

Brownfield Site Redevelopment Prioritization Criteria Camden Mt. Ephraim Brownfield Area-Wide Plan

Site # _____ Site Name: _____

Location	Score
Is the site readily accessible by major transportation mode (rail, highway, and/or water)? yes=1 point no=0 points	
Does the site have the potential of being clustered with adjacent properties? yes=3 point no=0 points	
Physical Site Characteristics	
Is the site vacant (no structures present)? yes=1 point no=0 points	
Environmental Considerations	
Contamination * (only one criteria can apply)	
Has a site assessment been <i>completed</i> resulting in no known contamination? 3 points	
Has the site remediation been <i>completed</i> ? 3 points	
If site remediation has not been completed or even started, has a Remedial Action Work plan been prepared and approved by the NJDEP and/or certified by a LSRP? 2 points	
Has a site assessment been <i>completed</i> resulting in known contamination (but remediation plan has <i>not</i> yet been approved/certified)? 1 point	
Is site contamination unknown, or is a site assessment underway (not yet completed)? 0 points	
Is the site listed on the National Priorities List (Superfund)? 0 points	
Is the property under a federal or state enforcement action? 0 points	
Other Constraints	
Is the site located within a floodplain? yes=0 points no=1 point	
Are there wetlands present on the site? yes=0 points no=1 point	
Is the site or structures on the site listed on either the National or State Register of Historic Places? yes=0 points no=1 point	
Planning Considerations	
Is redevelopment of the site for economic purposes inconsistent with regional plans (e.g., DVRPC Connections Plan)? no=1 point yes=0 points	
Is redevelopment of the site for economic purposes inconsistent with state plans (e.g., New Jersey Energy Master Plan)? no=1 point yes=0 points	
Is redevelopment of the site for economic purposes consistent with The City of Camden Master Plan? yes=2 point no=0 points	
Is redevelopment of the site for economic purposes consistent with an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden? yes=2 point no=0 points	
Is the site specifically mentioned in an existing Neighborhood Redevelopment Plan, Neighborhood Plan or Redevelopment Project as designated for review by the City of Camden in a manner consistent with economic redevelopment? yes=2 point no=0 points	
Ownership	
Is the site owned by a public entity (municipality, county or state)? yes=6 points no=0 points	
If the site is not owned by a public entity, is an agreement in place with the property owner? Yes=2 points no=0 points	
Total Score:	