meets criterion "e" of the Statute. This use, which has almost 200 feet of frontage along the City's primary commercial corridor, is only fully utilized a few times a month for large meetings, including weekly meetings of a local senior citizen organization. This results in a stagnant and not fully productive use of the property on the City's main street. The land on which this use is located is potentially useful and valuable for contributing to and serving the public health, safety, and welfare.

Block 131, Lots 31-34 consists of a commercial use which meets criterion "d". The structures are used as a garage and storefront and the rear property has been used for outdoor parts and waste storage. The structures themselves appear to be in a substandard condition. The rear yard area has been a blighting condition to the neighborhood, detrimental to the safety, health, and welfare of the community.

REDEVELOPMENT PLAN

SOUTH BROADWAY
REDEVELOPMENT AREA

Strategic Plan

All rehabilitation and redevelopment activities shall be carried out in full compliance with all relevant City, State, and Federal laws and regulations. The rehabilitation and redevelopment plan for the South Broadway Project Area shall include the following elements:

A. Planning and Implementation

1. Establish the City Council as the designated Redevelopment Agency for the project area.
2. Retain professional services, as required, to plan, develop, and approve the rehabilitation and redevelopment plans, such as professional planners, engineers, architects, landscape architects, environmental consultants, historic preservation consultants, financial consultants, legal counsel, etc.
3. Resubdivision of the project area, as may be required, to undertake the proposed development.
4. Lease or sale of properties to a qualified redeveloper, according to law.

B. Infrastructure

1. Repair/replacement of the existing sanitary sewer system.
2. Repair/replacement of the existing water supply mains and installation of new extensions, as required.
3. Repair/replacement of the existing storm sewer system.

4. *Street, traffic control, and drainage improvements along Broadway, George Street, and Saint John's Street.*
5. *Vacation or partial vacation of St. John's Street and West Railroad Street for improvement of circulation and parking for the site development(s), as required.*
6. *Provision of natural gas, electric, and communication utilities to and within the project area site, as required.*
7. *Landscape, lighting, and curb and sidewalk improvements along South Broadway as indicated in the Economic/Strategic Plan Element of the City Master Plan.*
8. *Removal and clean-up of any hazardous wastes or materials on the property including the removal of underground storage tanks, contaminated soil, and other wastes either on-site or within the buildings thereon.*

C. *Redevelopment and Rehabilitation*

1. *Lots 21 through 34*

Redevelopment activities shall include the acquisition and rehabilitation and/or the removal of these properties followed by construction of a senior citizen housing development, the development of a mixed use retail/commercial development, or the development of other appropriate uses that may be deemed necessary by the Redevelopment Agency in accordance with the Economic/Strategic Plan Element of the City Master Plan. Such improvements should provide adequate off-street parking and other public streetscape improvements and amenities along the South Broadway corridor, as indicated in that Master Plan element. The senior citizen housing development would be designed to meet the