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Established in 1901

September 2, 2004

Paul Kain, Clerk  
City of Gloucester City  
512 Monmouth Street  
Gloucester City, NJ 08030-1793

Re: Southport Re-Evaluation  
Our file #04-14-T-359

Dear Mr. Kain:

Attached please find the Preliminary Investigation and Redevelopment Plan for the above referenced project.

In addition, please be advised:

Section 40A:12A-6.b (3) of the New Jersey Local Redevelopment and Housing Law states that:

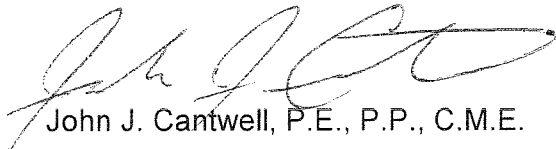
"The hearing notice shall set forth the general boundaries of the area to be investigated and state that a map has been prepared and can be inspected at the office of the municipal clerk. A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two consecutive weeks, and the last publication shall be not less than ten days prior to the date set for the hearing. A copy of the notice shall be mailed at least ten days prior to the date set for the hearing to the last owner, if any, of each parcel of property within the area according to the assessment address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcel. The assessor of the municipality shall make a notation upon the records when requested to do so by any person claiming to have an interest in any parcel of property in the municipality. The notice shall be published and mailed by the municipal clerk, or by such clerk or official as the planning board shall otherwise designate. Failure to mail any such notice shall not invalidate the investigation or determination thereon."

Page 2  
City of Gloucester City  
September 2, 2004

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



John J. Cantwell, P.E., P.P., C.M.E.

JJC/GK/mcb

cc: James Maley, Esq.  
George Stevenson

PLAN I

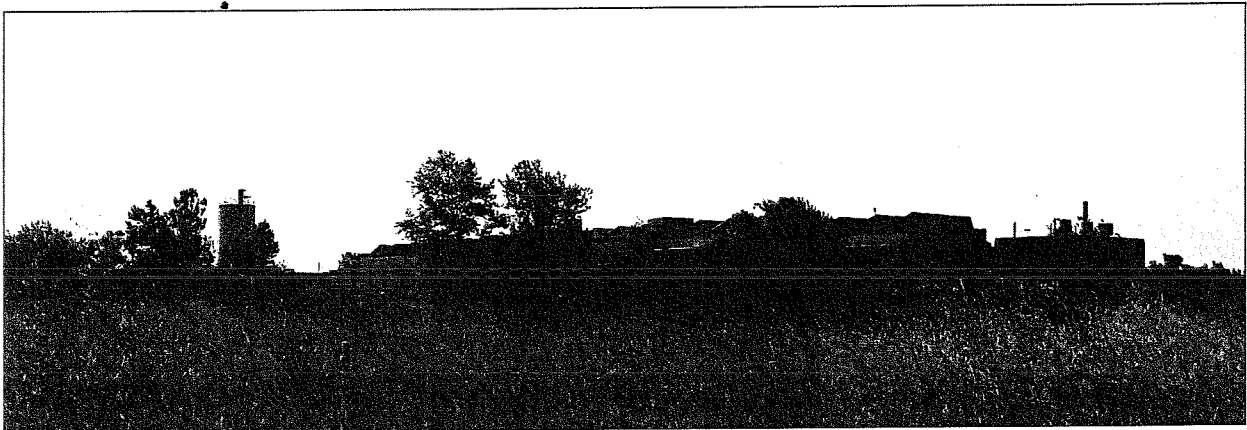
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**PRELIMINARY INVESTIGATION  
&  
REDEVELOPMENT PLAN**

**GLOUCESTER CITY  
CAMDEN COUNTY, NEW JERSEY**

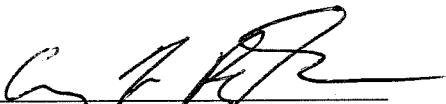
**SOUTHPORT RE-EVALUATION**


Blocks 110, 111, 116.01, 120, 120.02, 120.03, 124, 126, 126.01, 127



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August 2004

  
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Paul J. Kain

***Preliminary Investigation***

City of Gloucester, Camden County, New Jersey

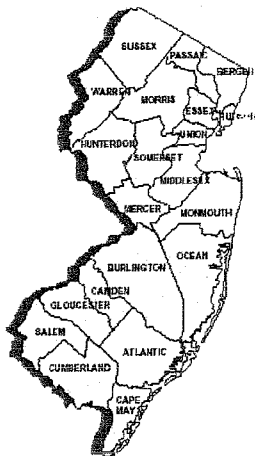
Southport Redevelopment Area

## EXECUTIVE SUMMARY

As an initiative to redevelop the Southport area, the City of Gloucester through adoption of resolution #R 114-2004 authorized the City's Planning Board to conduct a re-evaluation and investigation for a portion of the previously established Southport redevelopment area. The Planning Board subsequently commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the re-evaluation and investigation on its behalf. The study area is located within three different zoning classifications, including the Port Planned Industrial Zone, the Business Industrial Zone, and the Retail, Commercial, and Services Zone. The study area is located along the Delaware River and includes within its area both piers and riparian areas. It also lies within the City's Urban Enterprise Zone and is classified by the New Jersey State Development and Redevelopment Plan as part of the Metropolitan Planning Area (PA-1) and as a Designated Center. A number of buildings that were once located within the study area have been demolished and a portion of its developed area is currently undergoing environmental remediation related to contamination of various types.

The Preliminary Investigation detailed herein revealed that the existing conditions of the site qualify it for redevelopment designation eligibility under criteria 'a,' 'b,' 'c,' 'd,' 'e,' 'g,' and 'h.'

The study and plan were prepared in consultation with City Officials, and references their goals for waterfront development, which include ensuring public access to the Delaware River, the development of a mix of uses in the study area, and the design of buildings and facilities that create a smooth transition to adjacent neighborhoods.



# **Part I: Preliminary Investigation**

- I. INTRODUCTION**
- II. REDEVELOPMENT PROCESS**
- III. OVERVIEW**
- IV. POPULATION & EMPLOYMENT TRENDS**
- V. STUDY AREA**
- VI. MAPS OF STUDY AREA**
- VII. STATUTORY CRITERIA**
- VIII. APPLICABILITY OF STATUTORY CRITERIA**
- IX. CONCLUSION**
- X. APPENDIX: Known Contaminated Sites Information**

## I. INTRODUCTION

The Gloucester City Southport Redevelopment Area was declared an Area in Need of Redevelopment, and a plan adopted, as memorialized by Resolution #11-97, passed by the Gloucester City Council and Mayor. Since that declaration and adoption of a plan, the city has not yet achieved its development objectives for the area. Therefore, the City expressed a desire to re-evaluate a portion of that original study area in order to determine if it has maintained its redevelopment eligibility, and further to re-define the types of development envisioned by the redevelopment plan for the area.

As an initiative to re-evaluate a portion of the original Southport Planning Area, the Gloucester City Council, through the adoption of resolution #R 114-2004, authorized the City's Planning Board to conduct a Preliminary Redevelopment Investigation to determine whether the area of the City designated as the study area –

**Block 110** Lots 1, 2, 2.01, 3, 3.01, 3.02, 4, 5, 6, 7, 7.01, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20;

**Block 111** Lot 1;

**Block 116.01** Lots 14, 14.01, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 61, 62, 63, 64, 65, 66, 67;

**Block 120** Lots 1, 2, 4, 5, 6;

**Block 120.02** Lots 1, 1.01;

**Block 120.03** Lot 2;

**Block 124** Lots 2, 3;

**Block 126** Lots 1, 2, 3, 4;

**Block 126.01** Lots 1, 1.01, 2, 3, 4, 5, 5.01, 6, 7;

**Block 127** Lots 1, 2

– qualifies under the statutory criteria to continue to be a redevelopment area. The Planning Board commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the Preliminary Redevelopment Investigation on its behalf.

The study was conducted in accordance with the Local Redevelopment and Housing Law. Enacted in 1992, the *Local Redevelopment and Housing Law* P.L. 1992, c.79 (C40A:12A-1 et seq.) provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped/under-developed, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community.

Additionally, the redevelopment statute gives municipalities the power to acquire private property for the purposes of redevelopment (through negotiation or condemnation); to clear and reprogram said lands; to install infrastructure and/or other site improvements; and to negotiate

and enter into partnerships with public and private entities in order to accomplish a municipality's redevelopment goals and objectives.

An area may be deemed in need of redevelopment given the applicability of certain criteria and undertaking of appropriate procedures outlined in the Local Redevelopment and Housing Law. If the study area is deemed to be an area in need of redevelopment, this will then permit the preparation and execution of a Redevelopment Plan, the acquisition of buildings and land through condemnation, the leasing or selling of property without public bidding, and allow the area to qualify for financial incentives.



## II. REDEVELOPMENT PROCESS

The redevelopment statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise those powers lawfully. This process is outlined below.

- (1) The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L.1992, c.79 (C.40A:12A-5).
- (2) The planning board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- (3) The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.
- (4) Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- (5) Upon designation, the planning board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- (6) The redevelopment plan, after review by the planning board, is referred to the governing body.
- (7) Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Statute.

### **III. OVERVIEW**

#### **History of the City**

Gloucester City has its roots in 1623 when the Dutch built Fort Nassau on land that is now part of the City. The present city was settled in 1682 by Irish Quakers, and was formally incorporated nearly 200 years later, in 1868.

Like many towns and cities on both banks of the Delaware, Gloucester City's river access allowed it to develop a healthy manufacturing and industrial sector. As that sector was weakened by the general shift in the regional and national economies from manufacturing-based to service-based, Gloucester City experienced a prolonged economic downturn. The river and waterfront that was such a key to the City's growth in the past, however, now presents an opportunity for future growth and revitalization.<sup>1</sup>

#### **Location**

The City is bordered to the east by the Mount Ephraim, to the west by the Delaware River, to the south by Brooklawn Borough, and to the north by the City of Camden. The City is also conveniently situated in an area with connections to regional access routes and in close proximity to the City of Philadelphia.

#### **Population**

The population of Gloucester City, recorded by the 2000 Census, is 11,484 persons. This is a decrease of 1,165 persons from the population recorded by the 1990 Census. In the previous two decades, the city has experienced declines both in employment and population. In addition, population and employment forecasts published by the Delaware Valley Regional Planning Commission (DVRPC) project a steady decline for the city between 2000 and 2025.

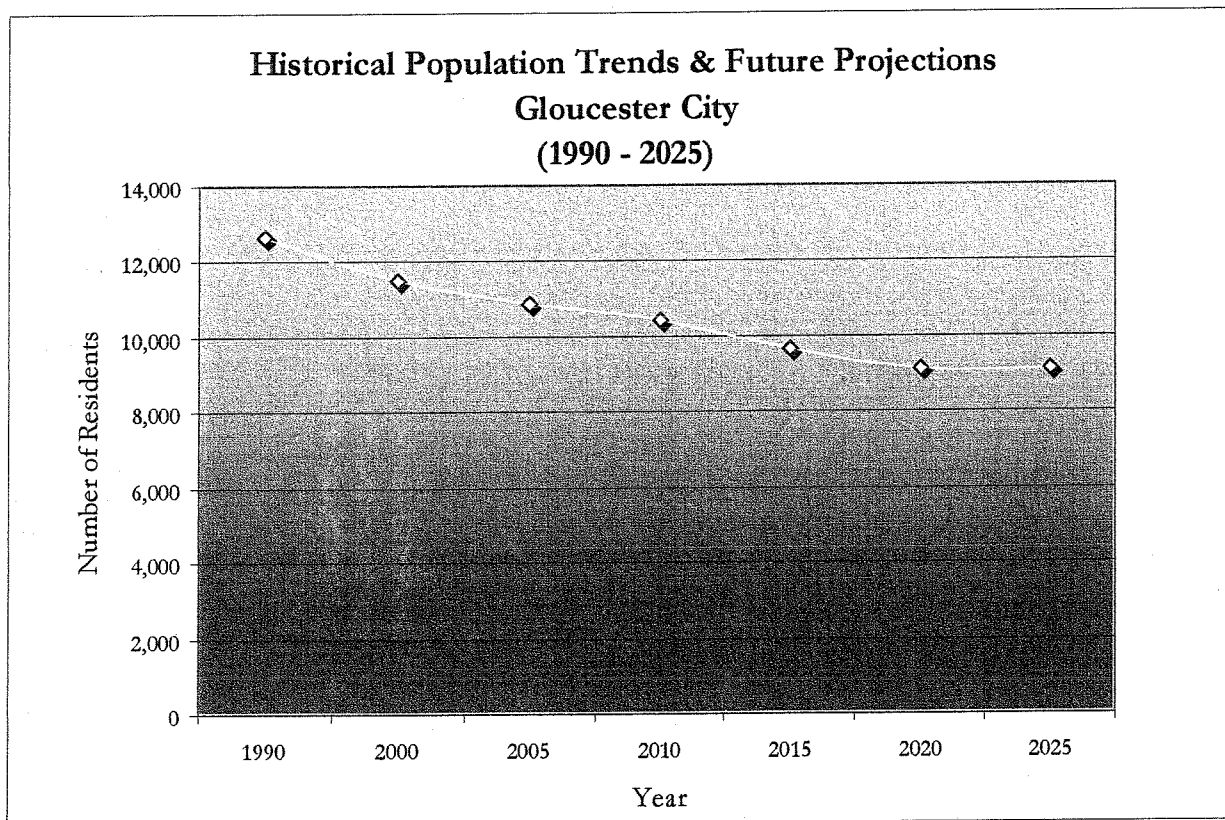
The "New Jersey State Development and Redevelopment Plan" categorizes the entirety of the City as PA-1 Metropolitan Planning Area. The entirety of the City is a Designated Town Center, which is defined as a center of commerce or government, with diverse residential neighborhoods served by a mixed-use core offering locally oriented goods and services.

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<sup>1</sup> [www.encyclopedia.com](http://www.encyclopedia.com) accessed on July 8, 2004

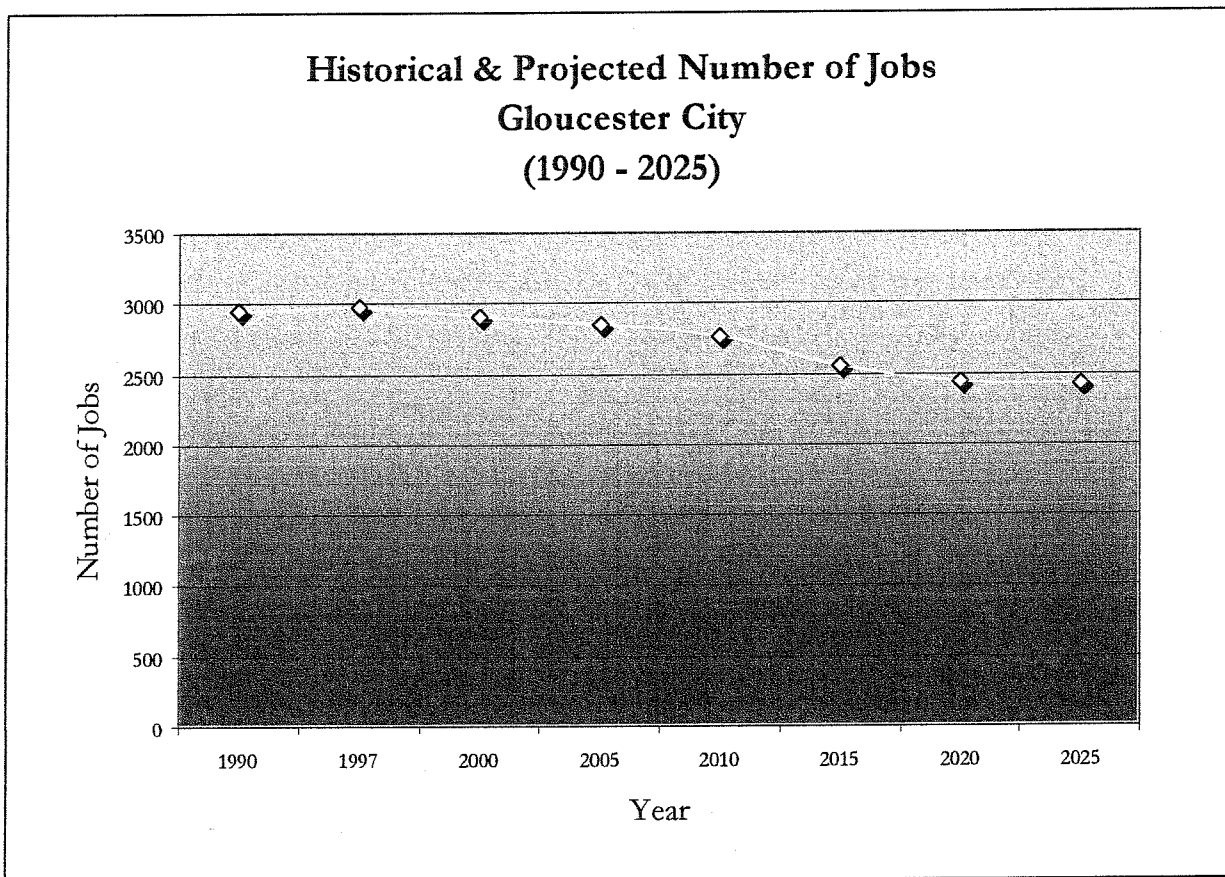
## IV. POPULATION & EMPLOYMENT TRENDS

### Population



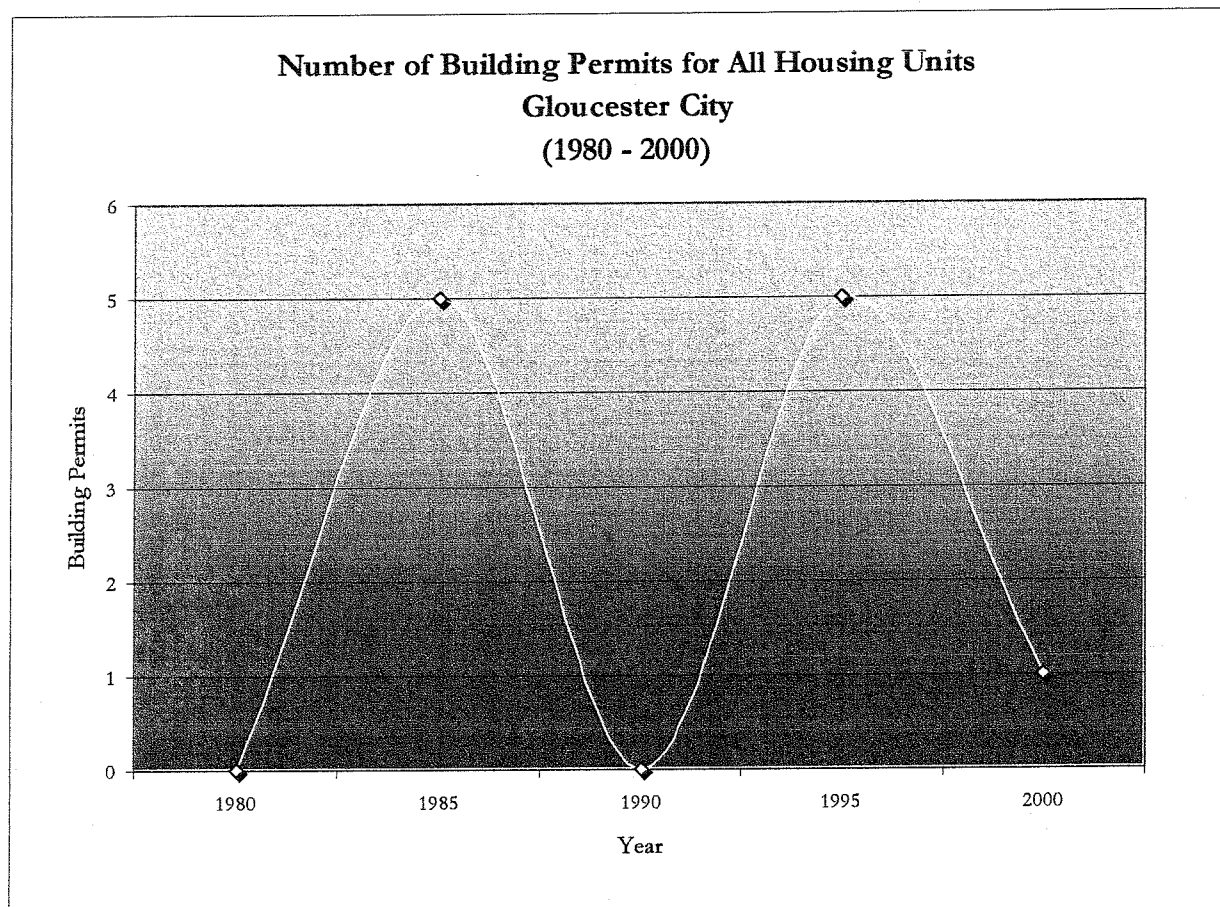
*Source:* Bureau of the US Census; DVRPC data bulletin, No. 73 (March 2002)

## Employment



Source: Bureau of the US Census; DVRPC data bulletin, No. 73 (March 2002)

## Building Permits



Source: <http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi18/>

## **V. STUDY AREA & BASIS FOR INVESTIGATION**

### **Study Area Delineation**

Blocks 110, 111, 116.01, 120, 120.02, 120.03, 124, 126, 126.01, 127 (various lots) are included within the study area. These blocks are a subset of the blocks studied and declared in need of redevelopment for the Southport Plan, prepared by Peter A. Karabashian Associates, Inc., of Atlantic City, New Jersey.

### **Description & Background**

The study area encompasses land that contains a variety of uses. Several parcels are currently undergoing environmental remediation. Delineation of groundwater, soil, surface water, and sediment contamination is ongoing. The study area also contains vacant land, active commercial areas, and city owned land. The parcels are located in the Port Planned Industrial District, the Business Industrial zone, and the Retail, Commercial, and Services zone on the Gloucester City zoning map and the Metropolitan Planning Area (PA-1) of the State Development and Redevelopment Plan (SDRP).

The land was declared to be in Need of Redevelopment, and a Redevelopment Plan adopted, in a resolution dated November, 1997. The city wishes to re-evaluate that redevelopment determination and plan.

### **Intent of Zoning Classifications**

The purpose of the **Port Planned Industrial Zone** is to establish sites for the development of comprehensively designed port facilities and related water oriented or water related manufacturing facilities. Uses permitted include:

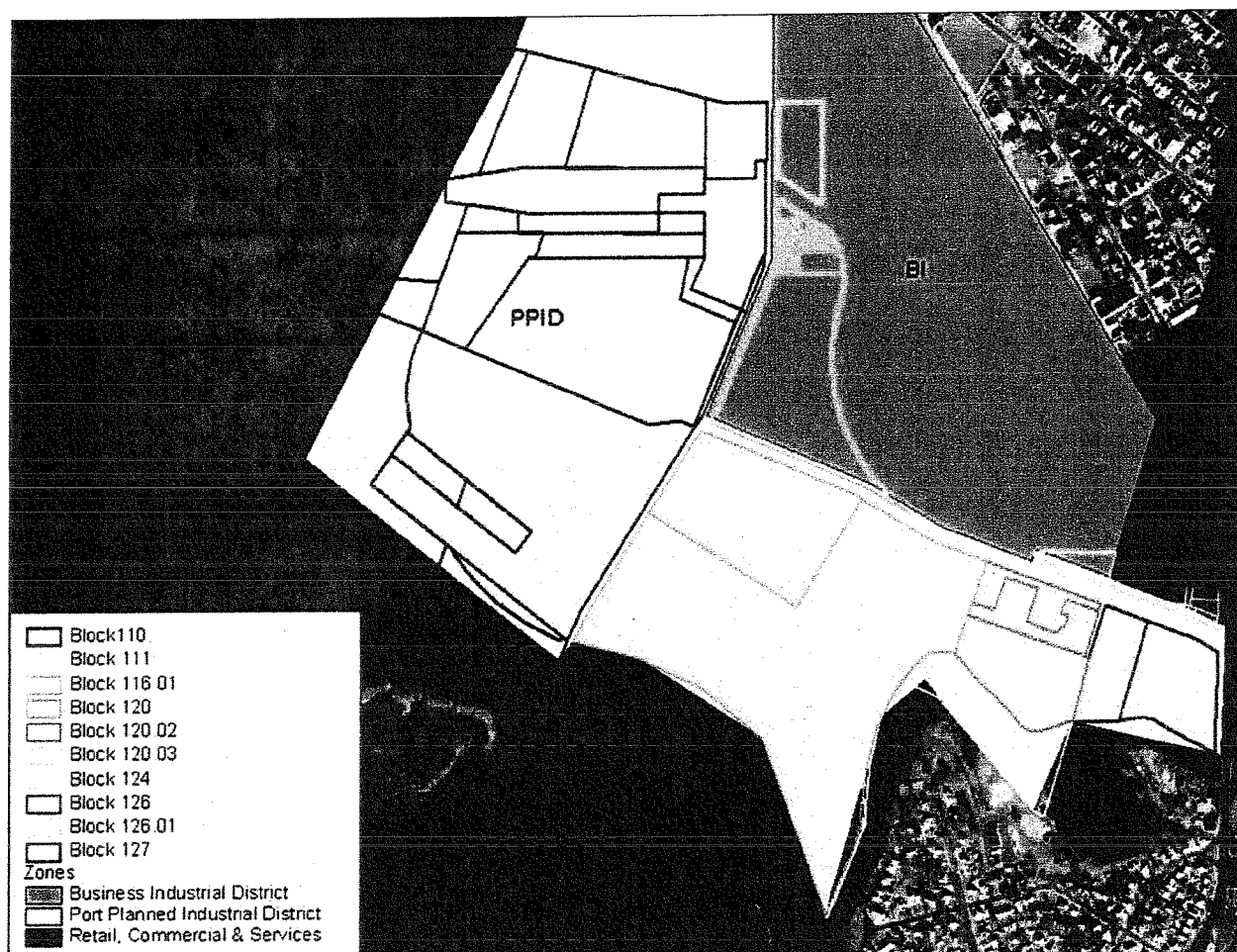
- Piers for the mooring of ships and waterborne cargo vessels for the purpose of loading and unloading of cargo;
- Warehouses for the storage of cargo in transit; outdoor cargo and container storage yards;
- Administrative and auxiliary office uses solely intended for occupancy by the port operator and shippers using the port facility;
- Cranes for the lifting and movement of cargo and containers to and from ships;
- Electric substations;
- Maintenance facilities for motorized land based equipment.

The purpose of the **Business Industrial Zone** is to encourage the concentration of administrative offices and light industrial uses in the area of existing comparable uses while minimizing adverse impacts on adjacent residential areas. Uses permitted include

- Administrative offices;
- Fully enclosed warehouses;
- Light manufacturing facilities;
- Fully enclosed wholesale business establishments;
- General business establishments;
- Research and design laboratories;
- Uses permitted under the Port Planned Industrial Development zone as accessory uses.

The purpose of the **Retail, Commercial, and Services Zone** is to encourage business, office, service and professional uses that serve the city and its environs. The uses are intended to be business uses which benefit from locations along major streets and which provide goods and services needed by the local community. Uses permitted include retail and services for the daily needs of residents.

## Study Area Zoning Classifications





## **Existing Land Use**

### **Block 110**

This block is located along the Delaware River and is bounded to the east by Water Street. The property has historically been used for industrial purposes; several structures have been demolished in order to undertake currently ongoing environmental remediation.

Lot 1 is comprised of entirely vacant, unimproved land. Discussions with an official from the New Jersey Department of Environmental Protection (NJDEP) Bureau of Northern Case Management indicated that this site contains radiological contamination and that one-half of these lots' total area was capped approximately seven years ago. Currently, there is maintenance and monitoring on the cap in order to ensure that there is no additional contamination. The capped portion of the site (mostly between Water Street and the Delaware River) likely cannot be developed (according to NJDEP).

Lot 2, the Amspec Chemical Company site, contains a building that is underutilized and dilapidated. Lot 2 is also indicated as a Known Contaminated Site by the NJDEP, and because of its adjacency to the Gulf and Western Natural Resources site, likely contains similar environmental conditions. The NJDEP Bureau of Northern Case Management official noted above indicated that antimony contamination from the Amspec stack had affected the Gulf and Western site (Lot 1), indicating that the Amspec site itself is likely affected by antimony contamination.

Lot 2.01 is vacant and currently utilized for truck parking. It contains an unimproved roadway / parking area.

Lot 3.01 is comprised of a vacant pier. The remainder of the lot is vacant, unimproved land upon which there is evidence of illegal dumping.

Lots 3 and 3.02 contain dilapidated structures that were used as industrial facilities and warehouses. They appear to be vacant. The existing buildings exhibit exterior damage such as broken and boarded windows, rusted and collapsed piping, and rusted fencing.

Lots 4, 5, 6, 7, 7.01, 8, 11, 16, 17, 18, 19, 20 are riparian areas.

### **Block 111**

This block is located within the B-1 zone and is bounded by Water, Charles, and Walnut Streets. It contains a steam generating structure that once functioned as an accessory use to the industrial properties on Block 110. It has not been used for 15 years and is currently dilapidated. The structure has elevated steam lines that connect with the structures on Block 110 running over

Water Street. These steam lines are no longer in use and have fallen into a state of disrepair. This block, along with Block 116.01, are part of the GAF / Vanguard Vinyl Siding NJDEP Known Contaminated Sites. Portions of the GAF property are affected by a deed notice related to asbestos contamination. According to a Gloucester City official, the asbestos contamination has been remediated to a degree sufficient to meet federal standards, but not yet sufficient to meet more stringent state standards. In addition, a 1993 NJDEP soil sampling yielded higher than acceptable levels of arsenic, lead, antimony, and TPHC. The affected lots (on either Block 111 or 116.01) are not specifically delineated.

#### **Block 116.01**

This block contains vacant land, an inactive Conrail line, and several small, dilapidated buildings. It is bounded by Water Street, Stinsman Avenue, and Charles Street.

Lot 16 contains a small masonry shed with boarded windows. It has been vandalized with graffiti and the windows have been boarded up. In addition, the lot contains dilapidated fencing and sidewalk.

Lot 14.01 is bounded by the inactive Conrail line. The lot contains two buildings, both of which are dilapidated. In addition, trucks are using unimproved lands within the block as parking. The fencing surrounding these uses is broken and rusted in areas.

The remainder of the parcels within this lot are vacant.

#### **Block 120**

Block 120 contains two separate parcels for a total land area of 41 acres. The Conrail line, Water Street, the Big Timber Creek, and the Brooklawn Borough municipal boundary bound the site. Existing structures on the site have been demolished.

#### **Block 120.02 and Block 124**

These blocks contain lands owned by Gloucester City. On site is the Gloucester City Sewage Treatment Plant, as well as other publicly owned structures. In total, there are five buildings on the two blocks, all of which are surrounded by a chain link fence. This site is an NJDEP Known Contaminated Site. According to a Gloucester City official, some portions of the area are affected by thorium contamination. In addition, the site is affected by extensive soil contamination, potential groundwater contamination, and wetland-related issues. One of the structures on-site contains hazardous ash waste and is in need of decontamination and/or demolition. Finally, the site is affected by possible violations related to the filling of wetlands.

**Block 120.03**

This block contains a new warehouse structure that does not exhibit any exterior dilapidation.

**Block 126 and 126.01**

Blocks 126 and 126.01 are under common ownership. Block 126 contains 3 structures: warehouse uses and a flea market / resale store use. The remainder of the block contains vacant, unimproved land upon which trucks and other vehicles are parked. Several loading ramps have fallen into disrepair.

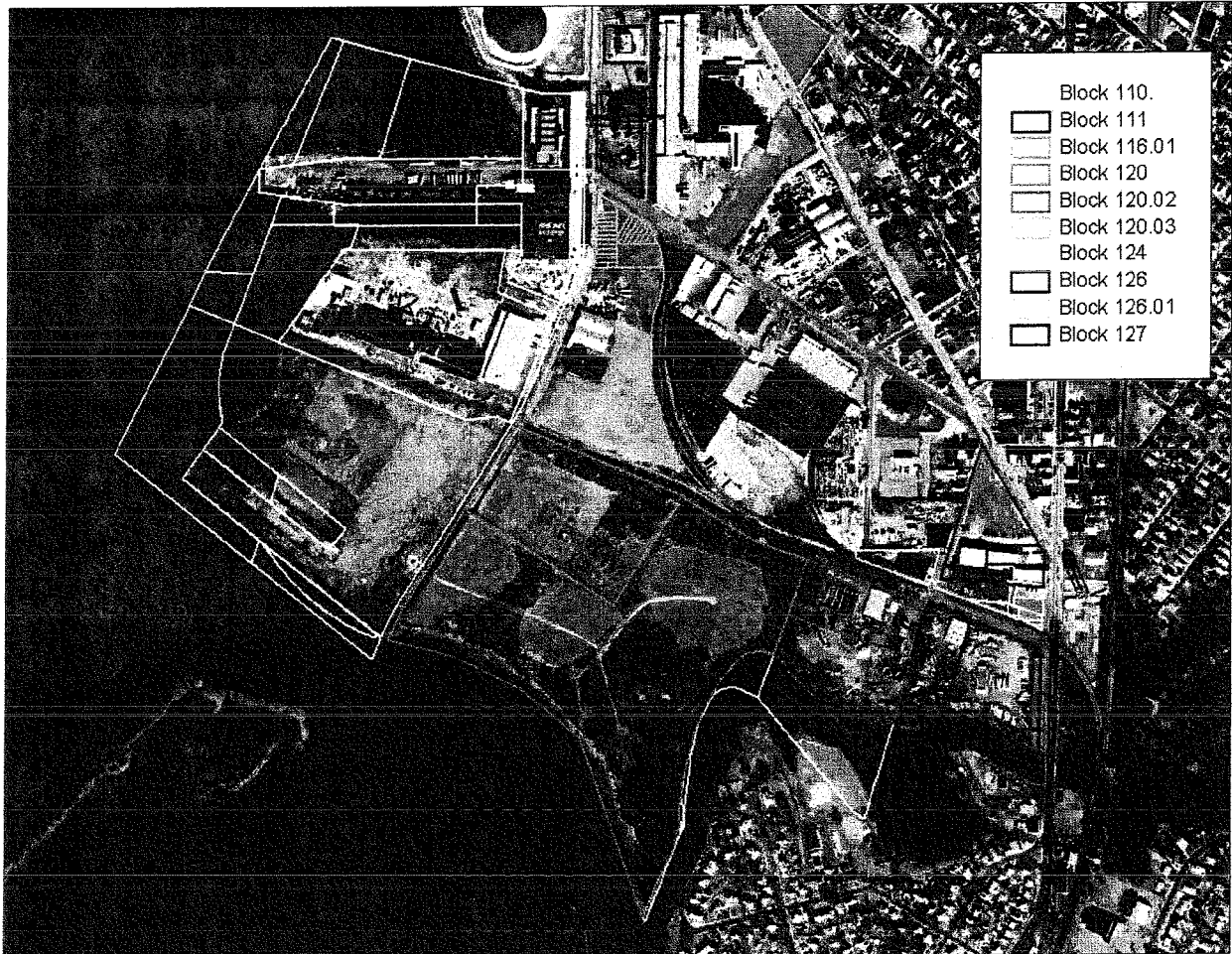
Block 126.01 is primarily used for truck parking, and contains an improved surface parking lot on which there has been a fair amount of dumping. In addition, the fence surrounding the property is dilapidated and rusty.

**Block 127**

Block 127, Lots 1 and 2 contain two buildings that appear to be used for warehousing and storage. There is also truck and boxcar parking in unimproved parking areas.

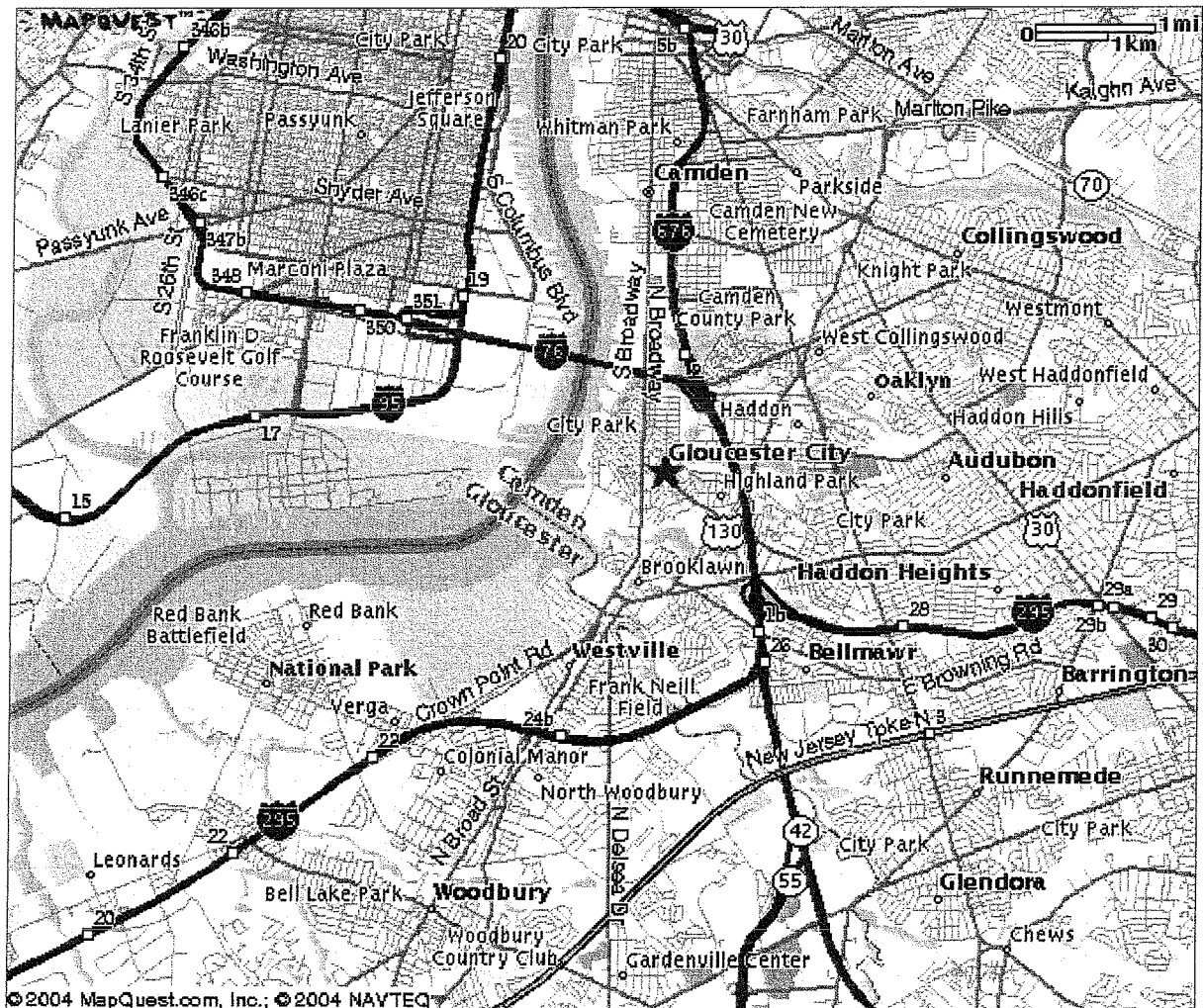
## VI. MAPS OF STUDY AREA

### Aerial Map of Study Area



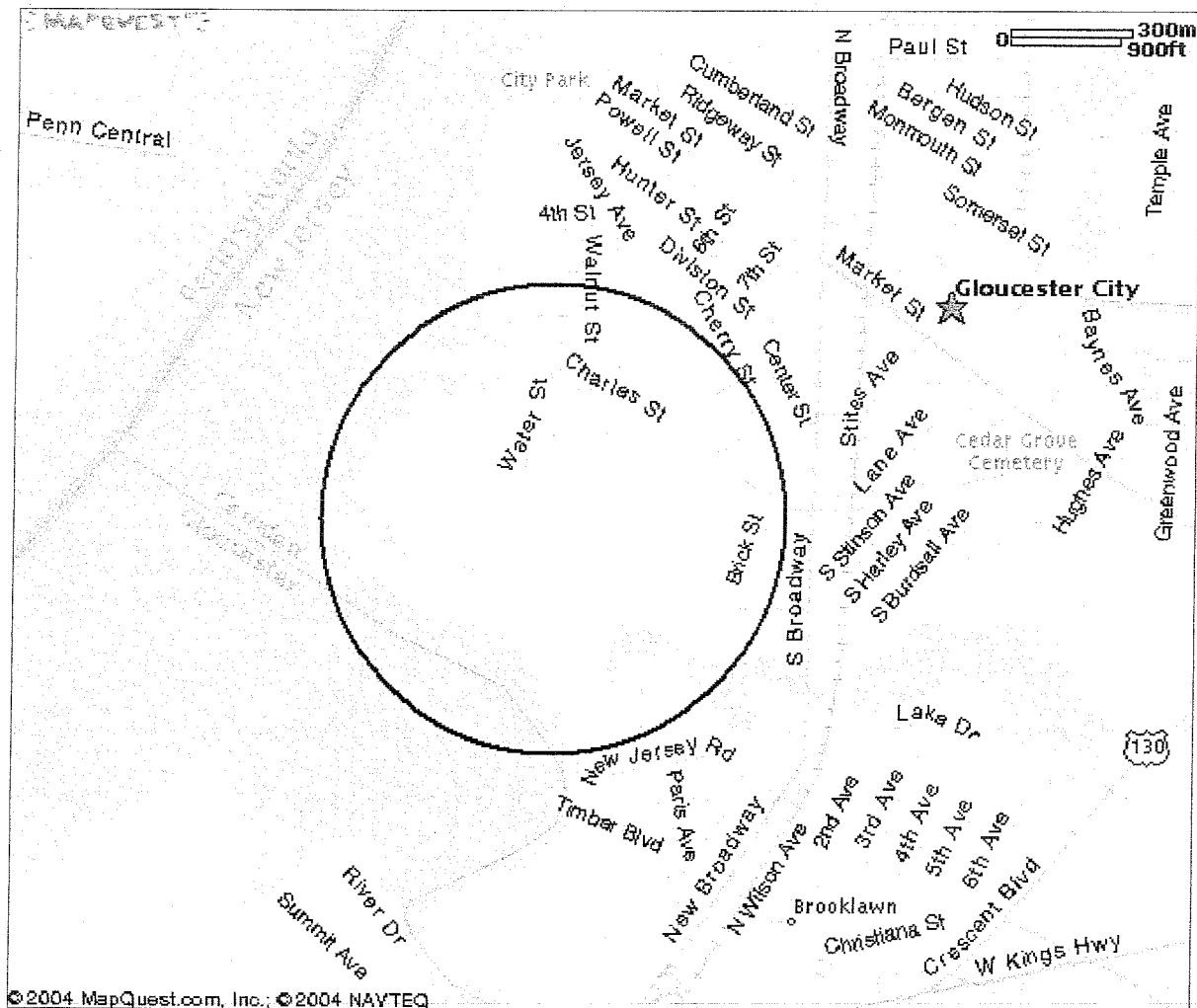
## Access Routes

### Regional Access Routes



## Access Routes

### Local Access Routes



## VII. STATUTORY CRITERIA

Under 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, 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 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 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. c. 303 9C52:27H-60 et. seq.), said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“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 redevelopment of the area of which they are a part.”<sup>2</sup>

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<sup>2</sup> N.J.S.A. 40A:12A-3



## VIII. APPLICABILITY OF STATUTORY CRITERIA

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis versus an individual lot basis, that existing conditions give evidence of economic deterioration in terms of an underutilization or less than fully productive condition of land, or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community. An area is also eligible for declaration where it can be demonstrated that said declaration would advance smart growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

With respect to the advancement of smart growth planning, the State Plan (SDRP) classifies the entirety of the study area as Metropolitan Planning Area (PA-1), an area for which it is envisioned that much of the State's future development and redevelopment activity will occur. The entirety of the City is also a Designated Town Center under the SDRP, these being defined as centers of commerce or government, with diverse residential neighborhoods served by a mixed-use core offering locally oriented goods and services. The Town Center designation is intended to qualify the area to receive priority assistance from the State.

Declaring the study area to be in need of redevelopment would advance the overarching themes of the Town Center and Planning Area designations by enhancing the potential for development activity and growth within the core of Gloucester City. **Therefore, this report concludes that the principles of smart growth are advanced such that the threshold for satisfaction of criteria 'h' is reached for the entirety of the study area.**

The entirety of the study area is within the Gloucester City Enterprise Zone. **Therefore, this report concludes that criteria 'g' is applicable to the study area.**

Localized conditions supporting an area in need of redevelopment declaration are found throughout the study area in various concentrations. These conditions are noted below with regard to specific blocks and lots.

### Block 110

**Criteria 'a':** The generality of the buildings exhibit unsanitary conditions with two separate areas in Block 110 containing on-site contamination of various kinds. Lot 1 (along with Lots 10, 11-13, 18, and 19) is vacant, contains radiological contamination and one-half of the total area was capped approximately seven years ago. Currently, there is maintenance and monitoring on

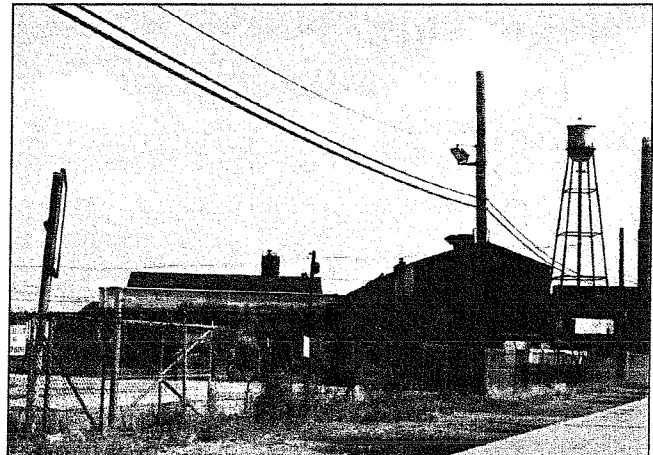
the cap in order to ensure that no additional contamination occurs. Lot 2 is also indicated as being a Known Contaminated Site by the NJDEP, and because of its adjacency to the Gulf and Western Natural Resources Group site, likely contains similar environmental conditions, leading to unsanitary conditions.

In addition, there is evidence of dumping and / or storage of oil drum canisters on the site, posing health and safety risks.

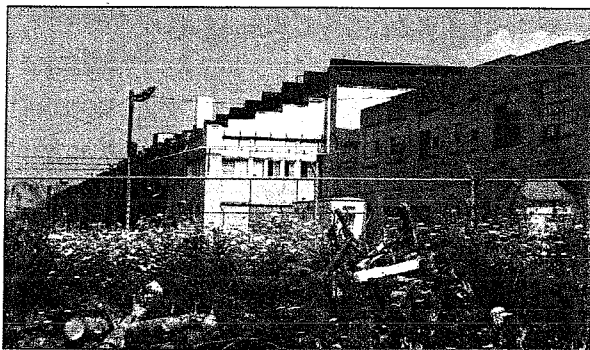
**Criteria 'b':** Buildings on this block that were once used for industrial purposes are no longer in use, have been abandoned, and have fallen into a state of disrepair. These buildings exhibit broken and/or boarded windows, dilapidated and crumbling walls, overgrown vegetation, dilapidated fencing, and other signs of disrepair owing to their abandonment.



An abandoned industrial building in a state of disrepair with broken and boarded windows and overgrown vegetation.



An abandoned industrial building missing a side wall.

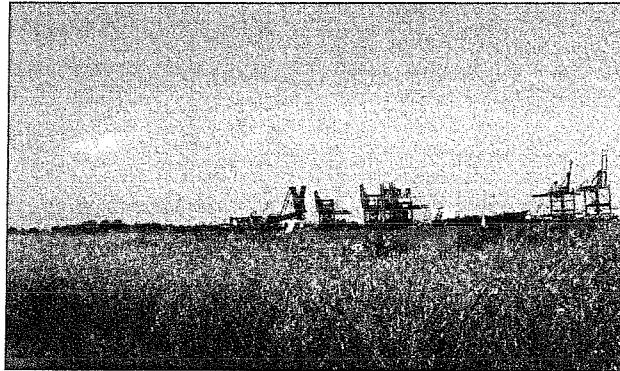


An industrial building with broken and boarded windows, overgrown vegetation and dumping owing to its discontinuance of use.



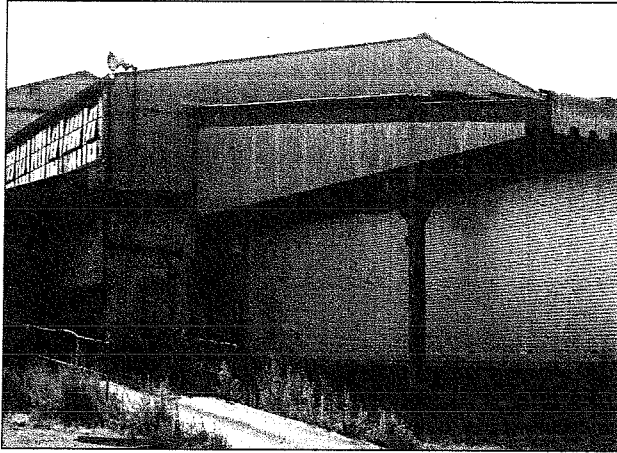
Dumping and storage of oil drum canisters on Block 110.

**Criteria 'c':** This criteria applies to several lots that exhibit 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. This criteria applies to Lot 3.01 (which is a vacant pier), and Lots 4, 5, 6, 7, 7.01, 8, 11, 16, 17, 18, 19, 20 (which are riparian areas). The riparian areas have remained vacant for a period of over ten years due to a lack of access as well as the designation of Lots 11, 18, and 19 within a Known Contaminated Site (the Gulf and Western Natural Resources Group KCS).

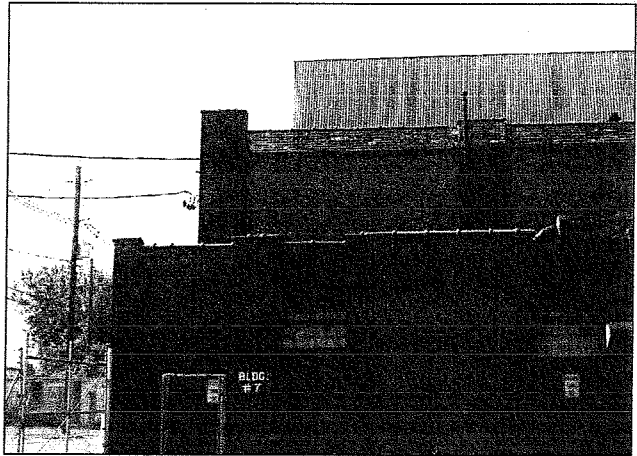


Lot 3.01: Vacant pier

**Criteria 'd':** Areas with buildings or improvements, which, due to faulty arrangement or design and/or obsolete layout are detrimental to the community, are present in Block 110, qualifying it under criteria 'd.' In order to gain vehicular access to Lot 3.01, one must travel on a dilapidated private access drive between the principal structures on Lots 3 and 3.02. This faulty arrangement / obsolete layout creates safety hazards.



Access to Block 110 is gained by driving between Lots 3.02 (above) and 3 (right).

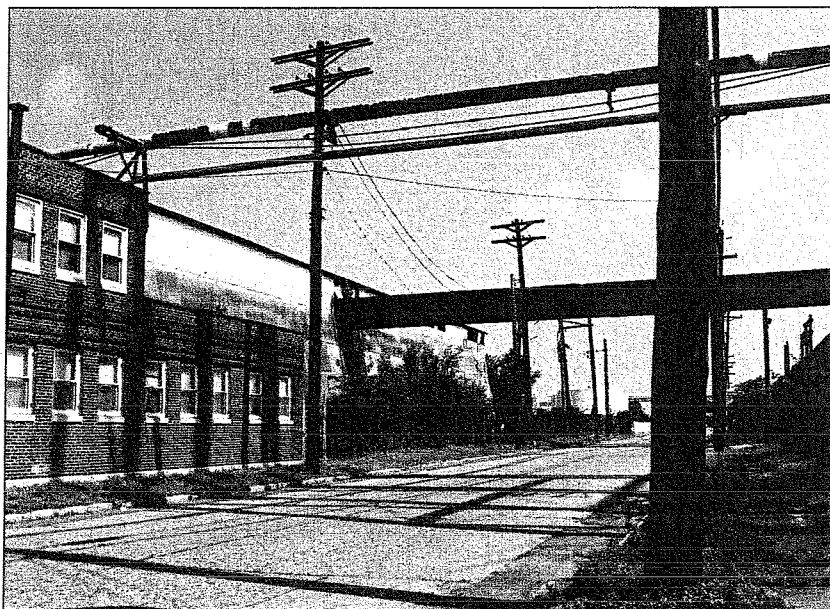


Lot 3

## Block 111

**Criteria 'a':** This block qualifies under criteria 'a' because of the presence of unsanitary conditions. This block, along with Block 116.01, is part of the GAF / Vanguard Vinyl Siding NJDEP Known Contaminated Sites. Portions of the GAF property are affected by a deed notice related to asbestos contamination.

**Criteria 'b':** Buildings that were once used for industrial purposes have been inactive for over 15 years, have been abandoned, and have fallen into a state of disrepair as evidenced by inactive elevated steam lines that are connected with the building on Lot 1 and the inactive building on Block 110 Lot 3.02.



Inactive elevated steam lines are abandoned, dilapidated, and pose safety risks

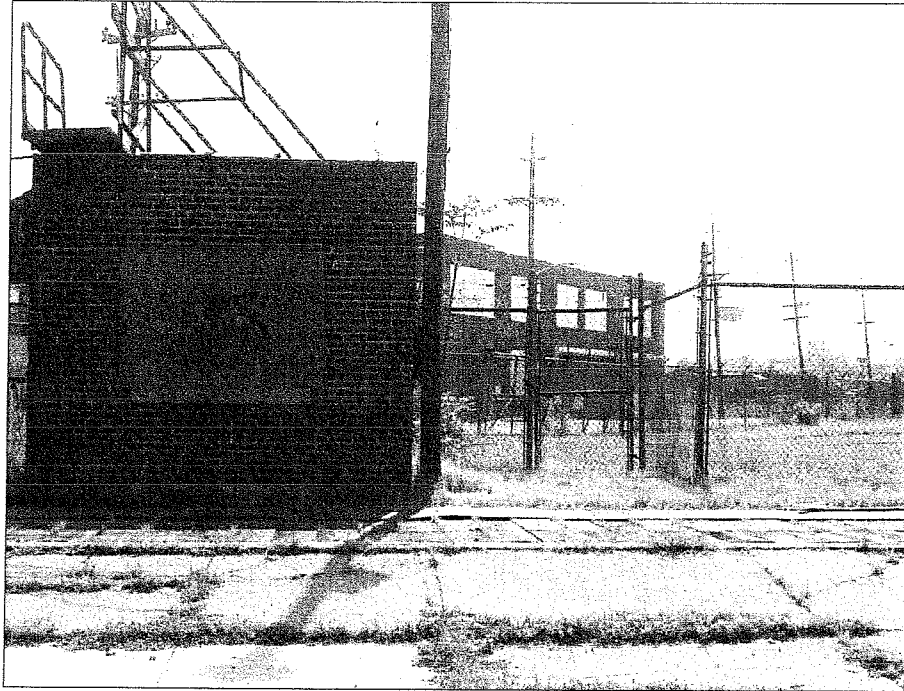
## Block 116.01

**Criteria ‘a’:** This block qualifies under criteria ‘a’ because of unsanitary conditions. This block, along with Block 111, is part of the GAF / Vanguard Vinyl Siding NJDEP Known Contaminated Sites. Portions of the GAF property are affected by a deed notice related to asbestos contamination.

**Criteria ‘b’:** The shed on Lot 16 appears to have been an accessory use within the larger multi-parcel GAF industrial site. As it is presently abandoned and dilapidated, its present state represents the discontinuance of a previous commercial/industrial use in presently untenable condition.

**Criteria ‘d’:** Lot 8 includes not-fully-improved areas with haphazard circulation patterns that are presently used for tractor-trailer parking. In addition, this block is affected by a dilapidated shed (Lot 16), dilapidated fencing, and dilapidated sidewalks.

**Criteria ‘e’:** A narrow parcel running along the eastern boundary of this block is owned by Conrail and contains an abandoned rail extension. The location and ownership of this parcel, as well as the necessity of removing the abandoned rail infrastructure, represent a challenge to private development and are conditions leading to the present underutilization of the block’s parcels.

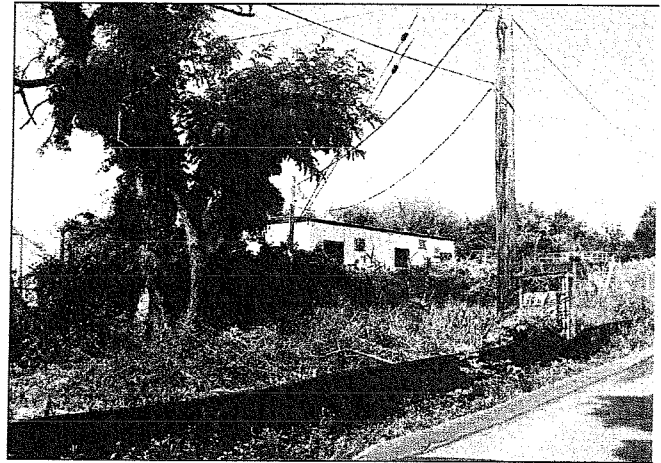
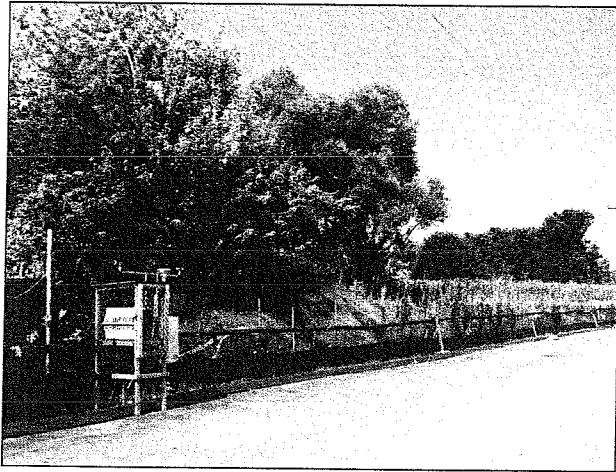


Dilapidated accessory structure (Lot 16), dilapidated fencing, and dilapidated sidewalks

## **Block 120**

**Criteria ‘c’:** This block has been vacant for at least ten years and is subject to several impediments to private development. The roadway providing access to the block, Stinsman Avenue, does not provide access to the entirety of the block. In addition, this block is bounded on three sides by the Delaware River and Big Timber Creek, and portions of the block contain both emergent and forested wetlands, as indicated by GIS data from NJDEP. These environmental constraints combine to restrict development.

**Criteria ‘e’:** The constraints noted above under criteria ‘c’ have led to an economic underutilization for the block.



Block 120: Erosion control activities are ongoing due to the presence of sensitive environmental conditions.

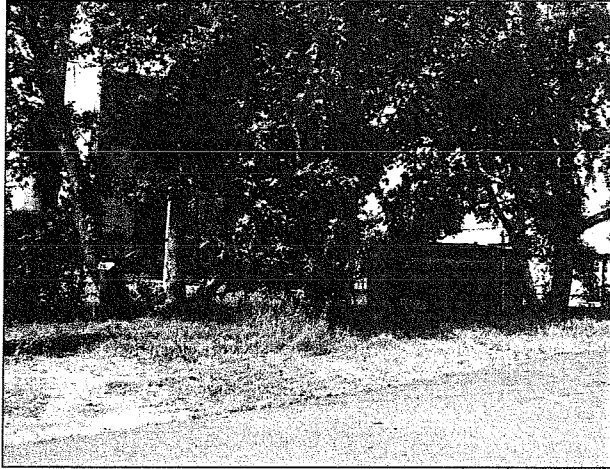
## **Blocks 120.02 and 124**

**Criteria ‘a’:** These blocks each contain a portion of the Gloucester City Sewage Treatment Plant site, which is an NJDEP Known Contaminated Site (KCS) and represents an unsafe condition. One accessory structure in particular contains hazardous waste (ash), and is in need of decontamination and demolition. In addition, the site is affected by extensive soil contamination and possible groundwater contamination.

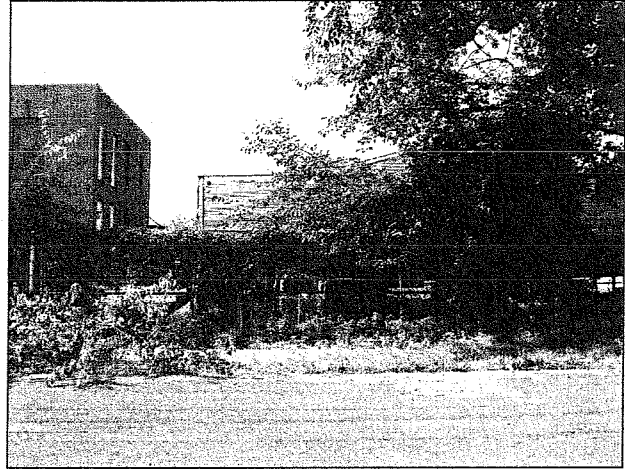
**Criteria ‘b’:** The Sewage Treatment Plant is no longer active, and therefore represents the discontinuance of an industrial use. The facility’s present condition renders it untenable.

**Criteria ‘c’:** The Sewage Treatment Plant is no longer active, and therefore represents vacant/abandoned municipal property that is subject to severe impediments to private development, as evidenced by the contamination described above as well as the presence of wetland soils, as indicated by GIS data from NJDEP.





Block 120.02 contains the inactive sewage treatment plant

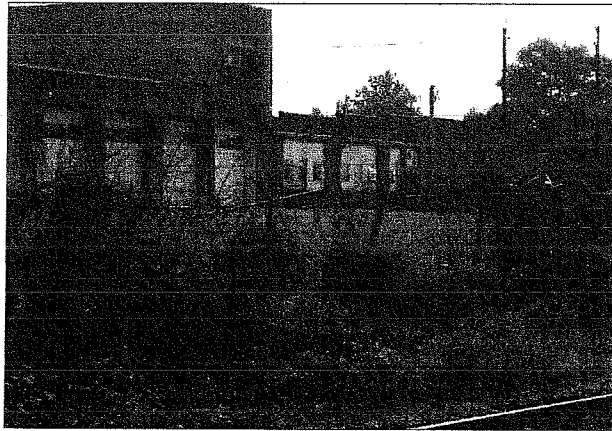


Block 120.02

## Blocks 126 and 126.01

**Criteria 'd':** Dilapidated improvements: These blocks contain instances of dilapidated fencing, driveways and parking areas that are either unimproved or not fully improved, dilapidated and inadequate sidewalks, and a dilapidated loading ramp. Faulty arrangement: circulation patterns within parking areas are haphazard and ill-defined.

**Criteria 'e':** Several small vacant parcels are present, and likely remain underutilized due to an inefficient lot configuration. Several lots either have no road frontage or have frontage on dilapidated roadways. This configuration represents a potential impediment to lot assembly as may be necessary for the development of more intense land uses.



Dilapidated fencing



Dilapidated parking area and ramp





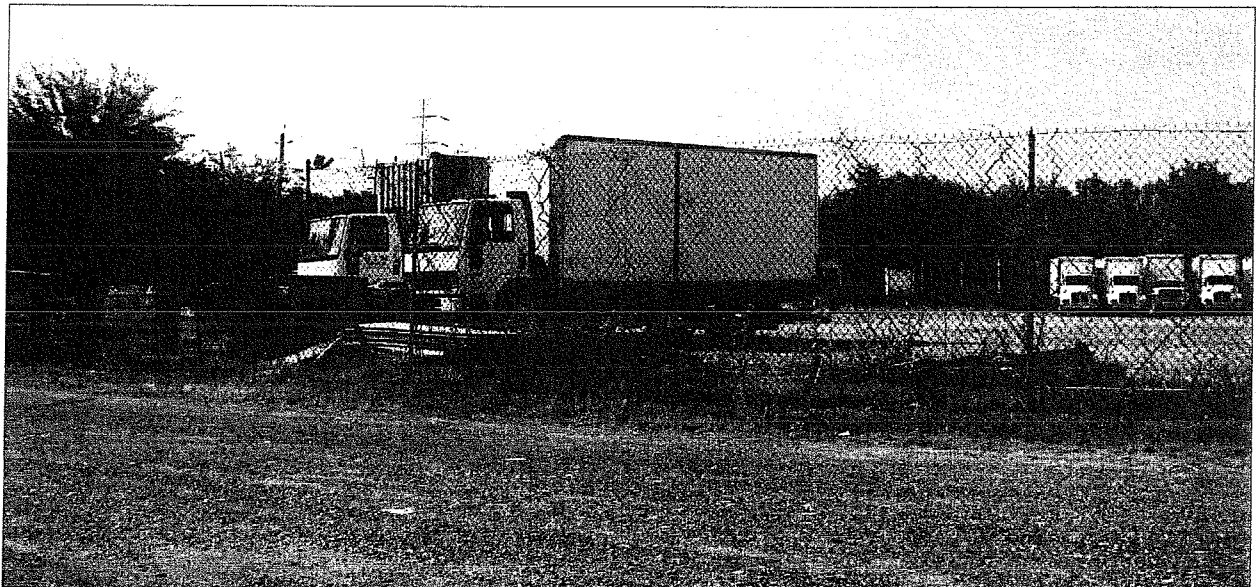
Faulty off-street parking arrangement



Dilapidated / inadequate sidewalk

## Block 127

**Criteria 'd':** These blocks contain instances of dilapidated fencing, poorly defined circulation patterns, and the external storage of building materials with a lack of screening from the roadway.



Dilapidated fencing, external storage / dumping of materials



Faulty arrangement: parking area / accessway has no visible separation from the roadway

## IX. CONCLUSION

Given instances of physical deterioration, the presence of development impediments not likely to be overcome solely through private initiative, as well as a not fully productive utilization of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, it is submitted that the parcels comprising the study area meet the statutory definition for an 'Area in Need of Redevelopment' based on criteria 'a,' 'b,' 'c,' 'd,' 'e,' 'g,' and 'h.' Therefore, it is recommended that the City of Gloucester Mayor and Committee and the Planning Board take action necessary, after public notice and hearing, to make that determination according to law.

## **X. APPENDIX :**

### **NJDEP KNOWN CONTAMINATED SITES INFORMATION**

**Note:** NJDEP designates Known Contaminated Sites by address rather than parcel. Where a site is indicated to be comprised of multiple parcels, the noted contamination may be present on one, multiple, or all parcels.

1. **Name:** Amspec Chemical Co.  
**Address:** 751 Water St.  
**Parcels:** Block 110, Lot 2. Also Lots 7, 7.01-9, 14, 16, 17  
**Site ID:** NJD000312371  
**NJDEP Contact Bureau:** BCM
2. **Name:** Vanguard Vinyl Siding Inc. (Was part of the GAF site; see below)  
**Address:** Charles and Water St.  
**Site ID:** NJD982530073  
**NJDEP Contact Bureau:** EMSA  
**Notes:** 1993 site investigation by DEP – Soil samples yielded higher than acceptable levels of arsenic, lead, antimony, and TPHC.
3. **Name:** GAF Inc.  
**Address:** Charles and Water St.  
**Parcels:** Block 111, Lot 1; Block 116.01, Lots 14.01, 14, 15, 61-67; Block 116.01, Lots 16 and 17; Block 116.01, Lots 19, 20-28; Block 120.01, Lot 3; Block 120.01, Lot 3  
**Site ID:** NJD043292606  
**NJDEP Contact Bureau:** BEECRA  
**NJDEP Contact:** Steve Meyers: 609-633-1392  
**Notes:** No groundwater contamination. Deed notice in place: asbestos contamination. Gloucester City Official (Conversation of 7/20/04): Asbestos remediation has occurred to a degree; numerous drums were removed. Cleaned up to Federal standards; does not yet satisfy state standards.
4. **Name:** Gulf & Western Natural Resources Group  
**Address:** 851 Water St.  
**Parcels:** Block 110, Lots 1, 10, 11-13, 18,19  
**Site ID:** NJD002347664  
**NJDEP Contact Bureau:** BEECRA  
**NJDEP Contact:** Murdo Morrison, Bureau of Northern Case Management: 609-984-1886  
**Notes (per conversation with Mr. Morrison):** This site is also known as Gloucester Titanium. The case was closed. Radiological contamination; was capped roughly 7 years

ago. There has been on-going maintenance and monitoring on the cap. Roughly half of site is capped; Mr. Morrison understands this portion cannot be developed. As he recalls, most of the contamination is between Water Street and the River. Also there is some capping on the other side of Water Street. Near the boundary with the Amspec site, some antimony contamination related to the stack at Amspec was also capped.

5. **Name:** Gloucester City Sewage Treatment Plant

**Address:** 605 Brick Street

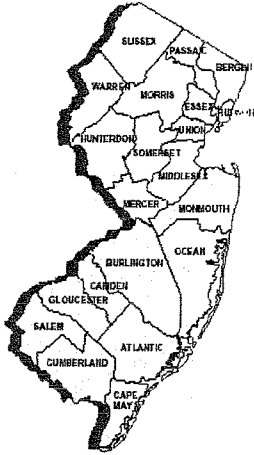
**Parcels:** Block 124, Lot 1

**Site ID:** NJL800153405

**NJDEP Contact Bureau:** BFO-S

**Notes:**

- Soil contamination exists throughout the property, which will have addressed prior to redevelopment.
- Groundwater contamination may or may not be an issue: Additional effort is required to complete the groundwater investigation in order to determine if said contamination must also be addressed.
- The United States Environmental Protection Agency (EPA) is handling cleanup of this site.
- An on-site building contains hazardous waste (ash) and must be decontaminated and/or demolished.
- The on-site landfill must be addressed with the NJDEP Division of Solid Waste.



## **Part II: Redevelopment Plan**

- I. REDEVELOPMENT PLAN**
- II. PLAN IMPLEMENTATION**
- III. APPENDIX**

**Appendix A: New Jersey Finance and  
Incentive Programs**

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# **I. REDEVELOPMENT PLAN**

From a strategic standpoint, this Redevelopment Plan for the Southport area envisions a massing of economic opportunity to be realized through the establishment of new uses, including retail-commercial mixed-use development, residential uses, and open space creation and enhancement. Said uses should take proper advantage of unique waterfront opportunities as well as be effectively integrated with the surrounding community.

The Gloucester City Council will serve as the redevelopment entity responsible for the execution of the Redevelopment Plan.

The Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation of the project area in accordance with section 6 of P.L. 1992, c. 79 (C.40A:12A-7).

## **1. LOCAL GOALS**

The City of Gloucester has identified several goals that have guided this Redevelopment Plan, and these are as follows:

- A. Establish new mixtures of diverse land uses that creatively accommodate new housing, business, and recreational activities in areas for which industrial development no longer represents the highest and best use.
- B. Achieve public access to the Delaware River waterfront in order to allow its value as an amenity to permeate and positively affect the entire community.
- C. Create a smooth transition in building scale and form from adjacent neighborhoods to waterfront blocks in order to reconnect the waterfront study area with the whole of Gloucester City.
- D. Promote context sensitive development that addresses the scale and typology of existing neighborhoods, while encouraging new forms of development near the water's edge.
- E. Create a pedestrian-friendly streetscape.

## **2. LAND USE**

In order to allow for flexibility in potential development patterns, the following land uses shall be permitted throughout the entirety of the study area:

- 1. Residential development to include town homes, multi-family condominiums, and/or single-family development.
- 2. Mixed-use development, provided said uses are compatible with and have a positive effect on one-another.

3. Active and passive recreation areas and facilities.
4. Commercial uses including retail.

### **3. BULK AND AREA REQUIREMENTS**

This plan adopts for the entirety of the study area the prevailing bulk and area requirements as set forth for the R-L Residential Low Density Zoning District within the Gloucester City Ordinance.

These bulk and area standards may be deviated from as found to be necessary without the need for a formal Redevelopment Plan amendment provided a determination is made that such deviation is consistent with the intent of the Redevelopment Plan and will not result in a detrimental impact to adjoining properties.

### **4. PUBLIC ACCESS TO THE WATERFRONT**

The plan encourages, to the greatest extent practicable, the provision of public access to the Delaware River for recreational purposes.

### **5. ADDITIONAL RECOMMENDATIONS**

In order to spur economic development, consolidation and/or subdivision of land for flexible accommodation of various uses is recommended under this plan.

#### **Land Acquisition**

As authorized by the Local Redevelopment and Housing Law, lands and/or buildings not owned by the City of Gloucester, necessary for the effective execution of the redevelopment plan, may be acquired by condemnation in accordance with the provisions of the Eminent domain Act of 1971.

#### **Relocation Assistance**

The Redevelopment Agency shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of any resident from the redevelopment area.

#### **State Plan Conformance**

This Redevelopment Plan compliments the goals of the State Planning Act (N.J.S.A. 52: 18A-196 et. seq.) relating to the revitalization of the State's cities and towns as well as promotion of



beneficial economic growth and development. The plan is also in concert with strategies and policies of the New Jersey State Development and Redevelopment Plan relating to infrastructure investment and economic development. The “New Jersey State Development and Redevelopment Plan” (2001) categorizes the township as PA1—Metropolitan Planning Area.

Pertinent goals of the State Plan with regard to Metropolitan Planning Areas are:

- I. Provide for much of the state’s future redevelopment
- II. Revitalize cities and towns
- III. Promote growth in compact forms
- IV. Stabilize older suburbs
- V. Protect the character of existing stable communities

## II. IMPLEMENTATION OF REDEVELOPMENT PLAN

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A:12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- 1) Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.
- 2) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C.40A-12-22).
- 3) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-1 et. seq.).
- 4) Clear any area owned or acquired and install or reconstruct infrastructure
- 5) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
- 6) Arrange or contract with public agencies or redevelopers.
- 7) Lease or convey property or improvements without public bidding.
- 8) Enter upon buildings or property for conduct of investigations or surveys.
- 9) Provide for relocation assistance
- 10) Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
- 11) Request the designation of particular areas as areas in need off redevelopment or rehabilitation.