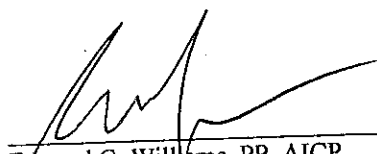


Eastern Edge Area in Need of Redevelopment Study

Division of Planning, Department of Development and Planning



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Eastern Edge Area in Need of Redevelopment Study

The preparation of this report was funded by the Camden County Improvement Authority. The author is solely responsible for its findings and conclusions which may not represent the official views or policies of the funding agency.

This report acknowledges and incorporates key elements based on the previous work of Ms. Gail Elbert, PP, AICP, Camden County Improvement Authority (1995).

Honorable Gwendolyn Faison, Mayor

Edward C. Williams, PP, AICP, Acting Director, Department of Development and Planning

Camden City Planning Board

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I. Introduction

A. Study Authorization

On June 13, 2002, the Camden City Council, through resolution MC-02:423 directed the Planning Board through the Division of Planning to conduct an investigation to determine whether the Eastern Edge study area is an area in need of redevelopment. The findings of this report will be used to develop a redevelopment plan to address the area's land uses, zoning designation, and property conditions. It may also include other activities as may be required to facilitate development opportunities.

On July 9, 2002, the Planning Board has authorized the Division of Planning, Department of Development and Planning to conduct this investigation and prepare the necessary reports. The purpose of this report is to determine whether the Eastern Edge Study Area is an area in need of redevelopment pursuant to NJSA 40A: 12A-1.

On August 1, 2002, the City Council through resolution MC:02:590 directed the Planning Board to amend resolution MC-02:423 to include Block: 1382, Lot: 7.01.

On September 10, 2002, the Planning Board authorized the Division of Planning, Department of Development and Planning to include Block: 1382, Lot:7.01.

B. Organization of this report

The Eastern Edge Area in Need of Redevelopment Study is organized through the following sections. The first section examines the origins of this report and describes the purpose of the report. The second section deals with the proposed study area and denotes boundaries. The third section outlines the statutory criteria pursuant to NJSA 40A:12A-1. The fourth section provides the report's findings and recommendations.

II. Eastern Edge Study Area

A. Study Area Location and Boundaries

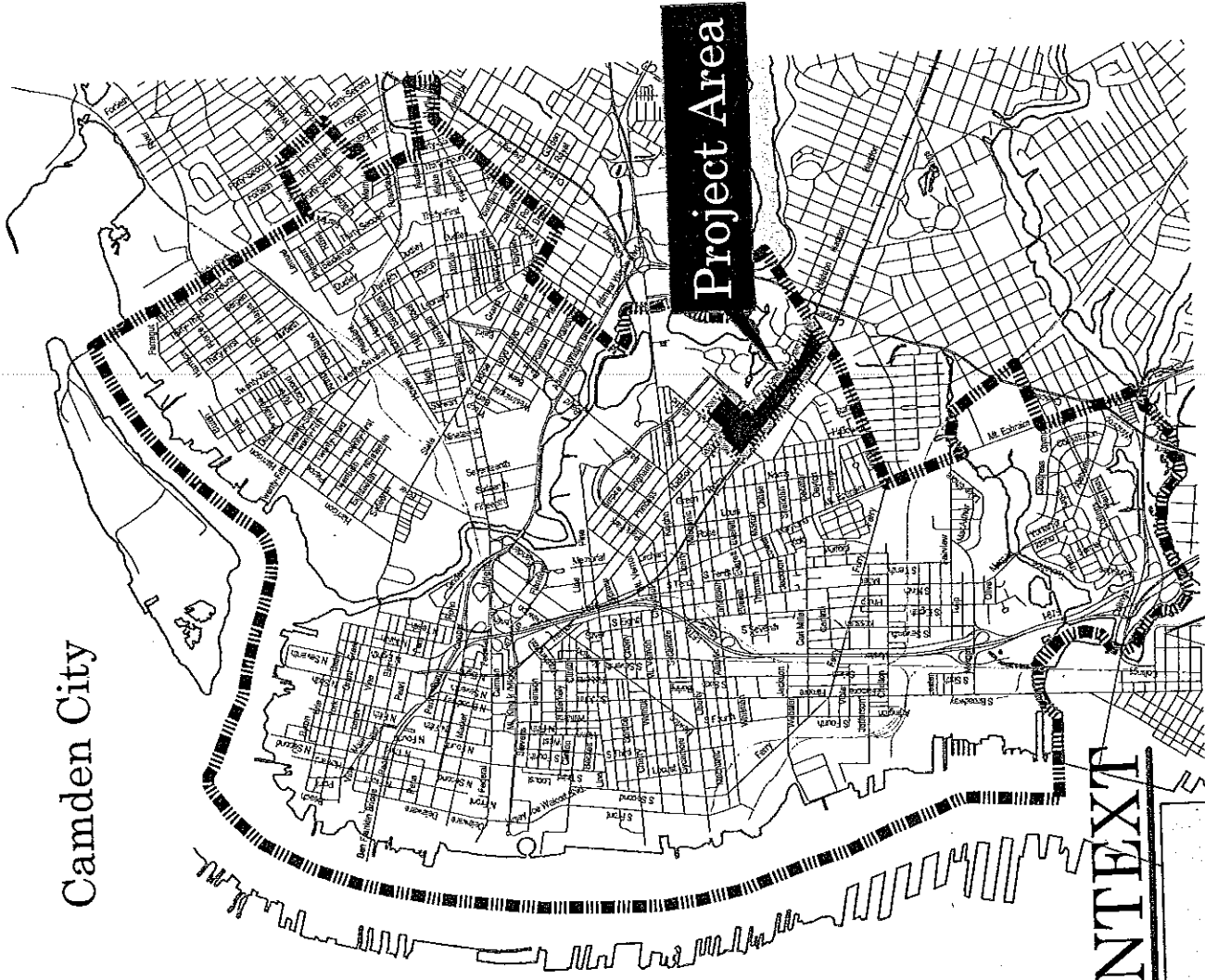
The Eastern Edge study area is located in the City of Camden, New Jersey. This study area is positioned in the Parkside neighborhood, Census Tract 6014. The boundaries of the study area include Ormond Ave. to the North, Ferry Ave to the East, the PATCO line right of way to the South, Landsown Ave. to the West. The Eastern Edge Study area represents an area that contains 6 Tax Blocks and 45 Tax lots. ***See Maps #1 (Local Context), #2. (Study Area), and #3 (Tax Block and Lot)***

<u><i>Tax Block</i></u>	<u><i>Tax Lot</i></u>
1279.01	1,2,3,5,6,8,14,16,17,24,25
1300	82,83,84,90,91,93,94,95,99
1301	1,2
1381	1,2,24,26,27,28,29,30,31
1382	4,5,6,7,7.01,8
1383	1,2,3,6,9,10,12,78

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City of Camden, New Jersey

Camden City



Project Area



LOCAL CONTEXT

Project Planner
Edward C. Williams, AICP

GIS Mapping: Ayo Ayorinde, ASLA 09/02

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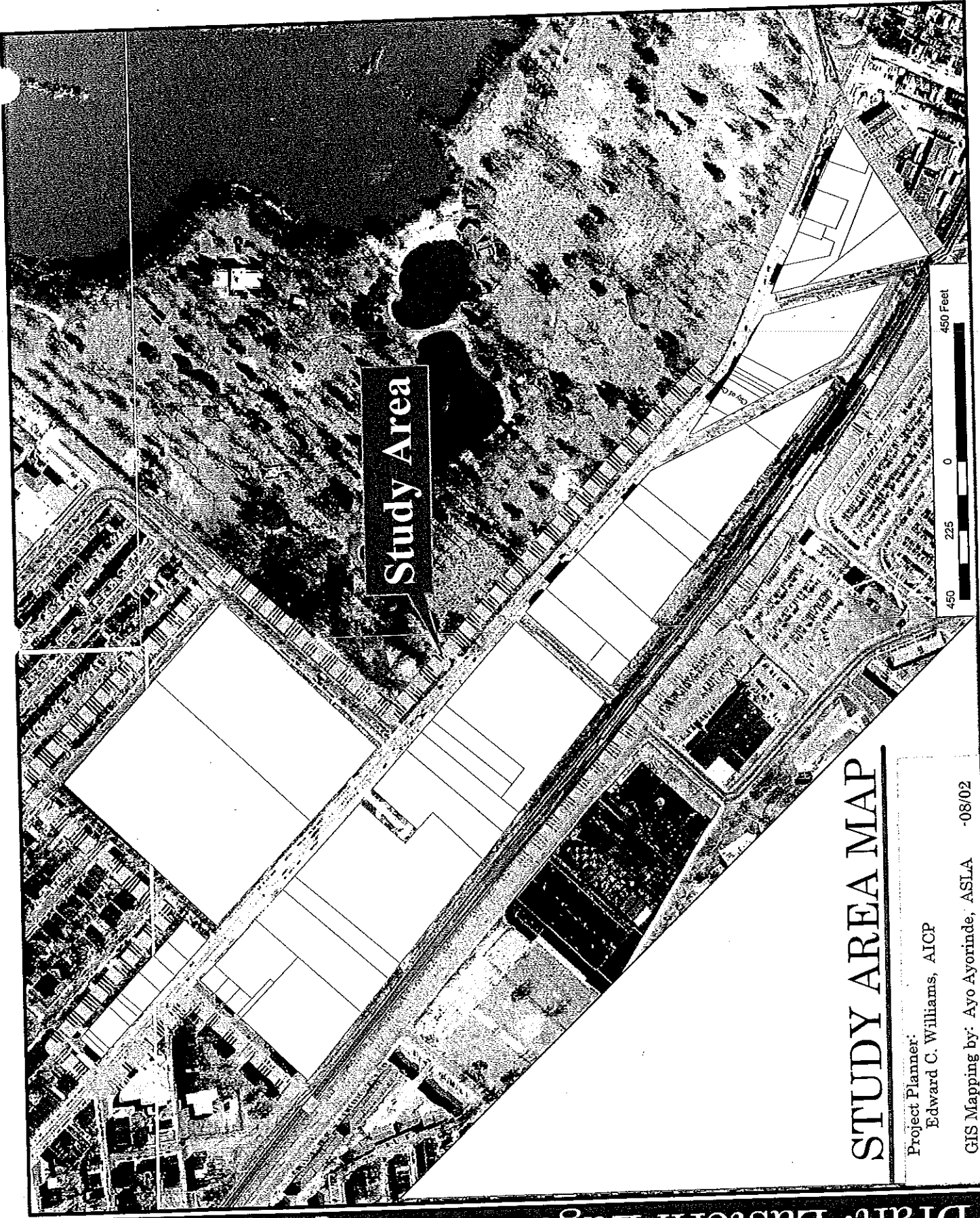
STUDY AREA MAP

Project Planner:
Edward C. Williams, AICP

GIS Mapping by: Ayo Ayorinde, ASLA -08/02

Study Area

450 225 0 450 Feet



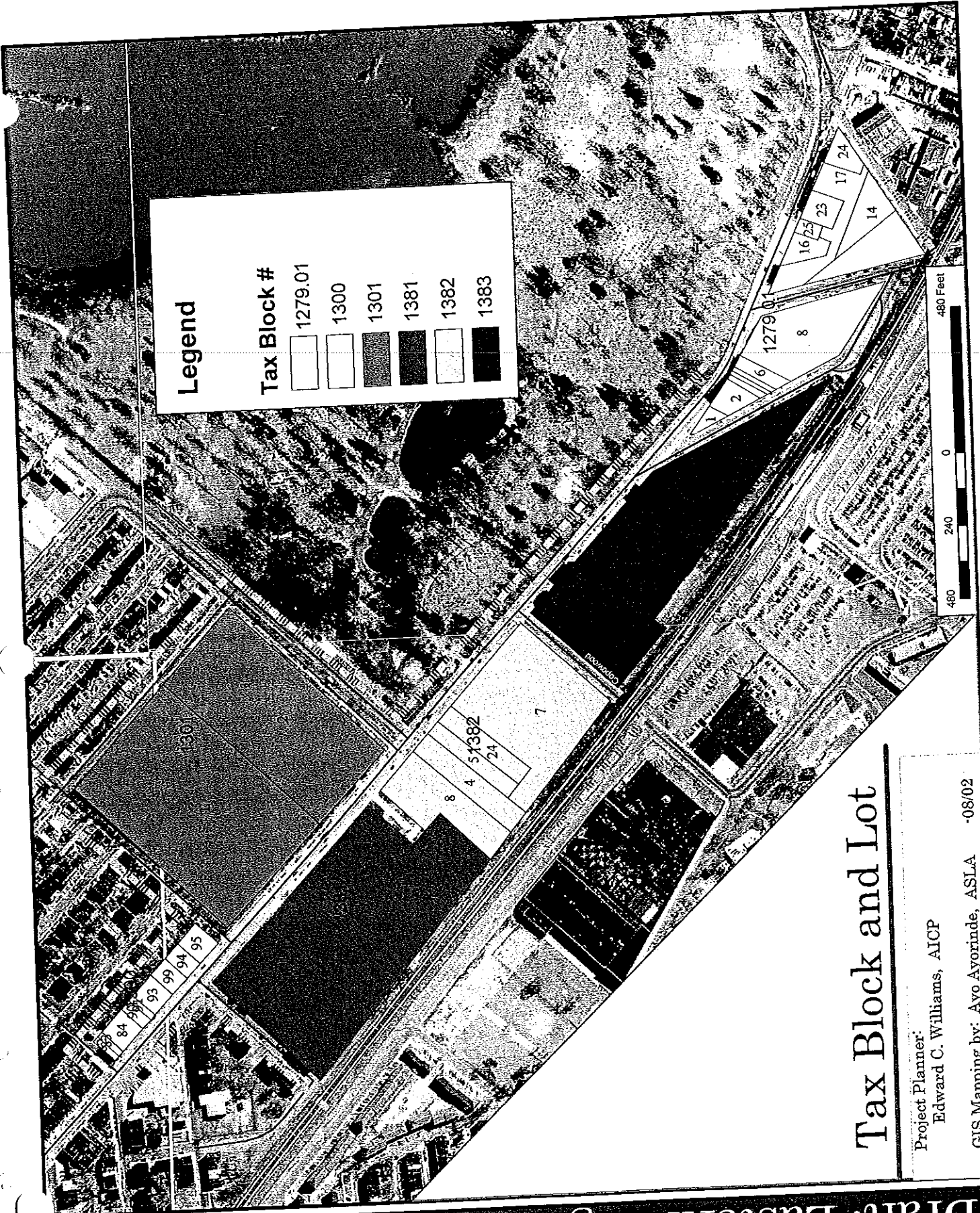
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City of Camden, New Jersey

Tax Block and Lot

Project Planner:
Edward C. Williams, AICP

GIS Mapping by: Ayo Ayorinde, ASLA -08/02



B. Existing Zoning

This section describes the existing zoning and land use regulations for the study area. The zoning designation includes the (R-1) Residential District, C-R Commercial/Residential District (C-R), and the Institutional/Residential District (I-R).

See Map #4. Zoning

C-R Commercial-Residential (Mixed Use District)

Purpose

The purpose of the Commerce-Residence C-R District is to effectuate the land use plan element of the City of Camden's Comprehensive Plan for Commerce-Residence interface areas.

Use Restrictions

A building may be erected or used and a lot may be used or occupied for any of the uses permitted in the C-2 district.

Area, Bulk, and Yard Requirements

In all Commerce-Residence C-R Mixed Use Districts, the area and bulk requirements set out in 577-18A shall be applicable, except as follows:

- A. Where off-street parking is provided for a commercial use on the same lot or on an immediately adjacent lot, the required rear yard may be reduced five (5) feet for each off street parking space provided, except that the resulting minimum rear yard may not be less than ten feet in depth.
- B. Where a commercial use is converted to a residential use, the minimum rear yard shall be fifteen feet.

577-118 Compliance with other provisions

Unless otherwise expressly provided herein, all residential structures shall comply with all of the requirements imposed by the applicable predominant residential use district under which they and all commercial uses and structures shall comply with all of the

requirements imposed by the applicable predominant commercial use district under which they fall.

I-1 Industrial District

The Industrial District shall be used for light manufacturing and/or wholesale and storage activities and/or heavy commercial usage, all of which are subject to the conditions listed in this Article.

Use Restrictions

- A. Buildings and other structures and uses permitted are all those permitted in C-4 Districts, service or wholesale establishments and also light manufacturing establishments, including the fabricating, processing, assembling and handling of goods and products.
- B. Certain uses should not be permitted if they are hazardous to public safety, health and welfare. The following uses are specifically prohibited.
1. Residential uses, except living quarters for caretakers or watchmen.
 2. The storage of illumination gas or poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
 3. Stock yards and slaughterhouses other than for poultry.
 4. Foundaries, forge shops and boiler works.
 5. Junkyards and automobile disassembly plants and the storage of secondhand building materials for resale, except in established lumber or building material yards.
 6. Generation of power, unless with the use of smokeless fuels or with the use of all appropriate governmental approved and effective smoke and flyash elimination equipment.
 7. The storage of crude oil or any of its volatile products or other flammable liquids in aboveground tanks, except as an incidental use to any of the permitted industrial uses with unit capacity not greater than ten thousand (10,000) gallons or in aboveground tanks with unit capacity not greater than five hundred fifty (550) gallons not closer than (50)feet to any property line.

8. Adult entertainment uses.
9. Any radioactive and fissionable materials.
10. Explosive uses of any kind.

577-86 – Area, bulk, and yard requirements

For area, bulk, and yard requirements, see 577-18A.

577-87 - Distance between buildings on single lot.

On any single lot, the minimum distance between any two (2) buildings, other than accessory buildings, shall be either twenty (20) feet or a distance equal to not less than one third (1/3) of the combined height of the two walls facing each other, whichever is greater.

577-88 – Off Street Parking

For off street parking requirements, see Article XVII

577-89 - Off Street Loading

For off street loading facilities, see Article XVII

577-90 – Design Review

For design review, see Articles XXI through XXIX

577-91 – Buffer Strip

For buffer strip requirements, see Article XVIII

I-R – Institutional Residential

577-103 Purpose

The purpose of the Institution-Residence I-R Mixed Use District is to effectuate the land use plan element of the City of Camden's Comprehensive Plan for institution-residence interface areas.

577-104. Use Restrictions

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Any use permitted in an R-2 District.
- B. Hospitals and sanitariums and universities, except in converted residential structures, provided that

1. The buildable area of the lot shall be not less than 20 feet from any lot line, except that for each structured parking space one hundred (100) square feet of additional building area shall be permitted within a side yard, rear yard, or front yard, except that no side yard shall be reduced to less than 10 feet from any side lot line, no backyard shall be reduced to less than ten (10) feet from any rear lot line, and no front yard shall be reduced to less than fifteen (15) feet from any front lot line.
 2. Automobile parking spaces, when provided on the same lot with the use they are intended to serve and when not within the building, shall be permitted only at the side and rear yards of the lot and may encroach on side and rear yards, but not closer to a lot line than five (5) feet, and shall be separated from adjoining properties by a screen composed of landscaping and or fencing screening, subject to Article XVII of this chapter. Parking provisions shall in addition, be subject to the controls.
 3. A site plan must have the approval of the Planning Board in accordance with the requirements of Articles XXI through XXIX..
- C. Hospitals, sanitariums and universities in converted residential structures, subject to the following conditions:
1. The gross floor area to be converted from residential to such institutional use shall not exceed two thousand seven hundred (2,700) square feet.
 2. There shall be no encroachment or additional improvements constructed within any required yard, except for any off-street parking area and landscaping screens.
 3. The principal facade of the structure in question shall not be modified in such a manner as to significantly alter the architectural features of said structure.
- D. Planned unit developments or planned unit residential developments, in accordance with the provisions of Article XXVI.
- E. Offices, business, professional or governmental, or five thousand (5,000) square feet or less, except in converted residential structures.

- F. Offices, business, professional or governmental, in converted residential structures, subject to those same controls set out in Subsection C.
- G. Offices, business, professional or governmental, of more than five thousand (5,000) square feet, provided that:
1. The buildable area of the lot shall not be less than (20) feet from any lot line, except that for each structured parking space ten (10) square feet of additional building area shall be permitted within a side yard, rear yard or front yard, except that no side yard shall be reduced to less than ten (10) feet from any side lot line, no backyard shall be reduced to less than ten (10) feet from any rear lot line, and no front yard shall be reduced to less than fifteen (15) feet from any front lot line.
 2. Automobile parking spaces, when provided on the same lot with the use they are intended to serve and when not within a building, shall be permitted only at the side and rear yards of the lot and may encroach on side and rear yards, but not closer to a lot line than (5) feet, and shall be separated from adjoining properties by a screen composed of a landscaping and or fencing screening, subject to Article XVII of this chapter. The screen of landscaping or fencing or wall and paved or landscaping area may be located within the parking setback area. Parking provisions shall, in addition, be subject to the controls set out in Article XVII of this chapter.
- H. Collective off street parking facilities and off- street parking on a lot other than the lot where the use to be served by the parking is located, subject to the screening requirements of Article XVII and the parking requirements of Article XVII of this chapter.
- I. Accessory uses, provided that no accessory building shall be constructed upon a lot until construction of the main building has been actually commenced, and no accessory buildings shall be used unless the main building on the lot is completed and used.

577-105 Area, bulk, and yard requirements.

Except as indicated in 577-104, area, bulk, and yard requirements in Institution-Residence I-R Mixed Use Districts shall be those applicable in R-2 Districts.

577-106 Off Street Parking

For off street parking requirements, see Article XVII.

577-107. Design Review

For design review, see Articles XXI through XXIX.

577-108. Buffer strip

For buffer strip requirements, see Article XVIII.

577-109. Signs

For sign requirements, see Article XIX.

577-110. Compliance with other provisions

Unless otherwise expressly provided herein, all residential structures shall comply with all of the requirements imposed by the applicable predominant residential use district under which they fall and all commercial uses and structures shall comply with all of the requirements imposed by the applicable predominant use district under which they fall.

R-1 Residence R-1 District

577-33. Purpose

The purpose of the Residence R-1 District shall be to establish a zoning district for single family dwellings at a maximum density of approximately twenty nine (29) units per acre and garden apartments at a maximum density of approximately twenty nine (29) units per acre.

577-34. Permitted Uses

Permitted uses, buildings and structures shall include uses permitted in Residence R-1A Districts and, additionally, single-family dwellings of any type.

577-35. Area, yard, height provisions; open space ratio

For area, yard and height provisions and open space ratio, see 577-18A.

577-36. Setback for tall buildings; maximum height

In all residential districts other than R-1A Districts, no portion of the front wall of a building or the wall facing the front lot line shall be higher than sixty (60) feet above the

street, nor shall it be closer to the front lot line than a distance equal to one-third (1/3) of the height of the building above curb level.

577-37. Distance between buildings

- A. On any single lot, the minimum distance between any two exterior facing walls containing window openings to habitable rooms, other than those in an accessory building, shall be forty (40) feet or one-half (1/2) the combining height of the facing walls, whichever is greater, but in no case need it be more than one hundred (100) feet. However, where facing walls contain no windows other than bathroom or kitchen windows, the minimum distance shall be sixteen (16) feet, regardless of the height of the walls.
- B. Special exceptions to the minimum required distances between buildings may be granted, at the discretion of the appropriate reviewing board, where comparable standards of light, air, ventilation and privacy may be achieved.

577-38. Setbacks for buildings with common courtyards.

The following table is a list of special setback requirements for buildings with common courtyards:

Special Setbacks for Building with common courtyards.

<i>Facing Wall</i>	<i>Right of Way Carrying Through Vehicular Traffic</i>	<i>Right of Way not Carrying through Vehicular Traffic</i>
Front Rear	Not applicable	None required
	10 feet from the curbline or ½ the width of the cartway from the curbline, whichever is greater; however, in no case is a setback greater than 15 feet from the right of way line required.	None required

577-39. Construction above curb level.

In any district in the city, in any residential structure that contains two (2) or more dwelling units and is constructed after the effective date of this chapter and in any structure in which the number of dwelling units is increased after the effective date of this chapter, said dwelling units must be constructed at least fifty percent (50%) above the curb line level at the front of the building.

577-40. Size of the Dwelling.

In all residential structures erected, converted or altered with respect to floor area or number of dwelling units after the effective date of this chapter, the minimum living space floor area per dwelling unit, exclusive of steps, porches, walls, bays, utility rooms or attached sheds; shall be as follows:

- A. One thousand (1,000) square feet for a single family dwelling having more than two bedrooms.
- B. Eight hundred fifty (850) square feet for a single family dwelling having two (2) bedrooms or fewer.
- C. Five hundred (500) square feet for each efficiency apartment in any structure except that in building for four (4) stories or more the minimum shall be four hundred twenty five (425) square feet for each apartment. (Amended 6-28-1990 by Ord. No. MC-2549)
- D. Five hundred eighty (580) square feet for each one bedroom apartment in any structure. (Amended 6-28-1990 by Ord. No MC-2549)
- E. Six hundred sixty (660) square feet for each two bedroom apartment in any structure containing more than two dwelling units.
- F. Each additional bedroom greater than two (2) shall be least one hundred (100) square feet each.

577-41. Elevator Service

In all residential structures erected after the effective date of this chapter, elevator service must be provided to any dwelling units which has sixty percent (60%) or more of its floor area, exclusive of steps, porches, walls, bays, utility rooms or attached sheds, and height of three (3) stories or more.

577-42. Parking Structures.

The requirements for parking structures are the same as those discussed in 577-30 and 577-31.

577-43. Off-Street Parking.

For off-street parking requirements, see Article XVII.

C. Existing Land Uses

The Eastern Edge Study area is primarily an institutional/health care community. It contains a considerable number of institutional uses owned and operated by Our Lady of Lourdes Hospital or Lourdes Ancilliary Services. These uses are positioned mainly in the center of the study area. Specifically, these uses consist of the Lourdes Pediatric Care facility that also houses Lourdes Personnel Offices, a Day Care Center, the Sister Elizabeth Corry Ambulatory Care Center, and the Our Lady of Lourdes Medical Center, the main medical facility.

The western portion of the study area consists of land uses which include a limited range of commercial retail stores, residential, and a professional offices (Dentist Office) and RTD Management Co, a property management agency. There is a commercial establishment (Charlie's Auto Repair), a manufacturing company, and an industrial establishment within the residential core of the study area. This area also includes an ambulatory service building and a wholesale/commercial establishment: Newman Glass Works, Co.

There are two churches in the study area: the Dominican Sisters, (Perpetual Rosary Shrine) a Catholic Church with convent and a building owned by Ms. Dorothea Dixon (1470 Haddon Ave) which was approved for a church by the Planning Board.

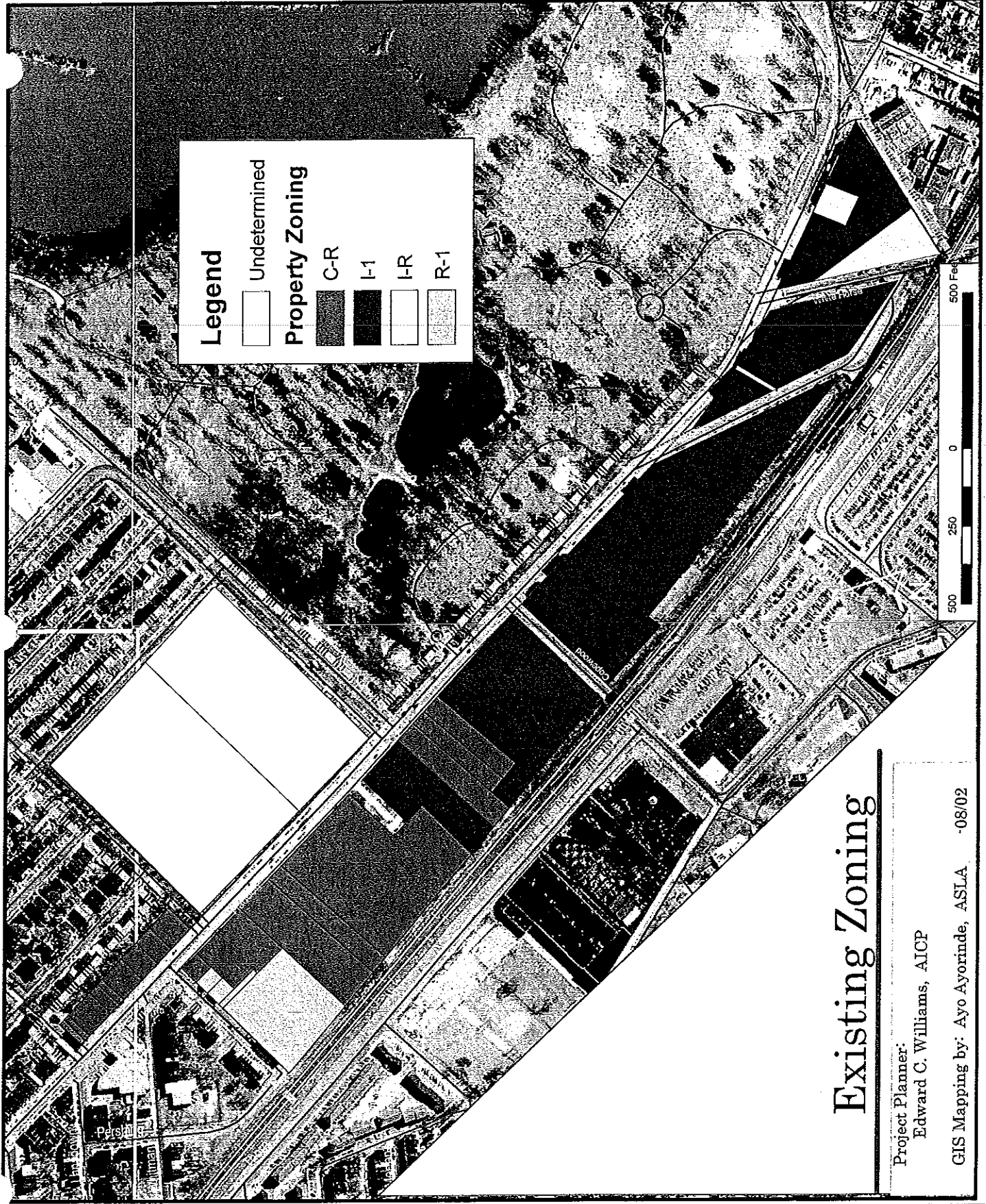
Most of the industrial and manufacturing uses are located in the eastern portion of the study area between Copewood St. and Ferry Ave. PHC Industries, a manufacturer of sheet metal, Universal Windows and Doors, Diamond Motors, PK Fork Lift, Inc., and New Jersey Rivet, Co. are the dominant, active land uses. There are three commercial-

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City of Camden, New Jersey

Existing Zoning

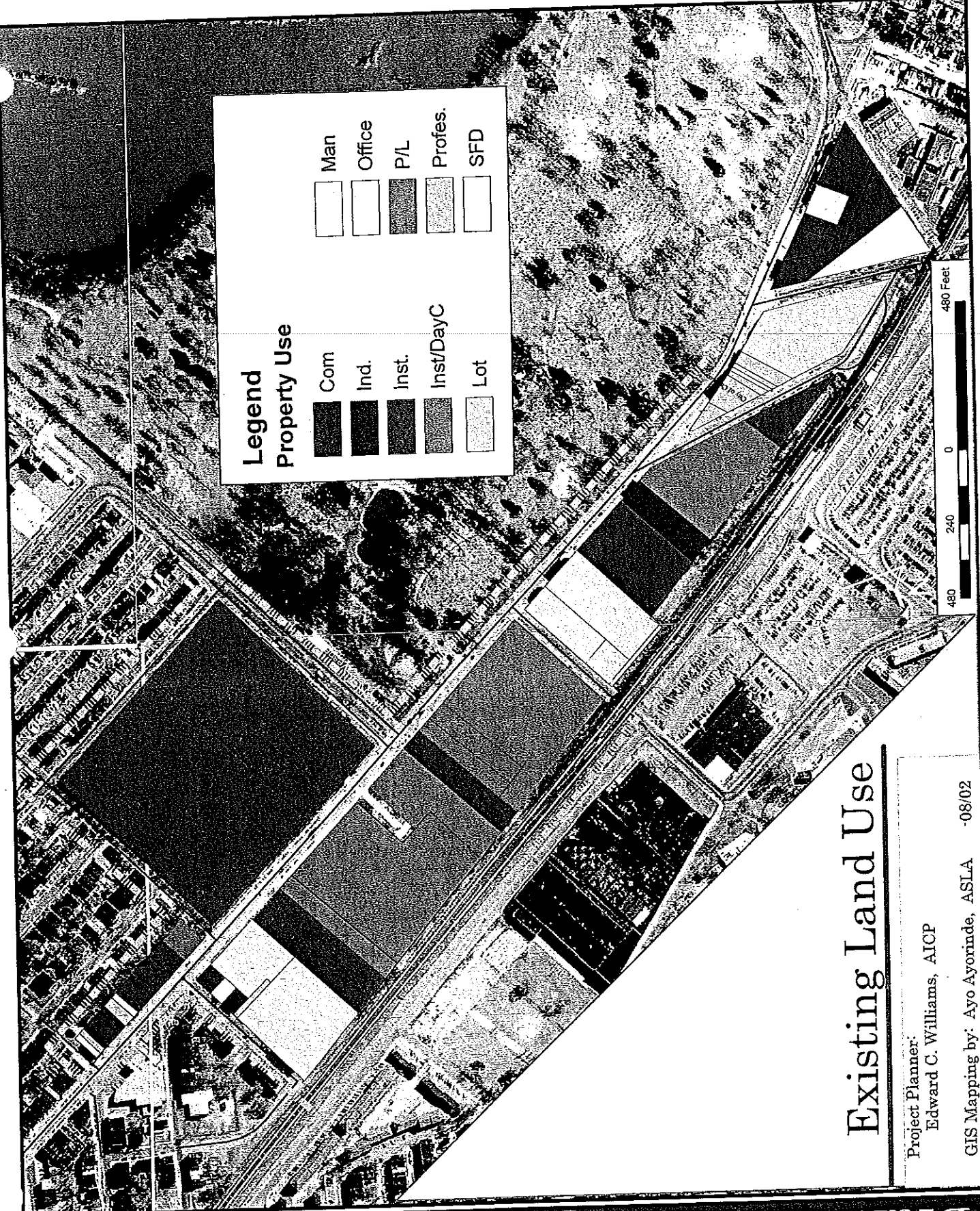
Project Planner:
Edward C. Williams, AICP
GIS Mapping by: Ayo Ayorinde, ASLA -08/02



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Existing Land Use

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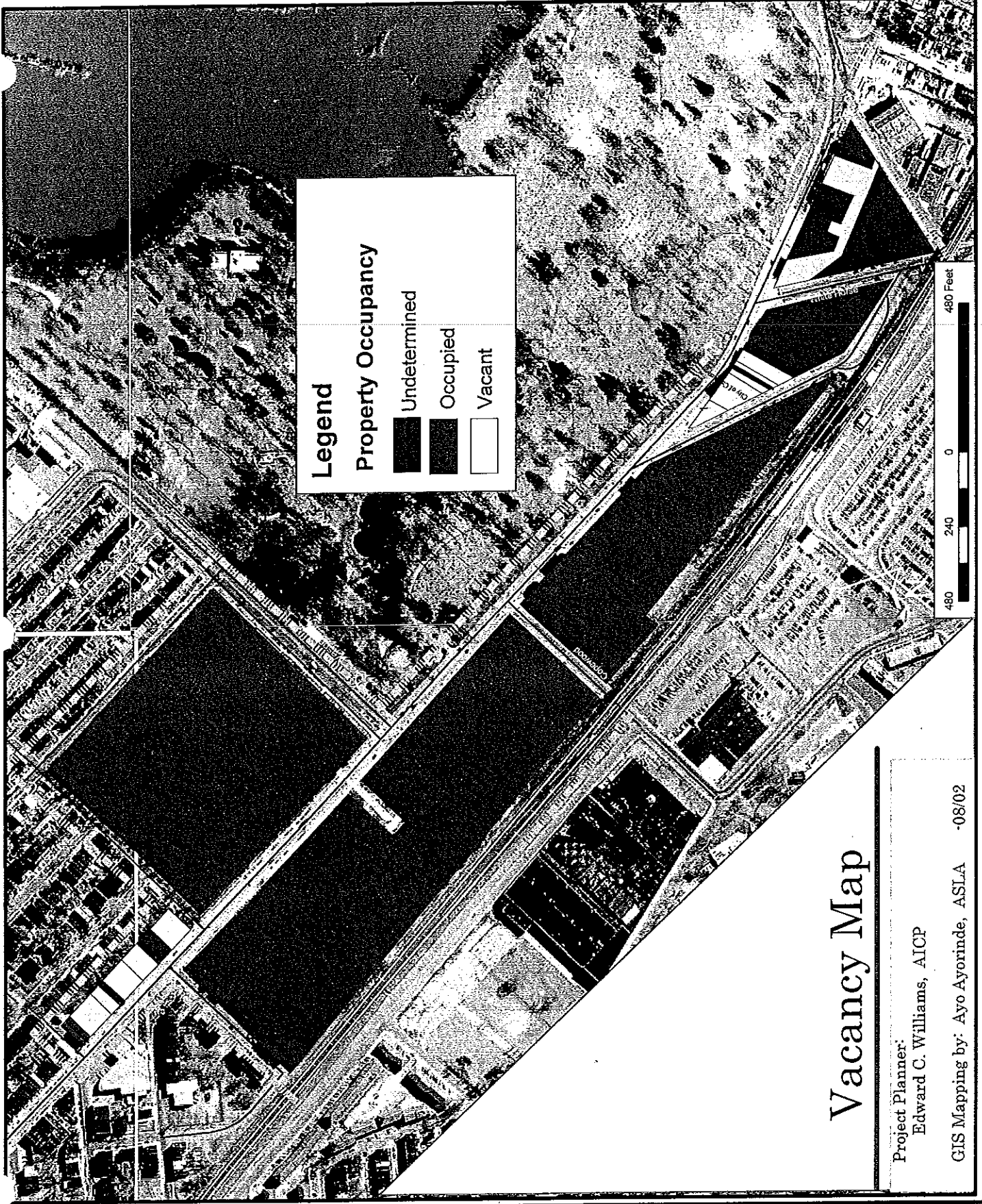


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Vacancy Map

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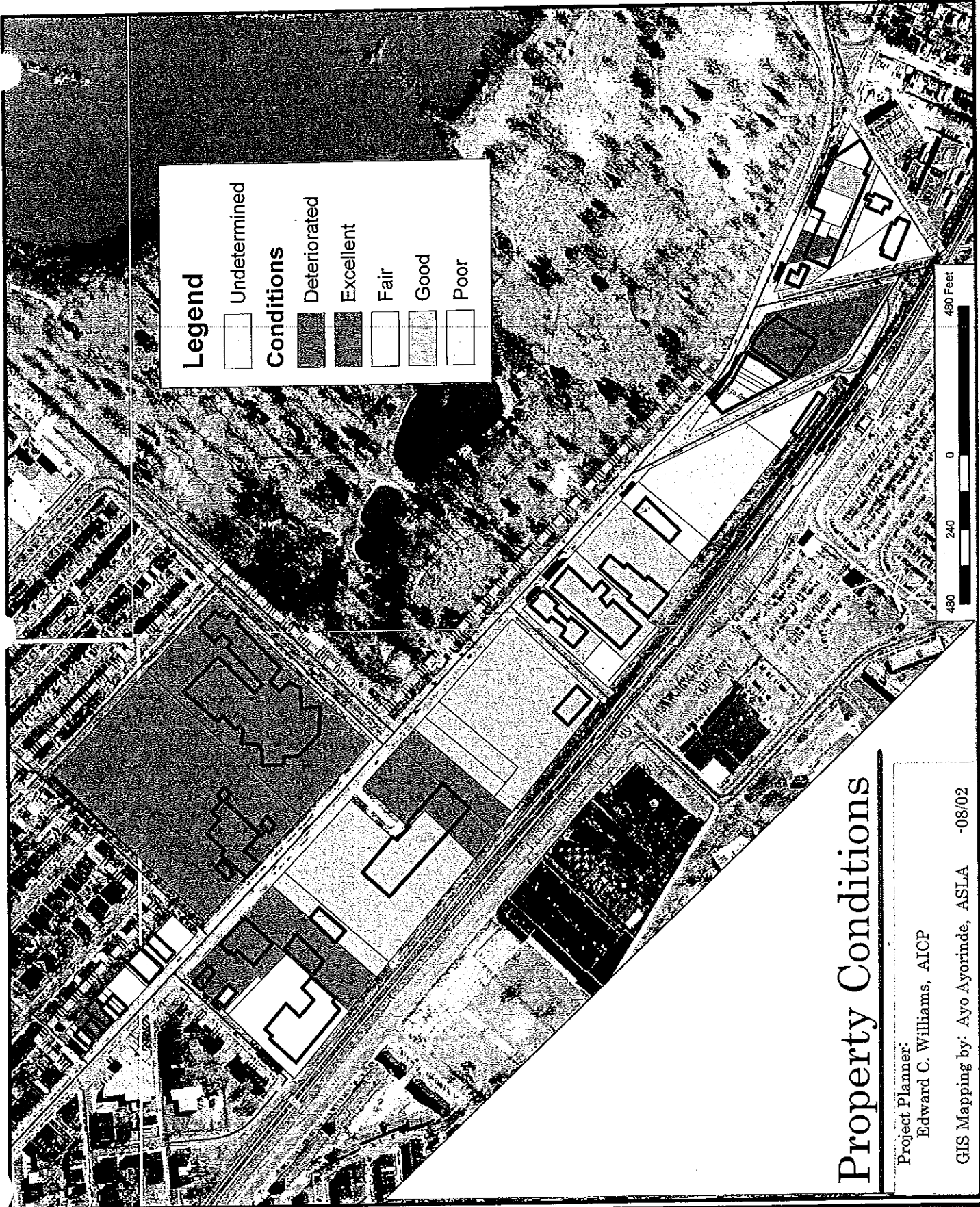
City of Camden, New Jersey

Property Conditions

Project Planner:

Edward C. Williams, AICP

GIS Mapping by: Ayo Ayorinde, ASLA -08/02



retail establishments, Weinstein Plumbing Supply Co., S and S Auto Sales, Euler Rug and Carpet Co., and Diamond Motor Sales. The parking lot owned by the Delaware River Port Authority constitutes the largest, closed land use in the study area.

Haddon Ave. and Ferry Ave. serve as the main connectors in the study area. Old and New White Horse pike, respectively serve as arterials in the study area. All properties on Haddon Ave., Ferry Ave., Old White Horse Pike, and New White Horse Pike are located within the NJ Urban Enterprise Zone program. *See Map #5. Land Use*

D. Property Vacancy

There were a number of field surveys were conducted during the month of July and August. The survey confirmed the existence of approximately eleven vacant properties. Six or 50% of these properties were open lot parcels. Most of the vacant lots in the study area were open and appeared to be in poor condition. Fifty percent of all vacant parcels were located in the eastern portion of the study area. *See Map #6. Vacancy*

E. Property Conditions

Property and building conditions were surveyed during the month of July and August, 2002. These conditions were based upon a standard set of observations. *See Map #7 Property Conditions*

Good	The property exterior appears to be structurally sound and does not require extensive repairs.
Fair	These properties may require general maintenance or moderate repairs Based on the city's property maintenance code and or the BOCA code.
Poor	These properties are clearly substandard or deteriorated. They require substantial repair, replacement, reconstruction and or significant alterations.

Most of the properties in the study area appeared to be in fair condition. Most of the institutional properties were in good condition with a number of properties ranging from good to excellent condition.

Our Lady of Lourdes hospital, Lourdes Ancillary Services, and the Dominican Sisters have the largest number of properties by acre in good to excellent condition in the western portion of the study area.

A majority of industrial properties were in fair condition and characterized by substandard façade maintenance, and general obsolescence of private, open space areas. The commercial properties on Haddon Ave. were in fair condition with some evidence of substandard maintenance and poor design choices for signage and façade treatments. The lone industrial properties were in fair condition.

F. Environmental Conditions

The NJ Economic Development Authority and the NJ Department of Environmental Protection has confirmed that a Preliminary Assessment (Case #96-05-24-0955-58) and Site Investigation (Case #96-05-24-0955-58) was conducted on the former Distasio Chevrolet site, Block: 1279, Lots 1,2,5, and 6. The results of these reports indicate the presence of grease pits, underground storage tanks and possible groundwater contamination.

G. Street Conditions

Survey of streets throughout the study area appeared to be in fair condition. Streets within the residential core ranged from poor to fair condition. Crestmont Ave. appeared unimproved and has never been paved or initially improved with asphalt surfacing. Old White Horse Pike was in poor condition. Haddon Ave. appeared to be in good condition.

See Map #8 Street Conditions

H. Property Ownership

City property records confirm that there are approximately forty-five properties within the study area. It was determined based on a review and analysis of property records from the Tax Assessor's Office and the Tax Collector's Office that several lots did not exist. These lots include: Block: 1279 Lots: 4 and 23 and Block: 1381, Lot: 3 There was one block and lot description that was discovered during the study investigation. This block and lot includes Block: 1382 Lot: 7.01. This description was developed as a result of an approved subdivision plan by the Planning Board. ***See Map #9 Property Ownership***

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Streets Condition

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Legend

Condition

Fair



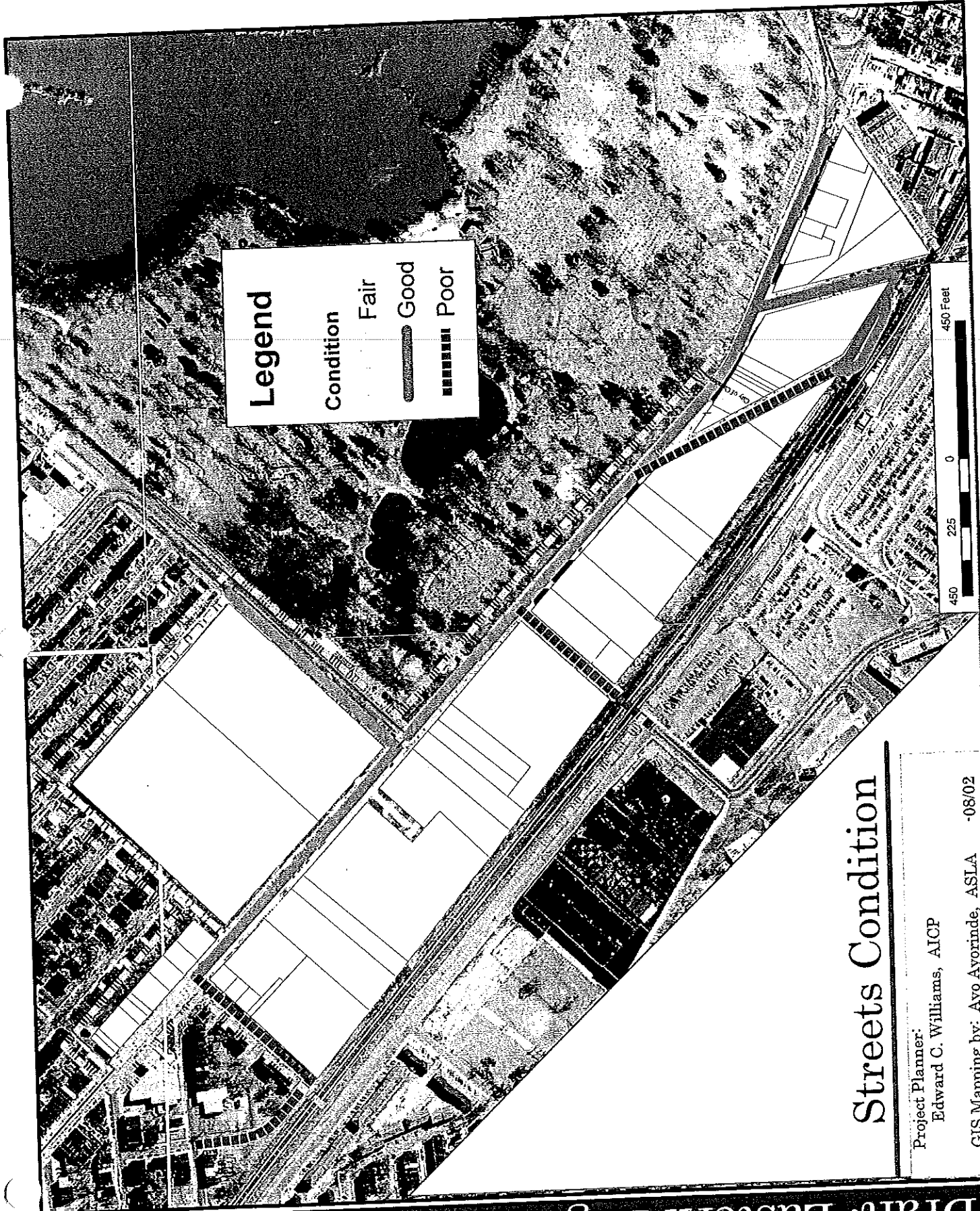
Good



Poor

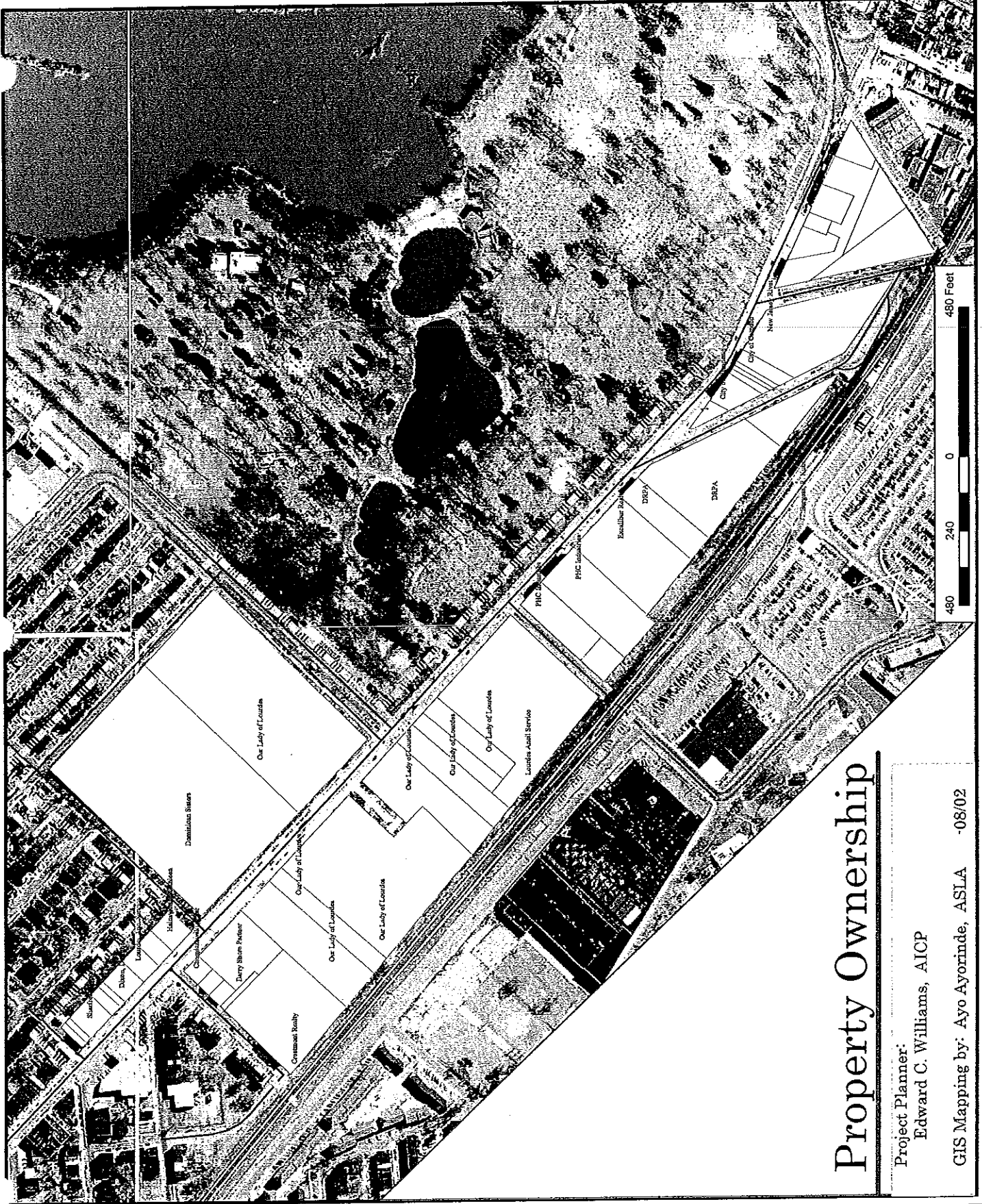


450
225
0
450 Feet



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City of Camden, New Jersey



Property Ownership

Project Planner:

Edward C. Williams, AICP

GIS Mapping by: Ayo Ayorinde, ASLA -08/02

Records from the Tax Collector's office indicate that privately owned properties dominate this study area. Eight properties are owned by Our Lady of Lourdes Hospital. Three properties are owned by Lourdes Ancillary Services. The Diocese of Camden own two properties and the Dominican Sisters own one property. Fifteen properties were owned by individuals. Private corporations owned eleven properties. PHC Industries own 27% or three properties. Publicly owned properties are dominated by city government and their respective agencies. The City of Camden owns approximately four properties. The Delaware River Port Authority owns one property.

III. Statutory Criteria

Any determination of an area in need of redevelopment must be pursuant to NJSA 40A:12A -1. So that such a determination can be made, after investigation, notice and proper hearing, the governing body of the municipality concludes that within the delineated area at least one of the following conditions set out in that statute must be found to exist:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, 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 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 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 of obsolete layout, or any combination of these and 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 areas, 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 Zone 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 for 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 for the purpose of granting tax exemption within the enterprise zone district pursuant to the provision of P.L. 1992. The municipality shall not utilize any other redevelopment powers within the enterprise zone unless the municipal governing body and the planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992 C.79 for determination 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.
- ()

On June 28, 2001, the New Jersey Legislature passed amendments to the Local Redevelopment and Housing Law (Assembly Bill A-759, Senate Bill S-1942) that revised the criteria for determination of an "area in need of redevelopment". It should be noted that at the time of this report the bill awaits signature by the Governor. The following criteria will be added to the LRHL for designation of a redevelopment area.

"More than half of the housing stock in the municipality or in the delineated area is 50 years or older (emphasis added), or a majority of the water and sewer infrastructure in the municipality, or delineated area, is 50 years old or older and in need of repair or substantial maintenance."

According to 1990 Census figures, a total of 17,764 housing units were built prior to 1950 within the city, or approximately 59.67% of the total housing units. Should the Governor sign this bill in the affirmative, this study area will qualify under Criteria "h" of the Local Redevelopment and Housing Law.

IV. *Determination*

A. *Findings*

The analysis of survey findings reveals that this study area contains a significant concentration of contiguous underutilized, publicly owned land. This pattern of obsolescence and disinvestment leads to a finding that the Eastern Edge Study area is an area in need of redevelopment.

- ✓ Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that 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 soil, is not likely to be developed through the instrumentality of private capital.

The study reveals approximately four properties owned by the City of Camden (**Block: 1279, Lots 1,2,5, and 6**) and one property owned by the Delaware River Port Authority (**Block: 1383, Lot 78**). As a result, this study area has several acres of vacant, unimproved and underutilized land in the western portion of the area.

- ✓ 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 of obsolete layout, or any combination of these and other factors, are detrimental to the safety, health, morals or welfare of the community.

Industrial properties and vacant open lot parcels in the eastern portion of the study area presents a negative influence. **These properties include: Block: 1326: Lot: 6 and Block: 1279, Lots 1,2,5 and 6.**

- ✓ In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zone Act"

Owners of properties located on Haddon Ave. between Lansdown Ave. and Ferry Ave., Old White Horse Pike and New White Horse Pike are currently qualified for benefits under the NJ Urban Enterprise Zone program.

B. Conclusions

The specific findings of this study determine that the high concentration vacant, industrial properties, vacant unimproved land, and the existence of properties under the jurisdiction of the urban enterprise zone qualify the Eastern Edge study area as an area in need of redevelopment. It is highly recommended that the Camden City Planning Board and City Council, after the required public hearing, determine that the Eastern Edge study area is an area in need of redevelopment. The next report, "The Eastern Edge Redevelopment Plan", will focus on specific redevelopment plan concepts, the redevelopment project and development staging, and other actions needed to effectuate its realization.

Appendix A. – Property Profile List

Block	Lot	Street	Address	Use	Zoning	V/O	Con	Owner	Mailing Address
1279.01	1	SW	Haddon&WHPIK	Lot	I-1	V	Poor	City of Camden	City Hall, Camden, NJ
1279.01	2	1759-69	Haddon Ave	Lot	I-1	V	Poor	City of Camden	City Hall, Camden, NJ
1279.01	3	1771	Haddon Ave	Lot	I-1	V	Poor	Wraestan Associate	307 Taylor, Collings
1279.01	5	1775	Haddon Ave	Lot	I-1	V	Poor	City of Camden	City Hall, Camden, NJ
1279.01	6	1777	Haddon Ave	Lot	I-1	V	Poor	City of Camden	City Hall, Camden, NJ
1279.01	8	1785	Haddon Ave	Man	I-1	O	Excellent	New Jersey Rivet	Same
1279.01	14	1848	NWHorse Pike	Com	I-1	O	Fair	Ballen, Barbara	1845Chapel,Ch.HI, NJ
1279.01	16	1801	Haddon Ave	Com	I-1	O	Excellent	Euler, HNJR. Et Ex	Same
1279.01	17	1845	Haddon Ave	Inst.	I-1	V	Good	Diocese of Camden	P.O.Box 709, Camden
1279.01	24	1861-75	Haddon Ave	Com	I-1	O	Fair	Collingswood Holding	Same
1279.01	25	W.S	Haddon 125 SNWHP	Inst.	I-1	O	Fair	Diocese of Camden	631Market, Camden
1279.01	25	1450	Haddon Ave	SFD	C-R	O	Good	Our Lady of Lourdes	1600 Had, Camden
1300	82	1452	Haddon Ave	Profes.	C-R	O	Good	Zebrowski, Leonard	Same
1300	83	1454-60	Haddon Ave	Com	C-R	V	Deteriorat	Sharfed Corporation	POBx.530 Camden
1300	84	1466	Haddon Ave	Lot	C-R	V	Poor	Dixon, Dorothea	1470-80 Camden
1300	90	1468	Haddon Ave	Office	C-R	O	Fair	Nimmo, James Et Ux	Sicklerville, NJ
1300	91	1470-80	Haddon Ave	Inst.	C-R	V	Fair	Dixon, Dorothea	Same
1300	93	1492	Haddon Ave	Inst.	C-R	O	Fair	Hainsworth, Kathleen	POBx51 Audobon
1300	94	NE	Haddon/Eulid Ave	P/L	C-R	V	Fair	Hainsworth, Kathleen	POBx51 Audobon
1300	95	1484-88	Haddon Ave	Inst.	C-R	V	Poor	Lourdes Anc. Service	Same
1301	1	SE	Haddon/Eulid Ave	Inst.	I-R	O	Excellent	Dominican Sisters	Same
1301	2	1584	Haddon Ave	Inst.	I-R	O	Excellent	Our Lady of Lourdes	1600Had, Camden
1381	1	1515	Haddon Ave	Man	C-R	O	Excellent	Barry Shore Partner	FawnLane, PennVPA
1381	2	1533	Haddon Ave	Inst.	C-R	O	Excellent	Our Lady of Lourdes	1600Had, Camden
1381	24	SW	Haddon/Crestmont	Com	C-R	O	Excellent	Chomiczewski, Char	Collingswood, NJ
1381	26	1468	Crestmont Ave	SFD	R-1	O	Excellent	Rose, Walter	Same
1381	27	1460	Crestmont Ave	Ind.	R-1	O	Good	Rapaport, Annette	1420Crestmont, Cam
1381	28	1420-32	Crestmont Ave	Man	R-1	O	Fair	Crestmont Realty	Same
1381	29	SS	Crestmont165WH	Lot	R-1	O	Fair	Rapaport, Annette	1420Crestmont, Cam
1381	30	1565	Haddon Ave	Inst/DayC	C-R	O	Good	Our Lady of Lourdes	1600Had, Camden
1381	31	1555	Haddon Ave	Inst/DayC	C-R	O	Good	Our Lady of Lourdes	1600Had, Camden
1382	4	1623-25	Haddon Ave	Inst.	C-R	O	Excellent	Our Lady of Lourdes	1600Had, Camden
1382	5	W.S	Haddon440 Cope	P/L	C-R	O	Good	Our Lady of Lourdes	1600Had, Camden
1382	6	1635-39	Haddon Ave	P/L	C-R	O	Good	Lourdes Ancil Service	1600Had, Camden
1382	7	1649-53	Haddon Ave	P/L	I-1	O	Good	Lourdes Ancil Service	1600Had, Camden
1382	7.01	1655	Haddon Ave	Com	I-1	O	Fair	Shtutman, Oleg/Mike	411BarbyCherry Hill

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1382	8	1601-11	Haddon Ave	P/L	I-1	0	Excellent	Our Lady of Lourdes	1600Had. Camden
1383	1	1675-77	Haddon Ave	Man	I-1	0	Good	PHC Industries	1643Had. Camden
1383	2	1683	Haddon Ave	Man	I-1	0	Good	PHC Industries	1643Had. Camden
1383	3	1687-89	Haddon Ave	Com	I-1	0	Good	Excalibur Realty, Co	Willowgrove, Pa
1383	6	1721	Haddon Ave	Ind.	I-1	0	Poor	Conte, Annette	Sewell, NJ
1383	9	1775	OWH Pike	Com	I-1	0	Fair	Burgess, R., Kuri, R.	Same
1383	10	SL	Cope370WHaddon	Lot	I-1	0	Fair	Excalibur Realty, Co	Willowgrove, Pa
1383	12	R1675-77	Haddon Ave	Man	I-1	0	Fair	PHC Industries	1643Had. Camden
1383	78	1709	OWH Pike	P/L	I-1	0	Poor	DR Port Authority	1Pt Ctr, Camden, NJ

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