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Fairview Village  
A Vision for the Future of An Historic Neighborhood in  
the City of Camden, New Jersey



Neighborhood Study and Plan  
March 23, 2006

Rutgers Fairview Neighborhood Partnership

prepared by Ellen Shoshkes, Ph.D, PP

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**Fairview Village**  
**A Vision for the Future of An Historic Neighborhood**

*A Neighborhood's Strategy for Revitalization*

Prepared for

Honorable Gwendolyn Faison, Mayor  
City of Camden, New Jersey

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Rutgers Fairview Neighborhood Partnership  
March 23, 2006

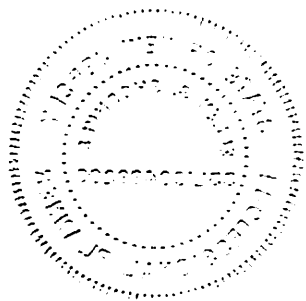
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## **Acknowledgements**

Funding for this Neighborhood Study and Report was provided by a grant from the First Union Regional Foundation (now the Wachovia Foundation) to create the Rutgers Fairview Neighborhood Partnership (RFNP). In conducting the Fairview Village Neighborhood Study and producing the Neighborhood Plan, the RFNP drew on the resources of Rutgers Camden campus, including the Senator Walter Rand Institute for Public Affairs, the William G. Rohrer Center for Management and Entrepreneurship, and the Rutgers University School of Law at Camden.



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# 1.0 Introduction

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## 1.1 Background

In 2002 the Fairview Historic Society partnered with Rutgers University and the First Union Regional Foundation to establish the Rutgers Fairview Neighborhood Partnership (RFNP). The RFNP opened a storefront office in Yorkship Square in February 2003. This inter-institutional partnership aims to facilitate the development of Fairview by helping its residents and organizations create and sustain a vision for the future. The partnership recognized a need for a resident driven neighborhood plan based in part by the City of Camden's adoption of the Fairview Redevelopment Plan in October, 2001. In facilitating the neighborhood planning process, the RFNP hoped to build the capacity of a neighborhood association to guide a comprehensive approach that will help prepare residents for the employment, housing and business opportunities to be provided by the implementation of this plan.

## 1.2 Policy Context

Three earlier plans set the policy context—and to some extent constrain—the Fairview Neighborhood Plan, thereby meriting discussion here:

- Camden City Master Plan;
- Camden Strategic Revitalization Plan and Capital Improvement Infrastructure Plan prepared for the Economic Recovery Board; and
- Fairview Neighborhood Redevelopment Plan.

### 1.2.1 Relationship to Camden City Master Plan

The Camden City Planning Board approved the Comprehensive Master Plan “*FutureCamden*” in March 2002, as the overall long-term vision for the City of Camden. It is used by City government to set policy for implementation of future development and redevelopment. *FutureCamden* provides a set of specific policy recommendations that include the need to produce neighborhood plans for key Camden neighborhoods. The City prioritized production of Neighborhood Plans to focus on Fairview, as a Tier I neighborhood—a “Neighborhood Opportunity Area” as designated by the Camden Strategic Revitalization Plan (SRP).

*FutureCamden* also provides specific goals and objectives that establish the policy framework for future planning and investment in the Fairview neighborhood. The Fairview Neighborhood Plan is aligned with these goals and objectives, which are discussed in Section 5.

***The SRP supports ERB policy that requires projects be consistent with neighborhood based plans and the City Master Plan to be eligible for ERB monies.***

### 1.2.2 Relationship to the Strategic Revitalization Plan

In July of 2002, the State Legislature created the Economic Recovery Board (ERB) for Camden to assist with economic revitalization efforts in the City. In June 2003, the ERB adopted the Camden Strategic Revitalization Plan (SRP)—supported by state bond proceeds — to guide the ERB regarding investment in the City of Camden on a year-to year basis. It is a tool to initiate ERB funding for projects that will catalyze private development. As noted above, the SRP identifies Fairview as one of five “Key Neighborhood Opportunity Areas”—that “have the best chance of attracting private sector investment by virtue of the



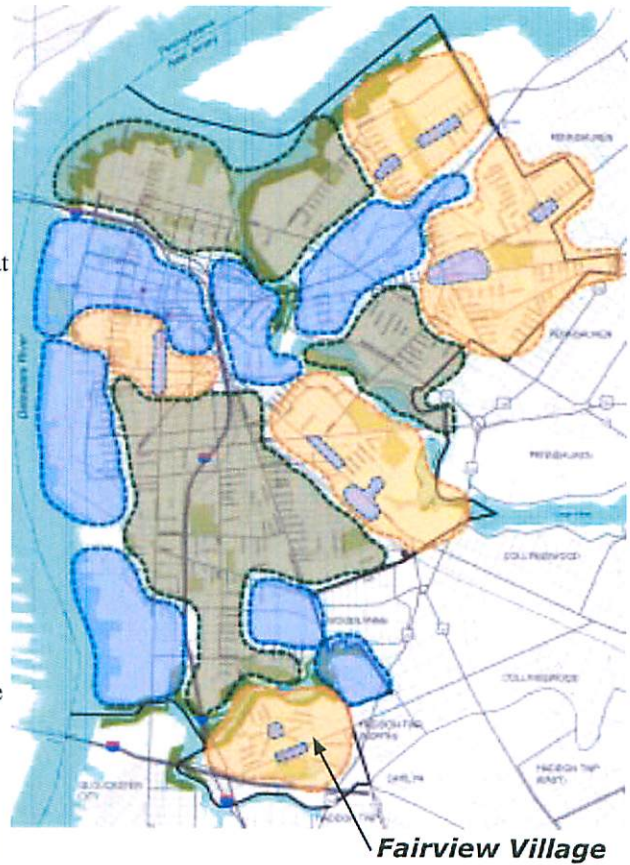
quality of the existing environment, past or projected future investment, demographics, or proximity to the downtown and rapid rail infrastructure” (SRP pp. 33-4).

Based on the premise that *FutureCamden* is the long-term vision statement for the City, incorporating neighborhood plans. SRP has two related and complementary goals: 1) Job creation targeted to Camden residents; and 2) Housing and neighborhood improvement. The SRP supports ERB policy that requires that projects be consistent with neighborhood based plans and the City Master Plan to be eligible for ERB monies. The Fairview Neighborhood Plan is aligned with SRP goals and addresses specific SRP job generation and neighborhood revitalization strategies in Section 5.

### 1.2.3 Relationship to Fairview Village Redevelopment Plan

In April 2001 the Camden City Council passed a resolution directing the Camden City Planning Board to develop a proposed redevelopment plan for the Fairview neighborhood. Based on a study conducted by Schoor DePalma in July 2001, the City Council designated the entire historic Yorkship Village north of Collings Avenue, as well as sections to the south of Collings Avenue to the Haddon Township border that were developed in later year—an area which consists of over 2,000 properties, the majority of which are occupied—to be In Need of Redevelopment. In October 2001 the City Council adopted by ordinance a Redevelopment Plan for the Fairview Neighborhood, comprising all of the lots in Block 650 through 13 and 716 through 738 as shown and designated on the Tax Maps of the City of Camden.

Schoor DePalma writes that the Redevelopment Plan (p. 2) was “prepared for the City Council and Planning Board of the City of Camden in cooperation with the New Jersey Department of Community Affairs and it’s [sic] preferred redeveloper, the RPM Development Group, and the Fairview Historic Society. It is intended to address and reverse the growing number of vacant buildings, decreasing median housing values, persistent pattern of property tax arrearage and bank foreclosure, and deteriorating buildings and infrastructure within the designated historic district that is the Fairview Neighborhood of Camden, also known as Yorkship Village.” The Fairview Neighborhood Plan is aligned with these broad aims. However, the adoption of the Redevelopment Plan preceded adoption of the City of Camden Comprehensive Master Plan (*FutureCamden*), the Camden Strategic Revitalization Plan, and the commencement of the community-based Fairview Neighborhood planning process. Thus the Fairview Neighborhood Plan considers specific goals and objectives provided in the Redevelopment Plan, and future redevelopment projects, in the context of the overall vision and specific goals and objectives of these subsequent plans and the findings of this neighborhood study.



**Map A. City of Camden Key Opportunity Areas**

Source: SRP Map SP-7

- Neighborhood Opportunity Areas
- Employment Opportunity Areas
- Transitional Areas/Future Devel.
- Open Space/Waterfront Potential
- Existing Parks



### 1.3 Neighborhood Plan Boundaries

The Fairview neighborhood is located in the City of Camden's planning district 3, and is also coextensive with US Census tract 6020 (see Map B opposite). Fairview is situated in the City's southern-most section and is bounded to the west by I-676, to the north by Newton Creek, and to the south and west by the City's municipal boundary. To the south, Fairview is separated from Haddon Township by the Black Horse Pike. US Route 130 and Mt. Ephraim Avenue separate Haddon and Camden to the east. Fairview also forms a common border with Collingswood and Gloucester City where it shares an open space boundary along Newton Creek. The Fairview Neighborhood Plan focuses on the historic Fairview Village—also known as Yorkship Village—and thus roughly the same area designated as the Fairview Redevelopment Area (see Map C opposite).

### 1.4 The Neighborhood Planning Process:

The Camden City Council enacted a Resolution authorizing the Fairview Neighborhood Study and Plan in March 2002. A primary goal of the planning process was to create a plan that reflected community needs and desires through as much participation and interaction with residents and stakeholders as possible. Community residents will use the FNP as a "blueprint" to decide the economic, social and cultural revitalization of the Fairview neighborhood; to assist government agencies in scoping, coordinating and executing infrastructure improvements and development projects; as a marketing tool to seek potential funding opportunities and leverage existing resources; and as a guide for governmental agencies to review development proposals.



Fig. 1: **Neighborhood Plan Concept Diagram**

#### 1.4.1 Planning Model

The RFNP based the Fairview neighborhood planning process on the City of Camden's Neighborhood Planning Model, which includes the following steps:

- Form Steering Committee;
- Collect Information and Analyze Needs;
- Define Problems and Articulate a Vision for a Better Future,
- Set Goals;
- Devise Strategies to Achieve Goals;
- Design Implementation (through recommended projects and programs).

#### 1.4.2 Planning Methodology

The RFNP planning team began by **interviewing key neighborhood residents and stakeholders**, and **reviewing the numerous extant studies and recently completed** (see Appendix A for list of plans, studies and data sources consulted).

Next, the team **surveyed a random sample of Fairview residents** to assess issues of concern to the community. (See Appendix B for the survey form and methodology.)

Based on the survey results the team formed **four Neighborhood Planning Committees**, to address the priority areas identified: Housing and urban design; business and economic development, human development, and community safety. With technical support from the RFNP team, each committee **conducted outreach, compiled data, and analyzed their findings** which were discussed further in steering committee meetings.



In the summer of 2004 the RFNP team conducted a **housing conditions assessment**, based on a comprehensive field survey of 638 properties in Fairview Village. The team then worked with the Rand Institute to **map and analyze this housing data**, which was presented to the community in a series of Town Hall meetings in the spring of 2005. (See Appendix C for Land Ownership and Use by Parcel).

The work of each committee culminated with the **identification of community needs, crafting of a preliminary vision statement and preliminary goals to fulfill that vision.**

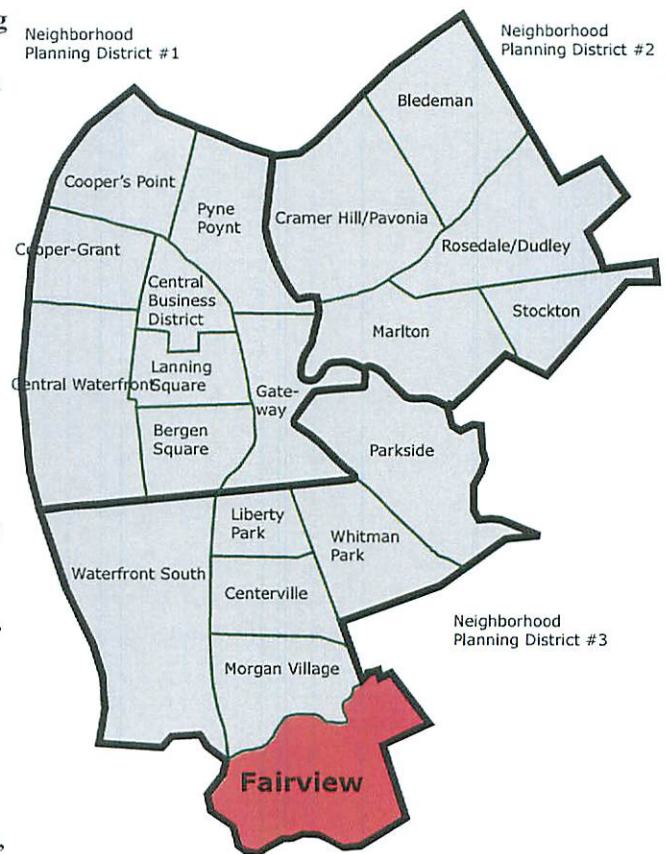
### 1.4.3 Plan Development and Approval

At this point, on April 2005, the RFNP brought in a technical consultant, Dr. Ellen Shoshkes, a licensed architect and planner, to assist in synthesizing the work that had been done, and shape it into the format of a strategic neighborhood plan. The consultant worked under the guidance and supervision of the RFNP Steering Committee.

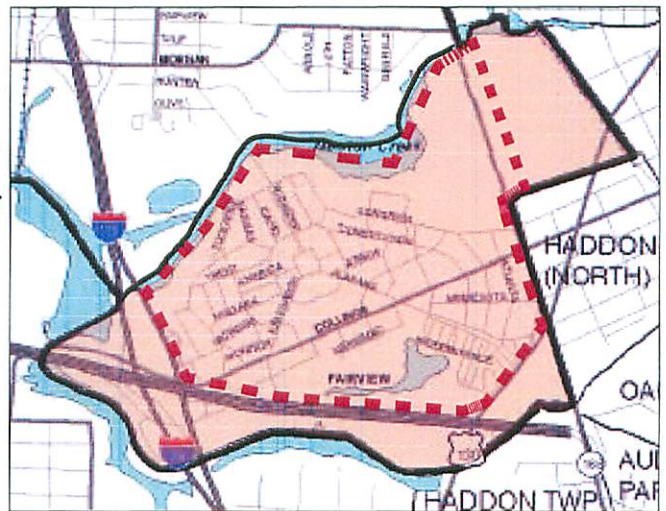
At a Town Hall Meeting on June 8, 2005, the consultant presented a summary of the community needs analysis, a preliminary set of Neighborhood Development Goals, and a list of Objectives and Strategies to achieve each of those goals. Attendees at this meeting reached a consensus on these strategies. At a subsequent Town Hall on July 5, 2005, the consultant presented a set of recommended projects and programs to be conducted to implement the agreed-upon strategies. After a lively discussion the attendees endorsed this plan of action.

The consultant then prepared a final draft of the Neighborhood Plan, which the RFNP submitted, in August 2005, for detailed review by the City Planning Department and the newly formed Fairview Village Association (FVA), a community based volunteer organization. The purpose of the FVA is to oversee implementation of the Neighborhood Plan. The FVA invited the community to review the final draft plan at various sites throughout the neighborhood and convened a Town Hall Meeting on November 12, 2005 to discuss each section of the plan in detail. City of Camden planners also provided detailed comments on the draft.

The consultant then revised the draft, based on feedback from these reviews, and with support from RFNP staff, produced the final Neighborhood Study and Plan document for submittal to the Fairview Village Association for their approval, and upon adoption by the community, submission to the City Planning Board and City Council for adoption as part of the Master Plan.



**Map B: City of Camden Neighborhoods in Planning Districts**



**Map C: Fairview Neighborhood Planning District and Boundaries of Neighborhood Plan**



#### 1.4.4 Participants in the Planning Process

##### Facilitator: RFNP

Project Director: Felix James, Associate Provost, Rutgers Camden

##### RFNP Staff:

Roger Ashodian, Community Legal Assistance Specialist

Anthony Martinez, Economic Development Specialist

Stacey Pierce, Community Development Specialist

Luke Griffith, Office Manager

##### Advisory Board:

Kimberly Allen, Wachovia Foundation

Terri Armbruster, NJDCA Neighborhood Preservation Program

Sue Brennan, Fairview Historic Society, Fairview Mainstreet

Dennis Brunn, Housing and Community Development Network of New Jersey

Tom Corcoran, Cooper's Ferry Development Association

Alice Dueker, Rutgers Camden Law School

Lois Greco, Wachovia Foundation

Richard Harris, Roher Center for Entrepreneurship, Rutgers Law School

Wolfgang Hertz-Lane, Bridge of Peace Community Church

Michael Lang, Rutgers University Urban Studies Program

Fred Martin, Neighborhood Resident

Ed Martoglio, RPM Development Corporation

Carol Morgan, Yorkship School

Terrance Schrieder, NJDCA Neighborhood Preservation Program

Paul Stridick, New Jersey Mainstreet

Robert Thompson, Senior Historic Preservation Specialist, City of Camden

Linda Winfield, PNC Bank

##### Fairview Neighborhood Plan Steering Committee

Roger Ashodian

Reginald Gaither

Eliza Pena

Sue Brennan (Vice Chair)

David Garrison

Bill Reynolds

Richard Britto

Kenneth Hallahan

Al Rose

Earl Burak

Richard Harris

Jose Sanchez

Dorothy Burley

Wren Ingram

Andrea Sclofford

Rose Clark

Felix James (Chair)

Edgar Scott

Donna Darden

Dr. Jeffrey Kleeman

Wanda Suderson

Michael Divietro

Brendan McBride

Kenneth Thomas

Alice Dueker

Anthony Martinez

Marietu Turay

Deneene Freeman

Danny Montes

Brian Fortune

Bob Palya

##### Technical consultant:

Ellen Shoshkes, PhD

Ellen Shoshkes is a licensed architect and planner with nearly twenty years experience in community based planning and design. She specializes in integrating planning for community-centered schools with neighborhood planning in a regional context. In her former position as Senior Urban Designer at the Office of State Planning, she provided leadership for the statewide Community of Learners campaign, to raise awareness about the opportunity to leverage the state's investment in urban school improvement to serve as a catalyst for community revitalization. She received her Masters of Architecture from MIT and PhD. in planning from Rutgers University.

## **1.5 Organization of the Plan Document**

The plan begins with background for the Fairview neighborhood including the history, recent development, a profile of existing conditions and initiatives underway, and finally an analysis of the needs and issues that were identified by the planning team. Next the plan presents the vision crafted by the community and the neighborhood development goals established to fulfill that vision. The goals define the elements of the plan presented in the following section, which also presents specific objectives and strategies to achieve those goals, and recommended projects and programs that flow from these strategies—which overall endorse the City’s Master Plan. In conclusion, a matrix outlines the strategies and projects to fulfill each goal and identifies the corresponding lead agencies, potential funding sources, and time frame for executing the plan.



## 2.0 History of Fairview

### 2.1 Historical Development



An early view of the Yorkship Village site can be seen in the upper portion of this old postcard, featuring a birds-eye view of the New York Shipbuilding Corporation's Camden boatyard.

Yorkship Village, the original core of what is now known as Fairview Village, was among the first federally funded, planned communities in the United States. Urban historian Michael Lang (1996, pp. 124-5) reports:

Yorkship Village was built in 1918 on the 225-acre Cooper Farm at the southern edge of Camden to house workers at the nearby New York Shipbuilding Company. Started during World War I by the federal government through the U.S. Shipping Board's Emergency Fleet Corporation (EFC), it was one of many similar garden villages developed by the Corporation to ease the critical shortage of housing for war industry workers in various cities.

With the possible exception of a few of the best company towns, these wartime communities far surpassed anything then available to the working classes in the private housing market. Indeed, they surpassed most of what was then available to the middle classes as well.

Frederick L. Ackerman was chief of design of the EFC's housing division and "used this opportunity to pursue what he felt to be the correct approach to community development," notes Lang (Ibid., p. 132) who cites Ackerman's own postwar recollection of the emergency housing program:

[While] designed and constructed under the handicap of tremendous speed ... they will mark a milestone in our progress, and this great enterprise will awaken an interest in the development of our surroundings which will react upon America no less powerfully than did the Colombian Exposition of 1893. But the reaction will be of another sort; for instead of focusing our concept of town planning upon the magnificent, the planning of a community will come to be conceived in more rational and more humble terms. The benefits to be derived from orderliness of arrangement and forehand planning will be measured in terms of better conditions of living."



Mixed-use buildings frame Yorkship Square, which architect Electus Litchfield designed to be the physical and social center of Yorkship Village.

The architect Electus Darwin Litchfield, working under Ackerman's direction, designed Yorkship Village based on the "Garden City" principles of planning and housing reform then popular in England and Germany. Litchfield (as cited in Lang, Ibid., p. 142-3, 133) envisioned the Village as "a place of where the worker and his family could be healthy, happy and contented; a place where the harassing strain of ill health ... might in great measure be eliminated; a place where the toil and drudgery of housekeeping should be reduced to its ultimate limit, and where in exchange there should be offered to the mother and her growing children new opportunities for education and development."

Litchfield designed Yorkship Square to be the physical and social center of the Village—a place for neighborly interaction. Litchfield hoped that Yorkship Village generally and the Square in particular would "afford the physical plant where the worker might quietly and in comfort discuss among his fellows the problems which affect him, thus developing a cooperation, a unity and a community of spirit between himself and fellow workers."





As the focal point, Yorkship Square is at the center of a concentric street layout, with radial roads, greenswards and footpaths that link to nearby churches, a library, school and gymnasium (also used as a public meeting hall). The footpath network allowed for separation of pedestrians from street traffic. “The overall community design clearly ...supported ... the free movement of children” and created a pleasant pedestrian experience, observes Lang (Ibid. p. 134), by providing “terminal vistas and tree-shaded views from the footpaths ... by the astute placing of larger buildings” and landscaping. This street plan also created various block sizes that “accommodated a variety of housing types that were mixed throughout [this community of some 1,400 homes]. Varied setbacks, groupings and placements of houses on their lots, [with small front and back yards], all provide visual stimulation within a unified plan.”

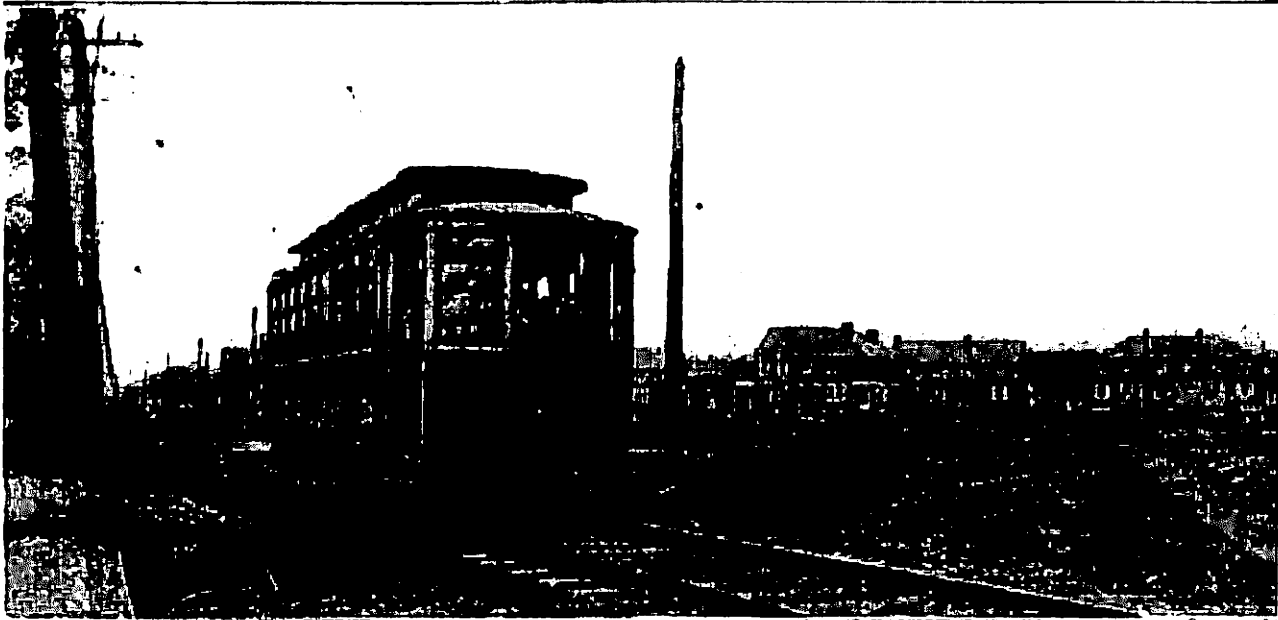
The architecture of Fairview Village is mainly Colonial Revival a style that draws on early American design precedents. The original houses were small, two and three-story row, duplex and triplex units with some larger single family detached homes. Although modest, the buildings are characterized by attention to architectural detailing with shutters, porches, fanlights, decorative moldings, slate roofs and high quality brickwork. The styling unifies the variety of building types, including the mixed use structures that surround Yorkship Square, that feature residential units above ground floor commercial uses. This housing mix is clearly different from most of Camden’s older neighborhoods where the row house is the predominant housing type.

Above: Aerial photo of Yorkship Village, 1919; Below: An original home evidencing the high quality of construction and architectural detail.





# IMPORTANT EVENT IN HISTORY OF OUR TOWN



THE PICTURE SHOWS THE ARRIVAL AT YORKSHIP VILLAGE OF THE FIRST TROLLEY, CONNECTING THE NEW COMMUNITY WITH THE CAMDEN TRANSIT SYSTEM

Collings Road (County Road 630) provided the main entry to Yorkship Village. A trolley service that ran along the center of the roadway carried workers to the New York Shipbuilding Company facility to the west, and also connected the Village to the Camden transit system. Trains had stopped at what was then known as the Fairview Street Station since October 1899. A reporter wrote "It was because of the fact that we had the station here that it was possible to secure the special trains and special stops at a time when it was almost impossible for the men to get to work by any other means." On April 1, 1919 the name of the stop changed to Yorkship Station. A contemporary newspaper noted the benefits of accessibility:

"Those living at the present time in the village as well as their visiting friends have noted the recent improvement in the transportation facilities and not a few are taking advantage of the nearness of the West Collingswood Station, where twenty-seven trains a day, in either direction, give good opportunity for a quick trip to Philadelphia and return. The social activities of the new community have kept pace with the increased number of residents and, as was to be expected, the big recreation field more or less forms the center of these entertainments and affairs. Not only may any evening, athletes be seen training on the cinder track, but the spectators will as well be sure to find a baseball game or two under way, while the tennis courts, near the gymnasium, are being frequented by an increasing number of devotees of the sport."

The designers of Yorkship Village not only understood the value of public transportation and outdoor recreational facilities, they also "recognized that the

**Yorkship Village**  
**The Ideal Place to Live**  
 Homes contain 4, 5, 6, 7 or 8 Rooms  
 Also Apartments containing 2, 4 or 5 Rooms  
 All Modern Appliances in Each Home  
 COMPLETE BATH with ELECTRIC TUB GAS RANGE  
 LAUNDRY FLOOR ELECTRIC LIGHT HEAT AIR HEAT  
 INSULATED WINDOWS in Kitchen CEMENTED CELLARS  
 Immediate Possession  
 Recreation Field covering 16 acres Complete with Tennis  
 Courts Baseball Diamond Running Tracks Football  
 Field also Gymnasium for Men and Women  
 TROLLEY SERVICE TO CAMDEN  
 IMMEDIATELY ACROSS FROM THE PLANT TO THE VILLAGE  
**WHY RIDE TO YOUR WORK?**  
 Live in beautiful Yorkship Village and walk to work and save  
 time, money, crowded trains and subway. Come over  
 today and see for yourself.  
 ONLY A FEW MINUTES WALK FROM THE PLANT  
 RENTING OFFICE OPEN DAILY, 9 to 5  
 MONDAY, 10 to 12 to 4 P. M.  
 100-25 NORTH COLLINGS ROAD  
**Fairview Realty Company**

local school plays an important role in the life of a community,” adds Lang (Ibid. p. 139). “Accordingly it was given a central location, placed just behind the village green [which] ... allowed easy accessibility from all parts of the village.” Finally, in addition to the sensitive distribution of internal open space and community facilities “Yorkship Village was surrounded on three sides by parks or protected watershed areas [so] the village’s open space ... would function as a buffer and as a means of bringing residents into contact with nature.”

Ground breaking for construction of Fairview Village began on May 1, 1918. The United States Housing Corporation paid for the estimated \$11 million construction cost, leaving the local community, Haddon Township, to bear the cost of utilities, fire hydrants and fire and police stations. Unable to bear these costs the township ceded the site to the City of Camden on July 8, 1919, making it the city’s 14th Ward ([www.yorkship.home.comcast.net/yorkshipplan.htm](http://www.yorkship.home.comcast.net/yorkshipplan.htm)). “Ackerman favored cooperative or public ownership that would have allowed [Yorkship Village] to maintain rents reflective of [its] initial working-class nature ... while capturing any increase in equity for the benefit of the community” (Ibid. p. 140). However in December 1921 the EFC authorized the houses to be sold at auction. The *New York Times* reported that “householders who feared loss of their homes jeered at first but remained to buy and cheer” the auctioneer. Three years later a newspaper account stated the residents were still happy, having seen their homes increase in value over 100%. In 1924, nearly half of the 6,000 or so residents owned their homes.

### 2.3 Subsequent Development

Subsequent development, which included housing for shipyard workers during World War II, occurred primarily south of Collings Road to the west of Alabama Road, and northeast of Congress Road near the Newton Creek. While most of these areas continued the land use and street pattern of the original neighborhood there was some encroachment on public open space and some inappropriate infill development. In the 1950s brick row homes were added on Cushing Road, reducing the parkland along the North Branch of Newton Creek. Along Mt. Ephraim Avenue, a shopping center, steak house, and fast-food restaurants were built. There is now a mix of commercial and residential along Collings Road as it extends west from Mt. Ephraim Avenue along a central planted median, where the trolley once ran. Construction of I-76 and 676 and the approaches to the Walt Whitman Bridge claimed land along the southern and western boundaries of the village, and further isolated the community. The former Babe Ruth League ball field adjacent to Hull Road, along with undeveloped land along Snake Alley, was converted to a nondescript apartment complex. The grassy grounds surrounding the Yorkship School were paved and fenced in.

Yet, all in all, “Yorkship Village appears today much the same as when it was built: a bucolic country village near the city” Lang (Ibid. p. 139) attests. Considered one of the most influential model garden cities in the country, the entire village was entered into the National Register of Historic Places on November 19, 1974, — one of the earliest historic districts in the nation. The Camden City Council established the Yorkship Village (Fairview) Historic District on May 11, 1995, to ensure that all subsequent development and redevelopment will preserve and enhance its unique qualities.



The *New York Times* reported on the auction of Fairview homes.

# 3.0 Neighborhood Study: Fairview Today

Source for this section: CAMConnect - Camden Facts, Fairview Report, US Census 1990, 2000

## 3.1 Neighborhood Profile

Fairview remained a stable, predominantly white neighborhood long after many older parts of Camden fell into disrepair, as the city lost half of its manufacturing jobs and most of its middle income residents from 1950 to 1970. New York Shipbuilding closed in 1967. "Then [the combined effects of] a 1992 tax revaluation that doubled homeowner's property taxes, aging population and white flight ... left behind a trail of vacant houses, many of them sold to investors," writes New York Times reporter Rachelle Garbarine (2002, n.p). "Over the [next] decade the number of such units rose and property values fell." This gave rise to a significant rental market, for the first time in Fairview, along with a greater rental turnover rate. The neighborhood's population grew, became more racially and ethnically diverse, younger, and lower income.

Socio-Economic Characteristics	Fairview Census tract 6020					Camden City				
	1990		2000		Δ %	1990		2000		Δ %
	#	%	#	%		#	%	#	%	
<b>Total Population</b>	5353	----	5947	----	11.1	87492	----	79904	----	-8.7
<b>Population by Race</b>										
White	4955	92.6	2286	38.4	-58.5	16651	19	14486	18.1	-4.7
Black	366	6.8	2682	45.1	563.2	49277	56.3	44224	55.3	-1.8
Asian	32	0.6	62	1	66.7	1412	1.6	2281	2.9	81.3
Others	0	0	910	15.3	n.a.	20153	23	18744	23.4	1.7
Hispanic, any race	3	0.1	1304	21.9	218	25199	28.8	31019	38.8	34.7
<b>Population by Age</b>										
Under 18	1352	25.3	2196	36.9	45.8	31095	35.5	27672	34.6	-2.5
18-24	339	6.3	430	7.2	14.3	19574	12.1	10481	13.1	8.3
25-44	1828	34.1	1884	31.7	-7.0	25633	29.3	23537	29.5	0.7
45-64	905	14.6	921	15.5	6.2	12801	14.6	12122	15.2	4.1
Over 65	929	17.4	516	8.7	-50.0	7389	8.4	6090	7.6	-9.5
<b>Income</b>										
Persons Below Poverty	615	11.5	1334	22.4	94.8	30587	35	26786	33.5	-4.3
Per Capita Income	\$12,852		\$13,653		6.2	\$8,393		\$9,815		16.9
Median HH Income*	\$36,157		\$29,149		-19.4	\$23,275		\$23,421		.63
<b>Educational Attainment Population 25 years and over</b>										
High School or equiv.	1392		1295		-6.9	12710		12243		-3.7
BA or higher degree	363		208		-42.7	2950		2290		-22.4
% with BA or higher	9.9		6.3		-36.4	6.4		5.4		-15.6

\* Arista Planning Consultants, adjusted 1999 dollars



### 3.1.1 Demographic Trends

#### Growth

Between 1990 and 2000 Fairview's population grew by 11.1%, while Camden City's population declined by 8.7%, and the population of Camden County only grew by 1.2%. The growth was primarily due to in-migration of new residents. In 2000, 72.4% of the population had moved to Fairview within the past decade, (25% within the past year), while only 11.5% had been living there before 1969. This was a 50% increase of immigration over the previous decade. In 1990, 53% of the population had moved into Fairview during the previous decade (the 1980s) while nearly 30% had been there before 1969.

#### Age

During this same period Fairview's population became younger. The population under 18 in Fairview grew by nearly 46 percent from 1990 to 2000, increasing from 25.3 percent to 36.9 percent of the total. Meanwhile, citywide there was a 2.5 percent decline in this age group. Most other neighborhoods declined or stayed the same. In 1990 Fairview had the highest number of elderly residents in Camden. Over the next decade however Fairview (and Cooper Point) had the largest percentage of decline in the population over 60, which decreased by 50 percent, from 17.4 percent of the total in 1990 to 8.7 of the total in 2000. Citywide this age group declined by less than 10 percent over the decade.

#### Race and Ethnicity

Between 1990 and 2000 Fairview evolved from a predominantly white community into one that is ethnically and racially diverse. The proportion of the population that was white declined by 58.5 percent, from 93 to 38 percent of the total, whereas the proportion of the population that was black increased by 563 percent, going from 7 to 45 percent of the total; and the Hispanic population increased 218 percent, going from 0.1 to 22 percent of the total. In undergoing this transition Fairview became more similar to the City of Camden as a whole.

#### Income Level

Despite the growing youth and diversity of its population, the Fairview neighborhood continued to fare better in indices of prosperity than the city as a whole. For example, in 2000 the median household income in Fairview, at \$29,149 was nearly 25 percent more than the median household income citywide, at \$23,421. Yet this represented a 19.4 percent decrease from \$36,157 in 1990 (adjusted for 1999 dollars). In comparison, median household income citywide had remained essentially the same in that period, increasing less than one percent (adjusted for 1999 dollars). On the other hand, per capita income citywide increased by 20 percent, from \$8,393 in 1990 to \$9,815 in 2000, while per capita income in Fairview increased by only 6 percent, from \$12,852 to \$13,653. This reflects the growing number of households with children in Fairview.

#### Poverty

In 1990 the Fairview neighborhood had the highest percentage of persons living above the poverty level (88 percent) in Camden. But over the following decade the proportion of Fairview residents living in poverty nearly doubled from 11.5 percent in 1990 to 22.4 percent in 2000. 11 percent of those living in poverty in 2000 were children, as were over one quarter (26.5 percent) of all families with children under 18. In this same period the proportion of people living in poverty

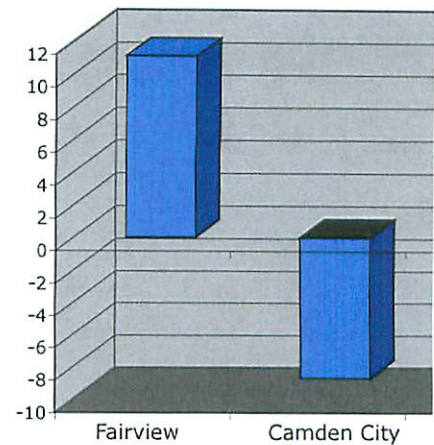
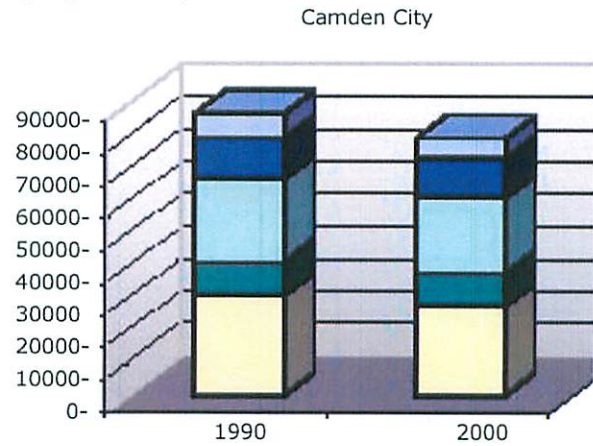
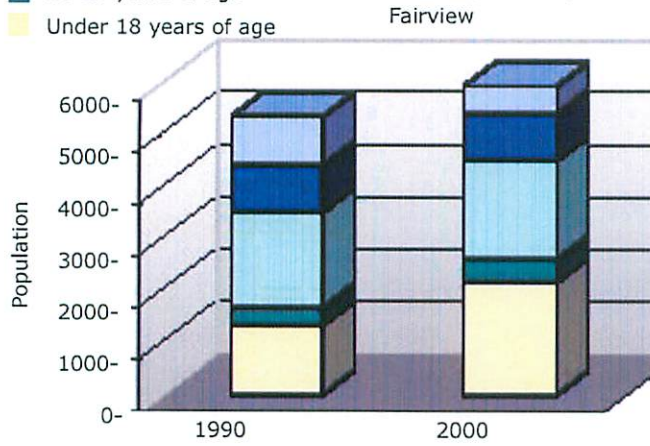


Fig.2 Percent Population Change 1990-2000

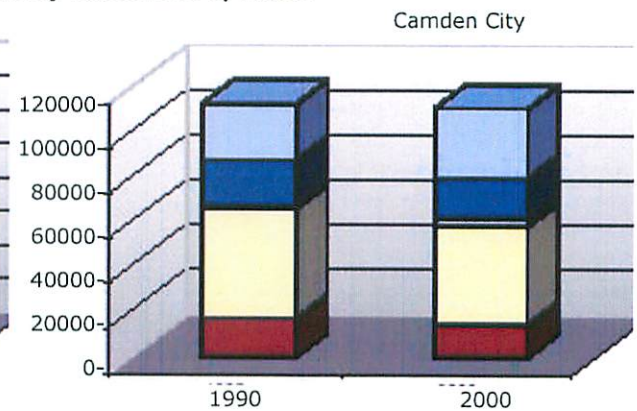
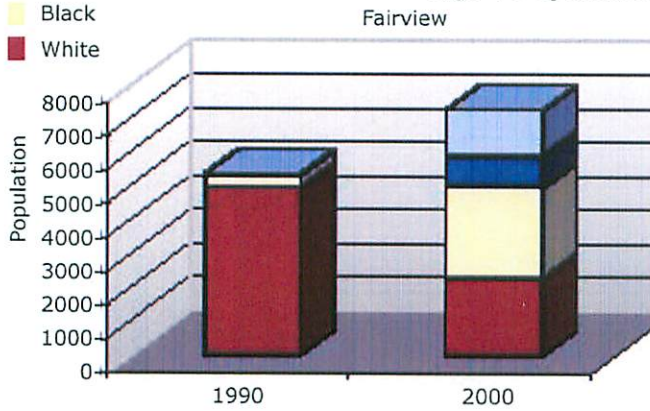
- 65 years of age and over
- 45-64 years of age
- 25-44 years of age
- 18-24 years of age
- Under 18 years of age

**Fig. 3 Population by Age 1990, 2000**

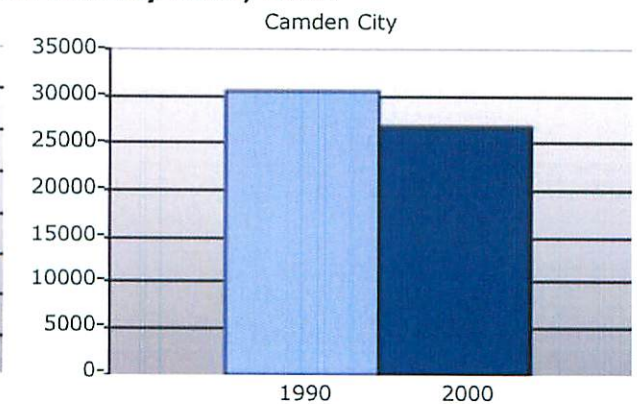
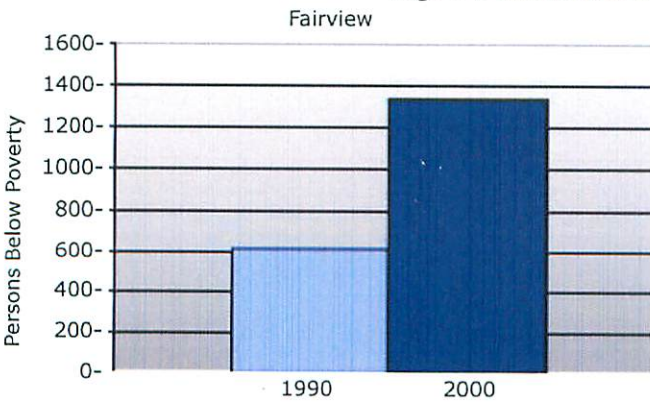


- Hispanic
- Others
- Asian
- Black
- White

**Fig. 4 Population by Race 1990, 2000**



**Fig. 5 Persons Below Poverty 1990, 2000**





citywide declined slightly from 35 to 33.5 percent, although Camden still had a larger percentage of residents living in poverty than other similar cities, such as Newark or Atlantic City.

**Education**

In the 1990s the proportion of Fairview residents over 25 years of age with a Bachelors or higher declined by more than a third, from 9.9 to 6.3 percent. Still Fairview residents remained relatively better educated—and relatively better prepared for jobs in today’s knowledge-based economy— than the population citywide, where the proportion of residents over 25 years of age with a Bachelors or higher declined from 6.4 % to 5.4 % in that same period. Yet in 2000 over one third (35.5 percent) of the Fairview population over 25 years of age had less than a high school education, an absolute disadvantage in the job market.

**Employment**

8.2 percent of Fairview residents in the civilian labor force were unemployed in 2000. In comparison, citywide this rate was nearly twice as much, 15.9 percent. However Fairview workers reflect the same characteristics of the city workforce as a whole in terms of occupation and class of worker. In 2000 a higher proportion of the employed civilian population over 16 in Fairview work in sales and office occupations (31.1 percent) compared to those citywide (25.1 percent). Conversely a smaller proportion of employed Fairview civilians (15 percent) are employed in production, transportation and material moving occupations than those citywide (25.7 percent). This may reflect the slightly higher educational level of Fairview residents relative to the adult population citywide.

Employment Status 2000	Fairview		Camden City	
	#	%	#	%
<b>Occupation</b>				
Management, professional and related occupations	410	17.5	3850	16.8
Service occupations	611	26.1	5858	25.5
Sales and office occupations	728	31.1	5763	25.1
Farming, fishing and forestry occupations	8	0.3	68	0.3
Construction, extraction and maintenance occupations	234	10.0	1528	6.7
Production, transportation and material moving occupations	351	15.0	5906	25.7
<b>Class of Worker</b>				
Private wage and salary workers	1874	80.0	18605	81.0
Government workers	418	17.8	3677	16.0
Self-employed workers in own not-incorporated business	50	2.1	637	2.8
Unpaid family workers	0	0.0	54	0.2

### 3.1.2 Housing Status and Tenure

Fairview is essentially built out. However, with infill, the number of housing units increased a bit (0.7 percent) between 1990 and 2000. At the same time, the total number housing units citywide decreased by 1.2 percent, as units were removed (or combined to make larger units) and not replaced. Nevertheless the occupancy rate in Fairview declined by nearly 7 percent from 94.7 percent in 1990 to 87.5 percent in 2000. Even so, the occupancy rate in Fairview remained higher than for the city as a whole, where occupancy declined by over 9 percent from 88.3 percent in 1990 to 81.2 percent in 2000. This shows that despite significant demographic change during the decade, Fairview remains a relatively attractive residential neighborhood, albeit with less stability than historically.

The decline in occupancy in Fairview was entirely among owner occupied units, which fell by 19.1 percent from nearly three quarters of all occupied units (72.6 percent) in 1990 to less than two-thirds (63.1 percent) in 2000. The proportion of occupied rental units rose during this time by 20.7 percent, to over one third of all occupied units (36.9 percent) in 2000. The decline in owner-occupancy—and corresponding rise of a rental market—represents a major shift in the historical tenure patterns of the Fairview neighborhood, ever since the US government auction of the original workers' housing. The proportion of owner occupied units citywide, already low at 48.3 percent of all occupied units in 1990, declined by 13.5 percent to 46.1 percent of the total in 2000.

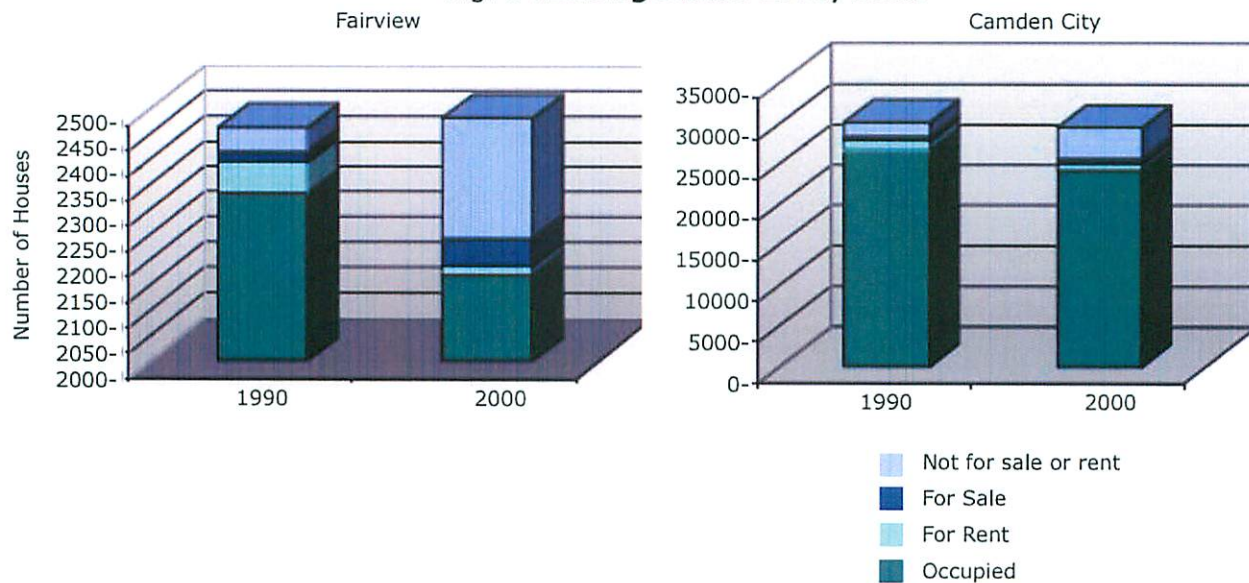
Not only is the proportion of renter occupied units increasing, the proportion of vacant units for rent decreased dramatically (by 72.6 percent) over the decade to 0.7 percent of all housing units. In comparison, the proportion of vacant units for sale increased even more dramatically (by 175 percent) in that time, to 2.2 percent of all housing units. Vacancies in units for sale are what accounts for the growing vacancy rate in Fairview. This may reflect the difficulty of marketing such units during a transitional period marked by dramatic demographic change.

Overall, the shift away from owner-occupancy signals that Fairview is losing some of the characteristics of neighborhood stability that distinguished (and buffered) it from the declining conditions that prevail in other Camden neighborhoods. Notably, the number of vacant units neither for rent or for sale—that is, taken off the market by absentee owners—in Fairview increased by a whopping 387.8 percent over the decade, to 9.6 percent of all housing units, and over three quarters (76.9 percent) of all vacant units. In comparison, citywide, the number of vacant units neither for sale or rent increased by 121.6 percent from 5.6 percent of all housing units in 1990 to 13.1 percent of the total—and 72.8 percent of all vacant units—in 2000.

The steep increase—by 529% over the decade—in the number of housing units in Fairview with incomplete kitchen facilities is another indicator of how the shift to rental housing may be undermining neighborhood stability. Since the total number of units in Fairview remained essentially constant the increase in deficient kitchen facilities appears linked to the conversion of tenure from owner occupancy to rental and/or absentee owner neglect.

	Fairview Census tract 6020					Camden City				
	1990		2000		Δ %	1990		2000		Δ %
	#	%	#	%		#	%	#	%	
<b>Total Housing Units</b>	2462	----	2480	----	0.7	30138	----	29769	----	-1.2
Occupied	2331	94.7	2169	87.5	-6.9	26626	88.3	24177	81.2	-9.2
Owner occupied	1694	72.6	1369	63.1	-19.1	12885	48.3	11141	46.1	-13.5
Renter occupied	637	27.4	800	36.9	20.7	13741	51.7	13036	53.9	-0.5
Vacant	131	5.3	311	12.5	7.2	3510	11.7	5345	18.0	-11.5
For rent	62	2.5	17	0.7	-72.6	1223	4.1	854	2.9	-30.2
For sale	20	0.8	55	2.2	175	531	1.8	599	2	12.8
Neither	49	2	239	9.6	387.8	1756	5.8	3892	13.1	121.6
Kitchen	2448	99.4	2393	96.5	-2.3	29561	98.1	27502	92.4	-7
Complete	2448	99.4	2393	96.5	-2.3	29561	98.1	27502	92.4	-7
Incomplete	14	0.6	88	3.5	528.6	577	1.9	2267	7.6	292.9

Fig. 6 Housing Status 1990, 2000





### 3.13 Household Characteristics

Families make up about two thirds of all households in Fairview, according to the US Census, 2000. Proportionately this is less than for the city as a whole, where families make up nearly three quarters of all households. Among Fairview's family households, over half (59.6 percent) are living with their own children under 18, and just over half of these families with children (50.9 percent) are headed by single female householders.

Non families represent a greater proportion of all households in Fairview (over one third) than in the city as whole )where they represent just over one fourth). Individuals living alone represent the majority of non family households in both Fairview (at 81.9 percent) and citywide (at 88.1 percent). Householders living alone represent over one quarter (28.3 percent) of all households in Fairview, and a third of Fairview's solitary householders are elderly.

Altogether there are 418 households with elderly members in Fairview, which at 19.3 percent, is the roughly the same ratio to total households citywide. In Fairview, over three quarters (78.5 percent) of those households with elderly members own their homes. However nearly half of all households with elderly members in Fairview (42.6 percent) lack access to a vehicle, and 14.4 percent are living below the poverty level.

The average household size in Fairview is about the same for renters (2.75) as for owners (2.74). And the relative distribution of households by size is the same among renter and owners: single person households make of the largest category of occupant for both rented and owned units, followed by two person households. Large households (four or more persons) make up about 30 percent of the occupants among both rented and owned units.

Renters tend to be younger than owners in Fairview however. Householders between 15 to 24 years of age rent more units (86) than own (63). Householders under 34 years of age occupy over one third (38.6 percent) of all rented units in

Selected Household Characteristics 2000	Fairview (Census tract 6020)		Camden City	
	#	%	#	%
		2,169	100	24,177
Family Households (HH)	1,421	65.5	17,434	72.1
With own children under 18	847	39.1		
Female householder, no husb. pres.	431	19.9		
Nonfamily HH	748	34.5	6,743	27.9
Householder living alone	613	28.3	5,939	22.5
Householder 65 years and over	204	9.4	1,887	7.8
HH with individuals under 18 years	954	44.0	12,530	51.8
HH with individuals 65 years and over	418	19.3	4,818	19.9
Owner Occupied	328	78.5		
No telephone service	27	6.5		
No vehicle available	178	42.6		
Below poverty level	60	14.4		



Fairview. While householders in that age group own just over one quarter (25.4 percent) of all owner occupied units. On the other hand, householders over 55 occupy one third (460) of all owner occupied units in Fairview, while householders in that age group occupy less than one-fifth (153) of all rented units.

Moreover renters in Fairview occupy much different types of units than owners. Nearly all of the units (96.4 percent) occupied by owners are single-family houses. On the other hand, only 42.9 percent of units occupied by renters are single family houses. All 110 duplex units in Fairview are occupied by renters. Yet interestingly, ten out of 71 occupied units in buildings containing 3-4 units are owner occupied. More predictably, large multi-family structures (five units or more) are occupied by renters.

It should be noted that there are 56 occupied mobile homes within the Fairview census tract and neighborhood planning district, but located outside of the boundaries of this neighborhood study and plan. Most of these mobile homes (59.6 percent) are owner-occupied. However the occupants of mobile homes represent a similar proportion of all owner occupied (2.9 percent) and renter occupied (2.7 percent) units.

A total of 392 units in Fairview are occupied by households living below the poverty level according to the US Census 2000, including 60 households (15.3 percent) with elderly members.

The majority of households living in poverty are renters, however over one third (39.3 percent) of these poor households live in homes they own. All poor households lacking complete plumbing facilities are home owners. Slightly more poor homeowners (and one quarter of all poor homeowners) than renters (33) are living in overcrowded conditions.

Poor households who are renting units in Fairview are more likely than owners to be receiving public assistance (37.8 percent of the former compared to 13.6 percent of the latter), but the about same proportion of poor owners (19.5 percent) and poor renters (19.7) receive social security income, and to include an elderly householder. However even with this additional support, nearly 10 percent more poor renters than owners lack telephone services.

Selected Tenure Characteristics Fairview 2000 (Census tract 6020)	Owner Occupied Units		Renter Occupied Units	
	#	%	#	%
	1,369	100	800	100
<b>Tenure By Household Size</b>				
1-person HH	390	28.5	223	27.9
2-person HH	343	25.1	194	24.3
3-person HH	233	17.0	147	18.4
4-person HH	210	15.3	113	14.1
5-person + HH	193	14.1	123	15.4
Average HH Size	2.74	---	2.75	---
<b>Tenure By Age of Householder</b>				
15 to 24 years	63	4.6	86	10.8
25 to 34 years	284	20.8	222	27.8
35 to 44 years	332	24.3	225	28.1
45 to 54 years	230	16.8	114	14.3
55 to 64 years	159	11.6	74	9.3
65 years and older	301	22.0	79	9.9
<b>Tenure By Units in Structure</b>				
1, detached	171	12.5	27	3.4
1, attached	1,148	83.9	316	39.5
2	0	0.0	110	13.7
3 or 4	10	0.7	61	7.6
5 to 19	0	0.0	79	9.9
20 or more	0	0.0	186	23.3
Mobile home	39	2.9	17	2.7

Selected Characteristics of Households Below Poverty Level Fairview, 2000 (Census Tract 2060)	Owner Occupied		Renter Occupied	
	#	%	#	%
	154	100	238	100
Lacking complete plumbing	11	7.1	0	0.0
1.01+ occupants per room	38	24.7	33	13.9
Built 1939 or earlier	39	25.3	50	21.0
Householder 65 + years	24	15.6	36	15.1
With public assistance income	21	13.6	90	37.8
With Social Security income	30	19.5	47	19.7
No telephone service	33	21.4	75	31.5



## 3.2 Zoning and Land Use

Wikipedia offers a good description of the purpose of zoning: “Zoning is a system of land use regulation which designates the permitted uses of land based on mapped zones, which separate one part of the community from another. Zoning regulations fall under the police power rights governments may exercise over real property. Theoretically, its primary purpose is to segregate uses that are thought to be incompatible. In practice, zoning is used as a permitting system to prevent new development from harming existing residents or businesses. Zoning is commonly controlled by local governments such as counties or municipalities.” ([www.wikipedia.org/wiki/zoning](http://www.wikipedia.org/wiki/zoning) accessed 12/2/05)

### 3.2.1 Zoning

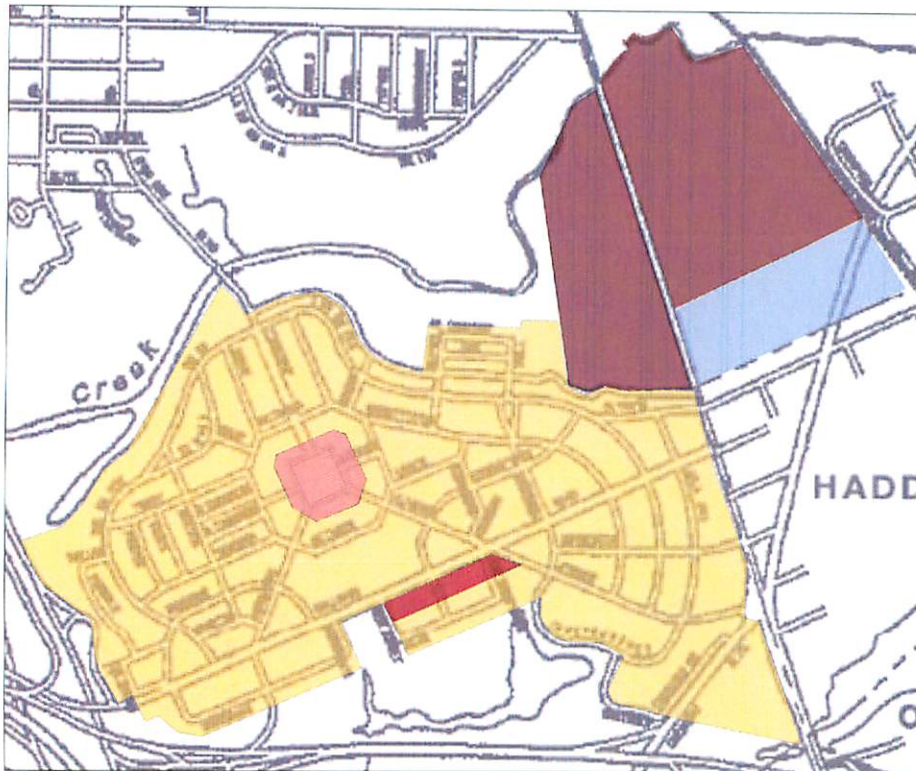
The Fairview neighborhood is located primarily within the moderate density residential (R-1) Zone District, with two smaller commercial (C-1) Districts around Yorkship Square and along a portion of Collings Avenue (see Map D page 23). The stated purpose of the Residence R-1 District is “to establish 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.” The chart below lists current permitted uses in the R-1 Zone, as well as current permitted and prohibited uses in the C-1 Zone districts.

The purpose of the Commercial C-1 District is to establish new and protect existing neighborhood level retail.

In addition, the area along Mt. Ephraim Avenue within the Fairview Planning District includes a (C-4) Zone District, to establish new and protect existing regional retail; and an (I-2) Zone District, to establish light industrial activity.

R-1 Zone Permitted Uses	C-1 Zone Permitted Uses	C-1 Zone Prohibited Uses
Single family dwellings	Retail and business uses:	Automobile and truck sales
Municipal buildings or uses	Food stores and bakeries; pharmacies; newspaper, periodical, stationery and tobacco stores; banks; funeral homes; restaurants with seating capacity for not more than fifty (50) people; gas stations; clothing and shoe stores; barber and beauty shops; tailor shops, dressmakers and shoe repair shops; dry cleaners and laundries.	Wholesale, storage and warehouse facilities
Concommercial parks, playgrounds or recreation areas		Lumber and building supply sales and storage
Churches or houses of worship		Junkyards
Public, private or parochial educational institutions, which must receive site plan approval		Motels and hotels
Planned unit residential development	Radio and television service	Automobile body repair and painting
Planned unit development	Business, professional and governmental offices	Adult entertainment uses.
Home occupations and home professional offices	Fraternal clubs and lodges	
All uses permitted in the Residential R-1-A Zone (low density, detached)	All uses in the Residential R-2 Zone (multi-family)	





**Map D: Existing Zoning**

Source: FutureCamden

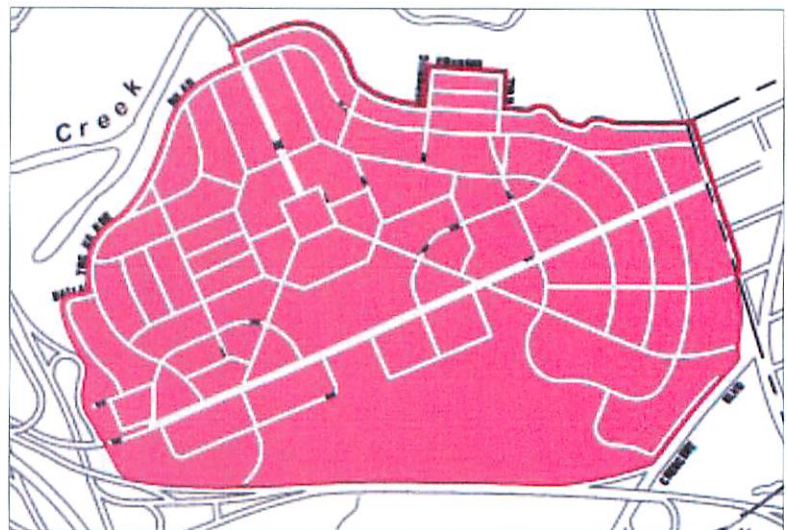
- R-1 Residential
- C-1 Commercial
- Neighborhood Retail
- Commercial Corridor
- C-4 Commercial
- Regional Retail
- I-2 Light Industrial

**Yorkship Village (Fairview) Historic District**

The City Council adopted an ordinance amending and supplementing the City's zoning code to establish the Yorkship Village Historic District overlay district in April 1995. The ordinance as written and subsequently amended (in March 2005) gives the Planning Board jurisdiction over the design of all exterior improvements, maintenance, restoration, rehabilitation, construction, reconstruction, demolition and signs for the area within the designated Historic District. All work on the exterior features of any property located within the Yorkship Village Historic District must be granted a Certificate of Appropriateness by the City of Camden Planning Board. Planning Board approval may even be necessary in cases where a building permit is not required. Ordinary repairs, as defined in the Uniform Construction Code, maintenance, painting, installing less than 25% of new roofing, installing synthetic siding, or windows and other minor exterior work are subject to the Historic Preservation Commission review and Planning Board approval.

**Map E: Yorkship (Fairview) Village Historic District**

Source: FutureCamden



### 3.2.2 Land use

Since Fairview (Yorkship Village) is a designated national and city historic district, the original, medium density residential land use pattern, centered on a mixed used commercial center, surrounded by neighborhood facilities, has remained essentially intact. Another factor contributing to the preservation of the original land use pattern is that the neighborhood is “girdled” by waterways and highways, which both isolate and buffer it from the incursion and effects of adjacent land uses. Fairview’s only boundary within the City of Camden is along the Newton Creek. This boundary serves as a seam as well as an edge, as it constitutes an important component of an open space network, linking Fairview to the City, the County and the region.

#### **Land Use Survey**

Due to the unusual circumstance that the Fairview Neighborhood Plan was produced after completion of the City’s Comprehensive Master Plan, the Camden Strategic Revitalization Plan, and the Fairview Redevelopment Plan, the planning team was able to refer to recent land use surveys in producing an Existing Land Use Map (see Map F page 25). In addition, the RFNP team commissioned Hopeworks to produce a separate land use survey in 2003 including property ownership (see Appendix C). The City of Camden is in the process of completing the Camden Historical Survey, which will add further detail to the database of property ownership in Fairview.

The US Environmental Protection Agency’s Environmental Facts Data Warehouse is the source for information about brownfields (there are none) and sites that are sources of hazardous emissions (two dry cleaners) in Fairview.

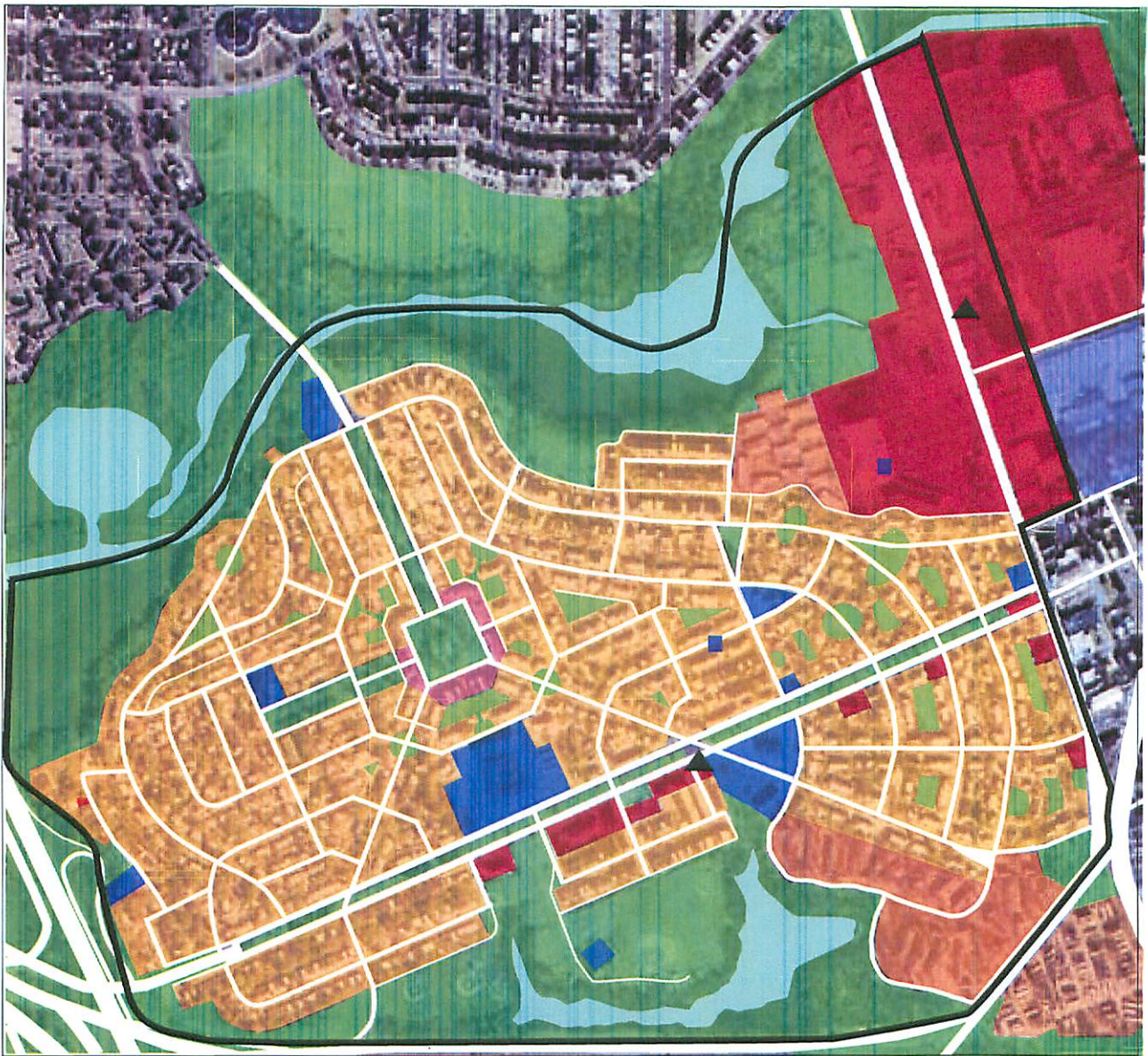
In producing the Existing Land Use Map the planning team benefited from a new mapping resource, Google Local and Google Earth, which provides extremely high resolution aerial photography, taken from satellites and airplanes in the last three years (2003-2006) and updated on a rolling basis. These aerial photographs, which show individual buildings, serve as the base map for the Existing Land Use Survey as well as other maps in this Neighborhood Plan. The major categories of land use are described below.

#### **Residential**

Fairview is predominantly residential and includes a variety of housing types. The majority of all occupied dwelling units (67.5 percent) are small, single family attached units (i.e. row houses). Single family detached houses and duplexes together provide 14.2 percent of all dwelling units. Multifamily structures (containing five or more units) make up 15.6 percent of all occupied dwelling units. Alleys and lanes are provided to the rear of most properties in order to facilitate vehicular access and parking.

While most of the housing in Fairview is similar in scale and style, there are three distinctly different multi-family complexes: the Crescent Garden Apartments and Crescent Boulevard Mobile Homes, which are situated in the southeast corner of the neighborhood, the Grammercy Apartments situated north of Olympia Street. The mobile home site is not within the boundaries of this Neighborhood Plan, although as noted above, it is part of the Fairview Neighborhood Planning District, and is designated for revitalization by the City of Camden’s Comprehensive Master Plan.





**Commercial**

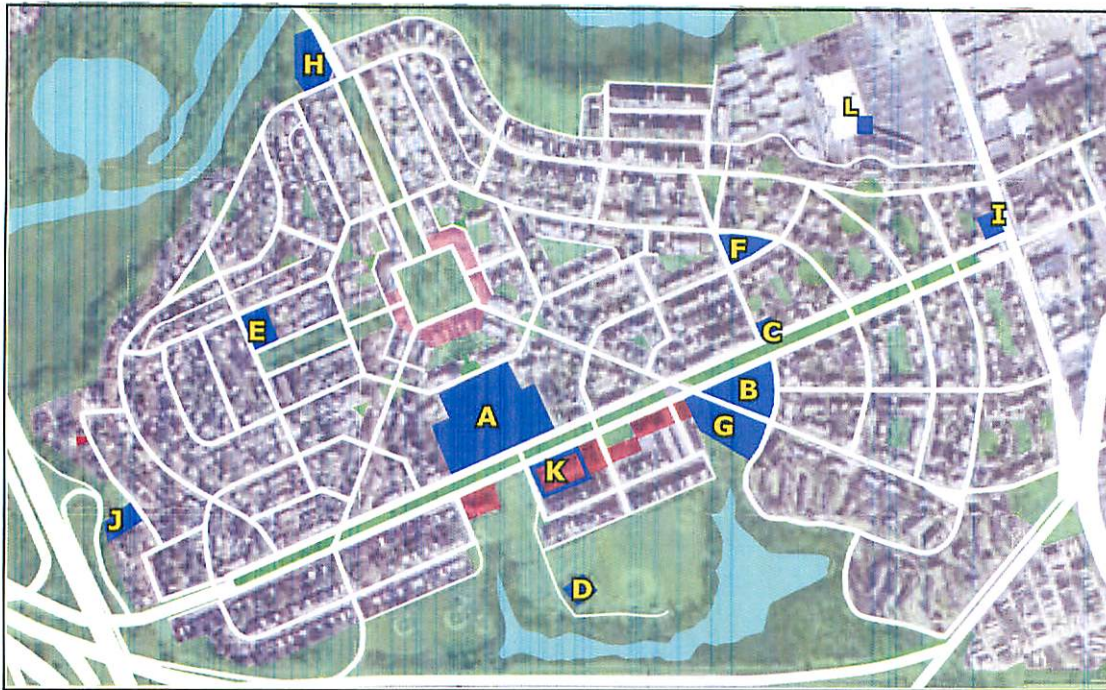
Commercial enterprises in Fairview are concentrated in two small areas: first, the historic mixed use buildings located around Yorkship Square, and secondly, along Collings Road, primarily in a set of buildings opposite the Yorkship School, dating to the construction of the Village, circa 1918-1925. Along Mt. Ephraim Avenue there are larger stores targeting a regional market. The Fairview Neighborhood Plan includes consideration of the Mt. Ephraim Avenue retail district as it is within the purview of the Main Street Program. With some exceptions, the commercial uses identified here are active establishments. For a list of businesses in Fairview Village see Appendix C-1).

Two businesses in Fairview, both dry cleaners, produce hazardous waste.

**Map F: Existing Land Use**

- |   |  |
|---|--|
|  Residential                   |  Rental Projects          |
|  Mixed Use Commercial          |  Commercial               |
|  Public Facilities             |  Open Space               |
|  Industrial                    |  Hazardous Waste Activity |
|  Boundary of Neighborhood Plan |  Trailer Park             |





**Map G: Public Facilities**

**Public Facilities**

Most of the neighborhood facilities included in the original Yorkship Village plan have survived intact, conveniently located around Yorkship Square, which provides the central focus for community life, and often adjacent to public open space. Public facilities in Fairview today include two public schools, a branch of the public library, a community center, four churches, the Fairview Historic Society and an American Legion post.

**A Yorkship Elementary School, 1200 Collins Avenue**

The Yorkship Elementary School was built in 1920 and currently serves approximately 740 students in grades K-5. Michael Kube-McDowell (a graduate of the class of 1968) describes this beloved neighborhood institution vividly on his web site (<http://yorkship.home.comcast.net/yorkshipschool.htm>, accessed 12/7/2005) dedicated to Yorkship Village:

It is as imposing a neighborhood school as may ever have been built—dwarfing not only the houses nearby but every other structure in the village, including the churches. ... The massive structural brick walls tower over the surrounding play yards.

The great footprint of Yorkship School is a square, four-and-a-half classrooms on a side. The recess yards which surround it fill out a still larger square limned by sidewalks, a square which touches westbound Collings Avenue on the south, Octagon Road on the north. The stores of the Square are ... across Octagon Road and through a short alley.

The Camden School Board's February 2005 vote to make pre-K to 8 the standard in the district will require a major renovation and expansion of the Yorkship School. According to Wendy Kunz, director of Abbott facilities construction for Camden Public School District: "The district is eager for public input on ...plans to ... design buildings that offer community services."



Top: View of Yorkship School from the Collings Road recess yard/parking lot.

Pictures by Michael McDowell (<http://yorkship.home.comcast.net/yorkshipschool.htm>) accessed April 20, 2005.



**B St. Joan of Arc School, 1400 Collings Road**

This building was originally built as a Catholic Church in 1923. In 1924 the Church began operating a school on the second floor. The school closed in June 20, 2000. The Church subsequently leased the building to the Camden County Council on Economic Opportunity (CCCEO) for three years. CCCEO sublet two-thirds of the building to the KIPP Freedom Academy Charter School, who subsequently signed a lease for the entire building in December of 2005. The school began with grade 6 in 2004, added grade 7 in 2005 and plans to add one grade each for two more years. Then, the school will maintain an enrollment of about 300 students in the four grades.



**C Fairview Library, 1503 Collings Road**

The Fairview branch of the City of Camden Public Library is located in one of the original Yorkship Village single family homes. The library hours are Monday -Friday 9 a.m. -5 p.m. during the summer and Monday and Tuesday until 7 during the school year. The fir tree planted next to the library is a memorial to native son Nicholas Virgilio a widely known American haiku poets, who often addressed conditions of life in Camden in his poetry.



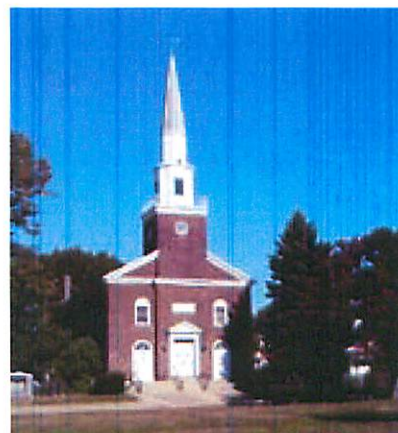
**D Malandra Hall, New Jersey & Merrimac Road**

Malandra Hall is a City of Camden Community Center located not far from the Yorkship School, situated in between Mae Schultz Field and Palumbo Field with their baseball diamonds, and adjacent to basketball courts and a former hockey rink. Built in 1941 as a Union Hall for New York Shipyard, it later became a recreation building, named after Camden Judge Malandra. The City of Camden recently completed renovations of Malandra Hall including the installation of new windows, rewiring and new lights, refinishing floors, repairing walls, installing new bathroom fixtures and exterior restoration.



**E, F, G, H Churches**

The original plan for Yorkship Village provided for one Church but soon many denominations joined the community. Today Fairview's churches—(E) Fairview Community Baptist Church, (F) Fairview Village United Methodist Church, (G) Bridge of Peace Lutheran Community Church, and (H) St. Joan of Arc Catholic Church—are cooperating as members of Camden Churches Organized for People (CCOP), to transform conditions for individuals and families in Camden.

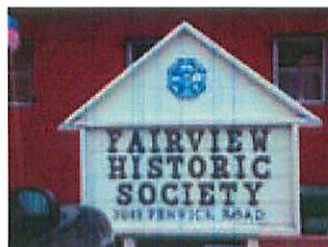


**I American Legion Post 71**

**J Fairview Historic Society**

**K Former Movie Theater and Gymnasium**

While this building is currently being used as a warehouse, it has historical significance having been constructed in 1918 to serve as a public gymnasium, shared by the school and community. Later it served as a movie theater (the site of the auction of the original houses) and subsequently as a bowling alley and skating rink. Currently the building is slated for demolition, as part of the Fairview Redevelopment Plan. However, serious consideration ought to be given to extending the life of this structure or at least this site as a public recreational facility, to be used jointly by the school and community.



**L Police Substation**





### 3.3 Property Conditions

#### 3.3.1 Housing Conditions

There have been several recent surveys of property conditions in Fairview to support planning efforts including the Camden City Master Plan (*FutureCamden*) and Strategic Revitalization Plan (SRP), the Fairview Neighborhood Preservation Program (NPP), and the Fairview Redevelopment Plan. Based on these planning initiatives, property conditions in Fairview are currently undergoing significant improvement. As noted above, the SRP designates Fairview as a Key Neighborhood Opportunity Area—a high priority for investment for redevelopment—based on “1) the current housing market condition by block group and its relationship to the level of asset clustering; and 2) proximity to existing public facilities and transportation assets, and natural and open space assets” (p. 52).



Fairview offers a range of housing types that can accommodate different household types. But most of the structures are old—49 percent were built in 1939 or earlier and 88 percent were built in 1959 or earlier. The SRP reports: “most of the homes in Fairview are very small and do not provide the amenities that modern households require and can find elsewhere in the region. Consequently it has been difficult to retain families or attract new ones into the neighborhood” (p. 55). However Fairview is surrounded on three sides by neighborhoods (Haddon Township, Audubon Park and Oaklyn) that have held their value steadily. This asset strengthens market conditions in Fairview as well. Thus, despite the decline in the condition of the neighborhood’s housing stock, and in the median value of owner occupied housing especially since 1990, the SRP observes “Today, Fairview has a value unique in Camden.” (p. 55).



Based on this unique value, Camden’s Master Plan designates the historic district of Fairview in its entirety for conservation—a designation for housing stock that is viable yet threatened.



The RFNP conducted its own housing conditions survey in 2004-05. Since the Fairview NPP and Fairview Neighborhood Redevelopment Plan provide the stimulus for these improvements as well as the context for analysis of the RFNP survey these previous and on-going initiatives are discussed in this study as well.







Map H: Neighborhood Preservation Program Grants

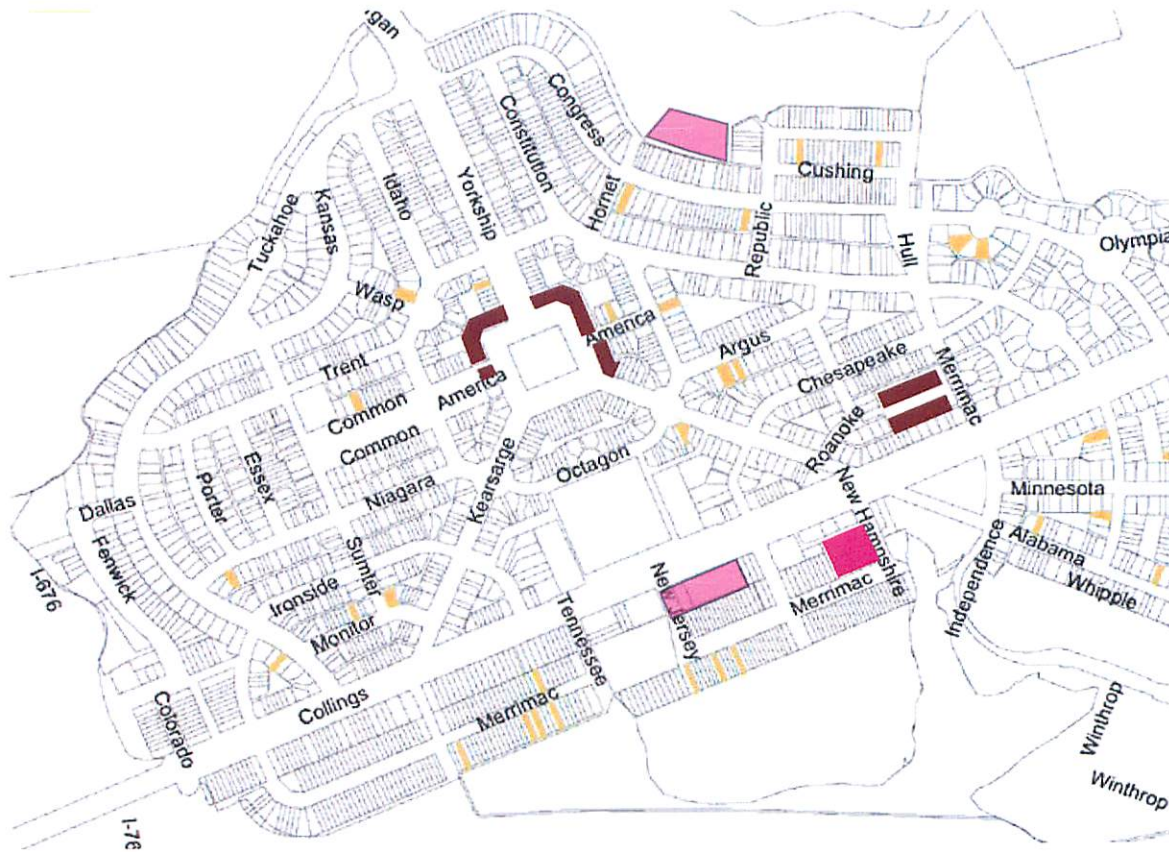
### Neighborhood Preservation Program

In 1997 the New Jersey Department of Community Affairs (DCA) awarded the City of Camden a contract under the Neighborhood Preservation Program (NPP), to help stabilize the quality of life and improve the housing stock in the Fairview neighborhood. The City selected the Fairview Historical Society to administer the program, and contributed to the salary of a full time program coordinator. The NPP coordinator made grants available for the rehabilitation of single family owner-occupied homes and rental units to eligible property owners in the neighborhood. The grants did not have to be paid back if the property is held for five years or more. The contract was executed in four phases (1998 – 2003). Altogether nearly 200 households were awarded grants for repairs and renovations. The results of the program are measurable improvements in those 200 housing units and for their occupants. Broader neighborhood effects are hard to measure. However the program undoubtedly contributed to the momentum of rehabilitation underway at this time.



Median Value Owner Occupied Housing 1990-2000		
	1990	2000
Fairview	\$51,800	\$47,800
Camden	\$31,300	\$40,700





**Map I: RPM Fairview Redevelopment Project**

Source: RPM

- Phase 1 Rehab for Sale\*
- Phase 2 Rehab Rental
- Phase 2 New Infill Rental
- Phase 3 Proposed New Infill Rental
- \* partial

**Fairview Neighborhood Redevelopment Plan**

As noted above, based on a study by Schoor DePalma, in July 2001 the Camden City Council designated the entire historic Yorkship Village north of Collings Avenue, as well as sections to the south of Collings Avenue to the Haddon Township border, to be In Need Of Redevelopment. The area consists of over 2,000 properties, the majority of which were occupied. The Camden Planning Board agreed with the study's assessment "that the only way to address the deleterious impact of vacant buildings, reverse the overall decline in property values and revitalize the neighborhood was through a coordinated program of acquisition and rehabilitation of existing buildings, combined with the acquisition and redevelopment of infill properties, all as part of a public-private partnership with a designated redeveloper." (Schoor DePalma Fairview Neighborhood Redevelopment Plan, rev. 12/18/02. pp. 6-7). The City designated RPM Inc. of Morristown New Jersey to be the redeveloper of Fairview.

Actions authorized by the Fairview Redevelopment Plan are currently changing property conditions, which were thus in a state of flux at the time of this neighborhood planning process. Moreover, the Fairview Redevelopment Plan preempts and seriously constrains the ability of this Fairview Neighborhood Plan to make recommendations for land use, notably for the preservation of open space, or to restrict new infill rental housing. Luckily the neighborhood planning process enables Fairview residents to make the Redevelopment Plan a tool for achieving their vision of a desirable future. The Neighborhood Plan provides a vehicle for Fairview residents who are directly affected by the Redevelopment Project activity, to consider what if any mid-course readjustments are necessary,



to balance the goals of the approved Redevelopment Project with broader community development objectives. This analysis and proposed actions are taken up in the Plan section of this document but first it is important to delineate the scope of the RPM Fairview Neighborhood Redevelopment Project.

### RPM Fairview Neighborhood Redevelopment Project

The City of Camden approved and adopted the RPM Development Group's Fairview Neighborhood Redevelopment project in December 2001. This project is a \$40 million investment financed mostly through state as well as federal funds. The city is providing a 30-year tax abatement. The project calls for:

- Renovation and sale of 105 vacant, single-family homes throughout the Fairview neighborhood over three years. These properties, with 1,000 to 1,600 square feet, will be sold at market rate. Phase I, with 35 homes, is already sold out at \$50,000 to \$80,000. Phases I and II, including 70 or more properties, will be sold at \$60,000 to \$85,000. Financing from New Jersey's "Smart Start" program, which provides 4% of the mortgage toward a down payment, helps ensure that these houses remain owner-occupied. If the owner lives in the house for at least seven years, the principal plus interest accrued is forgiven.
- Renovation of 52 units of rental apartments on Yorkship Square. The initiative involved the acquisition and renovation of four vacant apartment buildings, including the conversion of a 3,000 square foot space in a former supermarket to serve as a community center. Most of these income-restricted units will be one to two bedrooms with a total of three three-bedroom units, and rents are from \$479 to \$645.
- Construction of two buildings with affordable rental apartments at South Merrimac and New Hampshire Roads. These buildings, designed to fit the neighborhood's architectural style, contain 20 three-bedroom apartments.
- An additional 60 units of new affordable rental housing is planned along Collings Road along with the redevelopment of Fairview Courts, located between North Merrimac and Hartford Roads.
- Also proposed is 100 units of new rental housing along Newton Creek with a green way linked to county parkland and a controlled recreational area.
- Renovation and landscaping of four parking courts behind the Yorkship Square apartments; provision of 54 defined parking spaces behind the community center (in the America Road alleyway); and streetscape improvements on the two blocks of South Merrimac at the site of the two new rental housing buildings. The Economic Recovery Board (ERB) is funding these improvements.

In January 2006 Federal officials announced a plan to sell at least 107 homes in Fairview to the City of Camden, which will then re-sell the homes to RPM, which will in turn spend up to \$80,000 to rehabilitate them, and sell them to the public for between \$60,000 and \$90,000. RPM is taking steps to ensure that the homes will be sold to residents and not investors who will resell them at higher prices. Buyers must agree to live in the property for two to three years. In addition, buyers may not earn about 115% of the area's median income, or about \$79,134, according to US Department of Housing and Urban Development (HUD) officials (see J. Laughlin. "Fairview Homes To Be Sold." *CourierPostOnline*, 1/13/06 <http://www.courierpostonline.com>). This means RPM will rehab at least 120 single family homes for owner-occupants, up to a maximum of 160 such properties.





RPM will rehab at least 120 single family homes for owner-occupants, up to a maximum of 160 such properties.

### RFNP Housing Conditions Survey

Because housing conditions in Fairview are in such a state of flux due to the RPM redevelopment project, the RFNP determined a need to survey housing conditions by parcel, to be able to assess changing housing needs. In December 2004 and January 2005 RFNP staff with the assistance of Rutgers graduate students conducted a field survey of 1,751 properties in Fairview Village (including rental houses but not apartments). The team worked with the Rand Institute to map and analyze this data (see Maps J and K p. 33). Given the dynamic nature of property conditions in Fairview this survey provides only a snapshot of that point in time.

RFNP Housing Conditions Survey Results		
	#	%
A Excellent	294	16.8
B Good	986	56.3
C Fair	411	23.5
D Poor	60	3.4
Vacant	77	4.4
For Sale Sign	23	1.3
Yard Issues	325	18.6
Sidewalk Issues	305	17.4

The survey rated the conditions of homes according to four categories:

- A Excellent — structure new or completely rehabilitated. No detrimental conditions (see below) visible.
- B Good—structure in very good to good condition. Not more than one detrimental condition visible.
- C Fair—structure in good to fair condition. Not more than two detrimental conditions visible.
- D Poor—structure in fair to poor condition. Two or more detrimental conditions visible.

Detrimental conditions included overgrown lawns, boarded up structures, broken doors or windows, trash on the property, chipped paint, broken steps etc. Overgrown lawns or litter on the property were indicated as “yard issues.” Broken or littered sidewalks were indicated as “sidewalk issues.”

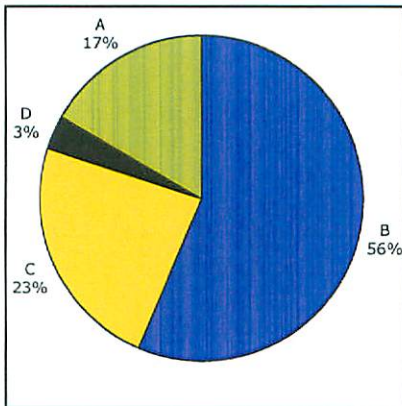


Fig. 7 RFNP Housing Conditions Survey Results

17 percent of the homes were rated in excellent condition, over half (56 percent) were in good condition, about a quarter (24 percent) in fair condition and 3.4 percent in poor condition. Only 4.3 percent of the homes appeared to be vacant. Nearly 19 percent of the properties were reported to have “yard issues” and similarly 17.4 percent of the properties were determined to have “sidewalk issues.” There was no clear correlation however between properties with yard and with sidewalk issues. Likewise, there was no clear correlation between yard and sidewalk issues and whether the house was owner or renter occupied. There was a slight difference in the average condition of renter occupied properties (rated 68 percent) versus owner occupied homes (rated 72 percent), but both fell within the range considered “good.”

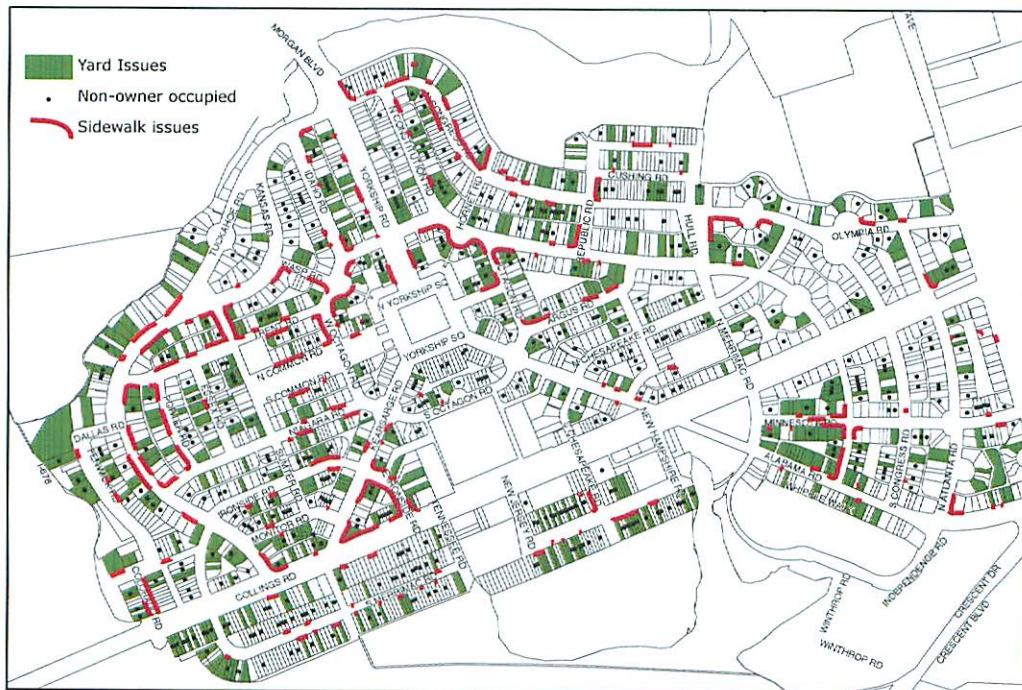
The survey found that 15 entities own more than five rental properties in Fairview, and these owners are individuals rather than large corporations. The largest property owner owns 20 properties and the least owns five units. Rental units are widely distributed throughout the neighborhood. No single block has a concentration of one landowner (aside from the rental complexes). Some blocks have more rentals than owner occupied properties but the survey found only a slight difference in housing conditions by tenure. **The RPM redevelopment project would change this condition, introducing new infill rental in up to eight buildings, that would be adjacent to existing rental complexes.**

The survey highlights the need to provide assistance to existing homeowners





**Map J: RFNP Housing Conditions Survey By Parcel**



**Map K: RFNP Housing Condition Survey—Yard and Sidewalk Issues**

to improve their properties as well as a need for strict code enforcement for landlords with property maintenance issues.

### 3.3.2 Commercial Property Conditions

Fairview's two historic commercial districts—Yorkship Square and the section along Collings Road across from the Yorkship School, are an invaluable resource. Originally the mixed use structures that face onto Yorkship Square featured residential units above ground floor commercial uses, along with offices, apartments and even an hotel. Along Collings Road slightly larger scale commercial buildings, originally housing a garage and a gymnasium (which also served as a public meeting hall) complemented a small row of mixed use buildings, with housing above ground level stores. Conceived for the convenience of Fairview's first residents, this collection of commercial structures fits into both the scale and the architectural context of the neighborhood as a whole. Physically, the ensemble models what many planners and community designers hail as the "ideal" such integration of commercial property in a predominantly residential neighborhood.

Fairview's relatively stable population supported commercial activity in the shops around Yorkship Square and along Collings Road even as shopping malls and the strip development along Mt. Ephraim Boulevard undermined traditional neighborhood retail districts elsewhere. But following white flight to the suburbs merchants began to leave the Fairview neighborhood as well. Yorkship Square became the site of open-air drug dealing, which has fueled a recent outbreak of violence. Crime has compounded the difficulty of attracting and maintaining a robust mix of stores and services in Fairview today.

Yet despite the problems inherent in the changing physical and social environment, the core buildings of Fairview's historic commercial districts remain intact. They provide a concrete foundation for the economic revitalization of Fairview Village. Meanwhile the retail strip along Mt. Ephraim Avenue cannot be ignored as peripheral to the neighborhood. Economically these stores complement neighborhood retail by attracting regional shoppers and physically they serve as the gateway to the neighborhood.

#### **Fairview Main Street Program**

The Fairview Main Street Program is worth noting here since it is actively working to improve commercial property conditions in Fairview at the time of this writing. The Fairview Historic Society launched the Fairview Main Street Program in March 2002 in conjunction with the Fairview Redevelopment Plan. The Fairview Main Street Program is a local affiliate of a state supported initiative which relies on public participation to revitalize commercial districts. In 2005, Fairview Main Street incorporated as a nonprofit to address the needs and concerns of the existing businesses as well as to bring in new business opportunities to the neighborhood. In November 2004 Main Street New Jersey (MSNJ) awarded the Fairview Main Street and the Latin American Economic Development Association a Partners in Main Street designation, which will provide team with resources to help Fairview obtain full Main Street Program designation.

The initiatives of the Fairview Main Street Program are discussed in greater detail in the Plan section of this report. Suffice it to say here that the Fairview







### 3.4 Environmental Conditions

#### 3.4.1 Parks and Open Space

As noted above the Fairview's "garden city" inspired plan incorporates numerous open space elements including the central green (Yorkship Square), radial greenswards, boulevards, pedestrian pathways, and common areas within residential blocks. The variety of open spaces was intended to encourage residents to enjoy the outdoors as well as take advantage of the fruits of nature by planting gardens and organizing farmers markets. Moreover, the layout of streets and blocks responds to the site's natural setting—surrounded on three sides by the Newton Creek and its tributaries. Fairview Village's designers also understood the value of outdoor athletic facilities, providing a big field with a running track, baseball diamonds and tennis courts (near the gymnasium).

Significantly, most of Fairview Village's original parks and open spaces remain intact, with some attrition due to construction of I-76 and I-676 and post war housing (see Map L opposite). But today these green spaces are largely under utilized, have fallen into disrepair due to lack of maintenance over the years, or have been paved for use as parking lots. One reason for the neglect of the neighborhood's collection of parks and open spaces is that stewardship falls to a patchwork of owners, including the city, the county, the school district, and private entities. Neglect of these open spaces has contributed to the rising crime that has accompanied the growth of the outdoor drug trade in Fairview.

The two most significant public open spaces in Fairview are Yorkship Square and the areas along the Newton Creek. Existing initiatives to improve these public spaces are addressed both here and in the plan section of this report.



#### Yorkship Square



Yorkship Square is one of 26 neighborhood parks located throughout the City of Camden. While it served as the lively focal point for Fairview community life for decades, and remains a beloved memory for many who grew up there, in the 1990s Yorkship Square began to become desolate and dangerous, an outdoor drug market and no man's land. Now, in conjunction with the Fairview Redevelopment Plan, Cooper's Ferry Development Association formed a partnership with Fairview Main Street and have begun work on the Yorkship Square Project, a \$2.1 million (including \$1.6 million from the Camden Economic Recovery Board) to improve both Yorkship Square and the square's major feeder streets: Yorkship, Alabama and Kearsage roads.

Top: Yorkship Road, a gracious boulevard, provides a green corridor leading into the village from the north, terminating at Yorkship Square (above).

The Yorkship Square Project improvements will include the restoration of Yorkship Square, sidewalk enhancements around the park with new pavers, street trees, historic lighting with fixtures for banners, waste receptacles, and benches. In addition, the main entrances to the Fairview neighborhood at Kearsarge, Alabama and Yorkship Roads will be lighted with new historic fixtures and signage to make navigating the neighborhood safer and less confusing (see also section 3.5 Streets and Circulation).





**Map L: Parks and Open Space**

- 1 Yorkship Square, City of Camden Neighborhood Park
- 2 Camden County Park
- 3 Mae Schulz Memorial Park
- 4 Palumbo Field

### **Newton Creek and the Camden Greenway**

The green spaces along the Newton Creek branches, to the north and south of Fairview are currently an under utilized resource, largely because they are “out of sight and out of mind,” and generally inaccessible to the public. But planning is underway both for improvements to these wetland and to make them more accessible as part of the proposed Newton Creek section of the Camden Greenway Plan. This section of the Camden Greenway is to be developed along Newton Creek and through the main travel corridors of Fairview with bike paths, open space, a variety of recreational opportunities, and adequate security.



The Camden Greenway covers areas along the Cooper River, the back channel of the Delaware River, and Newton Creek. Hopefully it will provide a home for wildlife and a place where people can enjoy nature by biking, hiking, walking, and jogging or just relax in a peaceful environment. Camden Greenways Inc. (CGI) describes the Newton Creek portion of the greenway as “full of diverse and beautiful wetlands.”

CGI started operation in 1993 as the Camden Greenways Working Group (CGWG), bringing together three neighborhoods in Camden that shared concerns about open space issues, particularly the status of land along the Delaware and Cooper Rivers. The organization’s work evolved into a greenway

plan for Camden, which later also included the neighborhoods such as Fairview that border Newton Creek. In March 2000 the group incorporated as a nonprofit to advocate for the greenway system. CGI has a sixteen-member board that includes two representatives from Fairview.

In September 2001 the Camden City Council incorporated the Greenway plan as part of the City's zoning ordinance, creating two new conservation districts and a Stream and River Corridor Protection and Management Overlay Zone. The Camden Strategic Revitalization Plan also supports accessibility improvements to open space along the Newton Creek.

### 3.4.2 Water and Sewer System

The Camden Strategic Revitalization Plan's Camden Capital Improvement and Infrastructure Master Plan (CCIIMP), Water and Sewer Subplan, (July 2003), is an acceptably recent survey of the condition of the water and sewer system in Fairview, and serves as the source for this section (see CCIIMP Pp. 3.1 - 3.8.).

#### **Sewer System**

The sewers in Fairview, which date to circa 1920 convey both storm-water and sewage wastewater (known as a combined system). The sewer lines are constructed primarily of brick and mortar, which have become fragile with age. Construction and heavy traffic loads often result in sewer collapses. Sewer mains, laterals and inlets often clog due to heavy silt deposits. Sewer clogs, breaks, and inoperable pump stations frequently result in localized flooding of streets and basements. Flooding impacts are magnified during high tide, when tide gates (on out falls to rivers and creeks) close, preventing both river water infiltration into the sewer system and also storm water discharge to the river. Drainage issues are common throughout Fairview, where sidewalk ramps and alleyways remain flooded after periods of rain. Sewage backup is also recurring and a costly problem for property owners.

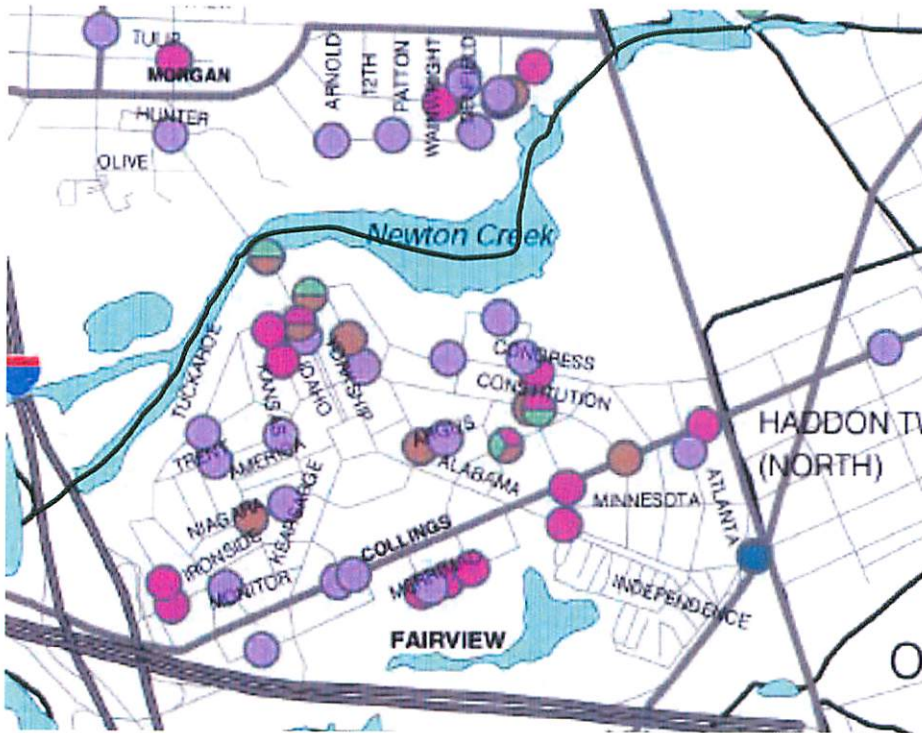
As shown in Map M: Sewer System Emergency Service Requests (opposite page, top), problems are widespread throughout Fairview, but notably clustered along Merrimac Road, which is the site for recently construction and proposed new infill rental housing.

#### **Water System**

The CCIIMP reports that Fairview's water system supply meets the existing demand however no significant excess capacity exists. As shown in Map N: Water System Emergency Service Requests (opposite page, bottom), there are already widespread complaints of low pressure, in advance of the additional demand anticipated by sales and rentals of new and rehabilitated homes by RPM as part of the redevelopment project. The CCIMP also recommends the rehabilitation of water mains, laterals and valves in Fairview to support redevelopment projects.

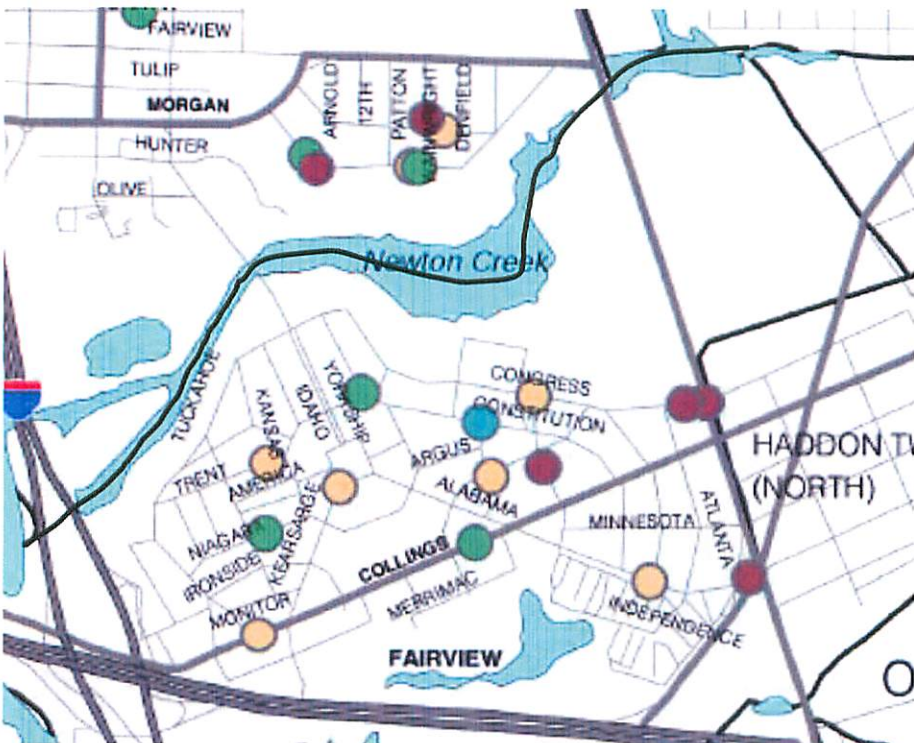
More generally, the CCIMP recommends system wide improvements including the installation of a new Fairview water tank to boost system-wide water pressure and eliminate the 2.8-MG storage deficiency within the City to support fire flow demands on the water system.





- Sewer main leak
- Sewer main clog
- Sewer main cave-in
- Sewer lateral leak
- Sewer lateral clog
- Sewer lateral cave-in
- Flooding
- Inlet cleaned

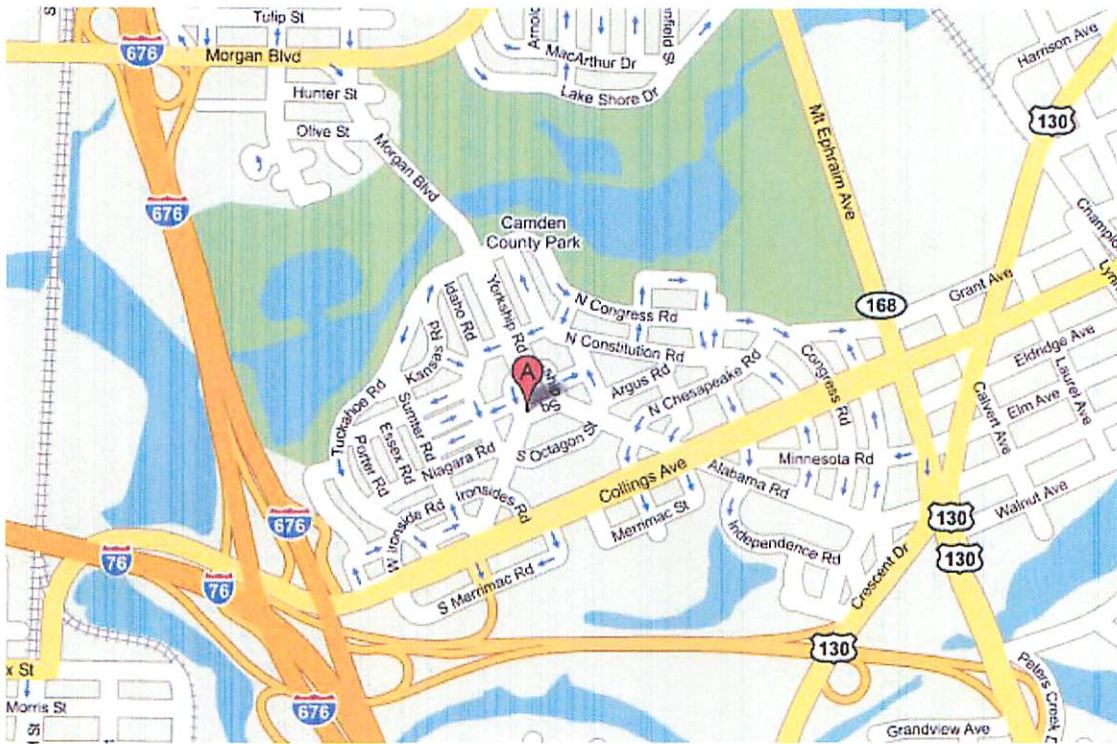
**Map M: Sewer System Emergency Service Requests**  
 Source: City of Camden SRP, Capital Improvement and Infrastructure Master Plan, Map S-3, EDA, 4/2003



- Water main cave-in
- Water lateral leak
- Water quality complaint
- Water pressure complaint

**Map N: Water System Emergency Service Requests**  
 Source: City of Camden SRP, Capital Improvement and Infrastructure Master Plan, Map W-3, EDA, 4/2003





Map O: **Regional Corridors and Major Arterials**  
 Source: Google Local Maps

the installation of a new Fairview water tank to boost system-wide water pressure and eliminate the 2.8-MG storage deficiency within the City to support fire flow demands on the water system.

### 3.5 Streets and Circulation

This section is based on two recent studies: the “Camden Capital Improvement and Infrastructure Master Plan” (CCIIMP) and “The Physical and Economic Revitalization of Fairview” report by Arista Planning Consultants (Arista) for Coopers Ferry.

#### 3.5.1 Streets

One of Fairview’s assets is excellent access to major regional corridors such as I-676 and I-76 (Walt Whitman Bridge) connecting to Philadelphia, and Routes 130 (Crescent Drive) and the Black Horse Pike (NJ 168/Mt. Ephraim) connecting to South Jersey. Major arterials provide access to and from the neighborhood, through three major gateways: Collings Road to the east and west, and Yorkship Road/Morgan Avenue to the north. Both are divided by a planted median. In the case of Collings, the narrow median was originally the trolley track. Yorkship is a more graceful boulevard, as the original plan intended it to be.

Collings Road, the principal through street in Fairview, is a four-lane roadway (one through, each direction, one parking each direction). All other roads within the neighborhood are designed exclusively for local traffic and “maintain very low levels of traffic volume. The curvilinear street pattern, reduced sight lines and narrow streets discourage through-traffic within these highly residential areas” (Arista p. 13).

On the other hand, the neighborhood’s one-way streets, narrow alleys, service

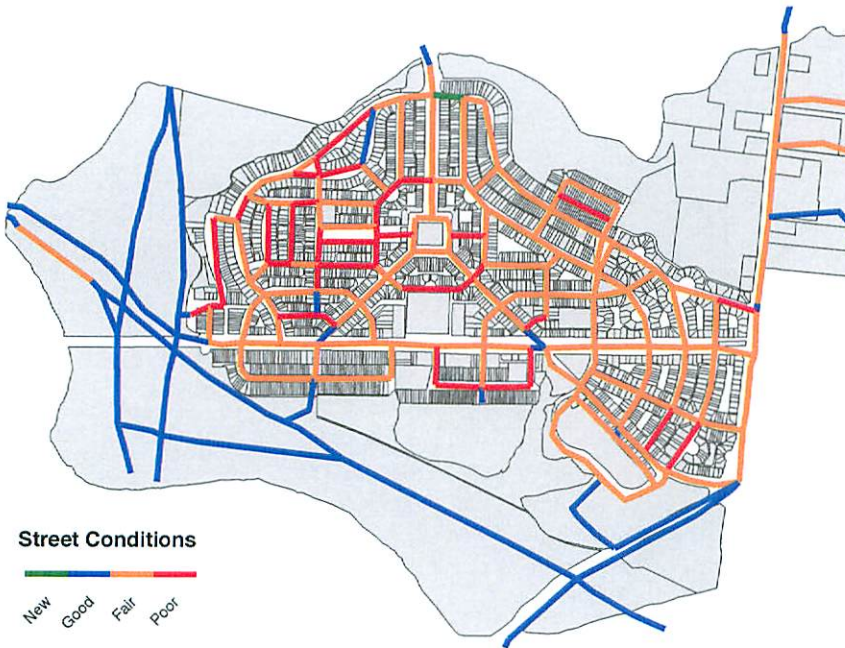


reportedly makes the neighborhood “a drug dealer’s haven.”

As shown in Map P, many streets display varying degrees of disrepair (from modest to severe), “due in large part to the limited fiscal capacity of the City to maintain a robust restoration program” (CCIMP p. 4). The City of Camden DPW began resurfacing streets in Fairview in 2004. The ERB funded Yorkshipp Square project, as noted above, will improve both Yorkshipp Square and the square’s major feeder streets: Yorkshipp, Alabama and Kearsage roads



Fairview’s one-way streets, narrow alleys, service roads, and short dead ends creates places drug dealers can go that police officers in cars cannot.

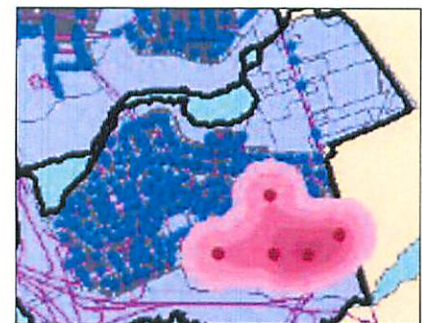


Map P: **Street Conditions**  
Source: Hopeworks

### 3.5.2 Sidewalks and Paths

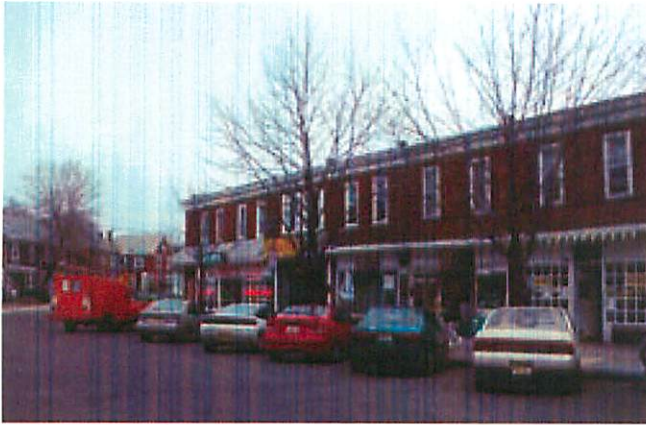
Fairview’s radial and octagonal street plan allows for easy pedestrian access to main activity points, which are clustered around Yorkshipp Square. Fairview also features a network of pedestrian paths and alleys that allow for separation of pedestrian and higher speed automobile traffic. The tree-lined streetscapes also foster a pleasant walking experience. However, due to lack of adequate maintenance the condition of Fairview’s sidewalks, pedestrian paths and alleys has deteriorated. The Arista (p. 27) survey found:

- Unclear street signs, unmarked street crossings, ill maintained sidewalks and sidewalk obstructions caused by overgrown vegetation throughout the area.
- Multiple cut-cuts and undefined entrances to alleys create an uninviting pedestrian environment.
- Unnecessarily tall street lamps which are frequently vandalized. As shown in Map P. 1 Spatial Density of Broken Streetlights, broken lights are concentrated in Fairview’s southeastern quadrant. The problem of lack of lighting due to vandalism and/or poor is compounded at Fairview’s norther edge, due to a lack of street lamps along the Yorkshipp Road Bridge connecting Fairview and Morgan Village.
- Sidewalk ramps and alleys which remain flooded after periods of rain.



Map P.1: **Spatial Density of Broken Streetlights**  
Source: Hopeworks





There is unmeted diagonal parking in front of the shops on the south side of Yorkship Square.

Sidewalk ramps and alleys which remain flooded after periods of rain.

### 3.5.3 Parking

Since Fairview was built before widespread automobile use, and intended for workers at the nearby shipyard, who could commute by trolley, the original plan made little accommodation for automobile parking. Today the original service alleys and lanes facilitate off-street vehicular access and parking. However modern realities require more, and more convenient, parking for residents, businesses and their customers. "In general, producing sufficient parking facilities, especially adjacent to Yorkship Square, is key to the sustainable redevelopment

of Fairview. At the same time, parking must be accommodated in a manner that respects the historical setting (Arista, p. 18)

Free on street parking around Yorkship Square primarily serves the various retail and professional establishments located there. These businesses are concentrated on the south side of the square, between Alabama Avenue and Kearsarge Road. There is diagonal parking (approximately 45°- 50°) along the south side of Yorkship Square and parallel parking around the remainder of the square. There are only limited accommodations for the handicapped (signed stalls no wider than the others.) There is no signage or markings to delineate specific spaces. Spaces are currently most heavily utilized in front of the businesses on the south side of the square (Arista, pp. 18-19).



Service alleys and lanes facilitate off-street vehicular access and parking. However modern realities require more, and more convenient, parking for residents, businesses and their customers

In addition there are five parking courts, or cul-de-sac, located behind the apartments on the north side of Yorkship Square, currently under renovation by RPM. The parking courts were originally designed as green space. Today these open spaces have been appropriated as parking lots for residents in the immediate vicinity. (Arista, pp. 19-22). As noted above, RPM is repaving and landscaping four parking courts behind the Yorkship Square apartments to serve their residents and will also provide 54 spaces behind the community center.

However, as the renovated apartments come on line and commercial activities around Yorkship Square increase, there could be a conflict between resident and merchant parking demands, as well as between residents of RPM buildings and others currently informally using those spaces.



### 3.5.4 Transit

Only one bus route, New Jersey Transit #450, provides service within Fairview. It runs from Mt. Ephraim Avenue onto Collings Road, around Yorkship Square and back to Mt. Ephraim Avenue and links to links the Walter Rand Transportation Center in downtown Camden and the Cherry Hill Mall. There are a total of eleven bus stops in Fairview, located on Collings Road, Kearsarge Road, Alabama Road, and on Yorkship Square. Headways during the morning peak period (6:30 am – 9:30 am) are 35-45 minutes for trips to Camden and up to 70 minutes for trips to Cherry Hill. In the evening, headways in both directions are from 40-60 minutes. Less frequent service is available on the weekends. High School students also use Route 450. Demand on Route 450 is such that during peak hours the bus can reach capacity (45-47 seated passengers) in Fairview alone (Arista, p. 29).

Fairview residents who live on the east side of the neighborhood—along with riders who miss the 450 bus— use New Jersey Transit bus route #400, which runs along Mt. Ephraim Avenue/Black Horse Pike, to Philadelphia via the Walter Rand Transportation Center and Sicklerville. Headways on Route 400 are 10-15 minutes in the morning and 30 minutes the rest of the day (Arista, p. 30).

A survey of riders of Routes 400 and 450 (Arista, p. 31) showed that “90% were not satisfied with the bus schedule and 93% demanded more routes in the morning and evening hours. Riders surveyed reported the following requests:

- Decreased headways every 10-15 minutes during peak periods;
- Coordination with the school district to develop better student transportation;
- More precise schedule adherence; buses that run neither late nor early;
- Buses with greater seating capacity;
- Expanded service to the northwest and northeast portions of Fairview; and
- Improved shelters and seating at the most patronized bus stops.

### 3.5.5 Commuting Trends:

According to the 2000 Census, 56% of workers residing in Fairview commute by driving alone. This represents a decrease from [61%] in 1990 . Also, fewer workers are choosing to commute by carpool, down from a 20% share in 1990 to 16% in 2000. During the same period, the number of Fairview residents commuting by public transportation increased from 14% to 20%. Walk-to-work commuters nearly doubled from 4% in 1990 to 7% in 2000. In comparison, walking commuters declined from 9.8% to 8.5% citywide (Arista, pp. 10-11).

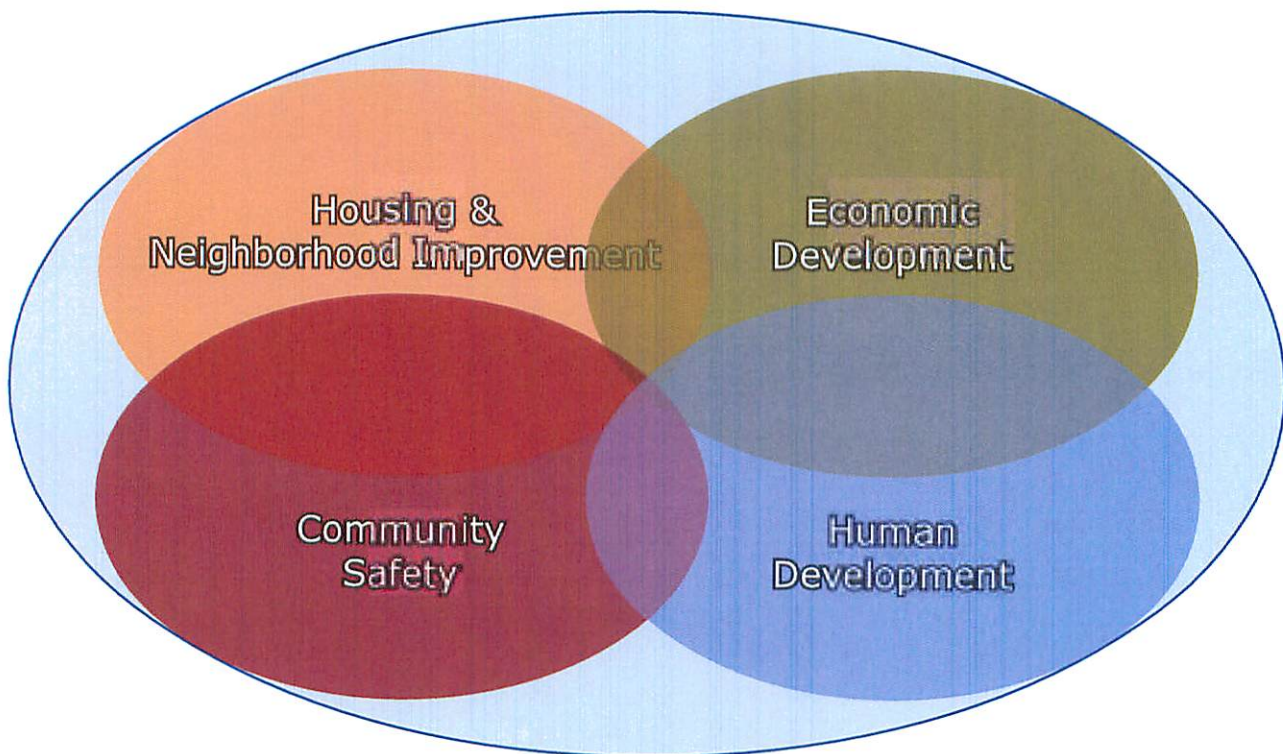
Fewer workers made short (0-24 minute) commutes in 2000 than in 1990, while more workers made slightly longer commutes (25-39 minutes). Fewer workers made 40-59 minute commutes in 2000 while many more workers made 60+ minute commutes in 2000 than in 1990. There was a significant increase in the number of commuters making very long (90+ minute) commutes, from 6 in 1990 to 84 in 2000” (Arista p. 7).

## 4.0 Conclusions & Summary Needs Analysis

Along with the Neighborhood Study of existing conditions, review of extant reports and ongoing projects in the fall of 2004 the RFNP team conducted an opinion survey based on a random sample of one hundred Fairview residents to assess issues of concern to the community. Based on the results of the survey, along with a survey conducted in 1998 by the Fairview Neighborhood Preservation Program staff, we formed four Neighborhood Planning Committees to address the four priority issue areas identified:

- Community safety;
- Housing and neighborhood improvement;
- Economic development; and
- Human development.

The issues addressed by the four committees are all inter-related and often overlap, as illustrated in the diagram below. The work of each committee culminated with the identification of key issues, which are presented in this section of the Neighborhood Plan Report. The following section summarizes the conclusions of the Neighborhood Study as well as the work of the Committees and relevant survey results. These conclusions and findings were presented at a Town Hall meeting on June 8, 2005.





#### 4.1 RFNP Resident Opinion Survey

The RFNP Residential Survey is adapted from a number of other community surveys and a survey completed by the Eagleton Institute for Public Affairs for the State Department of Community Affairs. A random sample selection of addresses was taken initially from a list of 1,932 homes and later from the existing apartment complexes in the neighborhood. The sample was based on a 95% confidence level and a confidence interval of 4. The selection number for the 1,932 homes of Fairview is 321. The RFNP survey team of staff and volunteers targeted these 321 residents, and obtained one hundred responses.

The majority (45 percent) of the residents surveyed had lived in the neighborhood only five years or less. Yet just over one third (36 percent) had lived in Fairview for more than eleven years, with nearly one quarter (23 percent) of those surveyed being Fairview residents for more than twenty years. So the survey responses reflect the opinions of relatively new Fairview residents. However nearly 42 percent of those surveyed had moved to Fairview from another Camden neighborhood, and nearly 22 percent had moved from elsewhere in Camden County. So some may have begun to form opinions about Fairview while living nearby before actually moving into the neighborhood.

Significantly, over two thirds (nearly 69 percent) of those surveyed owned their own home—which is slightly over the national average of 60 percent homeowners. Nevertheless, 44 percent of those surveyed thought they would remain in the neighborhood for only five years or less. This sample appears to reflect the conditions of a neighborhood in transition: ongoing improvements are attracting new residents—and new homeowners—but deeply rooted problems cloud longer term prospects.

While the majority of Fairview residents surveyed in 2004 were not even living in the neighborhood at the time of the Neighborhood Improvement Program (NPP) survey in 1998, it is remarkable how similar the responses to the two surveys are, with regard to identification of serious problems. In both surveys, about three quarter of the residents agreed that drugs, trash and litter, crime, juvenile delinquency and abandoned property were the top five problems. And in both surveys only a very small percentage considered land use to be a serious problem. In both surveys, over one half of residents agreed that housing and noise were serious problems, and just under half agreed that traffic was a serious problem. The most change between the two surveys occurred in the ranking of flooding (+ 17.8 percent), trash of litter (+ 15.8 percent), and unemployment (+14.5 percent), perhaps reflecting the pressures of housing rehabilitation and construction on the infrastructure, as well as the particular concerns of new homeowners. Notably, perception of racism as a serious problem declined between the two surveys (-11.2 percent), perhaps reflecting the greater tolerance associated with a more diverse population.

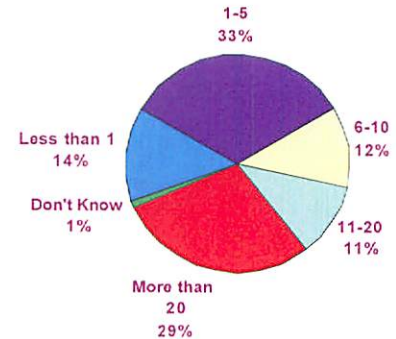


Figure 8: RFNP Resident Opinion Survey Years Lived in Fairview

Serious Problems	RFNP-2004	NPP-1998
Drugs	79.1%	72.0%
Trash and litter	78.8%	63.0%
Crime	76.2%	77.0%
Juvenile delinquency	72.3%	74.0%
Abandoned property	72.2%	71.0%
Property maintenance	65.4%	60.0%
Flooding	55.8%	38.0%
Noise	54.5%	56.0%
Housing	54.2%	55.0%
Pollution	50.9%	45.0%
Unemployment	48.5%	31.0%
Disorderly neighbors	46.7%	38.0%
Traffic	46.6%	48.0%
Alcoholism	42.8%	39.0%
Racism	34.8%	46.0%
Homeless people	29.5%	23.0%
Child abuse/neglect	21.8%	13.0%
Land use	16.6%	13.0%

## 4.2 Community Safety

As noted above, crime and related community safety issues are a top priority for Fairview neighborhood residents, RFNP staff and area businesses. Community safety is a citywide problem: In November 2005, Camden was deemed the most dangerous city in America, for the second consecutive year, according to rankings released by Morgan-Quitno Press. These rankings are derived using the Federal Uniform Crime Reporting (UCR) data reported by local police departments to the Federal Bureau of Investigation (FBI). While there are signs that crime may be declining citywide, incidences of crime and related issues have steadily increased in Fairview since 2002, driven by a growing drug problem. Nearly 80 percent of Fairview residents surveyed by RFNP cited drugs as a serious problem.

### Key Community Safety Issues:

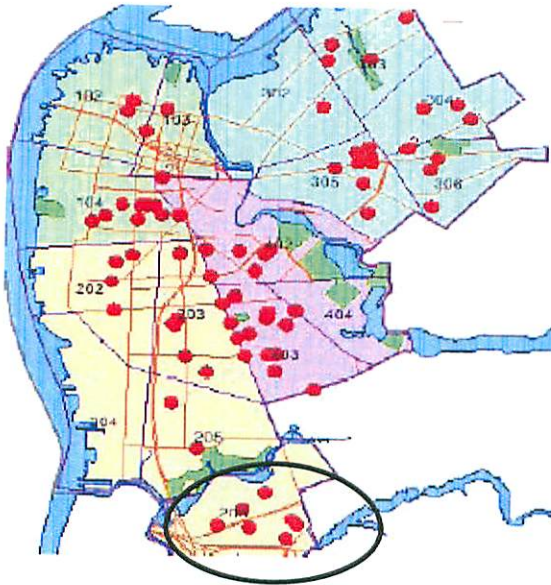
- Crime;
- Illegal transactions (drug dealing);
- Lack of police presence;
- Loitering;
- Curfew violations; and
- Pedestrian safety, which is discussed in the next section, neighborhood improvement.

Between February 2004 and February 2005 there were five homicides in Fairview. In July 2004, a fatal shooting of an innocent bystander in front of the WaWa store then located on Collings Avenue, involved a banned military-style assault weapon. Joseph Fields, the man who was killed, had moved to Fairview because it was considered a safer part of Camden, the *Courier Post* reported (“Residents lament Fairview’s decline, Drug Dealers blamed for crime in Camden neighborhood,” by Jason Laughlin and Archana Ram, July 21, 2004, p.1A). In February 2005 a man was fatally shot as he sat in his car on North Merrimac Road near Collings Road, two blocks away from the WaWa (which has since moved, in part due to the violence). In October 2005 a daylight shooting in front of a day-care center on Yorkship Square left one man wounded, a bullet hole in the building and frightened students. “When there is a shoot-out, it affects us a lot,” Angelise Rivera, 12, told a reporter for the *Philadelphia Inquirer* (“Rally demands tighter Pa. gun laws” by Dwight Ott, November 17, 2005). “Some of us can’t concentrate with all the danger.”

These shootings led Fairview residents and activists to organize an anti-gun rally in November 2005 to complain that Pennsylvania’s gun laws undermine their efforts to fight crime. Most of the guns used in Camden crimes are bought in Philadelphia, just over the Ben Franklin Bridge from Fairview.

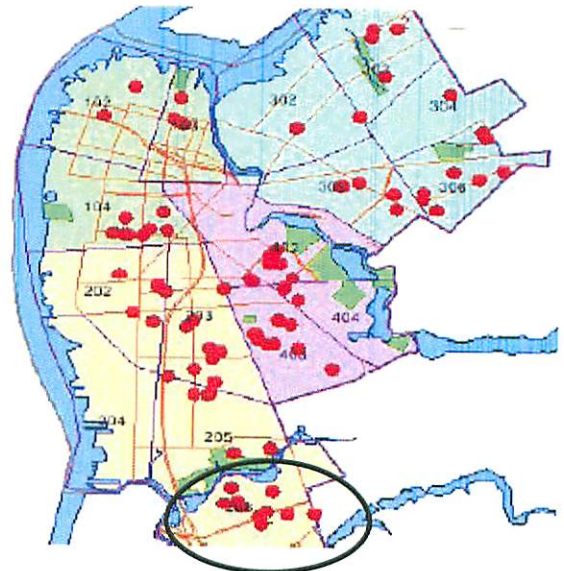
There has also been a dramatic increase in the number of assault victims from Fairview—approximately 33% more in 2003 than the previous two years. Residents and police officials blame drug dealing for this wave of violence. While much of the drug dealing takes place in Yorkship Square, the entire neighborhood is “a drug dealer’s haven” the *Courier Post* article reports. “The neighborhood’s roads form an octagon and radiating from it are spokes of one-way streets, narrow alleys and short dead ends. There are places that drug dealers can go that police officers in cars can’t. Fairview’s proximity to major roads like Interstate 676 and Route 130 also make it a convenient place to shop for





Map Q: **Auto Thefts**  
**January 2006**

Source: CAMConnect, Camden Police Department  
Crime Mapping Unit



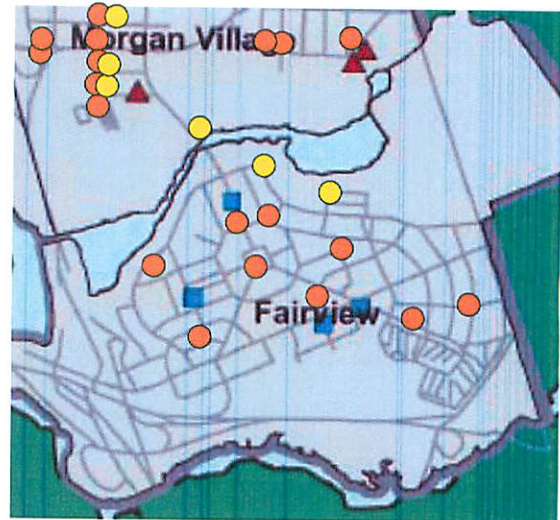
Map R: **Burglaries**  
**January 2006**

Source: CAMConnect, Camden Police Department  
Crime Mapping Unit

for crime in Camden neighborhood,” by Jason Laughlin and Archana Ram, July 21, 2004, p.1A).

Fairview residents, business owners and other stakeholders repeatedly point to the problem of **lack of police presence** as the biggest reason for the increase in the violent crime in the Fairview neighborhood. In 2004, then Camden County Prosecutor Vincent Sarubbi, who also controlled the Camden Police Department, acknowledged that city police have focused their resources on places like East Camden, a typically more violent part of the city. More focus is needed on aggravated assaults, particularly attacks that involve non-lethal gun wounds, he said to reporters from the Courier Post. The resumption of police foot patrols in Fairview would also answer the problem of auto theft and burglaries that are widespread in Fairview today (see Maps Q and R this page).

In addition the renewed police presence would help deal with the problem of **loiterers and curfew violators**, states Sue Brennan, Executive Director of Fairview Main Street. The issue of loitering, especially around Yorkship Square, has been one that is consistently discussed at the series of town meetings held in Fairview in the last two years. Residents state that they are afraid to walk past the groups of teens and young adults who gather in front of the stores in the Square and the Collings Avenue commercial area. Not only are residents thus deprived of the convenience of neighborhood retail, shop owners too are intimidated and suffer from the loss of clientele. The idle teenagers and young adults who



Map S: **Murders and Aggravated Assaults with a Gun 2002 -2004**

Source: Hopeworks



fierce looking dogs in tow, who gather in front of the stores in the Square and the Collings Avenue commercial area. Not only are residents thus deprived of the convenience of neighborhood retail, shop owners too are intimidated and suffer from the loss of clientele. The idle teenagers and young adults who congregate in Fairview's commercial districts are often troubled, and disaffected—vulnerable to influences that might lead them to become both the victims and the perpetrators of crime. In both 2002 and 2003, Camden City police arrested more 13 and 14 year olds than 15, 16 or 17 year olds (see Figure 10). The majority of patients discharged from Cooper Hospital Emergency Room for Assaults are teenagers between 13-19 years old. It is probable that these young victims of assault had also violated Camden's curfew for youth under 18, and were out on the streets past 10 pm.



Figure 9: Cooper ER Discharges for Assaults (by Age) 2001-2003  
Source: CAM Connect

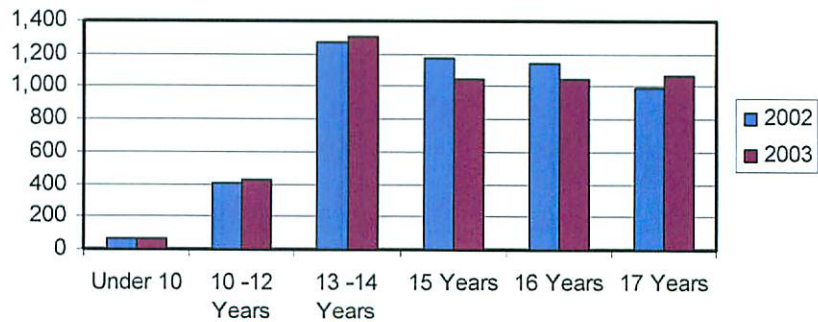


Figure 10: Age Breakdown: Juvenile Arrests, Camden City, 2002-2003  
Source: CAM Connect



### 4.3 Housing and Neighborhood Improvement

As noted above, the Camden Strategic Revitalization Plan (SRP) designates Fairview as a Key Neighborhood Opportunity Area—a high priority for investment for redevelopment—based on “1) the current housing market condition by block group and its relationship to the level of asset clustering [see Map T this page]; and 2) proximity to existing public facilities and transportation assets, and natural and open space assets” (p.52). Based on the intrinsic quality and historic significance of the neighborhood’s housing stock the Camden City Master Plan designates Fairview in its entirety for “conservation.

Subsequently, and in advance of this Neighborhood Plan, in July 2001 the Camden City Council approved a Redevelopment Plan encompassing the entire Fairview Village historic district and some adjacent open space, and selected RPM Development to be the designated redeveloper. In December 2001 the City Council approved RPM’s Redevelopment Project which currently includes:

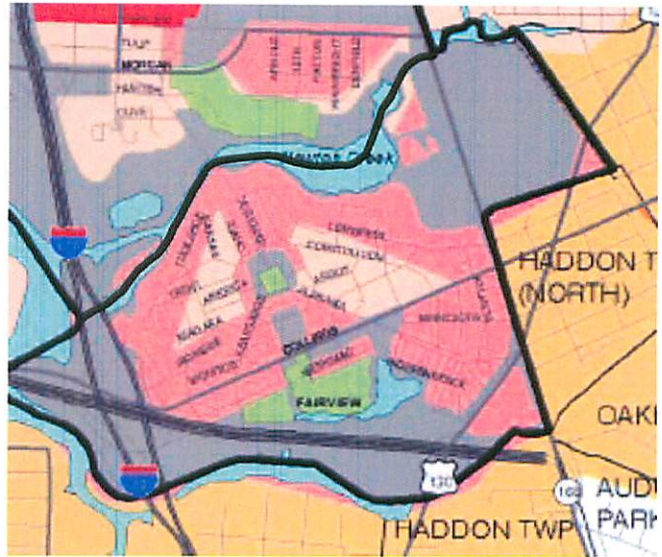
- Renovation and resale of at least 120 and up to 160 vacant single family houses for sale throughout Fairview (including recently announced HUD-owned homes);
- Renovation and construction of 52 units of rental apartments, including a community center, on Yorkshipp Square (completed);
- Construction of 20 new rental apartments on South Merrimac Road;
- Proposed 60 units of new construction (30 units) along Collings Road (replacing commercial buildings at 1250 and 1276 Collings Road) along with redevelopment of Fairview Court (30 units);
- Proposed new construction of 100 rental units along the Newton Creek.

#### RFNP Housing Conditions Survey

Given this strategy for redevelopment, the Housing and Neighborhood Improvement Committee nevertheless determined a need to survey housing conditions by parcel, in order to continuously monitor the progress Redevelopment Project and resident needs. As discussed above (see page 32-33) in the summer of 2004 the RFNP team evaluated the conditions of all homes in Fairview (including rental houses but not apartments).

The RFNP survey found that nearly three-quarters of the homes (73 percent) were in “good” or “excellent” condition and nearly a quarter are in fair condition. Less than one fifth of the properties surveyed were reported to have “yard issues” or “sidewalk issues.” There was no clear correlation between properties with yard and with sidewalk issues. Likewise, there was no clear correlation between yard and sidewalk issues and whether the house was owner or renter occupied.

Rental units are widely distributed throughout the neighborhood. Some blocks have more rentals than owner occupied properties but the survey found only a slight difference in housing conditions by tenure.



Map T: **Housing Market Analysis**

Source: ERB Map SP-5





Desired Improvements	RFNP-2004	NPP-1998
Police Protection	47.9%	20.0%
Neighborhood Clean-ups	28.4%	10.0%
Youth Services	23.7%	4.0%
Parks and Open Spaces	18.8%	4.0%
Home Maintenance	17.2%	10.0%
Job Training	17.2%	5.0%
Sidewalk Repair	13.0%	7.0%
Downtown Improvements	12.4%	5.0%
Building Renovations	11.8%	5.0%
Attract New Businesses	8.9%	6.0%
Homeownership	8.9%	6.0%
Recreational Facilities	8.9%	5.0%
Adult Education	8.3%	1.0%
Childcare Programs	5.3%	3.0%

### RFNP Resident Opinion Survey

Given the relatively good quality of the Fairview housing stock, the visible improvements underway with RPM's Redevelopment Project, and the recent spike in violent crime in the neighborhood (see pp. 44-48), it is not surprising that Fairview residents' express a much greater desire for increased police protection, rather than for more home maintenance, building renovations, or homeownership according to the results of the RFNP Resident Opinion Survey. By far the single most important improvement desired by the Fairview residents surveyed both by RFNP in 2004 (nearly half) and by NPP in 1998 (20 percent) was increased police protection. And significantly more residents surveyed in 2004 desired improved neighborhood clean-ups (nearly 29 percent), youth services (nearly 24 percent) and parks and open spaces (nearly 19 percent) than improved home maintenance (17.2 percent), building renovations (11.8 percent) or home ownership (8.9 percent). Of equal importance to residents as improving home maintenance is better job training. Likewise, Fairview residents want to attract new businesses and improve recreational facilities as much as they want to improve homeownership. And they want to improve adult education nearly as much (8.3 percent).

The changes in the RFNP resident survey compared to the NPP survey in 1998 suggest a growing desire for quality of life improvements, especially public safety, rather than improvements in housing. This shift reflects the spike in crime and the fact that housing improvements are already underway, but also suggests that the new residents moving into Fairview are committed to the overall revitalization of the neighborhood, and not just physical redevelopment. It also raises the issue of whether the 320 residences planned for the neighborhood as part of the RPM redevelopment project—in particular the 170 rentals planned in up to eight buildings—are too much for the neighborhood.

As the RFNP and NPP surveys reveal, residents are not very satisfied with

Neighborhood Services	Most Satisfied		Least Satisfied	
	RFNP-2004	NPP-1998	RFNP-2004	NPP-1998
Police	42.6%	24%	28.2%	21%
Fire	30.1%	10%	-	2%
Public Transportation	14.8%	6%	5.7%	2%
Sanitation	13.1%	21%	13.8%	4%
Emergency Medical	12.5%	7%	-	2%
After School Programs	8.0%	2%	-	3%
Day Care	6.3%	1%	-	2%
Street Cleaning	5.1%	3%	38.5%	18%
School System	4.5%	4%	9.8%	7%
Parking	3.4%	4%	17.2%	10%
Library	2.8%	3%	4.6%	1%
Parks and Recreation	2.8%	2%	-	4%
Streets, drainage, sewers	-	2%	14.4%	13%
Traffic	-	1%	5.2%	4%

public services. When asked to rank which services they were most and least satisfied, no service received even a simple majority endorsement. There is a clear indication that satisfaction with police services is increasing, however. Nearly 43 percent were "most satisfied" with police services in 2004, which is nearly twice the proportion of those who responded similarly in 1998. Likewise, 30 percent were "most satisfied" with fire services, compared with only 10 percent surveyed in 1998. Satisfaction with public transportation and emergency medical services in 2004, while not particularly strong, also improved relative to the NPP survey in 1998. However, nearly 39 percent were "least satisfied" with street cleaning in 2004, which is more than twice the share of those who felt that way in 1998. And nearly 14 percent were "least satisfied" with sanitation services in 2004, which is more than three times the share who felt that way in 1998.

The RFNP Housing Conditions and Resident Opinion Surveys highlight the need to provide assistance to both existing homeowners as well as the owners of rental



units to improve their properties. They also raise concerns about the need for further new infill rental housing, particularly if this construction would come at the cost of historical commercial buildings and the relocation of businesses along Collings Road, and county-owned open space along Newton Creek.

### **Key Housing Issues**

- Is there a need for additional housing construction and rehabilitation, beyond the redeveloper's proposed Phase 3?
- If necessary, where should new infill housing be built?
- Who should the new housing be built for?
- What is the right mix of owner-occupied and rental units?
- Will the current redevelopment project as planned contribute to the right mix of owner-occupied and rental units in the neighborhood?
- What is needed to help owners properly maintain their property?
- What is needed to help home buyers (rather than speculators) purchase and improve homes?
- What are the opportunities and detriments to Fairview in terms of affordable housing, in particular Section 8?

The Housing and Neighborhood Improvement Committee stressed that physical redevelopment was not enough to turn the neighborhood around. It is also important to keep the neighborhood clean, and enforce existing rules and regulations. Analysis of the neighborhood improvement issues to be addressed through the Neighborhood Plan built on the work of a multi-racial residents' committee organized by the Fairview Historic Society, which began to meet monthly in February 2000.

### **Key Neighborhood Improvement Issues**

- Front yard parking;
- Curfew;
- Curbing and leashing dogs;
- Street-sweeping;
- Maintaining sidewalks, streets, alleys and common areas;
- Clean-up trash;
- Establishment of a welcome wagon;
- Increased recycling;
- Increased activities and facilities for children;
- Neighborhood Association;
- Neighborhood activities
- Publication of a list of Do's and Don'ts;
- Increased police patrol

Credit for growing civic engagement in Fairview is due in part to the work of the Fairview Weed and Seed program, which entered its third year in January 2005. Weed and Seed is composed of volunteers who operate as a committee in partnership with the Camden City Community Oriented Police and the Camden County Prosecutor's Office, and is funded in part by a federal grant through the US Department of Justice. The group conducts monthly block/alley clean-ups with a "Walk and Talk" that engages neighbors in a dialogue to discuss any problems on the block and to recruit new members and create a greater feeling of community.

## 4.4 Economic Development

The Camden Strategic Revitalization Plan (SRP) not only designates Fairview in its entirety as a Neighborhood Opportunity Area, it also points to Fairview's commercial districts—around Yorkship Square, along Collings Road, and along Mt. Ephraim Avenue—as Neighborhood Employment Areas. The SRP defines Yorkship Square and Collings Road as neighborhood nodes, “small concentrations of stores that provide for the daily living needs for a close-in community” (Camden Strategic Revitalization Plan, July 2003, p. 41). The SRP defines the Mt. Ephraim commercial district in Fairview as a regional node. All of these locations offer job opportunities for people who may not be highly skilled but who need to be gainfully employed.

The SRP recommends the revitalization of Fairview's commercial areas around and further identifies the Collings Road shopping district as a Neighborhood Commercial Opportunity Area. The SRP for the consolidation of currently scattered and dispersed commercial activity along Collings Road, “to create a thriving and sustainable commercial element that supports and is supported by residential neighborhoods (p. 59). **This strategy is in conflict with the RPM redevelopment project, which proposes to relocate businesses at 1250 and 1276 Collings Road, in the heart of the commercial district, in order to build new infill housing.**

### RFNP Resident Opinion Survey

As noted above, Fairview residents surveyed by RFNP in 2004 are interested in seeing improvements to the “downtown” (12.4 percent), including building renovations (11.8 percent), and new businesses (8.9 percent), but even more (17.2 percent) said they would like to see **improved job training**. And equal share of residents (8.3 percent) are interested in improved adult education as those who wish to attract new businesses. In other words, Fairview residents surveyed want to improve their own lives and benefit economically from the neighborhood's revitalization—rather than simply hope to attract people with higher incomes to support area businesses. This reflects a significant shift from the NPP survey in 1998, when residents polled showed equally weak support for downtown improvement, building renovation and job training (only 5 percent), only slightly more interest in attracting new business (6 percent), and virtually no (1 percent) interest in adult education. This trend reflects a growing sense of civic engagement among the households moving into Fairview in recent years.

In order for Fairview residents to benefit economically from the growth of local business, there needs to be significant workforce development. Only 64 percent of Fairview's adult population (25 years of age or older) had completed high school according to the 2000 Census, and only 25 percent go on to college. Those adults without even a high school education lack the basic skills required in today's job market, especially for jobs in modern industries, such as high tech and communications. There is a need GED Training, Skill training, job placement, job incentives for employers to preferentially hire Camden residents. In addition there is a need for a program for effectively training and placing adults challenged by a prison record, substance problems, or illiteracy.



The RFNP survey also polled residents' opinions on **business retention and recruitment**. Half of the residents surveyed indicated that they like to see a hardware store open in the neighborhood. Over one third would like to see a bakery and grocery store. Just over one quarter would like to have a bank and just under a quarter would like a local branch of the post office to open. Just under a quarter of residents expressed a desire for a deli and over 13 percent stated a preference for a restaurant or cafe. Other types of businesses mentioned by residents as welcome additions to the neighborhood included clothing stores, discount stores, ethnic restaurants, candy and ice cream stores. Such stores would both serve local shopping needs and add to the "eyes on the street" that keep a neighborhood safe. They would also offer jobs to area residents.

Most Desired Businesses	RFNP Survey
Hardware Store	50.0%
Bakery	36.0%
Grocery Store	34.1%
Bank	28.7%
Post Office	23.2%
Deli	20.1%
Restaurant/cafe	13.4%

### Fairview Main Street Program

The Fairview Main Street Program, (see p. 34), provided the leadership for the Economic Development Subcommittee. The work of this committee dovetailed with Main Street Fairview's Board Orientation and Strategic Planning sessions. In addition to meeting with residents, Fairview Main Street staff conducted an inventory of Fairview Village businesses, and became familiar the business owners, employees, in order to better identify and address their concerns.

As noted above the Fairview Historic Society launched the Fairview Main Street Program in March 2002 in conjunction with the Fairview Redevelopment Plan. The Fairview Main Street Program is a local affiliate of a state supported initiative which relies on public participation to revitalize commercial districts. Fairview Main Street works to address the needs and concerns of the existing businesses as well as to bring in new business opportunities to the neighborhood.

The Fairview Main Street Program is a partner with the Cooper's Ferry Development Association in a \$2.1 million reconstruction of Yorkship Square. The Yorkship Square Project improvements will include the restoration of the park, sidewalk enhancements around the park with new pavers, street trees, historic lighting with fixtures for banners, waste receptacles, and benches, and the renovation of the facades of the row of commercial buildings on its south sides. In addition, the square's major feeder streets—and main entrances to the Fairview neighborhood —Kearsarge, Alabama and Yorkship Roads will be lighted with new historic fixtures and signage to make navigating the neighborhood safer and less confusing. These improvements will hopefully help reduce crime and loitering in Yorkship Square, and attract new business providing a higher quality of goods and services to neighborhood residents.

**Crime** is a major problem for business retention and recruitment in Fairview. Visible criminal activity or a large number of people milling around with no apparent destination creates a disincentive for legitimate customers to use the area. Violent crime may have contributed to the recent closing of the WaWa store located on Collings Road, the chain's last remaining store in Camden. The store had been the site of a shooting in which one resident was killed and three others, including an employee, were wounded. That incident led to a cut back in hours. While the company attributed the store's closing to the convenience store chain's decision to offer gasoline service, which the Fairview store could not be modified for, a WaWa spokesman acknowledged that "safety and security are important to us." ("Impending loss of WaWa 'a huge hit' for Fairview," by Jason Nark, *Courier Post* 3/28/2005).

Due to the rise in crime, Fairview Main Street has begun to meeting with the three law-enforcement agencies that are assigned to Fairview: the Camden City Police Department, the Camden County Prosecutor's Office, and the New Jersey State Police, to develop a long-term comprehensive security plan for the area businesses. Main Street also is working in conjunction with the Fairview Weed and Seed Program.

The Fairview Weed and Seed program, which entered its third year in January 2005, is composed of volunteers who operate as a committee in partnership with the Camden City Community Oriented Police and the Camden County Prosecutor's Office, and is funded in part by a federal grant through the US Department of Justice. The group conducts monthly block/alley clean-ups with a "Walk and Talk" that engages neighbors in a dialogue to discuss any problems on the block and to recruit new members and create a greater feeling of community.

The Fairview business community is working with Fairview Main Street to help themselves through increased lighting in their stores, security cameras being installed, as well as attending meetings with the Police Department to learn how to be a more alert business owner and less vulnerable to crime. Main Street has also worked closely with the local utility company to review the extensive outages of streetlights, as well as address the immediate need for new security lighting in strategic areas of Fairview Village (see Map P page 41).

A common complaint among business owners however is the great difficulty of interacting with local government. Reportedly permits take significant time to process, and no single entity serves as an interface for interactions with businesses. Likewise, the Fairview business community collectively can be more effective in dealing with city agencies than as individual businesses.

Merchants have expressed dissatisfaction with the current supply of commercial space and lack of opportunities for business expansion. This perception is exacerbated by the RPM redevelopment project, which does not rehabilitate existing or provide additional commercial space, but rather focuses on housing. Another complaint is that in order to participate in Fairview Main Street's facade program, the business owner must bring the entire building up to code, which many local business owners cannot easily afford.

#### **Key Economic Development Issues:**

- Business retention and recruitment
- Community safety
- Reliable city services
- Work force development
- Business association organizational development
- Design/image
- Parking
- Lack of space for expansion



## 4.5 Human Development

To reiterate, Fairview residents surveyed by the RFNP team in 2004 strongly desire better and more services to support human development. Nearly one quarter (23.7 percent) want to see improved youth services. Even more (27.7 percent) want to see improved parks, open spaces and recreation facilities. And over one quarter (25.5 percent) also want to see improved job training and adult education.

The Human Development Committee quickly identified the serious issues facing Fairview Village residents.

### Key Human Development Issues

- Inadequate educational programs and facilities
- Fragile community health
- Inadequate access to and availability of programs for children and youth
- Inadequate access to and availability of services for senior citizens
- Under utilized neighborhood facilities

As shown in the Neighborhood Profile (pages 14-17), Fairview's population grew in the 1990s, becoming more racially and ethnically diverse, younger and lower income. According to the 2000 census, over one third (37%) of Fairview's population is under the age of 18 years and children under 18 live in 44 percent of all households in Fairview. Nearly 20 percent of all family households with children under 18 are headed by females.

With the growing number of Fairview residents (22.4 percent, nearly double the rate in 1990) living below the poverty level, and with the decline of median household income in Fairview to \$29,149—which is barely above the 2002 self-sufficient wage of \$28,000 in New Jersey (the income required for one parent to provide for one child adequately)—most children in Fairview are growing up in poverty. As has been well documented children who grow up in poverty will be more likely than their peers in the county and the state to fail statewide tests, and to drop out of school, thus facing diminished chances of growing into healthy, productive adults.

The Yorkship School Report Card and No Child Left Behind (NCLB) progress report for 2003-4 confirm this situation. While the school rightfully boasted that fourth grade test scores for proficiency in Language and Arts Literacy (which “soared” to 72.8 percent from 36.4 percent the previous year, nearly matching the state average of 77.5 percent, if test scores are accurate ) the mobility rate also rose steeply to 81.4 percent from an average 30.1 percent previous two academic years. In comparison, the average mobility rate statewide was only 12.8 percent in 2003-4 and 2002-3 and 13.8 percent in 2001-2.

Likewise, the suspension rate at the school also soared in 2003-04, to nearly 21 percent, almost four times the state average for the previous three years, and nearly seven times the school's own rate in 2001-02. In other words, the students with learning problems are leaving school during the school year or are being suspended, which at least creates a more supportive learning environment for the rest of the students. Further suggesting this test result was more an anomaly

Suspension Rate		
<i>Percentage of students who were suspended from school during the school year</i>		
	Yorkship School	State Average
2001-02	3.2%	4.6%
2002-03	8.1%	4.7%
2003-04	20.9%	4.6%

Mobility Rate		
<i>Number of students who entered and left during the school year</i>		
	Yorkship School	State Average
2001-02	30.2%	13.8%
2002-03	30.0%	12.8%
2003-04	81.4%	12.8%

Source: Yorkship School Report Card 2003-04, NJ Department of Education <http://education.state.nj.us/rc/rc04/>

than overall improvement, third graders test scores were slightly below the district average and significantly below the state average.

Lack of educational attainment is a serious problem hindering human development in Fairview. The number of Fairview residents with a high school or equivalent education declined in the 1990s by nearly 7 percent. In 2000 only 6.3 percent of Fairview residents had a BA or higher degree, which represented more than a 37 percent decline from 1990. This represents an absolute disadvantage in today's job market. Clearly there is a need for both improved K-12 as well as adult education.

At the other end of the age spectrum, Fairview has among the highest concentration of elderly residents among Camden neighborhoods. While the number of senior citizens in Fairview has declined steeply over the past decade, those over 65 still represents over 8 percent of the neighborhood population. Those aged 45-64 represent a growing proportion of the population, at 15.5 percent in 2000, an increase of over 6 percent over the decade. Seniors, and others who wish to age in place in the community may need assistance with housing as well as in daily activities and access to opportunities for social interaction.

**Fragile health** is another deterrent to human development. Few Fairview residents have health insurance. Fairview, like the rest of Camden has a high incidence of chronic conditions such as asthma and diabetes which are not treated on a regular basis. There are no low income health care centers in Fairview to provide preventive care, and treatment is often delayed until emergencies arise. A recent assessment by the Camden Area Health Education Center shows that HIV infection rates among city youth are among the highest in the state and that drug and alcohol abuse affect the lives of more than 40 percent of Camden's children. Moreover, the County Prosecutor's office has determined that homicide is the leading cause of death for residents ages 15-24.

While **neighborhood facilities** such as the Malandra Community Center, Yorkship School and Library could provide many of the services needed by Fairview residents, there is a consensus that these facilities are under utilized. RPM is building a new community center in one of the buildings facing Yorkship Square as part of its redevelopment project. However it is not clear whether that facility will be open to the public, or just to residents of that building.



## 4.5 Summary: Key Neighborhood Issues

- Community Safety**
  - Crime;
  - Illegal transactions (drug dealing);
  - Lack of police presence;
  - Loitering;
  - Curfew violations; and
  - Pedestrian safety
  -
- Housing**
  - Is there a need for additional housing construction and rehabilitation, beyond the redeveloper's proposed Phase 3?
  - If necessary, where should new infill housing be built?
  - Who should the new housing be built for? Families? Seniors? Affordable?
  - What is the right mix of owner-occupied and rental units in the neighborhood?
  - Will the current redevelopment project as planned contribute to the right mix of owner-occupied and rental units in the neighborhood?
  - What is needed to help owners properly maintain their property?
  - What is needed to help homebuyers (rather than speculators) purchase and improve homes?
  - What are the opportunities and detriments to Fairview in terms of affordable housing, in particular Section 8?
  -
- Neighborhood Improvement**
  - Frontyard parking;
  - Curfew;
  - Curbing and leashing dogs;
  - Street-sweeping;
  - Maintaining sidewalks, streets, alleys and common areas;
  - Clean-up trash;
  - Establishment of a welcome wagon;
  - Increased recycling;
  - Increased activities and facilities for children;
  - Neighborhood Association;
  - Neighborhood activities
  - Publication of a list of Do's and Don'ts;
  - Increased police patrol
- Economic Development**
  - Business retention and recruitment
  - Community safety
  - Reliable city services
  - Work force development
  - Business association organizational development
  - Design/image
  - Parking
  - Lack of space for expansion
- Human Development**
  - Inadequate educational programs and facilities
  - Fragile community health
  - Inadequate access to and availability of programs for children and youth
  - Inadequate access to and availability of services for senior citizens
  - Underutilized neighborhood facilities

# 5.0 Neighborhood Plan: Vision, Guidelines, Goals

Fairview's remarkable qualities and unique identity are a living memorial to Electus Litchfield's vision—which endures as a template for the neighborhood's future. As Litchfield described in *House Beautiful* in 1922, his aim was to design (emphasis added):

... a community, which physically should do all that was humanly and reasonably possible to **produce and maintain a healthy and happy body of workers.** ... What the town could do to promote [mental as well as physical health], this town was to do. **'Beauty, old yet ever new, eternal voice and inward word,'** smoothing the wearied brow and refreshing the tired spirit, was to be here. **Education** for the children, **recreation** for both children and elders, and the Church to point the way to higher things. **Stores,** of course, conveniently located and properly equipped, providing for every want of the people; **space for outdoor markets** where the fruits of adjoining farms could be sold on market days; **gardens,** too, where those with energy and the necessary time could raise their own crops and keep down their household budgets. In short, it was ... **a town planned to be as ideal and yet as economically sound as possible.**

## 5.1 Vision

*In 2020 Fairview Village is a safe and friendly place where neighbors keep an eye out for each other, where kids discover nature along the banks of the Newton Creek, and learn to love learning at the Yorkship School, and where residents, young and old, celebrate multi-cultural community in Yorkship Square. Fairview is lively, with thriving shops, including a great cafe that sometimes features live music (and local musicians), a bakery known far and wide for its tasty goods, and a hardware store where you can get help with just about any home repair. And Fairview is convenient, with each access to health and social services, regional jobs and cultural resources.*

## 5.2 Policy Guidelines

This plan outlines a comprehensive, 10-year strategy to accomplish the vision outlined by the Fairview Village community within the policy guidelines established by the Camden City Master Plan (*FutureCAMDEN*), the Fairview Redevelopment Plan and approved RPM Fairview Neighborhood Redevelopment Project, and the Camden City Strategic Revitalization Plan (SRP). These goals are listed below.

In addition, the vision statement of the *FutureCAMDEN* Master Plan frames the over arching policy guidelines for this Fairview Neighborhood Plan:

*Fairview "is realizing its full potential as a great place to live, work, shop and play by achieving the aspirations of its residents. Through self-determination and collaboration with regional and City stakeholders, [the Fairview neighborhood] is being transformed by providing:*

- Opportunities for home ownership and living wage employment ;
- A mix of single family homes, apartments and small businesses;
- Neighborhood parks and gardens created from vacant lots;
- Access to City waterfront greenways;
- Improved and refurbished schools ensuring that every child has the opportunity to participate in a variety of activities;
- Expanded social services, health care and day care facilities and improved community centers; and
- Increased public safety to eradicate drug dealers and arsonists."

### 5.2.1 *FutureCAMDEN* Goals for Fairview

*FutureCAMDEN* (page IV-20) recommends the following goals that provide the policy framework for this Fairview Neighborhood Plan:

- Medium density residential land use through conservation, code enforcement and housing rehabilitation;
- Improvement and upgrades to strengthen the commercial/retail center at Yorkship Square;
- Continued concentration and improvement to the retail area along the south side of Collings Road between Tennessee Road and New Hampshire Road;
- A regional retail center is proposed through redevelopment of under



- A regional retail center is proposed through redevelopment of under utilized properties on the east side of Mt. Ephraim Avenue. This area includes a proposed new access to Route 130. Combined with a landscape boulevard green corridor treatment of Mt. Ephraim Avenue additional physical improvements to create pedestrian and vehicular connections to the existing Pathmark Shopping Center and future regional retail development on the west side of Mt. Ephraim Avenue is also recommended. This will create a major retail center for larger chain stores, movies, and restaurants to serve residents and the immediate region.
- Establish a greenway system along Newton Creek and along the main branch of Newton Creek. Create green corridor landscaping along the I-676 corridor.
- Upgrade parks, recreation and open space along with community facilities throughout the neighborhood. Refurbish Mae Schultz Memorial Park and Yorkship Square open spaces.
- Renovate Yorkship Elementary School.

### **FutureCAMDEN Recommended Project Activities**

The *FutureCamden* Master Plan, adopted in March 2002, recommended the following project activities for the Fairview neighborhood planning district :

#### **Improving Housing and Neighborhoods (p. IV-47)**

- Conservation actions for entire area.
- Rehab vacant stock - 65 units.
- Incorporate units designated for elderly households in new developments.
- Continue with Greater Camden organization program for infill and rehabilitation of the central Yorkship Square and adjacent areas.
- Complete UHORP grant involving the rehabilitation of 22 units.
- Revitalize Crescent Boulevard mobile home site into a mixed-income housing community with commercial uses.

#### **Achieving a Dynamic Economy (p. V-31)**

- Create regional retail center to include supermarket, major retail stores, movie theaters and restaurants along Mt. Ephraim Avenue between Newton Creek and Olympia Road through redevelopment of under utilized properties east of Mt. Ephraim Avenue.
- Upgrade smaller retail and service businesses along Mt. Ephraim Ave.
- Upgrade historic retail center at Yorkship Square and create compact retail area along Collings Road between Tennessee Road and New Hampshire Road.

#### **Capitalize on the City's Historic and Physical Assets (VI-40)**

- Landscaping, signage, neighborhood logo at entry points by Morgan Boulevard/Newton Creek and Collings Road/Mt. Ephraim Boulevard and Ironsides Road.
- Streetscape improvements at local commercial center on Collings Road between Tennessee Road and Alabama Avenue.
- Storefront, signage and landscaping at Yorkship Square center.
- Mt. Ephraim corridor gateway landscaping, traffic improvements and signage in relation to proposed "Regional Retail center."
- Continue the Fairview historic district to complement neighborhood preservation efforts, targeted rehab and site improvements.

- Commercial rehab and related streetscape improvements of historic Yorkship Square.

**Maintaining and Improvement the Environment (p. SUM-59)**

- Refurbish Mae Schultz Memorial Park, Yorkship Square commons
- Establish greenway park network along Newton Creek

**Integrating Camden's Transportation Network (pp. SUM-67—69)**

- Highway Ramp Improvements: Construction of a flyover ramp and associated intersection improvements on U.S. Route 130 to provide direct highway access to the planned regional retail center proposed for the Fairview area east of Mt. Ephraim Avenue; Rehab ramp to improve capacity of I-676 over the Newton Creek.
- Streetscape Improvements: A highway corridor "beautification" improvement along Mt. Ephraim Avenue extending from Morgan Boulevard to Olympia Road in Fairview. Street improvements to Yorkship Square and its main feeder roads.
- Develop convenient shopper parking areas within the Yorkship Square and Collings Road commercial districts.
- Improve sidewalk and bicycle systems., with priority given to repairs to the main access streets that lead to the Yorkship School.

**Achieving Improved Public Facilities, Education & Safety (pp. SUM-71-75)**

- Renovate Malandra Hall
- Renovate Police 2nd District Sub-Station
- Renovate Yorkship School

**5.2.2 Fairview Redevelopment Plan Goals**

The following goals and objectives of the Fairview Redevelopment Plan (adopted in November 2001, revised in December 2002) also shape the policy context for this Fairview Neighborhood Plan. As will be described in the following section, based on community input this Neighborhood recommends certain mid-course readjustments of the adopted RPM Redevelopment Project, which the City Council adopted in December 2001 to achieve these objectives.

- Reverse the trend of an increasing number of residential vacancies through a program of acquisition, rehabilitation and resale of vacant buildings
- Revitalize Yorkship Square through the acquisition and rehabilitation of the largely vacant mixed-use buildings surrounding the Square, combined with restoration of streets, sidewalks, lighting and landscaping around and within the Square
- Reverse the trend of declining property values through the infusion of new investment dollars made possible by the creation of several new redevelopment parcels out of under utilized vacant lands for construction of new multifamily units consistent with the architectural style, density and scale of the existing multifamily development within the Village;
- Revitalize the Collings Avenue business corridor through the acquisition and redevelopment of existing obsolete or improperly utilized properties into new multifamily housing as well as the rehabilitation or redevelopment of new mixed use and neighborhood retail goods and service businesses. Visually reinforce the gateway



and boulevard functions of Collings Avenue through landscape and streetscape improvements;

- Return the under utilized properties within Fairview to economic productivity and enable the residents and taxpayers of Fairview and the City of Camden to benefit from significant new revenue generated from tax payments and/or payments in lieu of taxes;
- Create new, more usable recreation opportunities for Fairview residents, including the potential for fishing and boating, through the development of a waterfront walkway connecting the pedestrian walkways of walkway connecting the pedestrian walkways of Yorkship Square with Reverend Evers Park (45.20 acres) which is located in Camden between Morgan Boulevard, Morgan Street and Mt. Ephraim Avenue.

### 5.2.3 Camden Strategic Revitalization Goals

The Camden Strategic Revitalization Plan (SRP) identifies Fairview as both a “Key Neighborhood Opportunity Area and a “Key Employment Opportunity Area.” The SRP (p. 33) has two related and complementary goals:

- Job Creation Targeted to Camden Residents.
- Housing and Neighborhood Improvement

The SRP (pp. 55-56) “recommended actions for Fairview include preservation and stabilization efforts. Revitalization activity is necessary in the commercial area around Yorkship Square and along Collings Avenue. The creation of new housing types and the redevelopment of existing ones are important to provide a marketable housing product. Accessibility improvements to open space areas along the Newton Creek branches should be considered also.

### 5.3 Neighborhood Development Goals

The planning team used input from the community and the consultant’s experience and expertise to provide a blueprint for action, offering a range of community development opportunities for Fairview residents. **Seven goals—aligned with the goals and elements of FutureCAMDEN which it appends—** have been established for the conservation and revitalization of the Fairview neighborhood. Members of the community ratified these goals, which define the major elements of the Fairview Neighborhood Plan, at a Town Hall meeting at the Bridge of Peace Church on June 8, 2005.

1. Strengthen Fairview’s **connection to the City of Camden and the Philadelphia-South Jersey Region.**
2. Continue to improve **housing and the quality of neighborhood life** in Fairview to retain existing and attract new and residents.
3. Build a dynamic neighborhood **economy.**
4. Make the most of Fairview’s unique **physical and historical assets.**
5. Conserve and revitalize neighborhood **parks and open space.**
6. Create a reliable, efficient and attractive circulation system.
7. **Expand social services and improve public facilities** for education, recreation, health and safety.

## 6.0 Neighborhood Plan: Discussion

### 6.1 Neighborhood Development Strategy

This is the first plan for Fairview neighborhood since it was conceived by Electus Litchfield and his colleagues in 1918. The objective of creating this neighborhood plan for Fairview was to provide a road-map of projects and

programs to accomplish the vision crafted by the community. With input from the community and the consultant's experience and expertise, the RFNP team proposes a 10-year strategy for neighborhood revitalization that looks goes beyond the physical development of land—which is the focus of the Fairview Redevelopment Plan—and recommends a comprehensive approach to community development. The **seven neighborhood development objectives that comprise each element of this neighborhood plan**, are all grounded in the following guiding principles:

#### Fairview Neighborhood Plan: Development Objectives

1. Strengthen Fairview's connection to the City of Camden and the Philadelphia-South Jersey Region.
2. Continue to improve housing and the quality of neighborhood life in Fairview to retain existing and attract new and residents.
3. Build a dynamic neighborhood economy.
4. Make the most of Fairview's unique physical and historical assets.
5. Upgrade and conserve neighborhood parks and open space.
6. Improve Fairview's circulation system and infrastructure.
7. Expand social services and improve public facilities for education, recreation, health and safety.

- Seeking comprehensive solutions to neighborhood problems recognizing the inter-related nature of land use, community safety, housing, quality of life, economic and human development issues.
- Improving the neighborhood by empowering residents to become self-sufficient and achieving economic revitalization in partnership with affected stakeholders.
- Initiating short term improvement actions based on comprehensive long-term plans.

#### 6.1.1 Strategic Neighborhood Development Projects

The Strategic Neighborhood Development Plan (see Map T p. 63) is an overall guide to the recommended activities that should occur throughout the neighborhood. These activities include those recommended by *FutureCAMDEN* Master Plan and the SRP. Priority projects are initiatives that have specific sites for which a plan is proposed or underway. Priority projects include recommended revisions to the Fairview Redevelopment Plan to make mid-course readjustments in support of the Fairview Neighborhood Plan Development Objectives and those *FutureCAMDEN* goals and recommendations incorporated in the Neighborhood Plan.

Following this plan are seven sections that relate to the neighborhood development objectives that comprise the elements of this plan. Each of these sections outlines specific objectives and strategies to achieve the neighborhood development goals, and recommended projects and programs that flow from those strategies. (See Section 7 for Implementation. )





**Map U: Strategic Neighborhood Development Plan Priority Projects**

**Legend:**

- A-1 Re-open and staff the Police Sub Station in Yorkship Square.
- A-2 Housing conservation for entire area through rehab and code enforcement.
- A-3 Continue to rehab vacant stock for resale to owner-occupants
- A-4 Provide housing for the elderly in RPM Phase 3 rental units (Fairview Court)
- B-1 Continue to upgrade the neighborhood retail center at Yorkship Square
- B-2 Create a compact retail corridor along the south side of Collings Road between Tennessee Road and New Hampshire Road.
- B-3 Create regional retail center east of Mt. Ephraim Avenue and upgrade smaller retail and service businesses along Mt. Ephraim Avenue.
- C-1 Streetscape improvements at Collings Road commercial center
- C-2 Continue rehab and streetscape improvements of historic Yorkship Square
- C-3 Due to divided neighborhood opinion over the disposition of the historic movie theater/gym, support a dialogue with RPM Development Group to explore alternatives to RPM's planned demolition of that structure to build new three-story affordable rental housing as per the Fairview Redevelopment Plan.
- D-1 Refurbish city parks: Mae Schulz Park and Yorkship Square Commons
- D-2 Establish greenway park network along Newton Creek—do not build new infill rental housing on county-owned land adjacent to Newton Creek (Snake Alley).
- D-3 Create comprehensive open space management plan
- E-1 Improve highway ramps on US Route 130 and I-676 over the Newton Creek
- E-2 Streetscape improvements to Mt. Ephraim Avenue commercial corridor gateway; and around Yorkship Square and its feeder streets, and Collings Road
- E-3 Develop convenient shopping parking areas within the Yorkship Square and Collings Road commercial districts. Devise and implement a neighborhood wide residential parking plan.
- E-4 Improve existing sidewalk and bicycle systems, with priority given to repairs to the main access routes that lead to the Yorkship School
- E-5 Design and build the proposed bike path along the Newton Creek section of the Camden Greenway to extend through Yorkship Square to link to community facilities, parks and recreation areas.
- F-1 Fully restore the Malandra Hall Community Center, Mae Shultz Park, and Palumbo Field to become a major neighborhood recreational and social amenity.
- F-2 Renovate and staff the Police Sub Station in Yorkship Square along with a Little City Hall to be located in the new community center.
- F-3 Renovate and expand the Yorkship School as part of a larger community-school-district including Malandra Hall, the charter school housed in the former St. Joan of Arc school building and the library.





Map V: Fairview as Gateway to the Philadelphia-South Jersey Region

Source: Google Maps

## 6.2 Strengthen Fairview’s connections to the City and Philadelphia-South Jersey region.

The goal here is to link neighborhood based planning with regional planning, and to link the neighborhood to the broader communities of which it is part of. The strategy is to take advantage of Fairview’s excellent access to major regional corridors and to overcome the disadvantages of Fairview’s insularity. The following objectives are recommended to achieve this goal.

### 6.2.1 Integrate neighborhood initiatives with citywide and regional planning, activities and initiatives

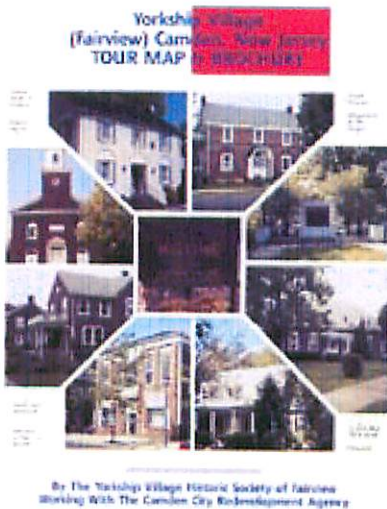
- Work with surrounding neighborhoods and municipalities, non-profit groups, and other governmental agencies to address common problems and capitalize on opportunities.

### 6.2.2 Promote Fairview as a unique urban garden village in—and gateway to—Camden.

- Market the benefits of living and working in Fairview to realtors, business associations, and the media.

### Recommended projects and programs

- The Fairview Village Association and affiliated organizations should be represented on all citywide and regional planning boards, committees, and coalitions; and should stay informed of planning initiatives in adjacent neighborhoods and towns.
- Organize neighborhood sports teams (i.e. Little League) that can compete citywide and in regional leagues.
- Plan and conduct a regional marketing campaign targeting realtors, business associations, and the media promoting Fairview as a great place to live, visit, shop and do business.
- Publish a neighborhood web site with links to useful and interesting regional sites. Seek to be added as a link to appropriate web sites.





## 6.3 Continue to improve housing and the quality of neighborhood life in Fairview to retain existing and attract new residents.

Fairview is poised to benefit from significant investment in redevelopment and take advantage of changing demographics and renewed interest in urban living. All housing programs and future development in Fairview shall have as an overall goal to retain current residents and attract a diverse body of new residents by creating conditions for a pleasant livable neighborhood with a range of quality housing opportunities. Objectives to achieve this goal are organized in three categories: community safety, housing, and neighborhood improvement.

### *Objectives: Community Safety*

#### 6.3.1 Prevent loitering, particularly in Yorkship Square

- Bring more positive activity to Yorkship Square to “take back the square.”
- Ensure consistent policing and enforcement of local loitering ordinances.

#### 6.3.2 Eliminate open air drug traffic

- Deploy the Community Oriented Police Unit seven days a week at major “hot spots” for drug dealing.

#### 6.3.3 Engage residents in crime prevention

- Support the Fairview Town Watch and Fairview Weed and Seed Program and increase daily interaction between residents and police in order to prevent crime and reduce opportunities for it to occur.

#### 6.3.4 Maintain neighborhood safety

- Expand police presence in Fairview Village.

### **Recommended Projects and Programs**

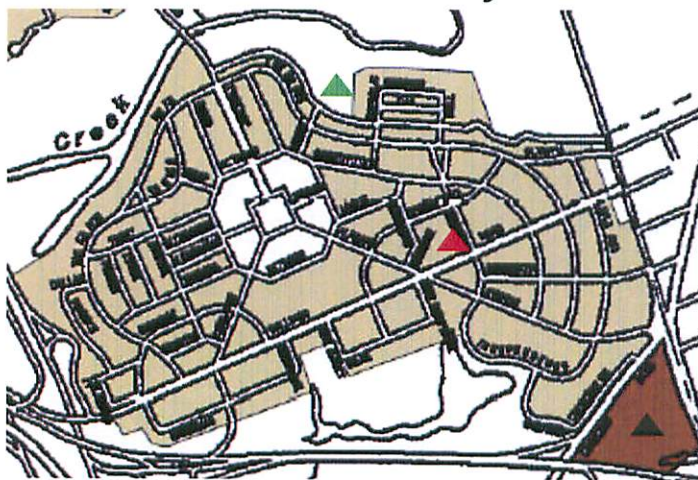
- Reopen and fully staff the Police Substation in Yorkship Square.
- Sponsor and coordinate scheduling of frequent programs in Yorkship Square, such as the annual Fairview Fun Day, seasonal Farmers Market, faith based activities, concerts and plays, etc.
- Work with the City of Camden to strengthen existing loitering and curfew ordinances to make enforcement easier.
- Ensure representation of city, county and state law enforcement agencies in neighborhood meetings that pertain to public safety.
- Establish a Fairview Village Eye in the Sky program with one camera on Collings Road and two in Yorkship Square. These cameras would be monitored in Fairview until the central command center comes on line in Camden City. Link all closed circuit cameras in Camden.
- Assign Community Oriented Policemen to patrol drug hot-spots such as Yorkship Square, Alabama Road and the Collings Road commercial area, especially after school lets out and at night. These officers develop a relationship with residents and businesses that has been instrumental in getting relevant information to the police in a timely manner.





- Recruit more members of Fairview Town Watch. Members receive Police Department Crime Prevention Training
- Establish a Safety Maintenance Program by partnering with other neighborhoods. This program would include private policing efforts, and neighborhood ambassadors, responsible for insuring that the neighborhood gets adequate protection and crime does not travel from one neighborhood to another. This program would be a collaborative effort to ensure long-term results.
- Work with the City DPW to ensure adequate signage, fencing and lighting at all public spaces: streets, alleys, parks and playgrounds. Obtain community input on where additional or modified street lights, signage, fencing etc. are needed to enhance the safety of public places.

### Objectives: Housing



- Conservation
- Revitalization
- Preserve As Open Space
- Incorporate Housing for the Elderly in RPM rehab of Fairview Court
- Engage residents of Crescent Boulevard mobile homes in any plan for revitalization of that site.

#### Map W: Fairview Neighborhood Housing Improvements

Source: *FutureCAMDEN* Master Plan

#### 6.3.1 Preserve and improve existing medium density housing through conservation and code enforcement.

- Rely on rehabilitation rather than infill construction to ensure full implementation of the Fairview Village Redevelopment Plan without causing overcrowding or decreasing scarce open space.
- Increase the effectiveness of code enforcement and increase fines. Complement code enforcement with technical and financial assistance if needed to achieve compliance.
- Assist all homeowners to improve their homes.
- Engage residents of Crescent Boulevard mobile homes in any plan for the revitalization of that site, as called for in the *FutureCAMDEN* Master Plan.

#### 6.3.2 Provide housing assistance for the elderly

- Incorporate affordable units for senior citizens, particularly current Fairview residents, in any future housing redevelopment projects.
- Help elderly homeowners, who want to, “age in place.”

#### 6.3.3 Expand homeownership to achieve 80% owner occupancy.

- All future housing redevelopment projects should increase homeownership.
- Help first time home buyers succeed as homeowners.
- Provide financing that encourages owner-occupancy.

#### 6.3.4 Ensure that rental housing contributes to neighborhood vitality.

- Monitor the Section 8 program to prevent destabilizing effects.
- Monitor landlords maintenance of rental properties, report code violations and follow up to ensure enforcement.
- Re-evaluate the need for additional rental housing, and for whom.



## **Recommended Projects and Programs**

- Meet with the City Division of Development and Planning, RPM and other neighborhood stakeholders to discuss amending the Fairview Redevelopment Plan to rely on rehabilitation rather than infill construction to achieve housing goals without causing overcrowding, or decreasing open space (Newton Creek), historic resources or commercial space (1267 Collings Road).
- Open a code enforcement field office in Yorkship Square and increase fines.
- Establish a code compliance technical and financial assistance program for owners in need.
- Complete RPM Redevelopment Project to rehab vacant single family homes for sale to low and moderate income owner-occupants.
- Create a program similar to the Neighborhood Preservation Program to assist all homeowners (including moderate income) with home maintenance and improvement.
- Implement the RFNP proposal to obtain and offer homeowners soft loan money for maintenance and improvements; create the CamLoan program with area banks to offer funding to higher income homeowners.
- Work with RPM to set-aside units for the elderly in their proposed Phase 3 rental projects, such as Fairview Court.
- Provide funding and technical assistance to help elderly householders remodel their homes and otherwise enable them to age in place.
- Create Homeownership Academies to provide training in home maintenance and financial literacy. Make training requisite to receive subsidized loans.
- Re-evaluate the need for additional rental housing and in which market segment, specifically projects in the approved RPM Fairview Redevelopment Project to be built on county-owned land on Newton Creek; and to replace 1267 Collings Road, a structure designated to be historically significant in a designated commercial district.
- Work with RPM and other developers to market homes with financing that encourages owner occupancy.
- Work with the Camden Housing Authority and DCA to enforce Section 8 quality standards.
- Provide financial and technical assistance to help elderly homeowners remodel their homes and the others supports they need to age in place.
- Set up a mechanism to report owners of neglected properties to code officials and monitor the results to ensure corrective action is taken.

## *Objectives: Neighborhood Improvement*

### 6.3.5 Engage residents in neighborhood improvement.

- Support the Fairview Village Association, Fairview Weed and Seed, Fairview Mainstreet, and Fairview Partnership for Youth as the primary vehicles for mobilizing resident participation in neighborhood improvement planning and projects.
- Educate the public about the benefits of a clean neighborhood.
- Encourage residents to report property owners who consistently violate neighborhood standards regarding noise, trash, parking, pets etc. to the city's code enforcement and property maintenance inspection program.
- Convene regular social events and informally celebrate progress made on past initiatives, discuss new concerns, and recruit new members.

### 6.3.6 Integrate neighborhood revitalization with improvements to neighborhood facilities and programs.

- Form a community-school partnership to integrate neighborhood revitalization with plans for improvements to the facilities and programs offered at the Yorkship School, the library, and Malandra Hall.

### 6.3.7 Coordinate the care and maintenance of all public spaces by various public entities.

- Create a comprehensive public space management plan, including maintenance of planted medians, street cleaning, and rubbish removal.

### **Recommended Projects and Programs**

- Obtain training and technical and financial assistance to increase the effectiveness of the Fairview Village Association, Fairview Mainstreet, and Fairview Partnership for Youth in mobilizing resident participation in neighborhood improvement.
- Conduct regular neighborhood clean-up days with "walk and talks" to raise public awareness about the importance of neighborhood cleanliness and about city waste removal policies and schedules.
- Conduct an anti-litter public education campaign.
- Reach out to residents through the neighborhood web site, newsletter, fliers and posters on community bulletin boards, to encourage them report persistent violators of neighborhood standards to the proper authorities.
- Form a community-school partnership steering committee and convene a town hall meeting to discuss the advantages of such collaboration.
- Create and implement an inter-governmental Public Space Management Plan that specifies responsibilities for care and maintenance of all public open spaces; and includes a schedule for street sweeping, garbage pick-up, recycling drop-off areas; and resident hot-line to report problems.
- Organize and conduct social events like block parties, pot luck international dinners, and welcome wagons.
- Convene regular social events and informally recruit new members.

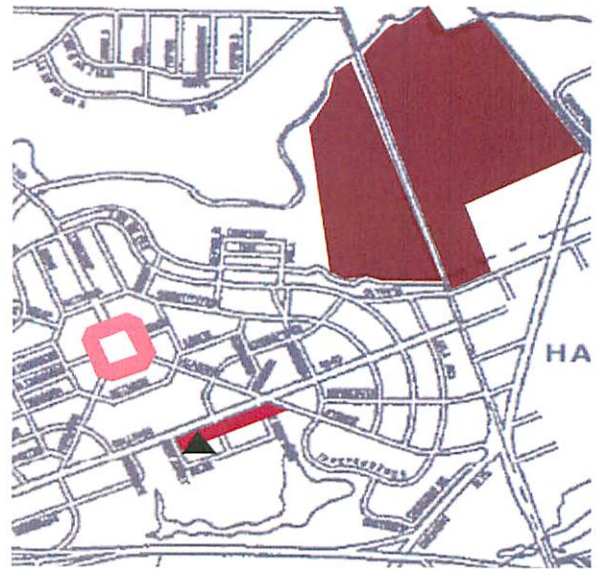


## 6.4 Build a dynamic neighborhood economy

The Economic Development component of the Fairview Neighborhood Plan builds on the work of Fairview Mainstreet. The primary goal is to strengthen the neighborhood's three traditional commercial districts. The following objectives are recommended to achieve this goal.

### 6.4.1 Strengthen existing and recruit new businesses to Fairview.

- Support Fairview Main Street and its programs.
- Educate the community and partner organizations about the Main Street Approach to promote a business environment conducive to retaining, expanding and attracting business activities through technical assistance and infrastructure support.
- Develop the resources, volunteer and financial, to sustain a vital Fairview Main Street program over the long term.
- Study local assets in the context of the regional market in order to guide efforts to recruit, retain and expand successful business.
- Improve the visual “curb appeal” of the commercial area by providing leadership, education, and incentives to help encourage public and private investment.
- Develop a positive image for Fairview through events and advertising, newspaper articles and other image-building tools that draw shoppers, businesses and visitors to the district.



■ Neighborhood Retail

■ Commercial Corridor

■ Regional Retail

▲ Improve existing commercial—do not replace with new infill rentals

### 6.4.2 Expand neighborhood shopping, services and employment opportunities.

- Ensure that redevelopment does not reduce existing commercial space and activity in Yorkship Square and on Collings Road.
- Create a compact and lively retail corridor along the south side of Collings Road between Tennessee and New Hampshire Roads.
- Continue to create a regional retail corridor along the east side of Mt. Ephraim Avenue, and support smaller commercial and service businesses along Mt. Ephraim Avenue.

### 6.4.3 Prepare the neighborhood's workforce and connect workers with living wage jobs.

- Provide workforce development that combines skills training and meaningful educational opportunities with job placement and mentoring.

### 6.4.4 Upgrade public services and infrastructure.

- Improve the delivery of basic City services in Fairview.
- Provide adequate parking for merchants, patrons and residents.
- Bridge the “digital divide”—ensure access to high speed internet connections in the three neighborhood commercial districts.

Map X: **Fairview  
Neighborhood Commercial  
Districts**

Source: *FutureCAMDEN* Master Plan





### Recommended Projects and Programs

- Help the business community develop a comprehensive security plan through increased lighting in their stores, security cameras being installed, as well as attending meetings with the Camden City Police Department to learn how to be less vulnerable to crime.
- Continue Fairview Mainstreet's façade improvement program and extend it to include new businesses. Provide low cost financing to help business owners participate in the facade improvement program by bringing their buildings up to code.
- Expand the façade improvement program to the buildings along the south side of Collings Road between Tennessee Road and New Hampshire Road.
- Work with neighborhood groups, representatives of City agencies, and RPM to consider alternatives to the approved Fairview Redevelopment Project that calls for demolition of commercial buildings at 1250 and 1276 Collings Road to build new infill rental housing.
- Upgrade the Mt. Ephraim retail corridor between Newton Creek and Olympia Road through redevelopment of under utilized properties east of Mt. Ephraim Avenue to create a regional retail center.
- Organize an annual Fairview Business Day showcase.
- Produce a quarterly Business Newsletter that will promote local businesses, provide classified advertising and offer consumers information and incentives to patronize Fairview stores and services.
- Work with the city and RPM to ensure that redevelopment retains



ground floor commercial in the Yorkship Square and Collings Road designated commercial districts.

- Recruit new retail and service establishments through incentive packages with Camden's UEZ program.
- Establish a strong business and professional association. Produce a web page, linked to the Fairview Village web site.
- Work with local schools to provide job training focused on after-school employment of area youth, work-study internships, mentoring, and summer job opportunities.
- Maintain an active and varied schedule of events in Yorkship Square.
- Convene a parking committee with community groups and city agencies to devise a long range parking strategy and action plan that accommodates the needs of residents, visitors, businesses and patrons.
- Create branding statements and a logo that will be used to promote and market Yorkship Square in particular and Fairview Village in general.
- Work with City DPW to establish street and sidewalk cleaning and trash removal schedules for Fairview.





## 6.5 Make the most of Fairview's unique physical and historic assets.

The entire Fairview Village was entered into the National Register of Historic Places on November 19, 1974. As such, the Fairview Historic District is one of the oldest national historic districts. The City of Camden City established the Yorkshipp Village Historic District in April 1995. The designers of Fairview (Yorkshipp Village) shaped the layout of streets, blocks and parks to take full advantage of the neighborhood's natural setting, surrounded on three sides by branches of Newton Creek. The goal of this element of the Fairview Neighborhood Plan is to preserve and enhance these unique physical and historic qualities. The following objectives are recommended to achieve this goal.



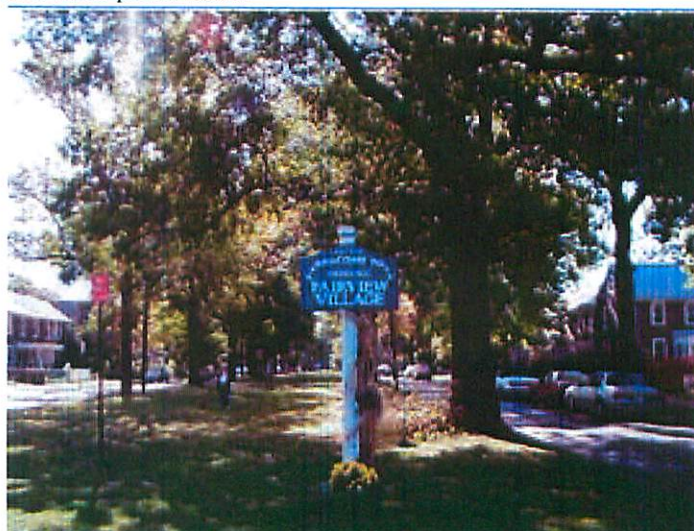
### 6.5.1 Maintain the physical integrity of the historic district and vicinity.

- Continue to *consistently* enforce the Fairview Historic District to complement neighborhood preservation efforts, targeted rehab and site improvements.
- Discourage unnecessary demolition of properties that contribute to the value of the Fairview Historic District. Support a dialogue with RPM Development Group to explore alternatives to RPM's planned demolition of the historic movie theater (1267 Collings Road) for construction of rental housing per the Fairview Redevelopment Plan.
- Assist homeowners, landlords and developers in implementing the Fairview Historic District standards and guidelines.
- Use building and property maintenance codes to advance preservation.
- Educate the public concerning the benefits of historic preservation.

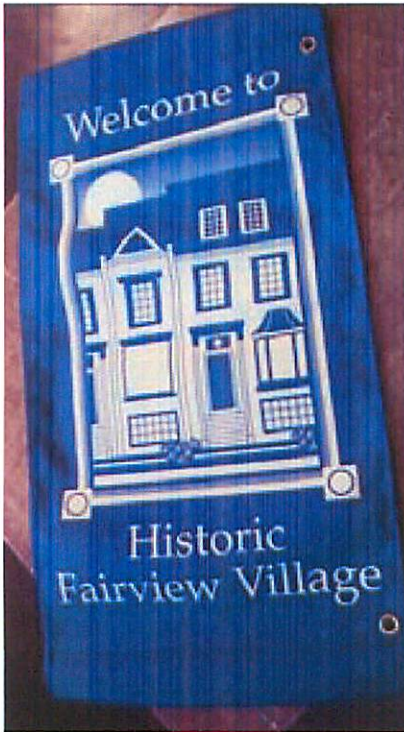
This aerial photograph (USGS 1995) clearly shows how the physical features of the landscape—notably Newton Creek and its branches—shaped the form of Fairview Village. The clarity of the street layout, radiating from Yorkshipp Square is visible even from miles above earth.

### 6.5.2 Enhance Fairview's distinctive sense of place.

- Reveal the landscape features that shape the historic neighborhood's urban form by improving public access to Newton Creek and its banks.
- Improve landscaping and signage at neighborhood gateways.
- Continue to improve storefront facades, signage and landscaping at the historic Yorkshipp Square and its primary feeder roads; the Collings Road compact commercial center; and the Mt. Ephraim Avenue commercial corridor gateway.
- Develop an urban design plan for the renovation and expansion of the Yorkshipp School in keeping with the building's historical role as a focal point of the physical and social neighborhood.







It is necessary to work with property owners at gateways to the historic district, such as this store at the corner of Collings Road and Mt. Ephraim Avenue, to make improvements that complement the historic character of the neighborhood.

### 6.5.3 Promote heritage tourism.

- Record and exhibit Fairview's living history as a community resource.
- Develop promotional packages and thematic tours, marked by informative signage, and distinctive streetscape improvements. Coordinate with branding of Yorkship Square promotional efforts.

#### Recommended Projects and Programs

- Enforce maintenance and upkeep of properties within the historic district. This would include the consistent application of the property maintenance code to ensure the integrity and outward appearance of buildings through painting, repair, yard cleanliness and general upkeep.
- Provide technical assistance and a revolving low-interest loan program for residents in need of help with compliance with Historic District standards.
- Produce and distribute a more "user friendly," illustrated Fairview Historic District standards and guidelines handbook for all property owners and offer training for property owners to assist with compliance.
- Work with representatives of neighborhood groups, City agencies, and RPM Development to find an alternative to demolition of 1267 Collings Road, which has been identified by the Camden Historic Survey as a "contributing" structure. Study the feasibility of adaptive reuse of this structure as a mixed use component of the Collings Road compact commercial district of which it is part.
- Help property owners take advantage of the New Jersey Rehabilitation Code which provides alternative requirements to the strict compliance to meet all building code standards when improvements to older or historic structures are proposed.
- Design and build the Newton Creek section of the Camden Greenways Plan, to reveal the natural landscape features that shaped Fairview.
- Continue to develop improved landscaping and neighborhood logo at entry points by Morgan Boulevard/Newton Creek and Collings Road/Mt.. Ephraim Avenue and Ironsides Road.
- Work with property owners at gateways to the historic district to make improvements that complement the historic character of the neighborhood.
- Complete the Yorkship Square infrastructure improvement project, including improvements to the main streets that feed into it.
- Design and implement landscaping, signage and streetscape improvements to the Collings Road commercial district.
- Require redevelopment in Fairview's historic commercial districts to retain the original mixed use typology: housing over ground floor commercial.
- Design the expanded Yorkship School to serve in its historical role as a focal point of the physical and social neighborhood.
- Conduct oral histories of long-time residents as part of the larger project of documentation of historical assets, and develop a living history/civic exhibit to serve as both a tourist attraction and a resource for residents to draw inspiration from, in responding to contemporary challenges.
- Coordinate physical and historic asset conservation with educational program development, heritage tourism, and job training.





Moving Picture House on Collings Road, Fairview, Camden where sale will be held



The approved RPM Fairview Redevelopment Project calls for demolition of 1267 Collings Road in order to build new infill rental housing. Subsequently however the Camden Historical Survey determined that this building is significant as it contributes to the overall historic character of the Fairview Historic District. The building was constructed in 1918 as a gymnasium to serve both the Yorkship School and the public. Later it became a Movie Theater, where the auction of the original Yorkship Village homes was conducted.

In addition to its historic significance, the current warehouse/former gymnasium forms part of the area on Collings Road zoned for compact commercial uses. Both the FutureCAMDEN Master Plan and the Strategic Revitalization Plan recommend the improvement of this area as a compact commercial corridor.

For these reasons, residents at town hall meetings to discuss the Neighborhood Plan expressed reservations about the demolition of the historic structure to build new affordable rental units. Others in the neighborhood argue that a public dialogue took place in 2001 and 2002 regarding the disposition of the former movie theater/gymnasium (current warehouse) and the matter was resolved. The result of that process of consultation with City and State officials, residents, prospective investors and neighborhood leaders was a compromise that allowed for the RPM Project.

Since that time, both the *FutureCAMDEN* Master Plan and the Camden Strategic Revitalization Plan have been adopted, calling for historic preservation as an economic development tool, and for improving the Collings Road compact commercial district, which includes the historic former movie theater. Therefore, the Fairview Village Association supports initiating dialogue with City officials, the RPM Development Group and other stakeholders about the disposition of that property and alternatives to demolition.





## 6.6 Conserve and revitalize neighborhood parks and open space.

Fairview's "garden city" inspired plan incorporates numerous open space elements including the central green (Yorkship Square), radial greenswards, boulevards, pedestrian pathways, and common areas within residential blocks. The variety of open spaces was intended to encourage residents to enjoy the outdoors as well as take advantage of the fruits of nature by planting gardens and organizing farmers markets. Moreover, the layout of streets and blocks responds to the site's natural setting—surrounded on three sides by the Newton Creek and its tributaries. Fairview Village's designers also understood the value of parks to support outdoor athletic activities. The goal of this element of the Fairview Neighborhood Plan is to conserve and revitalize this unique collection of neighborhood parks and open spaces. The following objectives are recommended to achieve this goal.



### 6.6.1 Protect and improve the neighborhood's natural resources

- Support creation of the Newton Creek section of the Camden Greenway System, including an extension to the Creek's southern branch.
- Support the creation of community gardens on vacant lots and protect the neighborhood's green corridors, and planted plots within the street right of way and in the interior of blocks.
- Educate the public and in particular youth, about the value of protecting the neighborhood's natural resources



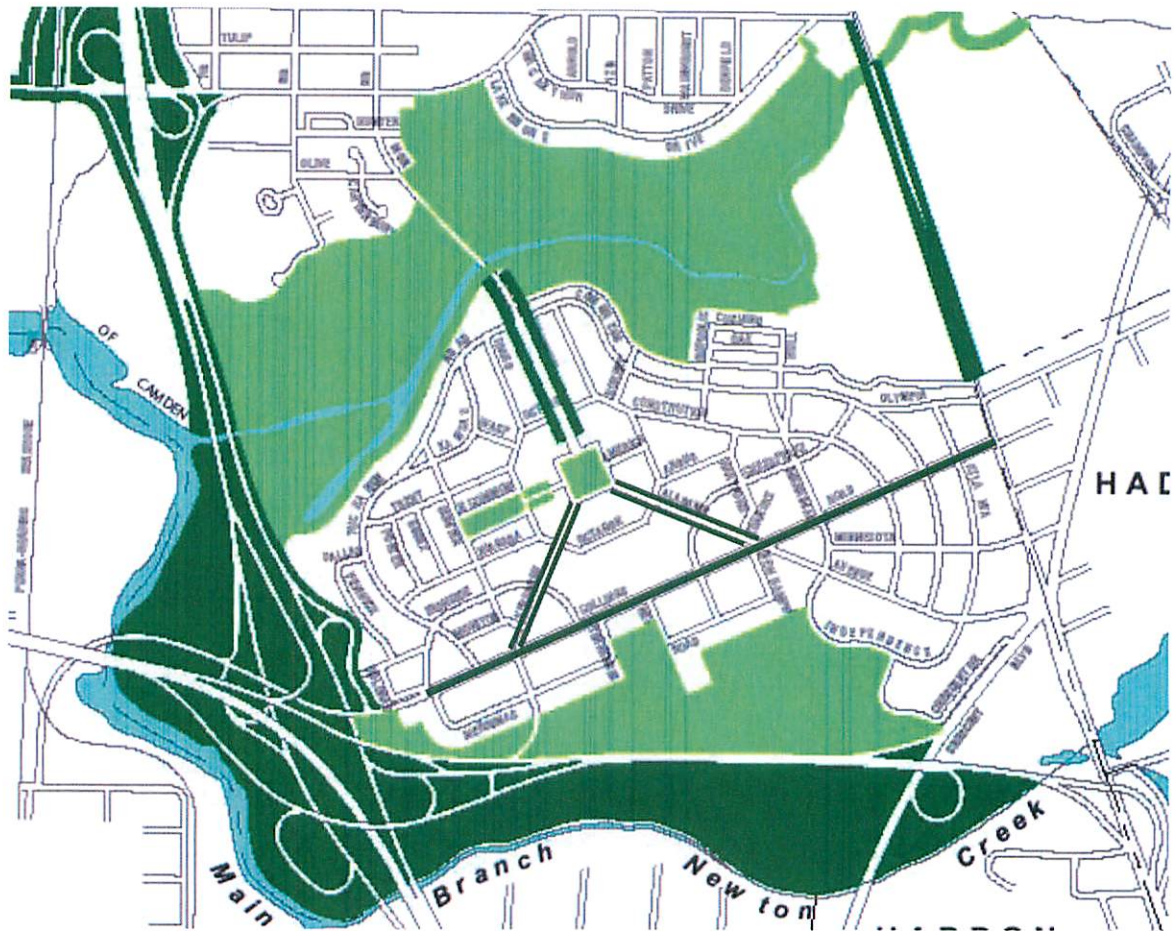
### 6.6.2 Maintain an open space network for active and passive recreation and enjoyment.

- Develop a comprehensive open space and recreational facilities network and maintenance and operations plan. Pursue collaborative efforts to maintain and manage facilities, notably the grounds of the Yorkship School, the Camden County Park and Mae Schultz Park.
- Coordinate planning for the Newton Creek section of the Camden Greenway with other improvements to open space and public facilities.

### Recommended Projects and Programs

- Design and implement the Newton Creek section of the Camden Greenway plan, including a possible link to an interesting marsh habitat along the north shore of the Newton Creek main branch.
- Restrict any further infill construction on land designated for preservation as public open space. Work with representatives of neighborhood groups, City and County agencies, Camden Greenways Inc., and RPM Development to find an alternative site for new infill rental housing included in RPM's approved Fairview Redevelopment Project, if it is determined that there still is a need for such housing.
- Work with Yorkship School faculty to develop an environmentally-based curriculum that draws on Fairview's natural resources, and develops students' sense of stewardship.
- Create a mechanism to help residents convert vacant lots, traffic islands and median strips to community gardens. Work with gardening groups to help residents access funding, technical assistance, gardening information, and networking with other community gardeners.





Map Y: Fairview  
**Neighborhood Open  
 Space and Streetscape  
 Improvements**

Source: *FutureCAMDEN* Master Plan

- Green Corridors
- Parks and Recreation & Open Space

- Inventory all of Fairview’s public open spaces, including planted plots within the street right of way and interior of blocks, public parks, school yards, playing fields and develop both an open space management plan and an inter-governmental management structure including the City, County, Board of Education and Housing Authority and other organizations interested in open space.
- Support the expansion of the Newton Creek section of the Camden Greenway to link waterfront open space to neighborhood green corridors, parks and recreation facilities, schools and the library
- Fully restore Mae Shultz Park, Palumbo Field and the basketball courts to make the Malandro Community Center a major neighborhood open space and recreational amenity—allowing neighborhood groups priority in access to and programming of this recreation complex.
- Design the renovation and expansion of the Yorkship School to provide adequate playground space for school children, and where feasible, open space available for community use outside of school hours.
- Integrate the improvements and programming of the Malandro Community Center recreation complex with the proposed renovation and expansion of the Yorkship School, to maximize shared use of city and school district open space and recreational facilities.



## 6.7 Create a reliable, efficient and attractive circulation system.

The goal of this element of the Fairview Neighborhood Plan is to foster efficient, safe and pleasant traffic and pedestrian circulation allowing convenient commuting to jobs, and access to personal, business, and recreational activities. The following objectives are recommended to achieve this goal.

### 6.7.1 Upgrade public transit facilities and services.

- Modify public transit routes and frequency of services based on an assessment of regional job opportunities, commuting patterns, and rider surveys.
- Coordinate with the school district to accommodate the anticipated transportation needs of students attending the expanded Yorkship School as well as high school.
- Provide bus stop signs and waiting shelters where needed.
- Ensure adequate street lighting at bus stops.



### 6.7.2 Maintain and improve Fairview's roadways.

- Inventory all neighborhood streets to assess need for repaving.
- Eliminate traffic hazards, such as speeding, congestion, dangerous intersections, and conflicts caused by through traffic.
- Study the need to regulate vehicle flow along Collings Road, especially at the Yorkship School and Commercial Corridor.
- Mt. Ephraim should become a true landscaped boulevard.
- Complete improvements to Yorkship Square and its main feeder streets, Kersage and Alabama Roads; extend improvements along the full length of Collings Road.



### 6.7.3 Provide adequate parking for neighborhood residents, businesses, patrons and visitors.

- Develop a Fairview neighborhood parking strategy based on an assessment of overall residential and commercial district parking needs.
- Provide sufficient, well-lit parking at Yorkship Square and Collings Road commercial districts for merchants, patrons, residents and visitors.
- Coordinate with the school district to accommodate the anticipated expanded parking needs of the Yorkship School and potential shared use of school parking facilities.



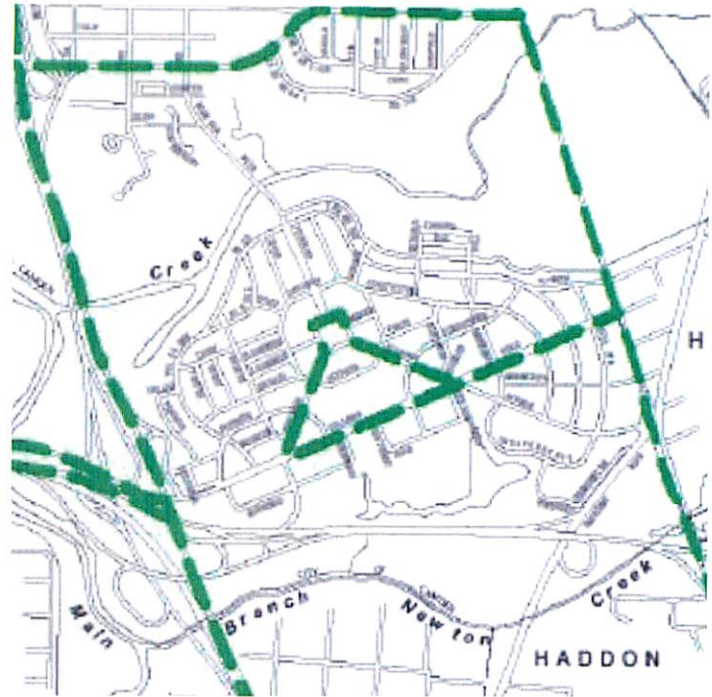
### 6.7.4 Maintain and improve neighborhood pedestrian and bicycle networks

- Ensure that all existing sidewalks, alleys and pedestrian paths—especially routes to school — are safe, pleasant and accessible to the handicapped.
- Support the creation of a bikepath, designed for both bicyclists and pedestrians, along the Newton Creek section of the Camden Greenway and linked to the neighborhood open space network and community facilities: schools, community center, and library.



## Recommended Projects and Programs

- Work with NJ Transit to conduct an assessment of regional job markets, neighborhood commuting trends and rider surveys.
- Adjust NJ Transit Route 400 and 450 bus schedules to accommodate current neighborhood commuting patterns and school transport needs.
- Replace or install bus stop signs and shelters, and lighting where needed.
- Install speed bumps or signals on Collings Road to allow for safe pedestrian crossing at the Yorkship School and commercial district.
- Study the benefits of making Alabama and Kearsage one way streets to eliminate congestion into and out of Yorkship Square.
- Improve highway ramps on US Route 130 (to facilitate access to the Mt. Ephraim “regional commercial center”); and I-676 over Newton Creek, to reduce back up congestion on Collings Road.
- Continue repaving neighborhood streets in conjunction with sewer and water infrastructure upgrades and sidewalk repair.
- Develop landscaping, signage, paving, sidewalk and lighting improvements along Mt. Ephraim Ave. extending from Morgan Boulevard to Olympia Road.
- Complete the Yorkship Square infrastructure improvement project along Kersage and Alabama Roads and extend the improvements along the full length of Collings Road.
- Identify lots that are adjacent to Yorkship Square and the Collings Road commercial districts and suitable for parking. Work with city to assemble those sites and develop them as adequately lit and landscaped limited term parking lots for shoppers.
- Convene a parking committee with representatives of the appropriate community groups and city agencies to devise a long-range neighborhood parking strategy and action agenda. The committee will assess alternatives such as a residential parking permit program, painting designated spaces for on-street parking, metered parking in commercial districts, and shared commercial/residential/school landscaped off-street parking.
- Work with designers of the renovation and expansion of the Yorkship School to accommodate teacher and parent parking and possible shared neighborhood use of school parking lots.
- Install and maintain pedestrian safety improvements at all neighborhood intersections. Provide pedestrian scale lighting throughout the neighborhood, especially along paths and alleys used as a route to the Yorkship school.
- Coordinate the design of the bikepath for the Newton Creek section of the Camden Greenway, (designed for both bicyclists and pedestrians), to link to the neighborhood open space network and other community facilities: schools, community center, and library.



 Main NJ Transit Bus Routes

Map Z: **Fairview Neighborhood Public Transit**

Source: *FutureCAMDEN Master Plan*

## **6.8 Achieve improved services and facilities for education, recreation, health and safety**

Most of the neighborhood facilities included in the original Yorkship Village plan have survived intact, centrally located around Yorkship Square, and often adjacent to public open space. The goal of this element of the Fairview neighborhood Plan is to revive the original function of this ensemble of public facilities to serve as community anchors for the Fairview neighborhood's comprehensive revitalization efforts. The following objectives are recommended to achieve this goal.

### **6.8.1 Anchor neighborhood improvement efforts on enhanced public facilities.**

- Develop a facility and programming plan for schools, library, community centers, open space and recreational facilities.

### **6.8.2 Planning for human development is integral with neighborhood planning.**

- Re-establish a dialogue with neighborhood youth and parents.
- Increase access to and availability of recreational social and health services.

### **6.8.3 The Yorkship School serves as a resource for life long learning.**

- Take advantage of Abbott funding to energize school reform and engage the community in planning for educational programs and supplemental services to be housed in the modernized Yorkship School.

### **6.8.4 Enhance the effectiveness of police and fire protection.**

- Open and fully staff the police mini-station in Yorkship Square.

### **Recommended Projects and Programs**

- Fairview Partnership for Youth to coordinate programming for the police mini-station, Yorkship Square community center, library, Malandra Hall, and Mae Schultz park.
- Malandra Hall to serve as a neighborhood community center where recreational activities, social services referrals, day care and elder care, and job training are provided.
- Establish a central, mini-city hall, with a code enforcement officer, as well as a Volunteer Community Outreach Liaison (VCOL)—perhaps in the new Yorkship Square community center.
- Develop programs for youth based on a needs assessment specific to youth and parents. Develop programs for adults and seniors based on a survey to assess their specific needs.
- Provide information about youth and senior programs and provider services through newsletters, flyers, church bulletins etc.
- The VCOL will coordinate the development of community based seasonal senior and adult events.





- Public & Semi-Public Facility
- Playing Field
- Bike Path
- Bike Path connector
- Possible Bike Path extension

**Map AA: Detail of Bike Path Linking Community Facilities and Playing Fields**

- Organize a community-school partnership steering committee and convene a town hall meeting to discuss the advantages of such collaboration.
- Complete the renovation of, open, and fully staff the police sub-station in Yorkshipp Square.

## 7.0 Conclusion: Implementation

### 7.1 Plan Implementation Strategy

The objective of creating a Neighborhood Plan for Fairview was to provide a road map of projects and programs to realize the vision outlined by the community. With input from the community and aided by the consultant's experience and expertise, the RFNP team sought to present recommendations with specific implementation strategies that are feasible for Fairview neighborhood organizations, along with public agencies, service providers, faith based groups and private sector and non-profit partners to accomplish.

The overall time frame for implementation of the Fairview Neighborhood Plan is 15 years, but the focus is on the initial next steps: project improvements and activities where visible progress can be made in the short term—five years—and built upon in succeeding years (see Map U: Strategic Neighborhood Revitalization Plan Priority Projects, page 63). The proposed project activities establish benchmarks for monitoring the progress of implementation.

The Fairview Neighborhood Plan will contribute to the revitalization of both this historic community and the City of Camden as a whole. Once adopted by the community and the Camden City Council, the Fairview Neighborhood Plan becomes an appendix to the *FutureCAMDEN* Master Plan. The City's Department of Development and Planning, in its capacity as coordinator of implementation of the Master Plan, also plays a key role as a coordinator of relevant City agencies to help with refinement, facilitate implementation and assist in the monitoring of progress of the Fairview Neighborhood Plan, focusing on the short term priority projects.

In order to achieve these short term priority projects—where land has already been designated—the RFNP team requests that the city immediately use the Fairview Neighborhood Plan, once adopted, to:

- Inform the City's Capital Improvement Program and its yearly capital budget in support of economic and neighborhood improvement activities in Fairview that are consistent with the Fairview Neighborhood Plan;
- Serve as the basis for the review and approval of development plans proposed for Fairview to ensure that these plans are consistent with the goals and strategies of the Fairview Neighborhood Plan; and
- Update the tools to carry out the Neighborhood Plan, including: 1) code enforcement; and 2) convening a group of key stakeholders to consider updating the approved Fairview Redevelopment Plan to achieve Neighborhood Plan objectives to revitalize the Collings Road commercial corridor; to preserve and adaptive reuse the historically significant structure at 1267 Collings Road as mixed use to strengthen the commercial corridor; and to conserve County owned open space on the Newton Creek as part of the proposed Newton Greenway. **These neighborhood improvement objectives are also consistent with the goals of the *FutureCAMDEN* Master Plan and the Camden Strategic Revitalization Plan.**



## 7.1 Plan Implementation Administration

The success of this plan relies upon its effective implementation not only as a road map to guide action, but also as a social contract between Fairview residents, elected officials, public agencies, service providers, faith based groups and private sector and non-profit partners. All parties must work together to realize the neighborhood development goals put forth in this plan report, focusing on the priority projects. The effectiveness of the short term action plan depends on strong leadership that will inspire collaborative partnerships. The burden of this leadership falls on the Fairview community, rather than the City.

As indicated in the letter to the Planning Board accompanying this Neighborhood Plan, the Fairview Village Association (FVA), having been established largely for this purpose, will take overall responsibility for implementation of the Plan, in collaboration with other Fairview community-based organizations. FVA is coordinating discussions among itself and the five other principal community organizations: Fairview Main Street; Fairview Partnership for Youth, Fairview Weed and Seed, Fairview Historic Society; and Fairview Ministerium. **Details as to the working relationship among these groups, their membership, duties and funding for team administrative costs will be worked out between community representatives and the City administration.** The aim of this collaborative organizational structure is to utilize the expertise of each member agency to implement those projects and programs with which each is most familiar, while the FVA will generally serve as the liaison with the City of Camden's Division of Planning which will in turn coordinate other City Agencies as required for execution of the Neighborhood Plan's various components.

Just as the four major areas of needs identified in this Plan—community safety, housing and neighborhood improvement, economic development, and human development—are inter-related, so have the community organizations listed here evolved to serve overlapping areas of need. The FVA will provide oversight to ensure the optimum use of available resources and avoid duplication of efforts in carrying out projects and programs. The principal focus and implementation responsibilities of the community that will work with the FVA to implement the Plan are illustrated in the diagram below.

\* See the Section 7.2 Strategic Action Plan Matrix (next page) for a preliminary assignment of which Fairview community group serves as the lead agency with primary responsibility for the implementation of particular recommended projects and programs.

*It should be noted that this agency list is not exhaustive and other agencies and organizations may be involved according to their missions over the course of the Neighborhood Plan's ten year implementation period.*

Fairview Neighborhood Plan Implementation Administration						
Organization	Fairview Village Association	Fairview Main Street	Fairview Partnership for Youth	Fairview Weed and Seed	Fairview Historic Society	Fairview Ministerium
Principal Focus	Housing and Neighborhood Improvement, Community Safety	Economic Development, Community Safety	Youth Services & Recreation, Volunteers	Community Safety	Historic Preservation	Human Development, Outreach
Selected Implementation Responsibilities*	Overall coordination; Homeowner assistance; homebuyer assistance; Home improvement loan program; public space management plan.	Commercial district revitalization; (complete and extend Yorkship Square Infrastructure Project); recruit new and support existing businesses; marketing.	Youth sports; youth needs assessment; after school programs; mentoring; job skills, counseling, outreach. Community School Partnership	Town watch and block captains; crime prevention and safety promotion activities	Assist property owners with compliance with Historic Preservation standards and guidelines; educational exhibits and events; heritage tourism	Partner with social service agencies to provide adult and senior services; community outreach.

## 7.2 Strategic Action Plan Matrix

One of the first acts of the FVA in convening the Fairview Neighborhood Plan Management Team (FNPMT) must be to review the recommendations of this Neighborhood Plan, and re-formulate an implementation work program that suits their staffing, funding, and capacity. As a foundation for going forward to this next step, the RFNP team has created a Strategic Action Plan Matrix (below) to outline the objectives and strategies to fulfill each neighborhood development goal, the recommended projects and programs that flow from these strategies, lead Fairview Neighborhood Plan Management Team (FNPMT) agency(s) and potential funding sources to carry out those actions. The time frame indicated in the matrix refers to Short (Priority) (1-5 years) and Long (6-10 years).

This work program outlines an approach to carry out target activities and illustrates rather than predicts the course projects should take. Ideally the FVA will coordinate the formation of a committee representing the lead FNPMT agency(s) for each project. The committee members will be responsible for becoming knowledgeable about relevant issues, seeking wider community input, disseminating information as necessary, and monitoring progress as well as reporting to the FVA as convener of the FNPMT. In some cases the City of Camden has primary responsibility for implementation.

### Acronyms Used in Chart:

Camden Economic Recovery Board (CERB)  
 Cooper's Ferry Devel. Association (CFDA)  
 NJ Dept. of Community Affairs (DCA)  
 NJ Housing & Mortgage Finance Agency (HMFA)  
 NJ Economic Devel. Authority (EDA)  
 NJ Dept. of Education (DOE)  
 NJ Dept. of Justice (DOJ)  
 NJ Dept. of Labor (DOL)  
 NJ Dept. of Transportation (DOT)  
 NJ Dept. of Human Services (DHS)  
 NJ Department of Health and Senior Services (DHSS)

Camden County Improvement Authority (CCIA)  
 Camden Housing Authority (CHA)  
 Camden Greenways Inc. (CGI)

Fairview Village Association (FVA)  
 Fairview Main Street (FMS)  
 Fairview Partnership for Youth (FPY)  
 Fairview Historical Society (FHS)  
 Fairview Ministerium (FM)  
 Fairview Weed and Seed (FWS)  
 Rutgers Fairview Neighborhood Partnership (RFNP)  
 Community Devel. Block Grant (CDBG)

US Dept. of Housing and Urban Development (HUD)  
 US Dept. of Justice (USDOJ)  
 US Dept. of Transportation (USDOT)  
 Local Initiatives Support Corporation (LISC)  
 Wachovia Foundation (WF)  
 William Penn Foundation (WPF)  
 The Reinvestment Fund (TRF)  
 Trust for Public Land (TPL)  
 Housing and Devel. Network of NJ (HDNNJ)  
 Community Loan Fund (CLF)  
 Annie E. Casey Foundation (AECF)  
 Fannie Mae Foundation (FMF)

Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame
<b>Strengthen Fairview's connections to the City and Philadelphia-South Jersey region</b>	Integrate neighborhood initiatives with citywide and regional initiatives.	Work with surrounding neighborhoods, municipalities, and other governmental agencies to address common problems and capitalize on opportunities.	Neighborhood organizations should be represented on citywide and regional planning boards, committees, and coalitions.	FVA, FMS City of Camden	Local, private grants	Ongoing
			Organize neighborhood sports teams (i.e. Little League) to compete in city and regional leagues.	FPY		Short
	Promote Fairview as a unique urban garden village in, and gateway to, Camden.	Market the benefits of living and working in Fairview to realtors, business associations and the media.	Promote Fairview as a great place to live, visit, shop and do business.	FMS, FVA		Ongoing, Long
			Publish a neighborhood web site.			Short



Goals	Objectives:	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame
<b>Continue to improve housing and the quality of neighborhood life in Fairview to retain existing and attract new residents.</b>	Prevent loitering, particularly in Yorkship Square	Bring more positive activity to "Take Back" Yorkship Square	Schedule frequent programs in Yorkship Square such as the annual Fairview Fun Day	FMS, FWS	local	Short
		Ensure consistent enforcement of local loitering ordinances	Strengthen existing loitering and curfew ordinances and make enforcement easier	City of Camden	local, DOJ, USDOJ	Short
	Eliminate open air drug traffic	Deploy Community Oriented Police at "hot spots" for drug dealing	Assign Community Oriented Police to Yorkship Square, Alabama and Collings.	City of Camden		Short
		Support the Fairview Town Watch and Weed 'n Seed programs.	Recruit more members of the Town Watch and Weed 'n Seed.	FWS		Short, ongoing
	Engage residents in crime prevention	Increase daily interaction between residents and police	Open the police sub-station in Yorkship Square	City of Camden		Short
			Establish a Fairview Eye in the Sky Program			Short
	Maintain neighborhood safety	Expand police presence in Fairview Village	Open the police sub-station in Yorkship Square	FMS, FVA		na
			Ensure representation of city, county and state law enforcement agencies in neighborhood meetings that pertain to public safety		na	Short, ongoing
			Establish a Safety Maintenance Program in cooperation with other neighborhoods	FMS	local, LISC, AECF	Medium
			Work with the City DPW to ensure adequate signage, fencing and lighting at all public spaces: streets, alleys, parks and playgrounds	City of Camden (DPW)	local, CERB	Short
	Preserve and improve existing medium density through conservation, rehabilitation and code enforcement	Rely on rehabilitation rather than infill to insure full implementation of the Fairview Redevelopment Plan.	Amend the Fairview Redevelopment Plan to preserve land designated as open space (Newton Creek) and commercial (1250-1276 Collings Road)	City of Camden (with RPM)	na	Short
			Complete the RPM Fairview Redevelopment Project to rehab up to 200 homes	(RPM)	CERB, HMFA, HUD	
		Increase the effectiveness of code enforcement, and increase fines.	Open a code enforcement field office in Yorkship Square and increase fines.	City of Camden	local	
			Establish a code compliance assistance program for owners in need.			
		Assist all homeowners to improve their homes.	Create a program similar to the Neighborhood Preservation Program	FVA	local, HMFA, CERB, area banks	
Implement the RFNP proposal to offer homeowners soft loan money for maintenance and improvements; create the CamLoan program to offer funding to higher income homeowners.						

Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame	
<i>Continue to improve housing and the quality of neighborhood life in Fairview to retain existing and attract new residents.</i>	Provide housing assistance for the elderly.	Incorporate affordable units for the elderly, particularly current Fairview residents, in future housing projects.	Work with RPM to set-aside units for the elderly in their proposed rental projects in Fairview Court and Collings Road (if necessary).	FVA (working with RPA)	CERB, DCA, HMFA, HUD state, federal	Short	
		Help elderly homeowners, who want to, "age in place."	Provide funding and technical assistance to help elderly householders remodel their homes and age in place.	FVA		Short	
	Expand homeownership to achieve 80% owner occupancy.	Rehabilitate vacant single family homes for resale to owner occupants	Complete the RPM Fairview Redevelopment Project to rehab up to 200 homes	(RPM)	FVA	CERB, HMFA, HUD	Short
		All future housing projects should expand home ownership.	Re-evaluate the need for additional rental housing and for which market			TRF, LISC, FMF	Short
		Help first time home buyers succeed as homeowners.	Create Homeownership Academies to provide training in maintenance and financial literacy.			LISC, WP, TRF	Short
		Market homes with financing that encourages owner-occupancy.	Work with developers to provide financing that encourages owner occupancy.			HMFA, HUD, CLF	Short
	Rental housing should contribute to neighborhood vitality.	Monitor the Section 8 program to prevent debilitating effects.	Monitor landlords' maintenance of rental properties, report code violations, and follow up to ensure enforcement.		local	Ongoing	
	Engage residents in neighborhood improvement	Support the FVA, FMS, and FPY as the main vehicles for mobilizing resident participation in neighborhood improvement efforts.	Obtain technical and financial assistance to increase the effectiveness of the FVA, FMS and FPY	FVA, FMS, FPY	local	CERB, CDBG, DCA, LISC, WPF, WRF, AECF, HDNNJ	Ongoing
		Educate the public about the importance of maintaining a clean neighborhood.	Conduct regular neighborhood clean-up days with "walk and talks" to raise public awareness about city waste removal policies and schedules	FVA		Ongoing	
			Conduct an anti-litter public education campaign	FVA, FPY		Short	
		Encourage residents to report property owners or residents who consistently violate neighborhood standards for noise, trash, parking, pets, etc. to the proper authorities.	Reach out to residents through the neighborhood web site, newsletter, through fliers and posters on community bulletin boards, to encourage them report repeat offenders to the proper authorities.	FVA, FMS		Ongoing	
		Convene regular social events and informally recruit new members.	Conduct regular social events such as block parties, and welcome wagons.	FVA, FMS, FPY		Ongoing	
			Convene an annual town hall meeting to celebrate progress made on past initiatives, discuss new concerns, plan next steps, and recruit new members	FVA		Annual	



Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame
	Integrate neighborhood improvement with plans for neighborhood facilities.	Form a community-school partnership, including Yorkship School, St. Joan of Arc, the library and Malandra Hall.	Organize a community-school partnership steering committee and convene a town hall meeting to discuss the advantages of such collaboration.	FVA, FPY, (with Yorkship School, RU)	LISC, HUD, FMF, WPF	Short, ongoing
	Coordinate management of all public open spaces	Create a comprehensive, inter-governmental public space management plan.	Create a public space management plan that outlines the division of responsibilities for the care and maintenance of all Fairview public open spaces.	FVA, City of Camden (working with County, CGI)	Local, State CCIA, DOT, USDOT, TPL	Medium
<b>Build a dynamic neighborhood economy</b>	Strengthen existing and recruit new businesses to Fairview	Support Fairview Main Street (FMS) and its programs by: <ul style="list-style-type: none"> <li>Educating the community and partner organizations about the four point Main Street approach;</li> <li>Developing the resources to sustain a vital FMS program over the long term;</li> <li>Studying local assets in the context of the regional market;</li> <li>Improve the "curb appeal" of the commercial area to help encourage public and private investment;</li> <li>Developing a positive image for Fairview;</li> </ul>	Help the business community develop a comprehensive security plan and learn to be less vulnerable to crime.	FMS	Local, State DOJ, USDOJ	Short, ongoing
			Continue the Facade Improvement program and assist owners to participate.		CERB, CDBG	Short
			Organize an annual Fairview Business Day		Local, State DCA (NJ Main Street) UEZ, EDA	Annual
			Produce a quarterly Business Newsletter			Medium, ongoing
			Establish a strong business association and produce a web site.			Short, ongoing
			Recruit new retail and service businesses through incentive packages with Camden's UEZ program			
			Maintain an active schedule of events in and around Yorkship Square		FMS, FVA, FWS, FM	Local
	Expand neighborhood shopping, services and employment opportunities	Ensure that redevelopment does not reduce commercial space in Yorkship Square and on Collings Road.	Work with the City and RPM to ensure that redevelopment retains ground floor commercial in commercial districts.	City of Camden (with RPM)	na na	Short
			Work with neighborhood groups, City agencies and RPM to consider alternatives to the demolltion of 1250 and 1276 Collings Road.			
		Create a compact, lively retail corridor along the south side of Collings Road between Tennessee and New Hampshire.	FMS (with CFDA) City of Camden	CERB, CDBG, UEZ, EDA, DCA, HUD private investors	Short	
Continue to improve the Mt. Ephraim Avenue regional retail corridor		Redevelop under utilized properties east of Mt. Ephraim Ave. to create a regional retail center.				
Prepare the workforce and connect them with living wage jobs.	Provide workforce development that combines skills training with job placement and mentoring.	Work with local schools to provide job training focused on after-school employment of area youth, work-study internships, mentoring and summer job opportunities	FMS, FPY	State, Federal DOL, DOE	Short, ongoing	
Upgrade public services and infrastructure	Improve the delivery of basic city services in Fairview.	Work with City DPW to establish and enforce street cleaning and trash removal policies and schedules.	City of Camden	Local	Short, ongoing	

Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame
<i>Build a dynamic neighborhood economy</i>	Upgrade public services and infrastructure	Provide adequate parking for businesses, patrons and residents.	Convene a parking committee with community groups and city agencies to devise a long range parking strategy and action plan.	City of Camden, FMS (with RPM)	Local, CERB	Short
		Bridge the "digital divide"	Provide access to high speed internet connections in the three neighborhood commercial districts	FMS	Local, State, Federal	Medium
<i>Make the most of Fairview's unique physical and historic assets</i>	Maintain the physical integrity of the historic district and vicinity	Consistently enforce the Fairview historic district to complement neighborhood preservation efforts, rehab and site improvements	Enforce maintenance and upkeep of properties within the historic district, i.e. the consistent application of the property maintenance code to ensure the integrity and appearance of buildings.	City of Camden	Local, State	Short, ongoing
		Discourage unnecessary demolition of properties that contribute to the value of the Fairview Historic District.	Work with neighborhood groups, City agencies, and RPM to find an alternative to demolition of 1267 Collings Road.	City of Camden (with RPM)	na	Short
		Assist property owners and developers in implementing the Fairview Historic District standards and guidelines	Provide technical assistance, training and a revolving low-interest loan program for property owners in need of help in complying with Historic District standards and guidelines.	FHS, City of Camden	Local, CERB	Short, ongoing
		Use building and property maintenance codes to advance preservation	Help property owners and developers take advantage of the NJ Rehab Code which provides alternatives for compliance with building code standards when improvements to older or historic structures are proposed.	City of Camden	Local, DCA	Short, ongoing
		Educate the public concerning the benefits of historic preservation	Produce and distribute a more "user friendly" Fairview Historic District standards and guidelines handbook and offer classes on the benefits of historic preservation.	FHS	Local, DCA	Medium, ongoing
	Enhance Fairview's distinctive sense of place	Reveal the landscape features that shape the historic neighborhood's urban form by improving public access to Newton Creek	Design and build the Newton Creek section of the Camden Greenways Plan to reveal the natural features that shaped the Fairview neighborhood.	City of Camden (with CCIA and CGI)	Local, State, Federal USDOT TPL	Short
		Improve landscaping and signage at neighborhood gateways	Continue to develop improved landscaping and neighborhood logo at entry points by Morgan Boulevard/Newton Creek and Collings Road/Mt. Ephraim Ave. and Ironsides	FMS, FHS, City of Camden	Local CERB	Short
			Work with existing property owners at gateways to make improvements that complement Fairview's historic character.	FHA, FMS	Local, CERB, CDBG, UEZ	Medium



Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame
<i>Make the most of Fairview's unique physical and historic assets</i>		Continue to improve storefront facades, signage and landscaping at Yorkship Square and its primary feeder roads; the Collings Road compact commercial corridor and the Mt. Ephraim Ave. Commercial corridor gateway	Complete the Yorkship Square infrastructure improvement project.	FMS (with CFDA), City of Camden	CERB	Short
			Develop landscaping, signage and streetscape improvements to the Collings Road commercial corridor and the Mt. Ephraim Ave. commercial corridor gateway.			Short, Medium
			Require redevelopment in Fairview's historic commercial districts to retain the original mixed typology of housing over commercial ground floors	City of Camden	na	Short
		Develop an urban design plan for the renovation and expansion of the Yorkship School as a neighborhood center	Design the expanded Yorkship School to serve in its historical role as a focal point of the physical and social neighborhood.	FVA, FPY, City of Camden (with Camden Board of Ed)	Local, State, CDBG, DOE, DCA	Short
	Promote heritage tourism	Record and exhibit Fairview's living history	Conduct oral histories of long-time residents as part of the Camden Historical Survey and develop a living history exhibit.	FHS	Local, State	Medium
		Develop promotional packages and thematic tours, marked by informative signage, and distinctive streetscapes.	Coordinate physical and historic preservation with educational program development, heritage tourism, neighborhood marketing and job training	FHS	Local, State	Medium
<i>Conserve and revitalize neighborhood parks and open space</i>	Protect and improve the neighborhood's natural resources	Support the creation of the Newton Creek section of the Camden Greenway including an extension to the southern branch of the Creek	Design and build the Newton Creek section of the Camden Greenway including a possible link to an interesting marsh habitat along the north shore of southern branch.	City of Camden (with CCIA and CGI)	Local, State, Federal USDOT, TPL	Short, Medium
			Restrict any further infill construction on public open space. Work with neighborhood groups, City and County officials, CGI and RPM to find an alternative site for new infill housing, if needed.	City of Camden (with RPM)	na	Short
		Support the creation of community gardens on vacant lots, traffic islands and median strips.	Create a mechanism to help residents convert vacant lots, traffic islands and median strips to community gardens.	FVA, FPY	Local, State WPF	Medium
		Educate the public about the value of protecting the neighborhood's natural resources	Work with Yorkship School faculty to develop an environmentally-based curriculum that draws on Fairview's natural resources and develops students' sense of stewardship.	FVA, FPY	Local, State	Medium

Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame	
<i>Conserve and revitalize neighborhood parks and open space</i>	Maintain an open space network for active and passive recreation and enjoyment	Develop a comprehensive open space and recreation network with a maintenance and operations plan	Inventory all of Fairview's open spaces and develop an open space management plan and inter-governmental management structure.	FVA, City of Camden (with CCIA, CGI)	Local, State CCIA, DOT, USDOT, TPL	Medium	
			Fully restore Mae Shultz Park, Palumbo Field and the basketball courts to make the Malandro Community Center a major neighborhood open space and recreational amenity, and allowing neighborhood groups priority access.	City of Camden	Local, CERB	Short	
		Coordinate design of the Newton Creek section of the Camden Greenway with improvements to neighborhood open space and public facilities.	Expand the Newton Creek section of the Camden Greenway to link waterfront open space to neighborhood green corridors parks and recreation facilities, schools and the library	City of Camden (with CCIA, CGI)	Local, State, Federal, DOT, USDOT, TPL	Medium	
		Pursue collaborative efforts to maintain and manage open space	Design the expansion of the Yorkship School grounds to provide adequate playground space for children and where feasible, open space for community use outside of school hours.	FVA, FPY, City of Camden (with Camden Board of Ed)	Local, State, CDBG, DOE, DCA	Short	
			Coordinate improvements and programming of the Malandro Community Center recreation complex with the renovation and expansion of the Yorkship School to maximize shared use of these facilities	City of Camden (with Camden Board of Ed)	na	Short	
<i>Create a reliable, efficient and attractive circulation system</i>	Upgrade public transit facilities and services	Modify public transit routes and frequency of services based on an assessment of regional job market, commuting trends, and rider surveys	Work with NJ Transit to conduct an assessment of regional job markets, neighborhood commuting trends and rider surveys.	(NJ Transit)	Local, State	Short, medium	
			Adjust NJ Transit Route 400 and 450 bus schedules to accommodate current and anticipated neighborhood commuting patterns and school transport needs.		na	Short	
			Provide bus stop signs and well-lit waiting shelters where needed	Replace or install bus stop signs and waiting shelters with adequate street lighting where needed.	(NJ Transit) City of Camden (DPW)	Local	Short
	Maintain and improve Fairview's roadways	Inventory all neighborhood streets to assess need for repaving	Continue repaving neighborhood streets as needed in conjunction with infrastructure upgrades	City of Camden (DPW)	Local	Short	
			Eliminate traffic hazards and conflicts caused by through traffic		Study the benefits of making Alabama and Kearsage one way streets	Local	Short
			Install speed bumps or signals on Collings Road at the Yorkship School		Local, CCIA	Short	



Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame
<i>Create a reliable, efficient and attractive circulation system</i>			Improve highway ramps on US 130 and I-676	DOT	DOT, USDOT	Short
		Continue to improve Yorkship Square and its main feeder streets and extend improvements along Collings Road	Complete the Yorkship Square infrastructure project and design and extend the improvements along Collings Road.	FMS (with CFDA) City of Camden	Local CERB	Short
		Beautify Mt. Ephraim Avenue as a landscaped boulevard	Develop landscaping, signage, paving, sidewalk and lighting improvements along Mt. Ephraim Ave. extending from Morgan Boulevard to Olympia Road.			Short
	Provide adequate parking for neighborhood residents, businesses, patrons and visitors	Develop a neighborhood parking strategy based on an assessment of overall residential and commercial district parking needs	Convene a parking committee with representatives of community groups and city agencies to devise a long range parking strategy and action plan.	FMS, FVA City of Camden	Local	Short
		Provide sufficient, well-lit parking at Yorkship Square and Collings Road commercial district for businesses and patrons	Identify lots that are adjacent to Yorkship Square and the Collings Road commercial districts and suitable for parking.	City of Camden	local, CERB	Short
			Work with city to assemble sites for limited term parking for shoppers			
		Coordinate with the school district to accommodate the anticipated needs of the expanded Yorkship School and possible shared use of parking.	Work with designers of the renovation and expansion of the Yorkship School to accommodate teacher and parent parking and possible shared neighborhood use of school parking.	FMS, FVA, City of Camden	local	Short, medium
	Maintain and improve neighborhood pedestrian and bicycle networks	Ensure that all sidewalks, alleys and pedestrian paths, especially routes to school, are safe, pleasant and accessible to the handicapped	Install and maintain pedestrian safety improvements at all neighborhood intersections.	City of Camden	local, DOT, USDOT	Short
			Provide pedestrian scale lighting throughout the neighborhood, especially along the routes to school.			
		Support creation of a bikepath along the Newton Creek section of the Camden Greenway, linked to neighborhood parks, recreation and public facilities.	Coordinate the design of the bikepath for the Newton Creek section of the Camden Greenway with other neighborhood open space and public facilities improvements.	City of Camden (with CCIA, CGI)		Short, medium

Goals	Objectives	Strategies	Recommended Projects & Programs	Lead Agencies	Funding Sources	Time Frame	
<b>Achieve Improved services and facilities for education, recreation, health and safety</b>	Anchor neighborhood improvement efforts on enhanced public facilities	Develop a facility and programming plan for schools, library, community center, parks and recreation facilities	Coordinate programming for youth marshaling the resources of the renovated police mini-station, Yorkship Square community center, Malandra Hall, Mae Schultz park and public library.	FPY	local, DHSS, DHS, DOJ, DOE, USDOE	Short	
			Malandra Hall to serve as a neighborhood community center where recreational facilities, social services referrals, day care and elder care, and job training are provided.			City of Camden	Short, ongoing
	Planning for human development is integral with neighborhood planning	Re-establish a dialogue with neighborhood youth and parents	Increase access to and availability of social and health services	Develop programs for youth based on a needs assessment specific to youth and parents	FPY	Local, DHS, DHSS	Short
				Provide information for adults and seniors based on a survey to assess their specific needs.			FM
	The Yorkship School serves as a resource for life long learning	Take advantage of Abbot funds to energize school reform and engage the community in planning for the renovated and expanded Yorkship School	Open and fully staff the renovated police sub-station in Yorkship Square.	Organize a community-school partnership steering committee and convene a town hall meeting to discuss the advantages of such collaboration.	FVA, FPY, (with Yorkship School, RU)	LISC, HUD, FMF, WFP	Short, ongoing
				Complete the renovation of open and fully staff of the police sub-station in Yorkship Square.			City of Camden



### 7.2.1 Estimated Costs

Some of the recommended programs and projects in this Neighborhood Plan are **already underway**, with estimated costs and dedicated funding sources (for example, the Yorkship Square Infrastructure Project or the RPM Redevelopment Project, as discussed above) or program budgets (ex. Fairview Main Street, which is funded in part by the NJ Department of Community Affairs, NJ Main Street Program and eligible for support from the National Main Street Program). Likewise, the City of Camden is responsible for both estimating the cost of infrastructure improvements, as well as implementing those projects. It is not necessary here to restate the costs for existing and statutory projects.

On the other hand, it is beyond the scope of this Neighborhood Plan to estimate the costs of **proposed** programs and projects. Most of Year One will be used to create action plans for priority projects, which will involve engaging consultants as required to develop a detailed scope of work, cost estimates and schedules grounded in more up-to-the-minute information. From this base line, progress will depend on the FNPMT's ability to marshal the support of elected officials, city agencies, and key stakeholders and secure funding. The cost of longer term projects and programs is even harder to estimate, as they will depend in part on the FNPMT's success in implementing the priority and short term projects. This plan is a living document, a work in progress that the FNPMT will continually refine, revise, and detail.

It is clear however, as indicated in the Strategic Action Plan Matrix, that implementation of the Fairview Neighborhood Plan will require significant public investment, with support from all levels of government: city, county, state and federal, as well as continued partnerships between the public, non-profit and private sectors.

**Appendix A**

**List of Recent Plans, Studies  
and  
Data Sources Consulted**



## **Plans and Reports Consulted**

### **City of Camden Plans:**

- "FutureCAMDEN Master Plan,"** City of Camden, March 2002
- "Camden Strategic Revitalization Plan,"** Camden Economic Recovery Board, July 2003
- "Camden Capital Improvement and Infrastructure Master Plan,"** Camden Economic Recovery Board, July 2003.
- "City of Camden HUD Consolidated Plan,"** Department of Housing Development and Planning, April 2005.

### **Fairview Neighborhood Plans and Reports:**

- "Fairview Neighborhood Redevelopment Plan,"** by Schoor DePalma for the City of Camden, working draft, July 2001.
- "Fairview Neighborhood Redevelopment Area Investigation,"** by Schoor DePalm for the City of Camden, July 2001.
- "The Physical and Economic Revitalization of Fairview,"** by Arista Planning Consultants for the Coopers Ferry Development Association, working draft, no date, circa September 2004.
- "City of Camden Historic District Standards and Guidelines, The Fairview Historic District, Homeowner Handbook,"** no date.
- "Main Street Four Point Approach, Board Training-Strategic Planning-Initial Committee Training and Orientation,"** Main Street Fairview, December 2004.
- "The Camden Greenways Plan, Newton Creek Section: Conceptual Open Space Plan, Summary Report,"** by The Delta Group for the Camden City Environmental Commission, February 1999
- "Camden Facts, Fairview: 1990-2000,"** CamConnect, March 2003.

### **General City of Camden Planning Reports:**

- "A Path Forward for Camden,"** by McKinsey & Co. for the Annie E. Casey Foundation, June 2001.
- "Camden City Health Needs Assessment,"** by Health Visions, Inc. for the Camden Mayor's Health Advisory Board, 1996.
- "Camden Kids Count: A City Profile of Child Well Being,"** by CamConnect with the Association for Children of New Jersey, 2004.
- "Camden School Facilities Plan, Convening, Summary Report,"** Annie E. Casey Foundation, April 2001.
- "Five Year Facilities Master Plan for the Camden School District,"** by the Vitetta Group, May 1999.
- "Camden City Council Ad Hoc Committee Report on Violence, Safety and Truancy in the Camden Public Schools,"** December 2004.
- "Camden Safe City Initiative Steering Committee Recommendations to the Executive Committee,"** September 2004.
- "The Role of Parks and Greenspace in Redevelopment: Camden, New Jersey,"** by the Trust for Public Land for the Ford Foundation, Winter 2004.

### Newspaper articles:

- "Rally demands tighter Pa. gun laws: Speakers blamed a flow of weapons from 'across the Ben Franklin Bridge' for arming Camden's violent criminals." By Dwight Ott. *Philadelphia Inquirer*. Online edition. November 17, 2005.
- "Ideas sought on school plans: New building could displace some residents." By Sarah Greenblatt. *Courier-Post*. April 24, 2005. Section: B Edition: x Page: 1B.
- "Impending loss of Wawa 'a huge hit' for Fairview: Chain says last Camden store can't be upgraded." By Jason Nark. *Courier-Post*. March 28, 2005 Section: B Edition: x Page: 1B.
- "Camden pupils to stay in same school through grade 8: Some parents upset board did not hold hearing." By Sarah Greenblatt. *Courier-Post*. February 18, 2005. Edition: x Page: 1B.
- "Fairview residents plan fight against crime." By Bill Duhart. *Courier-Post*. February 17, 2005 Edition: x Page: 14B.
- "Residents lament Fairview's decline: Drug dealers blamed for crime in Camden neighborhood." By Jason Laughlin and Archana Ram. *Courier-Post*. July 21, 2004. Edition: x Page: 1A.
- "Fairview upgrade targeted Historic neighborhood develops plans to avoid encroaching decline." By Elizabeth Bennett. *Philadelphia Business Journal*. Online edition. June 20, 2003.
- "A Plan to Revitalize a Historic Enclave in Camden." By Rachelle Garbardine, *New York Times*, Real Estate In the Region: New Jersey. January 6, 2002.
- "Camden plans to transfer students." By Kathy Matheson. *Courier-Post*. August 22, 2001 Page: 1B.

### Fairview related Websites:

[www.fairview.ws](http://www.fairview.ws)

[www.yorkship.home.comcast.net](http://www.yorkship.home.comcast.net)

### Model Neighborhood Plans:

- "Waterfront South, A Community's Strategy for Neighborhood Development,"  
Waterfront South Planning Task Force, City of Camden, March 2000
- "Parkside Neighborhood Strategic Plan," by Hillier Architecture, Portfolio Associates, S. Huffman Associates, for Parkside Business and Community in Partnership,  
November 2004.



**Appendix A**

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- "FutureCAMDEN Master Plan,"* City of Camden, March 2002
- "Camden Strategic Revitalization Plan,"* Camden Economic Recovery Board, July 2003
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**Appendix B**

**Resident Survey Form, Methodology and Results**



1. How long have you lived in this neighborhood?			
	Counts	Percents	Percents
			0 100
One to five years	60	33.3%	
More than 20 years	41	22.8%	
Six to eleven years	26	14.4%	
Less than one year	25	13.9%	
Eleven to twenty years	20	11.1%	
Six to ten years	7	3.9%	
Don't Know	1	0.6%	
Totals	180	n/a	
Mean		--	

2. How long have you lived in Camden?			
	Counts	Percents	Percents
			0 100
30 years	12	7.2%	
20+	10	6.0%	
35 years	8	4.8%	
15 years	7	4.2%	
25 years	7	4.2%	
13 years	6	3.6%	
20 years	6	3.6%	
10 years	5	3.0%	
23 years	5	3.0%	
3 years	5	3.0%	
5 years	5	3.0%	
24 years	4	2.4%	
1 year	3	1.8%	
16 years	3	1.8%	
19 years	3	1.8%	
Other	78	46.7%	
Totals	167	n/a	
Mean		--	

3. Where did you live before you lived in this neighborhood?			
	Counts	Percents	Percents
			0 100
Another Camden Neighborhood	74	44.3%	
Elsewhere in Camden County	35	21.0%	
Other	23	13.8%	
Philadelphia/Philadelphia Suburbs (elsewhere in P.A.)	18	10.8%	
Elsewhere in South Jersey (outside Camden County)	14	8.4%	
Another part of New Jersey	5	3.0%	
Totals	167	n/a	
Mean	--		

4. Thinking about the future, how long will you live in this neighborhood?			
	Counts	Percents	Percents
			0 100
Don't Know	55	30.7%	
One to five years	52	29.1%	
Less than one year	23	12.8%	
More than twenty years	22	12.3%	
six to ten years	19	10.6%	
Eleven to twenty years	8	4.5%	
Totals	179	n/a	
Mean	--		

5. Do you own or rent your home?			
	Counts	Percents	Percents
			0 100
own	122	69.3%	
rent	55	31.3%	
Totals	176	n/a	
Mean	--		

Figure Undefined  
Sort or show biggest problem

6. How many bedrooms do you have?			
	Counts	Percents	Percents
			0 100
3	31	46.3%	
2	28	41.8%	
1	4	6.0%	
4	2	3.0%	
2.5	1	1.5%	
5	1	1.5%	
Totals	67	n/a	
Mean	--		

7. Is the number of bedrooms adequate?			
	Counts	Percents	Percents
			0 100
Yes	52	76.5%	
No	16	23.5%	
Totals	68	100.0%	
Mean	1.76		

8. Is the size of your home adequate?			
	Counts	Percents	Percents
			0 100
Yes	45	71.4%	
No	18	28.6%	
Totals	63	100.0%	
Mean	1.71		



9. How much do you pay in rent a month?			
	Counts	Percents	Percents
			0 100
From \$0	2	4.4%	
From \$100	3	6.7%	
From \$200	2	4.4%	
From \$500	6	13.3%	
From \$600	12	26.7%	
From \$700	10	22.2%	
From \$800	7	15.6%	
Other	3	6.7%	
Totals	45	100.0%	
Mean	606.40		

10. And does this include heat, hot water or other utilities?			
	Counts	Percents	Percents
			0 100
No	36	75.0%	
yes	12	25.0%	
Totals	48	n/a	
Mean	--		

11. Approximately how much do you pay for heat, hot water and other utilities include or any electric or gas that you use. This does not include telephone, fax, computer charges, or cable television.			
	Counts	Percents	Percents
			0 100
From \$0	4	12.1%	
From \$100	12	36.4%	
From \$200	7	21.2%	
From \$300	5	15.2%	
From \$400	3	9.1%	
From \$500 to \$600	2	6.1%	
Totals	33	100.0%	
Mean	211.52		

12. Do you find the rent to be affordable?			
	Counts	Percents	Percents
			0 100
Yes	24	60.0%	
No	16	40.0%	
Totals	40	100.0%	
Mean	1.60		

13. Are there features in your need in your home that you do not have?			
	Counts	Percents	Percents
			0 100
Yes	16	43.2%	
No	21	56.8%	
Totals	37	100.0%	
Mean	1.43		

14. Do you want to purchase a home in Fairview?			
	Counts	Percents	Percents
			0 100
Yes	21	52.5%	
No	19	47.5%	
Totals	40	100.0%	
Mean	1.52		

15. Does the government provide you any assistance toward your rent?			
	Counts	Percents	Percents
			0 100
No	34	72.3%	
Yes	11	23.4%	
Don't Know	1	2.1%	
yesa	1	2.1%	
Totals	47	n/a	
Mean	--		

16. Approximately how much per month does the government provide you toward rent?

	Counts	Percents	0	Percents	100
From \$500	2	50.0%	██████████		
Other	2	50.0%	██████████		
Totals	4	100.0%			
Mean	432.50				

17. Where does your landlord live?

	Counts	Percents	0	Percents	100
Out of town	24	52.2%	██████████		
Don't Know	16	34.8%	██████████		
In another neighborhood but in the same city	3	6.5%	█		
In the Same building	1	2.2%	█		
Not in the same building but within the same neighborhood	1	2.2%	█		
Out of State	1	2.2%	█		
Totals	46	n/a			
Mean	--				

18. Describe the maintenance by the landlord.

	Counts	Percents	0	Percents	100
Excellent	14	28.0%	██████████		
Good	12	24.0%	██████████		
Fair	17	34.0%	██████████		
Poor	7	14.0%	████		
Totals	50	100.0%			
Mean	2.66				

19. Do you have any other problems with your landlord?

	Counts	Percents	0	Percents	100
Yes	5	10.2%	█		
No	44	89.8%	████████████████████		
Totals	49	100.0%			



[Continuing table]

19. Do you have any other problems with your landlord?			
	Counts	Percents	Percents
			0 100
Mean	1.10		

20. Are you interested in this neighborhood?			
	Counts	Percents	Percents
			0 100
Yes	32	65.3%	
Uncertain	10	20.4%	
No	7	14.3%	
Totals	49	100.0%	
Mean	2.51		

21. Do you have a mortgage?			
	Counts	Percents	Percents
			0 100
Yes	84	80.0%	
Uncertain	0	0.0%	
No	21	20.0%	
Totals	105	100.0%	
Mean	2.60		

22. What is your monthly payment?			
	Counts	Percents	Percents
			0 100
From \$200	2	3.0%	
From \$300	10	15.2%	
From \$400	15	22.7%	
From \$500	21	31.8%	
From \$600	15	22.7%	
From \$700	2	3.0%	
Other	1	1.5%	
Totals	66	100.0%	
Mean	508.21		

23. Do you find this mortgage payment to be affordable?			
	Counts	Percents	Percents
			0 100
Yes	68	88.3%	
No	9	11.7%	
Totals	77	100.0%	
Mean	1.88		

24. How many years are left on your mortgage?			
	Counts	Percents	Percents
			0 100
25 years	11	15.9%	
27 years	8	11.6%	
20 years	6	8.7%	
30 years	6	8.7%	
28 years	5	7.2%	
10 years	4	5.8%	
7 years	4	5.8%	
15 years	3	4.3%	
22 years	3	4.3%	
23 years	3	4.3%	
12 years	2	2.9%	
18 years	2	2.9%	
2 years	2	2.9%	
24 years	2	2.9%	
26 years	2	2.9%	
Other	6	8.7%	
Totals	69	n/a	
Mean	--		

25. At what interest rate is your mortgage?			
	Counts	Percents	Percents
			0 100
6%	7	12.5%	
7.5%	7	12.5%	
8%	7	12.5%	
7%	6	10.7%	
6.5%	3	5.4%	

[Continuing table]

25. At what interest rate is your mortgage?			
	Counts	Percents	Percents
			0 100
8.5%	3	5.4%	
9%	3	5.4%	
10%	2	3.6%	
5.5%	2	3.6%	
8.25%	2	3.6%	
Don't Know	2	3.6%	
10.5%	1	1.8%	
10.75%	1	1.8%	
11%	1	1.8%	
19%	1	1.8%	
Other	8	14.3%	
Totals	56	n/a	
Mean	--		

26. Are you having difficulty paying for repairs on your home?			
	Counts	Percents	Percents
			0 100
Yes	48	57.8%	
No	35	42.2%	
Totals	83	100.0%	
Mean	1.58		

27. Are you having any difficulties paying your property taxes?			
	Counts	Percents	Percents
			0 100
Yes	16	18.8%	
No	69	81.2%	
Totals	85	100.0%	
Mean	1.19		



28. Are you facing any collection or legal action on your taxes or mortgage?			
	Counts	Percents	Percents
			0 100
Yes	8	9.9%	
No	73	90.1%	
Totals	81	100.0%	
Mean	1.10		

29. Do you have a second mortgage?			
	Counts	Percents	Percents
			0 100
Yes	4	4.9%	
Uncertain	0	0.0%	
No	77	95.1%	
Totals	81	100.0%	
Mean	1.10		

30. What is your monthly payment on your second mortgage?			
	Counts	Percents	Percents
			0 100
Other	3	100.0%	
Totals	3	100.0%	
Mean	376.67		

31. How many years are left on your second mortgage?			
	Counts	Percents	Percents
			0 100
10 years	1	33.3%	
15 years	1	33.3%	
5 years	1	33.3%	
Totals	3	n/a	
Mean	--		

32. What is the interest rate on your second mortgage?			
	Counts	Percents	Percents
			0 100
12%	1	50.0%	

[Continuing table]

32. What is the interest rate on your second mortgage?			
	Counts	Percents	Percents 0 100
9%	1	50.0%	
Totals	2	n/a	
Mean	--		

33. Does your home need any repairs?			
	Counts	Percents	Percents 0 100
Yes	106	73.1%	
Uncertain	3	2.1%	
No	36	24.8%	
Totals	145	100.0%	
Mean	2.48		

34. What repairs are needed to your home/apartment?			
	Counts	Percents	Percents 0 100
Plumbing	48	42.9%	
Electrical	46	41.1%	
Roof	37	33.0%	
Ceilings	32	28.6%	
Flooring	29	25.9%	
Interior Walls	22	19.6%	
Heating	18	16.1%	
other	18	16.1%	
Exterior Walls	14	12.5%	
windows	13	11.6%	
Ceiling	2	1.8%	
Don't know	2	1.8%	
Drainage	2	1.8%	
Walls	2	1.8%	
basement	1	0.9%	
Other	15	13.4%	
Totals	112	n/a	
Mean	--		

Figure Undefined  
Sort or show biggest problem

35. What is your primary form of transport?			
	Counts	Percents	Percents
			0 100
Automobile	133	79.6%	
Bus	30	18.0%	
Pedestrian	6	3.6%	
High Speed Line	3	1.8%	
Taxi	3	1.8%	
Car Pool	2	1.2%	
Other	2	1.2%	
shuttle	1	0.6%	
Totals	167	n/a	
Mean	--		

36. Do you think the amount of open space in Fairview is?			
	Counts	Percents	Percents
			0 100
About Right	85	52.5%	
Not Enough	70	43.2%	
too much	6	3.7%	
Don't know	2	1.2%	
Totals	162	n/a	
Mean	--		

37. Do you think there are currently enough recreational facilities and opportunities in Fairview?			
	Counts	Percents	Percents
			0 100
No we need more facilities/programs	102	61.1%	
Yes we already have enough facilities/programs but they need to be improved o...	39	23.4%	



[Continuing table]

37. Do you think there are currently enough recreational facilities and opportunities in Fairview?			
	Counts	Percents	Percents
			0 100
No there are too many unused facilities	17	10.2%	
don't know	9	5.4%	
Totals	167	n/a	
Mean	--		

38. What two services in your neighborhood are you most satisfied with?			
	Counts	Percents	Percents
			0 100
Police	75	42.6%	
fire	53	30.1%	
Transportation	26	14.8%	
Sanitation	23	13.1%	
Emergency Medical	22	12.5%	
None	22	12.5%	
After School Programs	14	8.0%	
Day Care	11	6.3%	
Street Cleaning	9	5.1%	
Don't know	8	4.5%	
School System	8	4.5%	
other	7	4.0%	
Parking	6	3.4%	
Library Services	5	2.8%	
Recreation/Parks	5	2.8%	
Other	14	8.0%	
Totals	176	n/a	
Mean	--		

39. What two neighborhood services are you least satisfied with?			
	Counts	Percents	Percents
			0 100
Street Cleaning	67	38.5%	
Police	49	28.2%	
Parking	30	17.2%	

[Continuing table]

39. What two neighborhood services are you least satisfied with?			
	Counts	Percents	Percents
			0 100
Streets, Drains, Sewers, etc.	25	14.4%	
Sanitation	24	13.8%	
After School Programs	19	10.9%	
Job Opportunities	19	10.9%	
School System	17	9.8%	
Streets, Drains, Sewers, ect.	15	8.6%	
None	12	6.9%	
Transportation	10	5.7%	
Traffic Control	9	5.2%	
Don't Know	8	4.6%	
Library Services	8	4.6%	
Other	8	4.6%	
Other	28	16.1%	
Totals	174	n/a	
Mean	--		

40. Which of the following businesses or business services are needed here in Fairview/Yorkship Square?			
	Counts	Percents	Percents
			0 100
Hardware Store	82	50.0%	
Bakery	59	36.0%	
Grocery Store	56	34.1%	
Bank	47	28.7%	
Dentist	46	28.0%	
Post Office	38	23.2%	
Deli	33	20.1%	
Dollar Store	30	18.3%	
Clothing Store	27	16.5%	
Computer Center	24	14.6%	
restaurant/cafe	22	13.4%	
Shoe Repair	22	13.4%	
Lawyer	21	12.8%	

[Continuing table]

40. Which of the following businesses or business services are needed here in Fairview/Yorkship Square?			
	Counts	Percents	Percents
			0 100
Dry Cleaners	18	11.0%	
Pharmacy	17	10.4%	
Other	57	34.8%	
Totals	164	n/a	
Mean	--		

41. If these services were available would you shop in Yorkship Square rather than leaving the Fairview community?			
	Counts	Percents	Percents
			0 100
Yes	152	89.9%	
No	17	10.1%	
Totals	169	n/a	
Mean	--		

42. In the past two years, would you say this neighborhood has gotten better, worse or stayed about the same?			
	Counts	Percents	Percents
			0 100
Worse	91	51.1%	
Stayed the same	58	32.6%	
Don't Know	13	7.3%	
Better	12	6.7%	
Have Not lived here that long	4	2.2%	
Totals	178	n/a	
Mean	--		

43. Have you ever volunteered your time to help with neighborhood events?			
	Counts	Percents	Percents
			0 100
Yes	63	36.0%	
Uncertain	4	2.3%	
No	108	61.7%	



[Continuing table]

43. Have you ever volunteered your time to help with neighborhood events?			
	Counts	Percents	Percents
			0 100
Totals	175	100.0%	
Mean	1.74		

44. What community organizations or activities are you or your household affiliated with?			
	Counts	Percents	Percents
			0 100
Fairview Historic Society	17	26.6%	
Church	16	25.0%	
none	11	17.2%	
Neighborhood Watch	3	4.7%	
Other	3	4.7%	
Fairview Little League	2	3.1%	
School	2	3.1%	
Sports	2	3.1%	
Weed and Seed	2	3.1%	
Clean-ups	1	1.6%	
Fairview Community Baptist Church	1	1.6%	
FNP	1	1.6%	
Library	1	1.6%	
Little League	1	1.6%	
Neighborhood Watch - mischief night	1	1.6%	
Other	4	6.3%	
Totals	64	n/a	
Mean	--		

45. In your opinion is crime a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
Serious Problem	77	44.8%	
Slight Problem	54	31.4%	
Don't know	22	12.8%	

[Continuing table]

45. In your opinion is crime a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	100
No Problem	20	11.6%		
Totals	172	n/a		
Mean	--			





46. In your opinion is housing a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	100
No Problem	46	27.7%		
Serious Problem	45	27.1%		
Slight Problem	42	25.3%		
Don't Know	34	20.5%		
Totals	166	n/a		
Mean	--			





47. In your opinion is juvenile delinquency a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	100
Serious Problem	75	45.2%		
Slight Problem	45	27.1%		
Don't Know	28	16.9%		
No Problem	20	12.0%		
Totals	166	n/a		
Mean	--			





48. In your opinion is alcoholism a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	100
Don't Know	54	32.5%		
Serious Problem	44	26.5%		
No Problem	42	25.3%		
Slight Problem	27	16.3%		
Totals	166	n/a		

[Continuing table]

48. In your opinion is alcoholism a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
Mean	--		

49. In your opinion is drugs a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
Serious Problem	95	56.9%	
Slight Problem	32	19.2%	
Don't Know	22	13.2%	
No Problem	19	11.4%	
Totals	167	n/a	
Mean	--		

50. In your opinion is homeless people a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
No Problem	68	41.7%	
Don't Know	47	28.8%	
Serious Problem	27	16.6%	
Slight Problem	21	12.9%	
Totals	163	n/a	
Mean	--		

51. In your opinion is noise a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
No Problem	67	40.6%	
Slight Problem	51	30.9%	
Serious Problem	39	23.6%	
Don't Know	10	6.1%	
Totals	165	n/a	
Mean	--		



**52. In your opinion is property maintenance a serious problem, slight problem, no problem or you don't know?**

	Counts	Percents	0	Percents	100
Serious Problem	57	33.9%			
No Problem	54	32.1%			
Slight Problem	53	31.5%			
Don't know	5	3.0%			
Totals	168	n/a			
Mean	--				

**53. In your opinion is abandoned property a serious problem, slight problem, no problem or you don't know?**

	Counts	Percents	0	Percents	100
Serious Problem	78	46.2%			
Slight Problem	44	26.0%			
No Problem	40	23.7%			
Don't Know	8	4.7%			
Totals	169	n/a			
Mean	--				

**54. In your opinion is pollution a serious problem, slight problem, no problem or you don't know?**

	Counts	Percents	0	Percents	100
No Problem	59	36.6%			
Slight Problem	42	26.1%			
Serious Problem	40	24.8%			
Don't Know	22	13.7%			
Totals	161	n/a			
Mean	--				

**55. In your opinion is trash/litter a serious problem, slight problem, no problem or you don't know?**

	Counts	Percents	0	Percents	100
Serious Problem	75	44.1%			
Slight Problem	59	34.7%			
No Problem	32	18.8%			

[Continuing table]

55. In your opinion is trash/litter a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
Don't Know	5	2.9%	
Totals	170	n/a	
Mean	--		





56. In your opinion is racism a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
No Problem	81	49.4%	
Slight Problem	31	18.9%	
Don't Know	29	17.7%	
Serious Problem	26	15.9%	
Totals	164	n/a	
Mean	--		





57. In your opinion is unemployment a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
Don't Know	59	35.3%	
Slight Problem	43	25.7%	
Serious Problem	38	22.8%	
No Problem	28	16.8%	
Totals	167	n/a	
Mean	--		





58. In your opinion is traffic a serious problem, slight problem, no problem or you don't know?			
	Counts	Percents	Percents
			0 100
No Problem	77	46.7%	
Serious Problem	39	23.6%	
Slight Problem	38	23.0%	
Don't Know	14	8.5%	
Totals	165	n/a	

[Continuing table]

58. In your opinion is traffic a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	Percents 100
Mean	--			

59. In your opinion is land use by industry and manufacturing a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	Percents 100
No Problem	69	49.6%		
Don't know	49	35.3%		
Slight Problem	15	10.8%		
Serious Problem	8	5.8%		
Totals	139	n/a		
Mean	--			

60. In your opinion is disorderly neighbors a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	Percents 100
No Problem	69	41.8%		
Slight Problem	47	28.5%		
Serious Problem	30	18.2%		
Don't know	21	12.7%		
Totals	165	n/a		
Mean	--			

61. In your opinion is flooding a serious problem, slight problem, no problem or you don't know?				
	Counts	Percents	0	Percents 100
No Problem	61	37.0%		
Serious Problem	46	27.9%		
Slight Problem	46	27.9%		
Don't Know	12	7.3%		
Totals	165	n/a		
Mean	--			



**62. In your opinion is child abuse/neglect a serious problem, slight problem, no problem or you don't know?**

	Counts	Percents	0	Percents	100
No Problem	67	42.9%			
Don't Know	58	37.2%			
Slight Problem	20	12.8%			
Serious Problem	14	9.0%			
Totals	156	n/a			
Mean	--				

**63. I'm going to read you a list of different things that could be done to improve this neighborhood. When I'm done, I'd like you to tell me the three highest priorities where you would choose to spend**

	Counts	Percents	0	Percents	100
Police Protection	81	47.9%			
Neighborhood Clean-ups	48	28.4%			
Youth Services	40	23.7%			
Parks and Open Spaces	32	18.9%			
Home maintenance/repair	29	17.2%			
Job Training	29	17.2%			
Sidewalk maintenance/repair	22	13.0%			
Improvements to downtown shopping area	21	12.4%			
Renovation/demolition of vacant and condemned buildings	20	11.8%			
Attracting new business to downtown area	15	8.9%			
Opportunities for home ownership	15	8.9%			
Recreational Facilities (indoor)	15	8.9%			
Adult Education	14	8.3%			
Childcare Programs	10	5.9%			
Child Care Programs	9	5.3%			
Other	68	40.2%			
Totals	169	n/a			
Mean	--				

64. I'm going to read you some different ways that people may get information about neighborhood events. After I read them, please tell me which of the following would be the most important way you wo

	Counts	Percents	Percents	
			0	100
Newspaper	63	37.5%	██████████	
Mailings/Leaflets/Flyers	49	29.2%	██████████	
Television	20	11.9%	████	
Friends and Neighbors	16	9.5%	████	
Churches/Religious Organizations	11	6.5%	██	
other	3	1.8%	█	
Clubs and Social Organizations	2	1.2%		
None	2	1.2%		
Radio	2	1.2%		
Don't Know	1	0.6%		
other internet	1	0.6%		
Totals	168	n/a		
Mean	--			

65. What would be the second most important way to get information?

	Counts	Percents	Percents	
			0	100
Television	43	26.9%	██████████	
Mailings/Leaflets/Flyers	34	21.3%	██████████	
Friends & Neighbors	23	14.4%	████	
Newspapers	17	10.6%	████	
Churches/Religious Organizations	9	5.6%	██	
Radio	9	5.6%	██	
Posters/Billboards	8	5.0%	██	
Newspaper	5	3.1%	█	
internet	4	2.5%	█	
Clubs and Social Organizations	3	1.9%	█	
Don't Know	2	1.3%		
None	2	1.3%		
Other	1	0.6%		
Totals	160	n/a		

[Continuing table]

65. What would be the second most important way to get information?				
	Counts	Percents	0	Percents 100
Mean		--		

66. Do you own a computer?				
	Counts	Percents	0	Percents 100
Yes	103	60.6%		
No	67	39.4%		
Totals	170	100.0%		
Mean	1.61			

67. Do you access the Internet regularly?				
	Counts	Percents	0	Percents 100
Yes	91	56.2%		
No	71	43.8%		
Totals	162	100.0%		
Mean	1.56			

68. Do you have any health care coverage, including health insurance, prepaid care plans such as HMO's, or government plans such as Medicare or Medicaid?				
	Counts	Percents	0	Percents 100
Yes	149	88.7%		
Uncertain	0	0.0%		
No	19	11.3%		
Totals	168	100.0%		
Mean	2.77			

69. What type of medical coverage do you have?				
	Counts	Percents	0	Percents 100
HMO	86	57.3%		
Medicaid	26	17.3%		
Other	24	16.0%		
Medicare	22	14.7%		



[Continuing table]

69. What type of medical coverage do you have?			
	Counts	Percents	Percents
			0 100
Prepaid	4	2.7%	
Totals	150	n/a	
Mean	--		

70. How satisfied are you with your health insurance?			
	Counts	Percents	Percents
			0 100
Very Satisfied	75	50.7%	
Somewhat Satisfied	59	39.9%	
Not at all satisfied	11	7.4%	
Don't Know	3	2.0%	
Totals	148	n/a	
Mean	--		

71. Including yourself, how many adults live in your household who are 18 to 64?			
	Counts	Percents	Percents
			0 100
2	80	47.1%	
1	58	34.1%	
3	23	13.5%	
0	3	1.8%	
4	3	1.8%	
5	3	1.8%	
Totals	170	n/a	
Mean	--		

72. Including yourself, how many adults live in your household who are 64 and over?			
	Counts	Percents	Percents
			0 100
0	92	86.8%	
1	11	10.4%	
2	3	2.8%	
Totals	106	n/a	
Mean	--		

73. How many children live in your house who are under 5 years old?

	Counts	Percents	0	Percents	100
0	71	59.2%	████████████████████		
1	32	26.7%	██████████		
2	16	13.3%	██████		
10	1	0.8%			
Totals	120	n/a			
Mean	--				

74. How many children live in your household who are 5 to 12 years old?

	Counts	Percents	0	Percents	100
0	65	53.7%	████████████████████		
1	33	27.3%	██████████		
2	17	14.0%	██████		
3	4	3.3%	██		
11	1	0.8%			
4	1	0.8%			
Totals	121	n/a			
Mean	--				

75. How many children live in your household who are 13 to 17 years old?

	Counts	Percents	0	Percents	100
0	64	58.2%	████████████████████		
1	34	30.9%	██████████		
2	11	10.0%	██████		
3	1	0.9%			
Totals	110	n/a			
Mean	--				

76. So, including yourself there are how many people who live in this household?

	Counts	Percents	0	Percents	100
2	37	21.6%	██████		

[Continuing table]

76. So, including yourself there are how many people who live in this household?			
	Counts	Percents	Percents
			0 100
3	36	21.1%	
1	33	19.3%	
4	31	18.1%	
5	21	12.3%	
7	6	3.5%	
6	5	2.9%	
8	2	1.2%	
Totals	171	n/a	
Mean	--		

77. Gender?			
	Counts	Percents	Percents
			0 100
Female	97	63.4%	
Male	57	37.3%	
Totals	153	n/a	
Mean	--		

78. Would you consider yourself?			
	Counts	Percents	Percents
			0 100
Caucasian/White	72	41.9%	
African American	66	38.4%	
Latin/Hispanic American	30	17.4%	
Other	6	3.5%	
Native American	2	1.2%	
Totals	172	n/a	
Mean	--		

79. In what age range are you?			
	Counts	Percents	Percents
			0 100
30 to 39	43	24.9%	
40 to 49	40	23.1%	



[Continuing table]

79. In what age range are you?			
	Counts	Percents	Percents
			0 100
18 to 29	36	20.8%	
60 or over	28	16.2%	
50 to 59	25	14.5%	
Don't Know	1	0.6%	
Totals	173	n/a	
Mean	--		

80. Which of the following best describes your educational background?			
	Counts	Percents	Percents
			0 100
High School Graduate	62	35.8%	
Some College	51	29.5%	
Technical Vocational Training	23	13.3%	
College Graduate	18	10.4%	
Some High School	16	9.2%	
Some Technical/Vocational	5	2.9%	
Graduate Degree	2	1.2%	
No schooling	1	0.6%	
Totals	173	n/a	
Mean	--		

81. Would you like more education?			
	Counts	Percents	Percents
			0 100
Yes	114	69.9%	
No	49	30.1%	
Totals	163	100.0%	
Mean	1.70		

82. What is your current employment status?			
	Counts	Percents	Percents
			0 100
Employed	105	60.7%	
Unemployed	37	21.4%	

[Continuing table]

82. What is your current employment status?			
	Counts	Percents	Percents
			0 100
Other	29	16.8%	
Self-employed	3	1.7%	
Totals	173	n/a	
Mean	--		

83. Which of the following matches your occupation?			
	Counts	Percents	Percents
			0 100
Service Occupations	48	32.7%	
Management, professional and related occupations	32	21.8%	
Other	32	21.8%	
Sales and Office Occupations	14	9.5%	
Production, transportation, and material moving occupations	10	6.8%	
Construction, extraction, and material moving operations	4	2.7%	
Other Disabled	3	2.0%	
Other-retired	3	2.0%	
Retired	3	2.0%	
Totals	147	n/a	
Mean	--		

84. As a member of a single family household, what income range would best represent your total household income last year?			
	Counts	Percents	Percents
			0 100
\$14,550 or less	6	24.0%	
\$23,281 - \$29,100	6	24.0%	
\$34,921	6	24.0%	
29,100 - 34,920	3	12.0%	
\$14,550 - \$23,280	2	8.0%	
\$16,601 - \$26,560	1	4.0%	
\$34,921 or more	1	4.0%	
Totals	25	n/a	
Mean	--		

85. As a member of a two person household, what income range would best represent your total household income last year?

	Counts	Percents	Percents	
			0	100
\$ 39,841 or more	7	24.1%		
16,600 or less	4	13.8%		
39,841	4	13.8%		
\$ 39,841 or more	3	10.3%		
\$16,601 - \$22,560	3	10.3%		
\$33,201 - \$39,840	2	6.9%		
39,841 or less	2	6.9%		
\$ 44,801 - \$53,760	1	3.4%		
\$14,551 - \$23,280	1	3.4%		
\$14,551 or less	1	3.4%		
29,100 - 34,920	1	3.4%		
Totals	29	n/a		
Mean	--			

86. As a member of a three person household, what income range would best represent your total household income last year?

	Counts	Percents	Percents	
			0	100
\$ 29,841 - \$ 37,300	4	17.4%		
\$ 44,761 or more	4	17.4%		
\$18,651 - \$29,840	4	17.4%		
18,650 - or less	4	17.4%		
\$37,301 - \$44,801	2	8.7%		
\$44,761	2	8.7%		
44,761 or more	2	8.7%		
44,761	1	4.3%		
Totals	23	n/a		
Mean	--			

87. As a member of a four person household, what income range would best represent your total household income last year?

	Counts	Percents	Percents	
			0	100
33,201 - 41,500	6	25.0%		
49,801 or more	6	25.0%		



[Continuing table]

87. As a member of a four person household, what income range would best represent your total household income last year?			
	Counts	Percents	Percents
			0 100
20,751 - 33,200	5	20.8%	
20,750 or less	4	16.7%	
\$ 49,800 - \$ 41, 501	1	4.2%	
\$27,501- \$33,,200	1	4.2%	
\$41,501 - \$49,800	1	4.2%	
Totals	24	n/a	
Mean	--		

88. As a member of a five person household, what income range would best represent your total household income last year?			
	Counts	Percents	Percents
			0 100
\$22, 400 or less	4	25.0%	
\$22,401 - \$35,840	4	25.0%	
\$53, 761 or More	3	18.8%	
\$35, 841 - \$44,800	2	12.5%	
\$23,981 or more	1	6.3%	
\$44,801 - \$53,760	1	6.3%	
\$53, 761	1	6.3%	
Totals	16	n/a	
Mean	--		

89. As a member of a six person household, what income range would best represent your total household income last year?			
	Counts	Percents	Percents
			0 100
\$48,101-\$57,720	1	25.0%	
\$57,721	1	25.0%	
\$57,721 - or more	1	25.0%	
24,051 - 38,480	1	25.0%	
Totals	4	n/a	
Mean	--		

90. As a member of a seven person household, what income range would best represent your total household income last year?

	Counts	Percents	0 Percents 100
\$25,750 Or Less	3	50.0%	██████████
\$ 25,751 - \$41,200	2	33.3%	██████
\$51,501- \$61,801	1	16.7%	███
Totals	6	n/a	
Mean	--		

91. As a member of a eight person household, what income range would best represent your total household income last year?

	Counts	Percents	0 Percents 100
\$27,400 or less	1	100.0%	██████████
Totals	1	n/a	
Mean	--		

92. Would you consider yourself head of the household?

	Counts	Percents	0 Percents 100
Yes	137	83.5%	██████████
Uncertain	1	0.6%	
No	26	15.9%	███
Totals	164	100.0%	
Mean	2.68		

**STATISTICAL COMPARATIVE OVERVIEW OF FAIRVIEW**  
**US Census 90', 00', & Tentative RFNP Survey Results**

**GENERAL OVERVIEW**

	<b>RFNP Survey 2004<sup>1</sup></b> <b>(of Sample Surveyed)</b>	<b>NPP Survey 1998</b>	<b>US Census 1990<sup>2</sup></b>	<b>US Census 2000<sup>3</sup></b>
<b>Total Population</b>	survey sample - 180		5,353	5,947
<b>Population 18 &amp; over</b>	100%			3,927
<b>Male</b>	interviewed 63.4%		48%	48% (2,856)
<b>Female</b>	interviewed 37.3%		52%	52% (3,091)
<b>Ethnicity</b>	<b>People Surveyed</b>			
Afr. American		35%/19%	6.8%	42% (2,542)
White		58%/65%	90.4%	36% (2,182)
Latino		36%/13%	-	22% (1,304)
Other		-	-	-
<b>Time in Fairview</b>	<b>Majority 1 to 5 years</b>	<b>Majority(48%) &lt;11 years</b>		
<b>Lived before Fairview</b>	<b>Camden Neigh. 44.3%</b>			
<b>Time in Neighborhood</b>				
1 to 5 years	33.3%			
< 20 years	22.8%			
6 to 11 years	14.4%			
> 1 year	13.9%			
11 to 20 years	11.1%			
<b>Future in Neighborhood</b>	<b>maj. Don't know 30.7%</b>			
1 to 5 years	29.1%			
> 1 year	12.8%			

<sup>1</sup> RFNP – Preliminary Residential Survey Results 2004

<sup>2</sup> US Census Info. Available at <http://factfinder.census.gov>

<sup>3</sup> US Census Info. Available at <http://factfinder.census.gov>



**Primary transport**

Car	74.7%
Bus	18%

Majority Car

Majority Car

**% of Households with children**

under 5 years	25%
5 to 12 years	29%
teenagers to 17	18%

# EDUCATION

	RFNP Survey 2004	NPPSurvey 1998	US Census 1990	US Census 2000
< High School	35.8%		37.8%	
> High School (over 25)			27.5%	42.5%
Some College	29.5%			
Some High School	9.2%			
College Graduate	10.4%			
Technical Training	13.3%			
High School Educ.			62.6%	
Bachelor's Degree or <			9.9%	
Desire More Education	69.9%			

# INCOME/ POVERTY STATUS

	RFNP Survey 2004 Families Surveyed	NPPSurvey 1998	US Census 1990	US Census 2000
Income				
Less than 25K			-	41%
Per Capita Income			\$12,815	\$13,653
> Poverty Level			26.6%	22.6%
Median Income			27,009	29,149
% < median county income		28%		

## EMPLOYMENT STATUS

RFNP Survey 2004

NPPSurvey 1998

US Census 1990

US Census 2000

Employed  
In Labor Force

56.7%  
61.8%

## Occupations

Service Occupations	32.7%
Mngt. Prof.	21.8%
Sales & Office	9.5%

## POVERTY STATUS

RFNP Survey 2004

NPPSurvey 1998

US Census 1990

US Census 2000

> Poverty Level  
Families > Pov. Level

22.6% (1,334)  
253



# HOUSING

	RFNP Survey 2004 Of Families Surveyed	NPP Survey 1998	US Census 1990	US Census 2000
Housing				
Total Units			2,462	2,169
Occupied Housing			94.7%	-
Owner Occupied	69.3%	78%	72.7%	63.1%
Renter Occupied	31.3%	22%	27.3%	36.9%
Median Rent	\$606			\$612
Avg. monthly payment	\$508.21			3.02
Avg. House Size Owners				2.25
Avg. House Size Renters				
Vacancy Rate			5.3% (131)	
City Wide = 19%				
Repairs? Yes / No	Majority – yes	57%		
Most common repairs	Plumbing & Electrical	Plumbing & Roof		
Plumbing	42.9%			
Electrical	41.1%			
Roof	33%			
Ceilings	28.6%			
Flooring	25.9%			
Interior/Exterior Walls	32%			
Windows	11.6%			
Heating	16.1%			
Built Before 1939				48.8%
Consider rent affordable	60%			
Consider rent unaffordable	40%			

# NEIGHBORHOOD PERSPECTIVES

	<b>RFNP Survey 2004</b>	<b>NPPSurvey 1998</b>	<b>US Census 1990</b>	<b>US Census 2000</b>
2 Satisfactory Services	Police & Fire	Police & Sanitation		
2 Unsatisfactory Services	Street Cleaning & Police	Police & Street/Drain/Sewers		

## Most Satisfied w/ Services

Police	42.6%	24%
Sanition	13.1%	21%
Fire	30.1%	10%
Emergency Med.	12.5%	7%
Transportation	14.8%	6%
School System	4.5%	4%
Parking	3.4%	4%
Street Cleaning	5.1%	3%
Library	2.8%	3%
Recreation/Parks	2.8%	2%
Streets/Drains/Sewers		2%
After School Program	8.0%	2%
Traffic		1%
Day Care	6.3%	1%
Job Opportunities	-----	
Sanitation	13.1%	

## Most Desired Businesses

Hardware Store	50%
Bakery	36%
Grocery Store	34.1%
Bank	28.7%
Post Office	23.2%
Deli	20.1%
Restaurant/café	13.4%

**RFNP Survey 2004****NPP Survey 1998****US Census 1990****US Census 2000****Least Satisfaction w/ Services**

Police	28.2%	21%
Sanitation	13.8%	4%
Fire	-----	2%
Emergency Med.	-----	2%
Transportation	5.7%	2%
School System	9.8%	7%
Parking	17.2%	10%
Street Cleaning	38.5%	18%
Library	4.6%	1%
Recreation/Parks	-----	4%
Streets/Drains/Sewers	14.4%	13%
After School Program	-----	3%
Traffic	5.2%	4%
Day Care	-----	2%
Job Opportunities	-----	4%

**1<sup>st</sup> Form of Info. (most common)**

Friends & neighbors  
 Newspapers  
 Mailings  
 Television  
 Church  
 Clubs/Social Orgs.  
 Posters/Billboards  
 Radio  
 % with Computer  
 % with Internet

**Mailings**

9.5%  
 37.5%  
 29.2%  
 11.9%  
 6.5%  
 1.2%  
 60.6%  
 56.2%

**Friends & neighbors**

27%  
 25%  
 18%  
 9%  
 6%  
 5%  
 3%  
 2%



**RFNP Survey 2004****NPP Survey 1998****US Census 1990****US Census 2000**

Need Rec. Services

66.3% said Yes

% opinion /last 2 year

Majority - worse 51.1%  
Stayed the Same 32.6%Majority - worse  
Stayed the Same 37%**Serious/Slight Problems**

Crime	76.2%	77%
Juv. Delinquency	72.3%	74%
Drugs	79.1%	72%
Vacant Properties	-----	71%
Trash & Litter	78.8%	63%
Property Maintenance	65.4%	60%
Noise	54.5%	56%
Housing	54.2%	55%
Traffic	46.6%	48%
Racism	34.8%	46%
Pollution	50.9%	45%
Abandoned Property	72.2%	71%
Alcoholism	42.8%	39%
Flooding	55.8%	38%
Disorderly Neighbors	46.7%	38%
Unemployment	48.5%	31%
Homeless People	29.5%	23%
Child Abuse/Neglect	21.8%	16%
Land Use	16.6%	13%

**RFNP Survey 2004****NPPSurvey 1998****US Census 1990****US Census 2000****Businesses Requested**      **Dentist, Bakery, Bank****Health Care**

% w/ healthcare	88.7%	86%	
% w/out	11.3%	14%	
% w/ HMO	57.3%		
% satisfied w/ health srvs.	90.6%		

**Desired Improvements**

Police Protection	47.9%	20%	
Neighborhood Clean-ups	28.4%	10%	
Home Maintenance	17.2%	10%	
Sidewalk Repair	13%	7%	
Downtown Improvements	12.4%	5%	
Building Renovations	11.8%	5%	
Attract New Businesses	8.9%	6%	
Home Ownership	8.9%	6%	
Job Training	17.2%	5%	
Parks and Open Spaces	18.9%	4%	
Youth Services	23.7%	4%	
Childcare Programs	5.3%	3%	
Recreational Facilities	8.9%	5%	
Senior Citizens		3%	
Health Services		2%	
Affordable Housing		2%	
Adult Education	8.3%	1%	

	<b>RFNP Survey 2004</b>	<b>NPPSurvey 1998</b>	<b>US Census 1990</b>	<b>US Census 2000</b>
<b>Amount of Open Space</b>				
About Right	52.5%			
Not Enough	43.2%			
Too Much	3.7%			
<b>Need for Rec. Svcs.</b>				
Need More	61.1%			
Improvements	23.4%			
Too many unused	10.2%			

# RESIDENT SURVEY

## RUTGERS FAIRVIEW NEIGHBORHOOD PARTNERSHIP RUTGERS UNIVERSITY - CAMDEN Fairview Community Residential Survey

Interviewer: Record Address Code from  
Sample Sheet

Address Code: \_\_\_\_\_

1a. How long have you lived in this neighborhood?

1. Less than one year
2. One to five years
3. Six to ten years
4. Eleven to twenty years
5. More than 20 years
6. Don't know

1b. How long have you lived in Camden ? \_\_\_\_\_

1c. Where did you live before you lived in this neighborhood?

1. Another Camden Neighborhood
2. Elsewhere in Camden County
3. Elsewhere in South Jersey (outside Camden County)
4. Another part of New Jersey
5. Philadelphia/ Philadelphia Suburbs (elsewhere in P.A.)
6. Delaware
7. Other \_\_\_\_\_

2. Thinking about the future, how long will you live in this neighborhood?

( INTERVIEWER: If they say don't know, ask them: "What is your best guess?")

1. Less than one year
2. One to five years
3. Six to ten years
4. Eleven to twenty years
5. More than 20 years
6. Don't know

3. Do you own or rent your home?

1. Own (If Own, Skip to 8 in Owner Section, Page 3)
2. Rent

{If answered rent in 3}

4a. How many Bedrooms do you have?  
\_\_\_\_\_

4b. Is the number of Bedrooms adequate?

Yes          No



4c. Is the size of your home adequate?

Yes                  No

4d. How much do you pay in rent for a month? \$ \_\_\_\_\_

(INTERVIEWER: IF they can't give an exact figure say, "Your best estimate will do.")

4e. And does this include heat, hot water or other utilities?

1. Yes -----Skip to 5a

2. No

3. Don't know-----Skip to 5a

(If No In 4e)

4f. Approximately how much do you pay for heat, hot water and other utilities include or any electric or gas that you use. This does not include telephone, fax, computer charges, or cable television")

\$ \_\_\_\_\_

4g. Do you find the rent to be affordable?

Yes                  No

4h. Are there features you need in your home that you do not have?

Yes                  No

Please specify feature \_\_\_\_\_

4i. Do you want to purchase a home in Fairview?

Yes                  No

5a. Does the government provide you any assistance toward your rent?

1. Yes

2. No ----- Skip to 6

3. Don't know ----- Skip to 6

(If yes in 5a)

5b. Approximately how much per month does the government provide toward your rent?

\$ \_\_\_\_\_

6a. Where does your landlord live?

1. In the same building

2. Not in the same building but within the same neighborhood

3. In another neighborhood but in the same city

4. Out of town

5. Out of State

6. Don't know

6b. Describe the maintenance by the landlord:

Excellent \_\_\_\_ Good \_\_\_\_ Fair \_\_\_\_ Poor \_\_\_\_

6c. Do you have any other problems with your landlord?

Yes                  No

Please Specify \_\_\_\_\_

7. Are you interested in this neighborhood?
- 1. Yes Skip to 10
  - 2. No Skip to 10
  - 3. Don't know Skip to 10

**SKIP OWNER SECTION< GO TO 10 {IF OWN IN 3}**

8. Do you have a mortgage?
- 1. Yes
  - 2. No ----- Skip to 9
  - 3. Don't know ----- Skip to 9

{If yes in 8, ask 8a to 8c}

8a. What is your monthly payment? {Include local taxes and insurance}  
{INTERVIEWER:If they don't know the exact figure, say," Your best estimate will do."}  
\$ \_\_\_\_\_

8ai. Do you find this mortgage payment to be affordable?  
Yes No

8b. How many years are left on your mortgage?  
\_\_\_\_\_years

8c. At what interest rate is your mortgage?  
\_\_\_\_\_%

8d. Are you having difficulty paying for repairs on your home?  
Yes No

8e. Are you having any difficulty paying your property taxes?  
Yes No

8f. Are you facing any collection or legal action on your taxes or mortgage?  
Yes No

Specify (taxes or mortgage) \_\_\_\_\_

9. Do you have a second mortgage?
- 1. Yes
  - 2. No ----->Skip to 10
  - 3. Don't Know -> Skip to 10

{If yes in 9, ask 9a to 9c}

9a. What is your monthly payment on your second mortgage?  
\$ \_\_\_\_\_

9b. How many years are left on second mortgage?  
\_\_\_\_\_years

9c. What is interest rate on your second mortgage?  
\_\_\_\_\_%

[Ask All]

10. Does your home need any repairs?
1. Yes
  2. No -----> Skip to 11
  3. Don't Know ---> Skip to 11

[If yes in 10, ask 10a]

- 10a. What repairs are needed to your home/apartment? Are there any others? (Circle all that apply)
- |              |                   |               |
|--------------|-------------------|---------------|
| 1.Plumbing   | 5. Flooring       |               |
| 2.Electrical | 6. Interior walls | Other/Specify |
| 3.Ceilings   | 7. Exterior walls | Other/Specify |
| 4. Roof      | 8. Heating        | Don't know    |

What is your primary form of transport?

1. Bus
2. Automobile
3. Car Pool
4. Pedestrian (walking)
5. Taxi
6. Shuttle
7. High Speed Line
8. Bicycle
9. Other \_\_\_\_\_

11. What two services in your neighborhood are you most satisfied with? {INTERVIEWER: Show list and ask for up to 2 responses}

- |                      |                                   |
|----------------------|-----------------------------------|
| 1. Police            | 9. After School Programs          |
| 2. Fire              | 10. Recreation/Parks              |
| 3. Emergency Medical | 11. Sanitation                    |
| 4. Street Cleaning   | 12. Senior Programs               |
| 5. Transportation    | 13. Streets, Drains, Sewers, etc. |
| 6. Library Services  | 14. School System                 |
| 7. Traffic Control   | 15. Parking                       |
| 8. Day Care          | 16. Job Opportunities             |
| Other _____          | None                              |
| Don't Know           |                                   |

12. What two neighborhood services are you least satisfied with? { INTERIEWER: Show list and ask for up to 2 responses}

- |                      |                                   |
|----------------------|-----------------------------------|
| 1. Police            | 9. After School Programs          |
| 2. Fire              | 10. Recreation/Parks              |
| 3. Emergency Medical | 11. Sanitation                    |
| 4. Street Cleaning   | 12. Senior Programs               |
| 5. Transportation    | 13. Streets, Drains, Sewers, etc. |
| 6. Library Services  | 14. School System                 |
| 7. Traffic Control   | 15. Parking                       |
| 8. Day Care          | 16. Job Opportunities             |
| Other _____          | None                              |
| Don't Know           |                                   |

13a. I am going to read a list of possible problems in your neighborhood. Please tell me if, for you, these are a serious problem, a slight problem or no problem at all. If you don't know if it is a problem or not, just tell me.

Situation	Serious Problem	Slight Problem	No Problem	Don't Know
Crime	1	2	3	4
Housing	1	2	3	4
Juvenile Delinquency	1	2	3	4
Alcoholism	1	2	3	4
Drugs	1	2	3	4
Homeless People	1	2	3	4
Noise	1	2	3	4
Property Maintenance	1	2	3	4
Abandoned Properties	1	2	3	4
Pollution	1	2	3	4
Trash/Litter	1	2	3	4
Racism	1	2	3	4
Unemployment	1	2	3	4
Traffic	1	2	3	4
Land Use by Industry & Manufacturing	1	2	3	4
Disorderly Neighbors	1	2	3	4
Flooding	1	2	3	4
Child Abuse/Neglect	1	2	3	4
Other/Specify:	1	2	3	4

13b. Which of the following businesses or business services are needed here in Fairview/Yorkship Sq.?

1. Grocery Store
2. Hardware Store
3. Shoe repair
4. Bank
5. Deli
6. Dentist
7. Restaurant / Cafe
8. Lawyer
9. Clothing Store
10. Bakery
11. Dollar Store
12. Pharmacy
13. Post Office
14. Dry Cleaners
15. Computer Center
16. Printer/ Copy Center

OTHER: \_\_\_\_\_

13c. If these services were available would you shop in Yorkship Square rather than leaving the Fairview Community?

Yes                  No



14a. I'm going to read you some different ways that people may get information about neighborhood events. After I read them, please tell me which of the following would be the MOST important way you would get information about neighborhood events (READ LIST). Which would be the second most important way to get information?

{INTERVIEWER: READ LIST AND CIRCLE ONE RESPONSE FOR FIRST PREFERENCE AND ONE RESPONSE FOR SECOND PREFERENCE}

- | <u>First</u> | <u>Second</u> |                                  |                      |
|--------------|---------------|----------------------------------|----------------------|
| 1.           | 1.            | Newspaper                        | (Specify) _____      |
| 2            | 2.            | Television                       |                      |
| 3            | 3.            | Radio                            | (Give Station) _____ |
| 4            | 4.            | Friends & Neighbors              |                      |
| 5            | 5.            | Churches/Religious Organizations |                      |
| 6            | 6.            | Clubs and Social Organizations   |                      |
| 7            | 7.            | Posters/Billboards               |                      |
| 8            | 8.            | Mailings/Leaflets/Flyers         |                      |
| 9            | 9.            | Other (Please Specify _____)     |                      |
|              |               | None                             |                      |
|              |               | Don't Know                       |                      |

14b. Do you own a computer?  
 Yes                      No

14c. Do you access the Internet regularly?  
 Yes                      No

15. In the past two years, would you say this neighborhood has gotten better, worse or stayed about the same?

1. Better
2. Stayed the Same
3. Worse
4. Have not lived here that long
5. Don't know

16a. Have you ever volunteered your time to help with neighborhood events?

1. Yes
2. No
3. Don't Know

16b. What community organizations or activities are you or your household affiliated with?  
 Specify: \_\_\_\_\_

17a. Do you have any health care coverage, including health insurance, prepaid care plans such as HMOs, or government plans such as Medicare or Medicaid?

1. Yes
2. No                      -----> Skip to 19
3. Don't Know            -----> Skip to 19

17b. What type of medical coverage do you have?

1. HMO
2. Medicare
3. Medicaid
4. Prepaid
5. Other

18. How satisfied are you with your health insurance?

1. Very Satisfied
2. Somewhat Satisfied
3. Not At All Satisfied
4. Don't Know

19. I'm going to read you a list of different things that could be done to improve this neighborhood. When I'm done, I'd like you to tell me the three highest priorities where you would chose to spend money? (NOTE: Show list and CIRCLE up to 3 responses.)

1. Parks and open spaces
2. Police protection
3. Neighborhood clean-ups
4. Sidewalk maintenance/repair
5. Job training
6. Improvements to downtown shopping area
7. Attracting new business to downtown area
8. Home maintenance/repair
9. Opportunities for home ownership
10. Adult Education
11. Health Services
12. Youth Services
13. Child care programs
14. Services for senior citizens
15. Construction of affordable housing
16. Recreational facilities (indoor)
17. Recreational facilities (outdoor)
18. Renovation/demolition of vacant and condemned buildings
19. Other \_\_\_\_\_

**Assure resident that there are only a few more questions we need to ask to clarify their answers:**

- 1a. Including yourself, how many adults live in your household who are 18 to 64? \_\_\_\_\_
- 1b. Including yourself, how many adults live in your household who are who are 64 and over? \_\_\_\_\_
- 1c. How many children live in your household who are under 5 year old? \_\_\_\_\_
- 1d. How many children live in your household who are 5 to 12 years old? \_\_\_\_\_
- 1e. How many children live in your household who are 13 to 17 years old? \_\_\_\_\_

**(Interviewer confirm totals by asking the following:)**

- 1f. So, including yourself, there are (Total of 1a to 1e) \_\_\_\_\_ people who live in this household?  
(If not 'YES', go back to 1a to 1e and adjust totals.)

2. (INTERVIEWER do not ask GENDER)
1. Male
  2. Female
3. Would you consider yourself:
1. Caucasian/ White
  2. African American
  3. Latin/Hispanic American
  4. Native American
  5. Other
  6. Don't Know
4. In what age range are you? (If refused, ask if they are between the following age, READ LIST)
1. 18 to 29
  2. 30 to 39
  3. 40 to 49
  4. 50 to 59
  5. 60 or over
  6. Refuse
  7. Don't Know
- 5a. Which of the following best describes your educational background? (READ LIST)
1. No Schooling
  2. Some High School
  3. High School Graduate
  4. Technical/Vocational Training
  5. Some College
  6. College Graduate
  7. Graduate Degree
  8. Don't Know
- 5b. Would you like more education?
- Yes          No
6. Would you consider yourself head of the household?
1. Yes
  2. No
  3. Don't Know
- 7a. What is your current employment status?
1. Employed
  2. Unemployed
  3. Underemployed
  4. Self-employed
  5. Other

7b. Which of the following matches your occupation? (categories used in census)

1. Management, professional and related occupations
2. Service occupations
3. Sales and office occupations
4. Construction, extraction and maintenance occupations
5. Production, transportation and material moving occupations
6. Other (specify) \_\_\_\_\_

7b. Please indicate the category in this column which best represents your total household income last year?

**INTERVIEWER: (SHOW COLUMN WITH APPROPRIATE # OF PEOPLE IN HOUSEHOLD) SHOW THEM COLUMN IN CHART FOR THE TOTAL NUMBER OF PEOPLE LIVING IN THEIR HOUSEHOLD. THEN HAVE THEM POINT OUT THE INCOME RANGE THEY FALL IN.**

Number of People in Household (Sum of Adults and Children)							
1	2	3	4	5	6	7	8
\$34,921 or more	\$39,841 or more	\$44,761 or more	\$49,801 or more	\$53,761 or more	\$57,721 or more	\$61,801 or more	\$65,761 or more
\$34,920 - \$29,100	\$39,840 - \$33,201	\$44,760 - \$37,301	\$49,800 - \$41,501	\$53,760 - \$44,801	\$57,720 - \$48,101	\$61,800 - \$51,501	\$65,760 - \$54,801
\$29,100 - \$23,281	\$33,200 - \$26,561	\$37,300 - \$29,841	\$41,500 - \$33,201	\$44,800 - \$35,841	\$48,100 - \$38,481	\$51,500 - \$41,201	\$54,800 - \$43,841
\$23,280 - \$14,551	\$26,560 - \$16,601	\$29,840 - \$18,651	\$33,200 - \$20,751	\$35,840 - \$22,401	\$38,480 - \$24,051	\$41,200 - \$25,751	\$43,840 - \$27,401
\$14,550 or less	\$16,600 or less	\$18,650 or less	\$20,750 or less	\$22,400 or less	\$24,050 or less	\$25,750 or less	\$27,400 or less

20. Do you think the amount of Open Space in Fairview is?

1. Not Enough
2. About Right
3. Too Much

21. Do you think there are currently enough recreational facilities and opportunities in Fairview?

1. No we need more facilities/ programs
2. No there are too many unused facilities
3. Yes we already have enough facilities/ programs but they need to be improved or repaired
4. Yes we already have enough good facilities / programs

Thank You!



THE STATE UNIVERSITY OF NEW JERSEY

**RUTGERS**

Rutgers Fairview Neighborhood Partnership

## **FAIRVIEW COMMUNITY RESIDENT SURVEY**

# **Methodology Guide**

**Prepared by:**

**The Rutgers Fairview Neighborhood Partnership (RFNP)  
Members of the RFNP Steering and Sub-Committees**

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# OVERVIEW OF SURVEY STAGES

## ***Introduction***

Rutgers University has partnered with the First Union/Wachovia Regional Foundation and the Fairview Historic Society to establish the Rutgers Fairview Neighborhood Partnership (RFNP). This inter-institutional partnership aims to facilitate the development of Fairview by helping its residents and organizations create and sustain a vision for the future. Our overarching goal is to support residents in the improvement of the general standard of living in this community. To achieve our goal the RFNP provides services in three cohesive initiatives: Economic Development, Community Development and Community Legal Assistance.

The survey is a means of collecting information on perceptions and needs of Fairview residents on a variety of topics. This information will then be used (along with existing census and GIS data) by the aforementioned steering and sub-committees in the construction of their community plan.

## ***Sample Selection***

The RFNP Residential Survey is adapted from a number of other community surveys and a survey completed by the Eagleton Institute for Public Affairs for the State Department of Community Affairs. A *random sample* selection of addresses will be taken initially from a list of 1,932 homes and later from the existing apartment complexes in the neighborhood. The sample will be based on a 95% confidence level and a confidence interval of 4. The selection number for the 1,932 homes of Fairview is 321. Therefore, the RFNP survey team of staff and volunteers will target these 321 residents. We will use the same formula, confidence level and interval for the apartment complexes.

## ***Recruitment***

The proposed residential survey will be executed by RFNP staff, Rutgers University students and community volunteers. A campaign is being conducted with the work-study program, New Jersey Public Interest Group (NJPIRG), Rutgers Academic Departments and the Fairview Community.

## ***Training***

The training of survey volunteers will take place on an ongoing basis and will be completed utilizing power-point presentations. These presentations will explore survey techniques, methodology, probing, avoiding bias and safety. Role-plays and question/answer sessions will reinforce the training presentations instruction.

## **DATA COLLECTION & ENTRY**

After completion of the random sample selection of addresses and recruitment campaign, teams of 2 survey volunteers will be formed. All participants collecting data will complete surveys, in designated areas of the community, by hand (in writing) during a period of 2-3 months. Data will then be returned to the RFNP office to be entered and totaled in the appropriate excel, access or SPSS database. Selected participants will be asked to aid in the data entry process.

### ***Scheduling***

Data collection will take place on Monday through Thursday (3 – 6 PM) and on Saturdays (12 -4PM). Data Collection Volunteers will be required to turn in completed surveys on the same day of the interview. Information will be kept in a secure (locked) filing cabinet and transferred to a data entry program (Survey Pro) at the Rand Institute for Public Affairs. The survey information database and executive summary results will be maintained at the Rand Institute.

## **SURVEY EVALUATION & ANALYSIS**

The results of the RFNP residential survey will be evaluated and analyzed by the RFNP staff, steering and sub-committees. The final community assessment portion of the community plan will be completed after codification with GIS, US census and other statistical and qualitative data.

### **TIME-LINE**

**This is a tentative time-line that may be adjusted!**

	<b>Oct. 11</b>	<b>Oct. 18</b>	<b>Oct. 25</b>	<b>Nov. 1</b>	<b>Nov. 8</b>	<b>Nov. 15</b>	<b>Nov. 22</b>
<b>Database Creation</b>	<b>X</b>	<b>X</b>					
<b>Recruitment of Volunteers</b>	<b>X</b>	<b>X</b>	<b>X</b>				
<b>Training of Volunteers</b>	<b>X</b>	<b>X</b>	<b>X</b>				
<b>Data Collection</b>		<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>Evaluation</b>						<b>X</b>	<b>X</b>
<b>Survey Presentation</b>							<b>X</b>



# ATTACHMENTS

## *SCRIPT FOR INTERVIEWERS*

Hello, my name is \_\_\_\_\_. I am working with Rutgers University on the Rutgers Fairview Neighborhood Partnership project. This project aims to stimulate improvement and development in this neighborhood. We are interviewing community people to understand the needs and opinions of the residents who live here.

Are you the head of the household?

Yes

No

IF hesitant say:

Your opinions are very important to us and will be used in making decisions about improvements to the neighborhood. There are no right or wrong answers and your opinions will be kept completely confidential.

## ***TRACKING TABLE***

**DIRECTIONS:** Using the codes below, indicate the result of the contact you had at each site. After contact attempt at each site in the primary sample, go to backup sample on corresponding non-completed primary sample points. Along with the code, indicate the date and time you attempted the interview at the specified location. **COMPLETE ONLY ONE INTERVIEW PER LINE.**

**C = COMPLETED**

**L = LANGUAGE PROBLEM**

**V = VACANT**

**NH = NOT HOME**

**R = REFUSED**

**S = SAFETY**

**CB=COME BACK**

<b>PRIMARY SAMPLE</b>	<b>BACKUP 1</b>

# **RFNP VOLUNTEER FORM**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**What are your interests? (Circle one or more)**

**Health**

**Education**

**Youth**

**Seniors**

**Housing and construction**

**Community safety**

**Community beautification**

**Open Space and Recreation**

**Business**

**Economic Development**

**Other:** \_\_\_\_\_

**IF YOU NEED MORE INFORMATION OR WOULD LIKE TO  
GET INVOLVED PLEASE CALL THE RFNP AT 856-225-1400**

## ***WE MISSED YOU!***

You may have heard about the Rutgers Fairview Neighborhood Partnership (RFNP) or have seen our new community office located at 1206 Yorkship Square. We are working to promote economic and social community development by providing community planning, legal and business development assistance. We are currently attempting to interview all the residents of Fairview. Our goal is to understand what residents feel needs to be improved and would like to ask you some questions. A representative from our program stopped by, but no one was home.

We would really like to have you participate in this important survey. Please look for our representatives with the RFNP name tag, who will be coming to your home next week.

**THANK YOU!**

**We look forward to meeting with you!**



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THE STATE UNIVERSITY OF NEW JERSEY

**RUTGERS**

Rutgers Fairview Neighborhood Partnership

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## **FAIRVIEW COMMUNITY RESIDENT SURVEY**

# **TRAINING MANUAL**

**Prepared by:**

**The Rutgers Fairview Neighborhood Partnership (RFNP)  
Members of the RFNP Steering and Sub-Committees**

**Supported by:**

**The Rand Institute for Public Affairs  
The Rutgers-Camden University Law School  
Rohrer Center for Management and Entrepreneurship  
The Fairview Historic Society (MSNJ, DCA/NPP)  
The First Union/ Wachovia Foundation**

August, 2003

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## **Part 1: Introduction and Overview**

### **A. What is the Rutgers Fairview Neighborhood Partnership?**

Rutgers University has partnered with the First Union/Wachovia Regional Foundation and the Fairview Historic Society to establish the Rutgers Fairview Neighborhood Partnership (RFNP). This inter-institutional partnership aims to facilitate the development of Fairview by helping its residents and organizations create and sustain a vision for the future. Our overarching goal is to support residents in the improvement of the general standard of living in this community. To achieve our goal the RFNP provides services in three cohesive initiatives: Economic Development, Community Development and Community Legal Assistance. Some of the measurable outcomes that the RFNP is charged with are inclusive of but not limited to:

- The creation of 10 new Camden businesses (3 of which must be located in Fairview)
- Support and capacity building of local nonprofit organizations, including the Fairview Historic Society
- The creation of two broad-based effectively functioning community organizations
- The development of a coherent neighborhood plan or vision
- The creation of a Community Development Corporation (CDC) to continue the work of the RFNP after three years

The RFNP cannot achieve any of these goals without *active participation by committed Fairview residents*. We have formed resident planning committees to address the following areas: Housing, Business & Economic Development, Human Development, Health, Human Services & Education, Recreation, Streets & Circulation and Community Safety. The partnership and community planning process are driven by a resident-based steering committee (please see structure attachment).

### **B. What is the purpose of the RFNP resident survey?**

The survey is a means of collecting information on perceptions and needs of Fairview residents on a variety of topics. This information will then be used (along with existing census and GIS data) by the aforementioned steering and sub-committees in the construction of their community plan.

### **C. General Overview of the Process**

After completing a database of all the residential units in the area, teams of 2 will be formed. All participants collecting data will complete surveys, in designated micro-regions of the area, by hand (in writing) during a period of 2-3 months. Data will then be returned to the RFNP office to be entered and totaled in the appropriate excel, access or SPSS database. Selected participants will be asked to aid in the data entry process.

This manual provides Fairview survey participants the basic information that they will need in conducting interviews. The successful completion of the project depends on the quality of the interviews and data entry process. Your efforts to enhance your skills to conduct quality research will increase the confidence in the information provided.

## D. What information does the RFNP need?

- An excel or database listing all the properties in Fairview
- All 1990 and yr 2000 census data
- Geographic Information Systems maps denoting block numbers and streets
- Completed surveys from a majority of the Fairview community's residents
- Distribution of Brochures and volunteer tickets if people agree to participate (see section -----)
- Block, lot and addresses
- The time and dates of interviews
- Master map of Fairview with properties marked
- A completed tracking forms (Completed, Language problem, vacant, not home, come back later, refused and safety issues)

## Part 2: Interviewing Techniques

### A. Introduction

This section provides information about how to conduct an interview in the field. In addition to detailing interviewing techniques, the chapter briefly outlines general field procedures for field research.

**We will be practicing many of these techniques in role-plays.** Though not every situation interviewers will confront in the field can be anticipated, practicing different situations can help to make interviewers more confident and prepared.

Fairview residents have been generally notified of the RFNP project and this survey by the latest newsletter distributed by the Fairview Historic Society. Included in this packet is a letter from the mayor supporting this survey and a brochure about the RFNP to be distributed to respondents. ***WE WANT TO SURVEY AND PROMOTE THE RFNP PROJECT AT THE SAME TIME!***

### B. Timing of Surveys

The best times to interview residents in-person are as follows:

- Start interviewing about 5:00 ON WEEKDAYS. You can interview until it gets dark. NEVER INTERVIEW AFTER DARK.
- Shifts will tak place from 2:00 PM – 5:00 PM and from 5:00 PM to 8:00 PM.
- During the weekend, start about 10:00 AM. Remember, some people sleep late.
- Be sensitive to people who are eating lunch/dinner. If it appears that they are uncomfortable, explain the study you are doing and offer to come back at another time.
- If you do not find someone home during a weekday visit, return on the weekend.



### **C. Securing the Interview**

An introductory script is enclosed (see attachment ....). It is important that an interviewer gains the trust of a resident. This script includes a one sentence introduction to the study and helps the interviewer determine who is the appropriate household member to interview. If a resident seems reluctant, the interviewer should assure him or her that everybody's opinions are important, the interview will take only about 15-20 minutes, that there are no right or wrong answers, and that all answers will be kept confidential.

The interview is short, and can be comfortably conducted on a porch or in the hallway of an apartment building. The interviewer should avoid trying to conduct the interview through a closed door, even a screen door. It is most important that the resident be comfortable and relaxed.

If the interviewer feels that he or she is in a potentially hostile or argumentative situation, the interview may be COURTEOUSLY terminated (i.e. "That is all I have to ask today, thank you very much for your time"). REMEMBER SAFETY IS ALWAYS FIRST.

As a survey professional, the interviewer should NEVER GET INTO AN ARGUMENT WITH A RESIDENT.

It is important that interviewers are not too specific about the survey contents when they introduce themselves to residents, because this may bias the responses. For example, if someone asks what the survey is about, say something like "This survey is to help improve your neighborhood by identifying the concerns of citizens like you."

If a respondent asks what good this will do: Tell them that this information will be used by the RFNP Steering and Sub-Committees to plan programs and improvements which will be included in a plan for the future of the neighborhood. (this may be a good time to give them the brochure)

**IN ORDER TO PLAN AND MAKE IMPROVEMENTS WE MUST HAVE A CLEAR PICTURE OF THE SITUATION AND UNDERSTAND PEOPLES OPINIONS.**

**Make sure interviewers are conducting the survey with a head of household or someone who can accurately answer the questions!!!!!!**

Head of Household includes:

- The person who makes most of the decisions in a house
- A person who knows about the rent or mortgage of the house
- Not children under 18 years old
- Not non-residents

#### **D. Administering the Survey & Conducting the Interview**

While the questionnaire may look straight-forward, there are instructions on several questions which interviewers must follow as they conduct the interview. These instructions help guide the interviewing process and will prevent interviewers from asking certain residents inappropriate questions.

*The following are some general guidelines:*

- Introduce yourself to the resident, and make sure he or she is comfortable.
- Interviewers must not react or display any type of judgmental behavior that might make the participant feel uncomfortable.
- Make sure the interviewers read each question exactly as it is written.
- Do not rush respondents but move as quickly as possible
- Note how long each interview takes, block, lot and address
- Make sure you give respondents enough time to think about their responses
- Make clear eye contact
- Speak clearly and at a steady pace
- Wear comfortable, casual clothing and shoes
- Wear name tags as identification
- Repeat all questions which the participant misunderstands
- Interviewers should always use neutral positive feedback to let the participants know you are paying attention to their responses. Interviewers should be instructed to never lead or answer for the person you are interviewing. Some examples include sayings like "OK", "Uh-huh", "I see", or even just nodding your head. This lets residents know that their opinions matter. Avoid using phrases like, "yes", "exactly", "I feel the same way", or "I agree".
- **It is critically important that interviewers do not offer their own opinions during any part of the interview.** Interviewers who are from the neighborhoods where the study is being conducted are likely to have opinions on some of these matters. Even agreeing with a client with a statement like "I know that's a problem around here" may bias the interview. Often, respondents will ask what the interviewer thinks, or if the interviewer agrees with an answer. Interviewers should remain friendly, and indicate that he or she is interested in what the resident thinks about that.
- Try to get the respondent to use the responses available for each question. This makes data entry MUCH easier. If they do not give a response based on the available answers, ask them which comes closest to how they feel.

#### **D. Clarifying a participant's answer (Probing)**

Sometimes a participant may give a mixed answer in a way which does not exactly correspond to the answer categories presented. In these cases' interviewers will have to use PROBING techniques to clarify the answer. Remember at all times the interview must NEVER interject his or her opinions during the interview.

Following are some common interviewing issues and appropriate probing techniques:

*The respondent does not answer the questions clearly:*

- Q. In the past two years, would you say this neighborhood has gotten better, worse, or stayed about the same?
- A. I think it's a pretty good neighborhood.
  - B. It's gotten better in some ways, worse in others.
  - C. Some people say it is better
  - D. Do you think it's gotten any better

Some possible neutral probes include:

1. Simply repeat the question
2. Preface the question with , "Using the following categories...."
3. Read the response categories
4. Say " I am interested in what you think..."

**NUETRAL PROBES ARE PROBES THAT DO NOT BIAS, OR INFLUENCE THE RESIDENT IN ANY WAY.** Make sure that the participant is answering the question asked. Additionally, be patient with all respondents, do not jump in with a probe right away.

#### **E. Clarifying Question Wording**

This is a very tricky situation. Sometimes the words or phrases in a question may be unfamiliar to a participant. In almost every situation the interviewer should let the participant answer based upon "whatever that means to you." In most cases it is simply best to re-read the question.

#### **F. Coordination of Interviewing Process**

It is always helpful to inform residents when a study is taking place (we have already done so using the FHS newsletter). At the same time, this is an opportunity to inform them of the Rutgers Fairview Neighborhood Partnership Project and how they as residents can get involved. This can be done through the distribution of the RFNP brochure and by citing the RFNP web-page located at [www. ....](http://www. ....)

NPP also suggest that we get a letter from the mayor to legitimize our survey work.

### **Part 3: Interviewing Instructions and Materials**

#### **A. Materials**

The following materials will be provided to you by an RFNP survey coordinator. If you do not have any of these materials please contact one of them ASAP!

- Tracking table for you micro-
- 
- region
- A map of your micro-regional survey area



# **RUTGERS FAIRVIEW NEIGHBORHOOD PARTNERSHIP**

## **Planning Committees Structure Description**

**RFNP Steering Committee** – The final decision-making body, comprised of Fairview stakeholders and residents, that approves or rejects all proposals that come out of the issue-oriented sub-committees. This body will devise and look for resources for the Fairview Neighborhood Plan.

Duties of the RFNP Steering Committee (By-Laws Article 4.6.1.) “Members of the Steering Committee are generally responsible for furthering the mission of the Rutgers Fairview Neighborhood Partnership and shall consider and take timely action on all proposals presented to the Committee by its sub-committees. Unless the Steering Committee unanimously agrees otherwise, all proposals duly presented to the Committee by its subcommittees shall be acted upon by no later than the second meeting after the proposal is presented.”

**RFNP Advisory Board** – This is a non-voting body comprised of professionals to review and advise the plans and proposals of the RFNP Steering Committee and staff.

**RFNP Sub-Committees** – Currently there are seven resident-based sub-committees (Human Development, Health, Human Services & Education, Community Safety, Housing, Business & Economic Development, Streets & Circulation and Open Space & Recreation). These sub-committees are issue oriented and are driven by Fairview residents. They are responsible for assessment of topic specific issues in the community, prioritization of needs and the elaboration of proposals to be submitted to the RFNP Steering Committee.

Sub-Committees (By-Laws Article 6.2) – “Each sub-committee shall be composed of such number of Members and non-Members (of the Steering Committee) as designated by the Committee, but not less than one (1) Member who shall serve as co-chair together with one non-Members community co-chair and five (5) total members for each sub-committee. In order for a sub-committee to approve a proposal for submission to the Steering Committee, the sub-committee must have at least ten (10) total members. All sub-committee members must either live in Fairview Village or be a principal or board member of an entity located in Fairview Village.”

**RFNP Staff** – The RFNP has a four member staff that work facilitating the various sub-committees and driving the three development initiatives mandated in the original RFNP grant agreement with the First Union Regional Foundation.

**The Fairview Historic Society** - This neighborhood organization has partnered with Rutgers University and the First Union Regional Foundation to establish and help drive the RFNP community process.

**Appendix C**

**Pattern of Ownership:  
Landlords with Largest Holdings**

### Rental Property Owners With More Than Five Properties

Landowners	Owners Name	Number of Properties Owned	Average Condition	Sum of Scores	Average Score
1	Adams Jr Elbert & Nadeline	10	70.0000	700	70
2	Bankers Trust Company Of California	7	71.4286	500	71
3	Brown Barbara A	7	75.0000	525	75
4	Brown Herbert & Marianne	6	66.6667	400	67
5	City Of Camden	15	76.6667	1150	77
6	Cjs Services Group	7	67.8571	475	68
7	Ezell Fred	20	66.2500	1325	66
8	Fairview Village li LLC	8	50.0000	400	50
9	Fatale Alfred L	12	83.3333	1000	83
10	Gee James & Mary	11	63.6364	700	64
11	J & S Hark Realty Inv LLC	10	67.5000	675	68
12	Maratea Gerard & Budnik Michael J	5	85.0000	425	85
13	Mb Assoc	6	70.8333	425	71
14	Shaw Daniel	6	70.8333	425	71
15	Stafford Antoinette	9	63.8889	575	64

There are 15 property owners that own more than five rental properties in Fairview. Most of the property owners are not large corporation but individual business men and women. The largest property owner owns 20 individual properties and the least owns 5 properties. The average score and average condition were derived from the housing status survey. Each grade a through D was given a numerical value. A = 100 - 76 , B = 75 - 51, C = 50 - 26, and D = 25 - 0. The Average Condition is the average of the scores before rounding to the nearest tenth. The Sum of Score is simple the sum of the value of the conditions of each individual property for a particular landowner. The highest score achieved was 85% by a landowner that owned 5 properties. No correlation can be established

between the amount of properties and individual owns and the score for condition of the property. The overall average score of the 15 landowners' properties is 70% or a B.

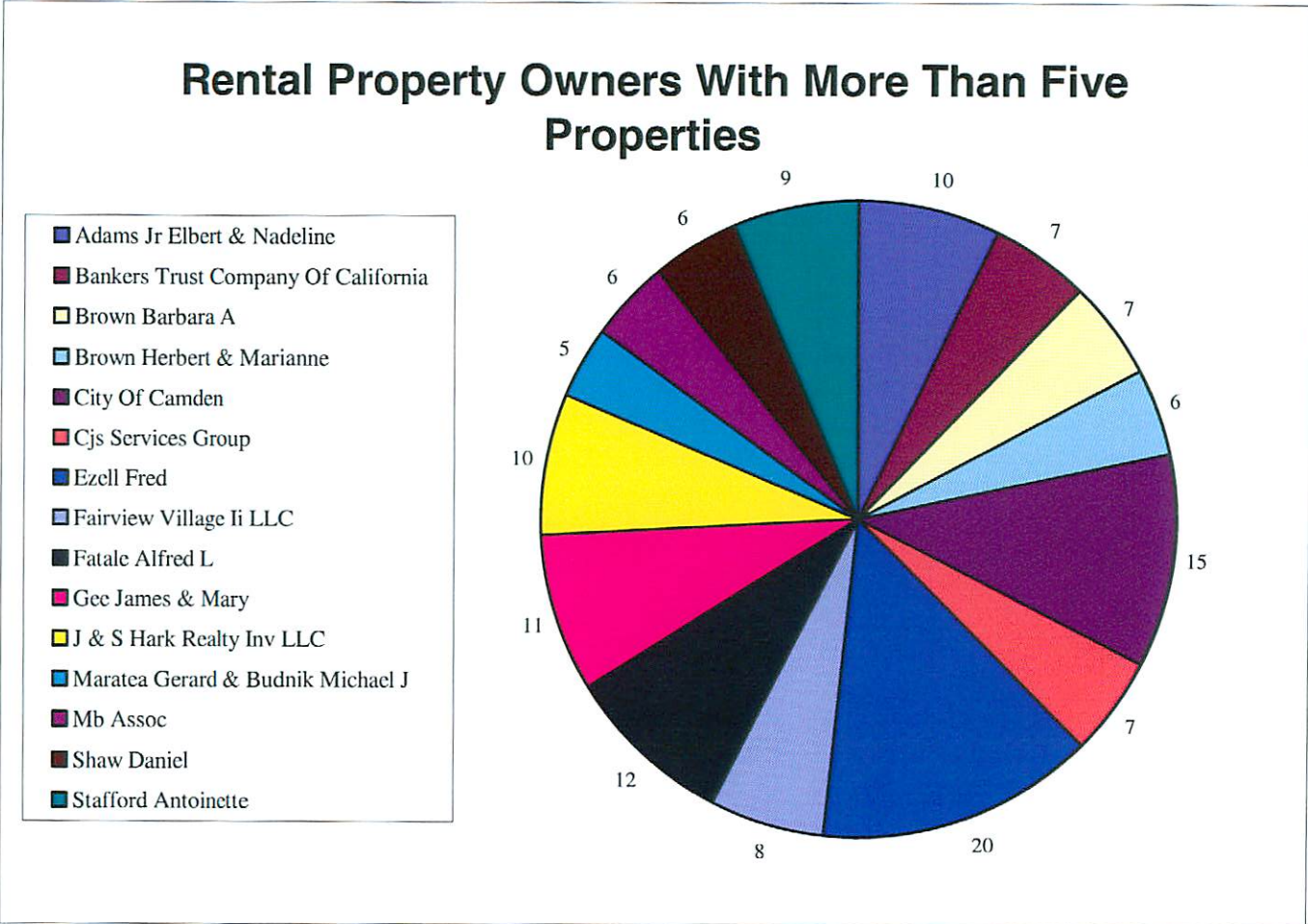
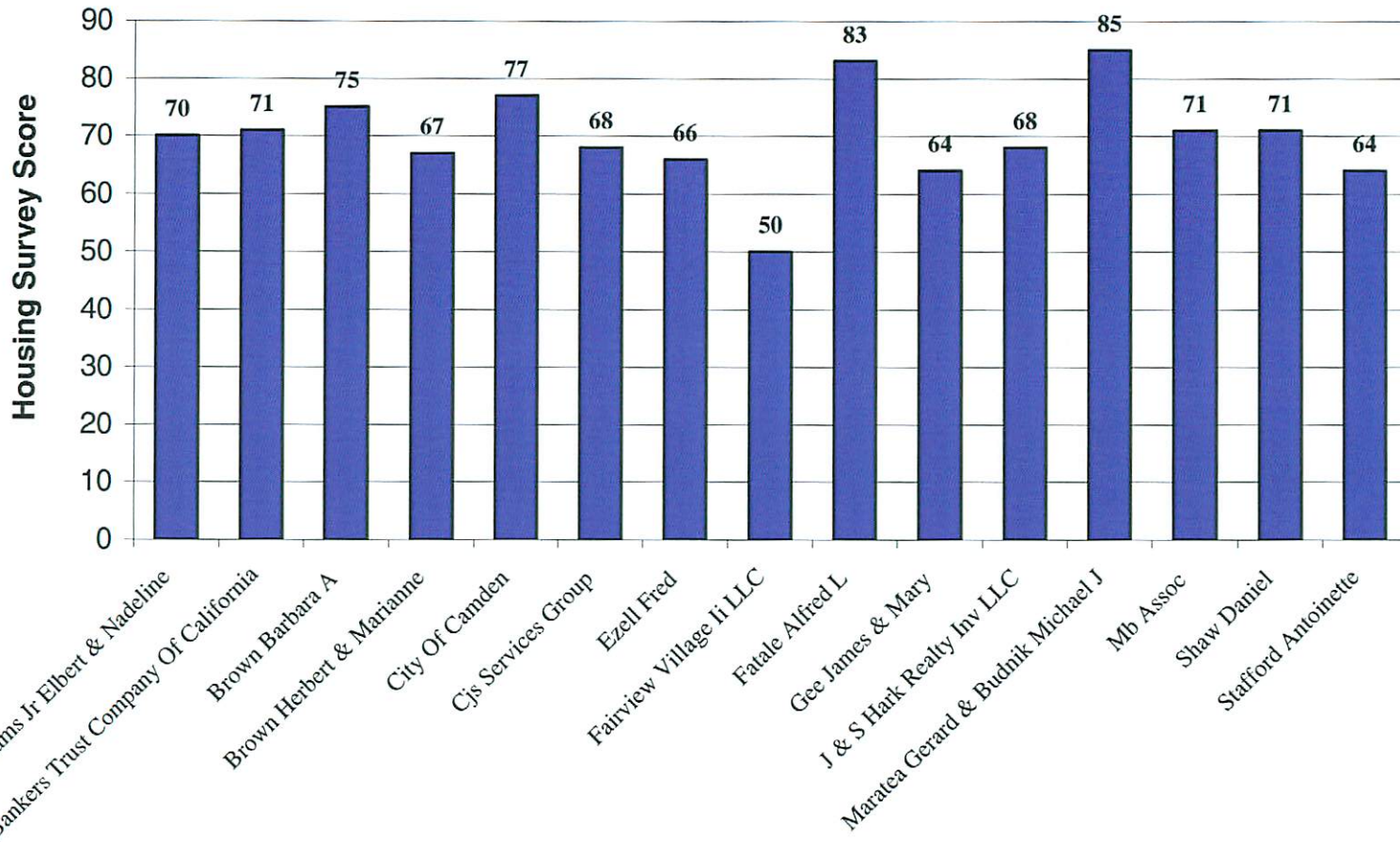


Figure 1: The Number on the Pie is the amount of properties a particular landowner owns.



## Average Score for Individual Rental Property Owners



The RFNP Housing Survey found 532 rental properties and 1157 individually owned properties in Fairview. The average housing condition for all rental properties is 68% and the average condition of a property that is individually owned is 72%. There is a wide distribution of rental properties through out the neighborhood. There is no single block that has a concentration of one landowner. Some blocks have more rental properties than individually owned properties but as the Housing Survey indicates on average there is only a slight difference in housing conditions between owners and renters.

OwnerName	Street Number	Dir	Street Name	City	State	Zip code	Owner City &	Owner Zip
Adams Jr Elbert R & Nadeline	1143		Merrimac Rd	Camden	NJ	08104		
Adams Jr Elbert R & Nadeline	2878		Constitution Rd	Camden	NJ	08104	Sicklerville, NJ	08081
Adams Jr Elbert R & Nadeline	1061		Merrimac Rd	Camden	NJ	08104		
Adams Jr Elbert R & Nadeline	3028		Fenwick Rd	Camden	NJ	08104	Sicklerville, NJ	08081
Adams Jr Elbert R & Nadeline	1047		Merrimac Rd	Camden	NJ	08104		
Adams Jr Elbert R & Nadeline	2887	N	Constitution Rd	Camden	NJ	08104	Sicklerville, NJ	08081
Adams Jr Elbert R & Nadeline	2880		Constitution Rd	Camden	NJ	08104	Sicklerville, NJ	08081
Adams Jr Elbert R & Nadeline	1410	N	Chesapeake Rd	Camden	NJ	08104	Sicklerville, NJ	08081
Adams Jr Elbert R & Nadeline	2810	N	Constitution Rd	Camden	NJ	08104	Sicklerville, NJ	08081
Adams Jr Elbert R & Nadeline	2846		Constitution Rd	Camden	NJ	08104	Sicklerville, NJ	08081
Bankers Trust Company Of Ca	1380	N	Chesapeake Rd	Camden	NJ	08104	Irvine, CA	92614
Bankers Trust Company Of Cal	1686		Olympia Rd	Camden	NJ	08104		
Bankers Trust Company Of Califna	2863	N	Constitution Rd	Camden	NJ	08104	Irvine, CA	92614
Bankers Trust Company Of California	1677		Minnesota Rd	Camden	NJ	08104		
Bankers Trust Of California	3145	S	Congress Rd	Camden	NJ	08104	Simi Valley, CA	93063
Bankers Trust Of California Na	3069	S	Congress Rd	Camden	NJ	08104	Simi Valley, CA	93063
Bankers Trust Of Company Of Cal	2788	N	Constitution Rd	Camden	NJ	08104	Irvine, CA	92614
Brown Barbara A	1363	N	Chesapeake Rd	Camden	NJ	08104	Camden, NJ	08104
Brown Barbara A	2974	N	Congress Rd	Camden	NJ	08104	Camden, NJ	08104
Brown Barbara A	1082	S	Common Rd	Camden	NJ	08104	Camden, NJ	08104
Brown Barbara A	3004		Essex Rd	Camden	NJ	08104	Camden, NJ	08104
Brown Barbara A	2830		Kansas Rd	Camden	NJ	08104		
Brown Barbara A	3078		Kearsarge Rd	Camden	NJ	08104		
Brown Barbara A	1277		Merrimac Rd	Camden	NJ	08104		
Brown Herbert & Marianne	3008		Kearsarge Rd	Camden	NJ	08104		
Brown Herbert & Marianne	1051		Merrimac Rd	Camden	NJ	08104		
Brown Herbert & Marianne	1306		Merrimac Rd	Camden	NJ	08104		
Brown Herbert & Marianne	1310		Merrimac Rd	Camden	NJ	08104		
Brown Herbert & Marianne	1168		Octagon Rd	Camden	NJ	08104		
Brown Herbert & Marianne	1170		Octagon Rd	Camden	NJ	08104		
City Of Camden	3076	S	Constitution Rd	Camden	NJ	08104	Princeton, NJ	08540
City Of Camden	3117	S	Constitution Rd	Camden	NJ	08104	Princeton, NJ	08540
City Of Camden	3071	S	Constitution Rd	Camden	NJ	08104	Princeton, NJ	08540
City Of Camden	1226		America Rd	Camden	NJ	08104	Princeton, NJ	08540
City Of Camden	1231		America Rd	Camden	NJ	08104	Princeton, NJ	08543
City Of Camden	1322		Argus Rd	Camden	NJ	08104	Princeton, NJ	08540
City Of Camden	2893		Congress Rd	Camden	NJ	08104	Princeton, NJ	08540
City Of Camden	2857		Cushing Rd	Camden	NJ	08104	Princeton, NJ	08540

City Of Camden	3106		Kearsarge Rd	Camden	NJ	08104		
City Of Camden	1134		Merrimac Rd	Camden	NJ	08104		
City Of Camden	1145		Merrimac Rd	Camden	NJ	08104		
City Of Camden	3003		Merrimac Rd	Camden	NJ	08104		
City Of Camden	1685		Minnesota Rd	Camden	NJ	08104		
City Of Camden	1262		Octagon Rd	Camden	NJ	08104		
City Of Camden	2907		Yorkship Rd	Camden	NJ	08104	Princeton, NJ	08543
Cjs Services Group Inc	1071		Collings Rd	Camden	NJ	08104	Cherry Hill, NJ	08003
Cjs Services Group Inc	1416	N	Chesapeake Rd	Camden	NJ	08104	Cherry Hill, NJ	08003
Cjs Services Group Inc	1408	N	Chesapeake Rd	Camden	NJ	08104	Cherry Hill, NJ	08003
Cjs Services Group Inc	2982	N	Congress Rd	Camden	NJ	08104	Cherry Hill, NJ	08003
Cjs Services Group Inc	2933	N	Constitution Rd	Camden	NJ	08104	Cherry Hill, NJ	08003
Cjs Services Group Inc	1061		Ironside Rd	Camden	NJ	08104	Cherry Hill, NJ	08003
Cjs Services Group Inc	988		Trent Rd	Camden	NJ	08104		
Ezell Fred	1057		Ironside Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Frederick	2872		Kansas Rd	Camden	NJ	08104		
Ezell Frederick J	1227		America Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Frederick J	953		Trent Rd	Camden	NJ	08104		
Ezell Fredrick J	2996	N	Congress Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Frederick	1046		Merrimac Rd	Camden	NJ	08104		
Ezell Sr Frederick	1318		Merrimac Rd	Camden	NJ	08104		
Ezell Sr Frederick J	2804	N	Constitution Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Frederick J	1314		Argus Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Frederick J	2847		Congress Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Frederick J	3015		Hartford Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Frederick J	1215		Octagon Rd	Camden	NJ	08104		
Ezell Sr Frederick J	1286		Octagon Rd	Camden	NJ	08104		
Ezell Sr Frederick J	2959		Octagon Rd	Camden	NJ	08104		
Ezell Sr Frederick J	2791		Yorkship Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Fredrick J	2802	N	Constitution Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Fredrick J	3080	S	Congress Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Fredrick J	1342		Argus Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Fredrick J	1323		Argus Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Ezell Sr Fredrick J	1268		Octagon Rd	Camden	NJ	08104		
Fairview Village Ii Llc	2688	N	Congress Rd	Camden	NJ	08104	Montclair, NJ	07042
Fairview Village Ii Llc	1063		Ironside Rd	Camden	NJ	08104	Montclair, NJ	07042
Fairview Village Ii Llc	2846		Kansas Rd	Camden	NJ	08104		
Fairview Village Ii Urban Rene	1250		Collings Rd	Camden	NJ	08104	Montclair, NJ	07042
Fairview Village Llc	3087	S	Congress Rd	Camden	NJ	08104	Montclair, NJ	07042
Fairview Village Llc	3005		Essex Rd	Camden	NJ	08104	Montclair, NJ	07042
Fairview Village Llc	3120		Sumter Rd	Camden	NJ	08104		



Fairview Village Llc	1025		Monitor Rd	Camden	NJ	08104		
Fatale Jr Alfred L & Annette H	3130		Kearsarge Rd	Camden	NJ	08104		
Fatale Jr Alfred L & Annette H	2889		Kansas Rd	Camden	NJ	08104		
Fatale Jr Alfred L & Annette H	3142		Tuckahoe Rd	Camden	NJ	08104		
Fatale Jr Alfred L & Annette H	2923		Kansas Rd	Camden	NJ	08104		
Fatale Jr Alfred L & Annette H	1087	N	Common Rd	Camden	NJ	08104	Runnemedede, NJ	08078
Fatale Jr Alfred L & Annette H	3072	S	Constitution Rd	Camden	NJ	08104	Runnemedede, NJ	08078
Fatale Jr Alfred L & Annette H	3037		Fenwick Rd	Camden	NJ	08104	Runnemedede, NJ	08078
Fatale Jr Alfred L & Annette H	1065		Ironside Rd	Camden	NJ	08104	Runnemedede, NJ	08078
Fatale Jr Alfred L & Annette H	1068		Ironside Rd	Camden	NJ	08104	Runnemedede, NJ	08078
Fatale Jr Alfred L & Annette H	2879		Tuckahoe Rd	Camden	NJ	08104		
Fatale Jr Alfred L & Annette H	1141		Merrimac Rd	Camden	NJ	08104		
Fatale Jr Alfred L & Annette H	1050		Monitor Rd	Camden	NJ	08104		
Gee James & Mary	2670	N	Congress Rd	Camden	NJ	08104	Maple Shade, NJ	08052
Gee James & Mary	3016		Essex Rd	Camden	NJ	08104	Maple Shade, NJ	08052
Gee James & Mary	2969		Hartford Rd	Camden	NJ	08104	Maple Shade, NJ	08052
Gee James & Mary	986		Trent Rd	Camden	NJ	08104		
Gee James & Mary	1066		Merrimac Rd	Camden	NJ	08104		
Gee James & Mary	1545		Minnesota Rd	Camden	NJ	08104		
Gee James & Mary	1275		Octagon Rd	Camden	NJ	08104		
Gee James & Mary	2965		Hartford Rd	Camden	NJ	08104	Maple Shade, NJ	08052
Gee Jones & Mary	3008	S	Atlanta Rd	Camden	NJ	08104	Jacksonville, FL	32241
Gee Jr James F & Mary A	2812		Idaho Rd	Camden	NJ	08104	Maple Shade, NJ	08052
Gee Jr James F & Mary A	1019		Monitor Rd	Camden	NJ	08104		
J & S Hark Realty Inv Llc	3128	S	Constitution Rd	Camden	NJ	08104	Cherry Hill, NJ	08002
J & S Hark Realty Inv Llc	1315		Argus Rd	Camden	NJ	08104	Cherry Hill, NJ	08002
J & S Hark Realty Inv Llc	3018		Congress Rd	Camden	NJ	08104	Cherry Hill, NJ	08002
J & S Hark Realty Inv Llc	1177		Octagon Rd	Camden	NJ	08104		
J & S Hark Realty Inv Llc	1179		Octagon Rd	Camden	NJ	08104		
J & S Hark Realty Inv Llc	2859		Yorkship Rd	Camden	NJ	08104	Cherry Hill, NJ	08002
J & S Hark Realty Inc Llc	3165		Colorado Rd	Camden	NJ	08104	Cherry Hill, NJ	08034
J & S Hark Realty Inv Llc	1401		Collings Rd	Camden	NJ	08104	Cherry Hill, NJ	08002
J & S Hark Realty Inv Llc	1326		Merrimac Rd	Camden	NJ	08104		
J & S Hark Realty Inv Llc	2787	N	Congress Rd	Camden	NJ	08104	Cherry Hill, NJ	08034
Maratea Gerard & Budnik Michael J	2910	N	Congress Rd	Camden	NJ	08104	Clementon, NJ	08021
Maratea Gerard & Budnik Michael J	2888	N	Congress Rd	Camden	NJ	08104	Clementon, NJ	08021
Maratea Gerard & Budnik Michael J	2986	N	Constitution Rd	Camden	NJ	08104	Clementon, NJ	08021
Maratea Gerard & Budnik Michael J	950		Collings Rd	Camden	NJ	08104	Clementon, NJ	08021
Maratea Gerard & Budnik Michael J	2918		Yorkship Rd	Camden	NJ	08104	Clementon, NJ	08021
Maratea Gerard & Karen F	3091		Sumter Rd	Camden	NJ	08104		

Mb Associates Partnership	2955		Hartford Rd	Camden	NJ	08104	Clementon, NJ	08021
Mb Associates Partnership	1084		Trent Rd	Camden	NJ	08104		
Mb Associates Partnership	1002		Collings Rd	Camden	NJ	08104	Clementon, NJ	08021
Mb Associates Partnership	1075		Trent Rd	Camden	NJ	08104		
Mb Associates Partnership	1213		Octagon Rd	Camden	NJ	08104		
Mb Associates Partnership	2927		Octagon Rd	Camden	NJ	08104		
Nj Home Construction Inc	1040		Collings Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Nj Hr 10 Llc	2914		Yorkship Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Nj Hr 2 Llc	1421	N	Chesapeake Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Nj Hr 4 Llc	3015		Essex Rd	Camden	NJ	08104	Cinnaminson, NJ	08077
Njhr 8 Llc	1136		Merrimac Rd	Camden	NJ	08104		
Shaw Daniel B	3074	S	Constitution Rd	Camden	NJ	08104	Cherry Hill, NJ	08034
Shaw Daniel B	1324		Argus Rd	Camden	NJ	08104	Cherry Hill, NJ	08034
Shaw Daniel B	1163		Octagon Rd	Camden	NJ	08104		
Shaw Daniel B	2832		Yorkship Rd	Camden	NJ	08104	Cherry Hill, NJ	08034
Shaw Daniel B	2829	N	Constitution Rd	Camden	NJ	08104	Cherry Hill, NJ	08034
Stafford Antoinette L	1131		Merrimac Rd	Camden	NJ	08104		
Stafford Antoinette L	2851		Congress Rd	Camden	NJ	08104	Somerdale, NJ	08083
Stafford Antoinette L	1253		Merrimac Rd	Camden	NJ	08104		
Stafford Antoinette L	1350		Merrimac Rd	Camden	NJ	08104		
Stafford Antoinette L	2811		Yorkship Rd	Camden	NJ	08104	Somerdale, NJ	08083
Stafford John C	3119	S	Constitution Rd	Camden	NJ	08104	Somerdale, NJ	08083
Stafford John C	1337		Argus Rd	Camden	NJ	08104	Camden, NJ	08104
Stafford John C	3155		Colorado Rd	Camden	NJ	08104	Somerdale, NJ	08083
Stafford John C	1065		Merrimac Rd	Camden	NJ	08104		
Stafford John C	1129		Merrimac Rd	Camden	NJ	08104		

**Appendix D**

**List of Businesses in Fairview**

**Block:** 694    **Land Desc:** 16X115 M141    **Owners Name:** YORKSHIP PROF INC    **Land:** 5,900    **Exemption:**    **Net Taxable Value:**    **Deduction:**  
**Lot:** 34    **Bldg Desc:** BHG    **Street Address:** 1190 YORKSHIP SQ    **Bank:** 0    **Impr:** 24,200    **Code:**    **Cd No-Ow:**  
**Qual:**    **Add Lots:**    **City & State:** CAMDEN NJ    **Zip:** 08104    **Total:** 30,200    **Value:** 0    **30,200**  
**Card:** M (#1 of 1)    **Acreage:** 0.000    **Class:** 4A    **Property Loc:** 1190 YORKSHIP SQ    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					2003	5900	24300	30200				
					2004	5900	24300	30200				

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH					
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:		Item			Area	Rate	S/F	QF	Value
016	115	000	C100	350	0	106	00	100	5936	STORE/APTMT		Structure							
										Pred Occupancy:		SHELL COST:	8207			1.10	0.80		7221
										Pred Use Type:		Basement							
										Actual Yr Built:		BASEMENT AREA	897	3.43	0.80	1.00		2461	
										Roof Construction:		Interior Finish							
										Foundation Type:		Heating/Cooling							
										Heat Type:		HOT WATER	1794	1.47	0.80	1.10		2314	
										%Electric Light:		Electric Lighting							
										# Plumbing Fix:		ELECTRICAL	1794	2.25	0.80	1.10		3552	
										Neighborhood:		Sprinkler System							
										INTERIOR FINISH		Plumbing System							
										APARTMENT UNITS		PLUMBING	6	450.00	1.00	1.00		2700	
										Efficiency:		Base Cost:	18248	CCF:	1.70	Cost New:	31021		
										#2 Bed:		Age Depr:	27 %	Phys Depr:	5 %	Net Cond:	57 %		
										#3 Bed:		Func Depr:	5 %	Econ Depr:	10 %	Bldg Value:	17681		
										Total Number of Apt Units:		Flat Add Computations							
										NOTES		14.1DET GAR 16X26X10.03/SF @25¢					1100		
										Ngb 05 Id 23V		RETAIL FINISH=1ST FL=987 X 9.86 X 35¢					3100		
										1St Fl Vacant Store 2Nd Fl 2Bed Apt 1Bath 1Kit		APTMT FINISH=2ND FL=897 X 7.89 X 35¢					2500		
										1Liv (Unit Appears Rented For About \$300 P/M Not Inc Utilities)									
										Gross Sq Ft:		THIS PRC VALUE:						24300	
										Ground Sq Ft:		ADDITIONAL BUILDINGS:						0	
										Old B: 2000 Date of Value: 10/01/94		Land: 5,900 Impr: 24,200 Total: 30,200							
										Old L: 34 Printed: 08/22/95									

Scale: 20

Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A: 18	29	522	20	103	2.0/B	1044	9.15	4776
B: 15	25	375	20	103	2.0/B	750	9.15	3431



**Block:** 634 **Land Desc:** L6X72 M141 **Owners Name:** RIVERS ROMAN **Land:** 4,500 **Exemption:** **Net Taxable Value:** **Deductor:**  
**Lot:** 47 **Bldg Desc:** BH **Street Address:** 1725 BRENTWOOD PLACE **Bank:** 00660 **Impr:** 47,600 **Code:** **Cd No-O:**  
**Qual:** **Addl Lots:** **City & State:** CLEMENTON NJ **Zip:** 08021 **Total:** 52,100 **Value:** 0 **52,100**  
**Card:** M (#1 of 1) **Acroage:** 0.000 **Class:** 2 **Property Loc:** 1186 YORKSHIP SQ **Map:** **Municipality:** CAMDEN CITY

SALES HISTORY				
Grantor	Date	Book/Page	Price	Nu#
	08/24/94	04713/00001	60000	

ASSESSMENT HISTORY			
Year	Land	Impr	Total
2003	4500	47600	52100
2004	4500	47600	52100

BUILDING PERMITS/REMARKS			
Date	Work Description	Amount	Compl.

LAND CALCULATIONS									
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value
016	061	000	C100	350	0	81	00	100	4544
				Units	Rate	Site	Cond	Value	
<b>Total Land Value:</b>									4,544

BUILDING INFORMATION	
<b>Predominant Bldg Use:</b> STORE/APTMT	
<b>Pred Occupancy:</b> TENANT	<b>Pred Shell Type:</b> BRICK
<b>Pred Use Type:</b> COMM	<b>Pred Shell Qual:</b> ABOVE AVERAGE
<b>Actual Yr Built:</b> 1925	<b>Eff Yr Built:</b> 1922
<b>Roof Construction:</b> WOOD	<b>Roof Material:</b> OTHER
<b>Foundation Type:</b> CONC. BLOCK	<b>Condition:</b> NORMAL
<b>Heat Type:</b> 100% HOT WATER	<b>Cooling Type:</b> 0%
<b>%Electric Light:</b> 100%	<b>%Sprinkled:</b> 0%
<b># Plumbing Fix:</b> 5	<b>Zoning:</b> C100
<b>Neighborhood:</b>	<b>ID Code:</b>

COMMERCIAL COST APPROACH					
Item	Area	Rate	S/F	QF	Value
<b>Structure</b>					
SHELL COST:	8207		1.10	1.20	10832
<b>Basement</b>					
BASEMENT AREA	897	3.43	1.20	1.00	3692
<b>Interior Finish</b>					
APARTMENT FINISH	697	5.77	1.00	1.00	5175
RETAIL/REST	897	5.80	1.00	1.00	5202
<b>Heating/Cooling</b>					
HOT WATER	1794	1.47	1.20	1.10	3480
<b>Electric Lighting</b>					
ELECTRICAL	1794	2.25	1.20	1.10	5328
<b>Sprinkler System</b>					
<b>Plumbing System</b>					
PLUMBING	5	450.00	1.00	1.00	2250

Scale: 20

Width	Len	GrndSF	Ht	Cl	Sty	GrossSF	Rate	Cost
A: 18	29	522	20	103	2.0/B	1044	9.15	4776
B: 15	25	375	20	103	2.0/B	750	9.15	3431

INTERIOR FINISH	
<b>Apartment:</b> 50%	<b>Retail:</b> 50%
<b>Office:</b> 0%	<b>Prof/Equi:</b> 0%
<b>Bank/Equiv:</b> 0%	<b>Bsmt Fin:</b> 0%

APARTMENT UNITS			
<b>Efficiency:</b> 0	<b>#1 Bed/1 Bath:</b> 0		
<b>#2 Bed:</b> 1	<b>#2 Bed/2 Bath:</b> 0		
<b>#3 Bed:</b> 0	<b>#3 Bed/2 Bath:</b> 0		
<b>Total Number of Apt Units:</b> 1			

NOTES	
5 Ngh 05 Id Bby	
1995Aa= 1St Fl Int.Rehab into Laundry;mat-Added New Wall,F	
+Ceil Finish,New Wiring,20 Washers/7 Dryers,Remove P-	
Fix Bath,Added Laundry Tub. 2Nd Fl- Vacant Apt- Minor R	
Modifig. 70% Compl As Of 9/95, Est. Complete 10/95 As P	
Contractor:	
<b>Gross Sq Ft:</b> 1794	
<b>Ground Sq Ft:</b> 897	
<b>Old B:</b> 2020	<b>Date of Value:</b> 10/02/94
<b>Old L:</b> 47	<b>Printed:</b> 08/22/95

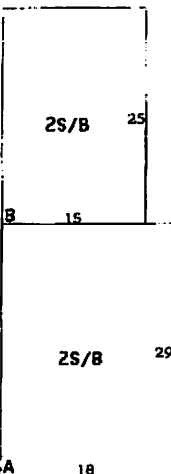
<b>Base Cost:</b> 35959	<b>CCF:</b> 1.70	<b>Cost New:</b> 61130
<b>Age Depr:</b> 22 %	<b>Phys Depr:</b> 0 %	<b>Net Cond:</b> 78 %
<b>Func Depr:</b> 0 %	<b>Econ Depr:</b> 0 %	<b>Bldg Value:</b> 47681

Flat Add Computations			
<b>THIS PRC VALUE:</b>			47500
<b>ADDITIONAL BUILDINGS:</b>			0
<b>Land:</b> 4,500	<b>Impr:</b> 47,600	<b>Total:</b>	52,100

**Block:** 694    **Land Desc:** 16X71    M141    **Owners Name:** SEGAL, BEVERLY    **Land:** 4,800    **Exemption:**    **Net Taxable Value:**    **Deductio**  
**Lot:** 33    **Bldg Desc:** BH    **Street Address:** 509 FIRESIDE LANE    **Bank:** 0    **Impr:** 26,200    **Code:**    **Cd No-C**  
**Qual:**    **Add Lots:**    **City & State:** CHERRY HILL NJ    **Zip:** 08003    **Total:** 31,000    **Value:** 0    31,000  
**Card:** M (#1 of 1)    **Acreeage:** 0.000    **Class:** 4A    **Property Loc:** 1188 YORKSHIP SD    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	04/22/94	04686/00669		1	2003	4800	26200	31000				
					2004	4800	26200	31000				

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH				
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value		
013	071	000	C100	350	0	87	00	100	3965	STORE/APTMT	Structure							
003	069	000	C100	350	0	84	00	100	882	Pred Occupancy: TENANT	SHELL COST:	8207		1.10	1.00	9027		
										Pred Use Type: COMM	Pred Shell Qual: AVERAGE	Basement	897	3.43	1.00	3076		
										Actual Yr Built: 1925	Eff Yr Built: 1954	Basement AREA						
										Roof Construction: WOOD	Roof Material: OTHER	Interior Finish						
										Foundation Type: CONC. BLOCK	Condition: NORMAL							
										Heat Type: 100% HOT WATER	Cooling Type: 0%	Heating/Cooling	1794	1.47	1.00	2888		
										%Electric Light: 100%	%Sprinkled: 0%	Electric Lighting	1794	2.25	1.00	4431		
										# Plumbing Fix: 7	Zoning: C100	Sprinkler System						
										Neighborhood:	ID Code:	Plumbing System	7	450.00	1.00	3150		
										INTERIOR FINISH								
										Apartment: 0%	Retail: 0%							
										Office: 0%	Prof/Eqvt: 0%							
										Bank/Equiv: 0%	Bemt Fin: 0%							
										APARTMENT UNITS								
										Efficiency: 0	#1 Bed/1 Bath: 0	Base Cost: 22572	CCF: 1.70			Cost New: 38372		
										#2 Bed: 0	#2 Bed/2 Bath: 0	Age Depr: 27%	Phys Depr: 10%			Net Cond: 53%		
										#3 Bed: 0	#3 Bed/2 Bath: 0	Func Depr: 5%	Econ Depr: 10%			Bldg Value: 20337		
										Total Number of Apt Units: 0		Flat Add Computations						
												RETAIL FINISH=1ST FL=897 X 9.86 X 35%				3100		
												APTMT FINISH=2ND FL=897 X 7.89 X 35%				2800		
										NOTES								
										008000 07/83 Ngh 05 Id 23Y								
										Apt Rent \$300 P/M Not Incl Util 2Nd Fl Apt								
										2 Bed 1 Bath 1 Kit 1 Liv 1St Fl Is Storage For								
										Pharmacy Equipment(Not Rented)								
										Sale 7/83 \$8,000 Renovations After Sale.								
										Flt-88								
										Gross Sq Ft: 1794		THIS PRC VALUE:				26200		
										Ground Sq Ft: 897		ADDITIONAL BUILDINGS:						
										Old B: 2020	Date of Value: 10/01/94	Land: 4,800	Impr: 26,200	Total: 31,000				
										Old L: 33	Printed: 03/22/05							



	Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A:	18	29	522	20	103	2.0/B	1944	9.15	4776
B:	15	25	375	20	103	2.0/B	750	9.15	3431

**Block:** 712    **Land Desc:** 36X208 M141    **Owners Name:** KEITH LAURIE LLC    **Land:** 51,900    **Exemption**    **Net Taxable Value**    **Deduct**  
**Lot:** 1    **Bldg Desc:** BB    **Street Address:** 36 LONGWOOD DR    **Bank:** 00683    **Impr:** 227,400    **Code:**    **Cd No-0**  
**Qual:**    **Add Lots:**    **City & State:** SICKLERVILLE NJ    **Zip:** 08081    **Total:** 279,300    **Value:** 0    **279,300**  
**Card:** M (#1 of 1)    **Acreage:** 0.000    **Class:** 4A    **Property Loc:** 2999 MT EPHRAIM AVE    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY				
Grantor	Date	Book/Page	Price	Nu#
PERNATIN, LLC	02/28/02	05220/00217	365000	
	04/19/99	05014/00913	325000	
2999 MT EPHRAIM REALTY	04/19/99	5014 /913	325000	

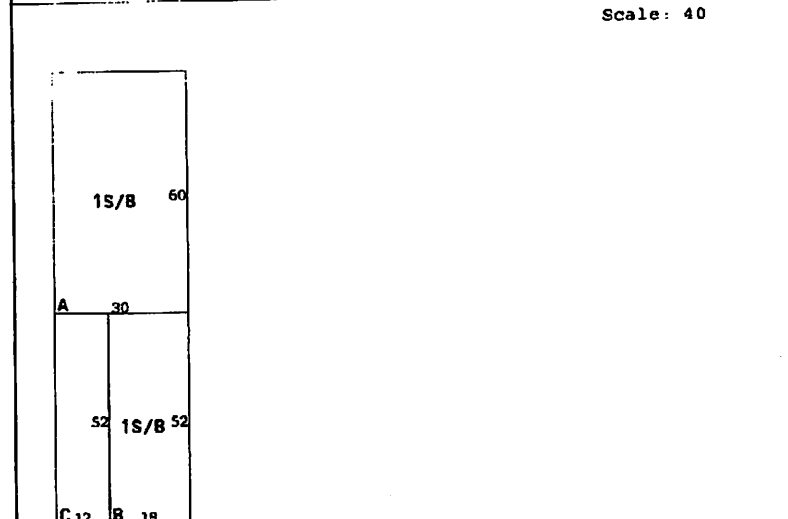
ASSESSMENT HISTORY			
Year	Land	Impr	Total
2003	51900	227400	279300
2004	51900	227400	279300

BUILDING PERMITS/REMARKS			
Date	Work Description	Amount	Compl.

LAND CALCULATIONS									
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value
206	C36	000	C100	400	0	63	00	100	51912
Units									Value
<b>Total Land Value:</b>									51,912

BUILDING INFORMATION	
<b>Predominant Bldg Use:</b> STORE/SHOP	
<b>Pred Occupancy:</b> OWNER	<b>Pred Shell Type:</b> BRICK
<b>Pred Use Type:</b> COMM	<b>Pred Shell Qual:</b> GOOD
<b>Actual Yr Built:</b> 1921	<b>Eff Yr Built:</b> 1988
<b>Roof Construction:</b> WOOD	<b>Roof Material:</b> OTHER
<b>Foundation Type:</b> CONCRETE	<b>Condition:</b> EXCELLENT
<b>Heat Type:</b> 68% FWA	<b>Cooling Type:</b> 68% CENTRAL
<b>%Electric Light:</b> 100%	<b>%Sprinkled:</b> 0%
<b># Plumbing Fix:</b> 11	<b>Zoning:</b> C100
<b>Neighborhood:</b>	<b>ID Code:</b>

COMMERCIAL COST APPROACH					
Item	Area	Rate	S/F	QF	Value
<b>Structure</b>					
SHELL COST:	24493		1.00	1.40	34290
<b>Basement</b>					
BASEMENT AREA	3360	3.43	1.40	1.00	16134
BASEMENT FINISH	1545	4.75	1.40	1.00	10274
<b>Interior Finish</b>					
<b>Heating/Cooling</b>					
PWA	2284	1.47	1.40	1.10	5161
CENTRAL	2284	1.28	1.40	1.10	4499
<b>Electric Lighting</b>					
ELECTRICAL	3360	2.25	1.40	1.00	10584
<b>Sprinkler System</b>					
<b>Plumbing System</b>					
PLUMBING	11	450.00	1.00	1.00	4950



INTERIOR FINISH			
<b>Apartment:</b> 0%	<b>Retail:</b> 0%		
<b>Office:</b> 0%	<b>Prof/Equit:</b> 0%		
<b>Bank/Equiv:</b> 0%	<b>Rest Fin:</b> 46%		
APARTMENT UNITS			
<b>Efficiency:</b> 0	<b>#1 Bed/1 Bath:</b> 0		
<b>#2 Bed:</b> 0	<b>#2 Bed/2 Bath:</b> 0		
<b>#3 Bed:</b> 0	<b>#3 Bed/2 Bath:</b> 0		
<b>Total Number of Apt Units:</b> 0			

<b>Base Cost:</b> 85892	<b>CCF:</b> 1.70	<b>Cost New:</b> 146016
<b>Age Depr:</b> 3 %	<b>Phys Depr:</b> 0 %	<b>Net Cond:</b> 97 %
<b>Func Depr:</b> 0 %	<b>Econ Depr:</b> 0 %	<b>Bldg Value:</b> 141635

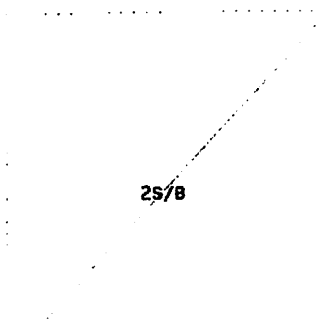
Flat Add Computations	
PV05-ASP PAVING 2400 SF X .95/SF @90%	2100
CS01-COOLER BOX 10X10X19.67/SF X 90%	1800
BRICK SECTION 100X30 X 8.00 X 90%	21600
ACCESSORY FLAT ADD-	60300

	Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A:	30	60	1800	12	105	1.0/B	1800	7.29	13122
B:	18	52	936	12	103	1.0/B	936	7.29	6823
C:	12	52	624	12	103	1.0/B	624	7.29	4548

NOTES	
\$ 085000 07/84 Nsh 05 Id 23Y	
Bldg Purch For 110,000 7/84 Bldg Appr For 190,000 3/6/8	
Incl Bus By Friday Agcy Appr & Consultants 1991 As= Rejo-	
Vations Of Existing Store Area @ Rear (Delmonte News)	
Also Added Central Air 68% Of Bldg. Work Completed 8/9	
2002 County Appeal	
Sale 1:	325000 04/19/99
<b>Gross Sq Ft:</b>	3360
<b>Ground Sq Ft:</b>	3360
<b>Old B:</b> 2094	<b>Date of Value:</b> 10/01/94
<b>Old L:</b> 1	<b>Printed:</b> 08/22/05

<b>THIS PRC VALUE:</b>	227400
<b>ADDITIONAL BUILDINGS:</b>	0
<b>Land:</b> 51,900	<b>Impr:</b> 227,400
<b>Total:</b>	279,300

**Block:** 694 **Land Desc:** 34X60 M141 **Owners Name:** DEVELIN, MICHAEL H C ET UX **Land:** 4,800 **Exemption** **Net Taxable Value** **Deductio**  
**Lot:** 46 **Bldg Desc:** BH **Street Address:** 2993 TUCKAHOE RD **Bank:** 0 **Impr:** 31,400 **Code:** **Cd No-0**  
**Qual:** **Add Lots:** **City & State:** CAMDEN NJ **Zip:** 08104 **Total:** 36,200 **Value:** 0 **36,200**  
**Card:** M (#1 of 1) **Acreage:** 0.000 **Class:** 4A **Property Loc:** 1184 YORKSHIP SQ **Map:** **Municipality:** CAMDEN CITY

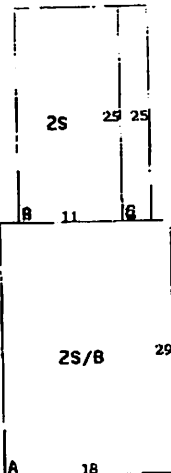
SALES HISTORY						ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS																									
Grantor	Date	Book/Page	Price	Nu#		Year	Land	Impr	Total	Date	Work Description	Amount	Compl.																						
	11/09/84	04012/00307	23000			2003	4800	31400	36200																										
						2004	4800	31400	36200																										
LAND CALCULATIONS						BUILDING INFORMATION				COMMERCIAL COST APPROACH																									
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:		Item	Area	Rate	S/F	QF	Value																		
334	040	000	C100	350		0	68	60	4862	STORE/APTMT		Structure																							
						<b>Pred Occupancy:</b> TENANT <b>Pred Use Type:</b> COMM <b>Actual Yr Built:</b> 1925 <b>Roof Construction:</b> WOOD <b>Foundation Type:</b> CONC. BLOCK <b>Heat Type:</b> 100% HOT WATER <b>%Electric Light:</b> 100% <b># Plumbing Fix:</b> 6 <b>Neighborhood:</b>				<b>Pred Shell Type:</b> BRICK <b>Pred Shell Qual:</b> GOOD <b>Eff Yr Built:</b> 1950 <b>Roof Material:</b> OTHER <b>Condition:</b> EXCELLENT <b>Cooling Type:</b> 0% <b>%Sprinkled:</b> 0% <b>Zoning:</b> C100 <b>ID Code:</b>				SHELL COST: 6222 BASEMENT AREA: 680 INTERIOR FINISH HEATING/COOLING HOT WATER: 1360 ELECTRIC LIGHTING ELECTRICAL: 1360 SPRINKLER SYSTEM PLUMBING SYSTEM PLUMBING: 6																					
						<b>Units</b> <b>Rate</b> <b>Site</b> <b>Cond</b> <b>Value</b> <b>Total Land Value:</b> 4,862				<b>Interior Finish</b> APARTMENT: 0% OFFICE: 0% BANK/EQUIV: 0% RETAIL: 0% PROF/EQVT: 0% BEMT FIN: 0%				HEATING/COOLING HOT WATER: 1360 ELECTRIC LIGHTING ELECTRICAL: 1360 SPRINKLER SYSTEM PLUMBING SYSTEM PLUMBING: 6																					
						<b>APARTMENT UNITS</b> Efficiency: 0 #2 Bed: 0 #3 Bed: 0 #1 Bed/1 Bath: 0 #2 Bed/2 Bath: 0 #3 Bed/2 Bath: 0 <b>Total Number of Apt Units:</b> 0				<b>Base Cost:</b> 23324 <b>Age Depr:</b> 26% <b>Func Depr:</b> 5% <b>CCF:</b> 1.70 <b>Phys Depr:</b> 5% <b>Econ Depr:</b> 0% <b>Cost New:</b> 39650 <b>Net Cond:</b> 65% <b>Bldg Value:</b> 25772				<b>Flat Add Computations</b> OFFICE FINISH=1ST FL=698 X 11.54 X 45% APTMT FINISH=2ND FL=698 X 7.82 X 50% 3000 2700																					
						<b>NOTES</b> S 023000 12/84 Nrh 05 id 23V Sale 12/84 \$23,000 Can't Verify 1st Fl Vacant Office 2nd Fl Apt 2-Bed 1-Bath-1Ki 1 Liv Rent Approx 250.00 P/M Not Inc Utilities 1992 County Appeal Fjl-88				<b>Plumbing System</b> PLUMBING: 6				<b>THIS PRC VALUE:</b> 31400 <b>ADDITIONAL BUILDINGS:</b> 0																					
Scale: 20 						<b>APARTMENT UNITS</b> Efficiency: 0 #2 Bed: 0 #3 Bed: 0 #1 Bed/1 Bath: 0 #2 Bed/2 Bath: 0 #3 Bed/2 Bath: 0 <b>Total Number of Apt Units:</b> 0				<b>Base Cost:</b> 23324 <b>Age Depr:</b> 26% <b>Func Depr:</b> 5% <b>CCF:</b> 1.70 <b>Phys Depr:</b> 5% <b>Econ Depr:</b> 0% <b>Cost New:</b> 39650 <b>Net Cond:</b> 65% <b>Bldg Value:</b> 25772				<b>Flat Add Computations</b> OFFICE FINISH=1ST FL=698 X 11.54 X 45% APTMT FINISH=2ND FL=698 X 7.82 X 50% 3000 2700																					
A: <table border="1"> <tr> <th>Width</th> <th>Len</th> <th>GrndSF</th> <th>Ht</th> <th>Cla</th> <th>Sty</th> <th>GrossSF</th> <th>Rate</th> <th>Cost</th> </tr> <tr> <td>0</td> <td>6</td> <td>680</td> <td>20</td> <td>103</td> <td>2.0/B</td> <td>1360</td> <td>3.15</td> <td>5222</td> </tr> </table>						Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost	0	6	680	20	103	2.0/B	1360	3.15	5222	<b>Interior Finish</b> APARTMENT: 0% OFFICE: 0% BANK/EQUIV: 0% RETAIL: 0% PROF/EQVT: 0% BEMT FIN: 0%				<b>Plumbing System</b> PLUMBING: 6				<b>THIS PRC VALUE:</b> 31400 <b>ADDITIONAL BUILDINGS:</b> 0			
Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost																											
0	6	680	20	103	2.0/B	1360	3.15	5222																											
						<b>APARTMENT UNITS</b> Efficiency: 0 #2 Bed: 0 #3 Bed: 0 #1 Bed/1 Bath: 0 #2 Bed/2 Bath: 0 #3 Bed/2 Bath: 0 <b>Total Number of Apt Units:</b> 0				<b>Base Cost:</b> 23324 <b>Age Depr:</b> 26% <b>Func Depr:</b> 5% <b>CCF:</b> 1.70 <b>Phys Depr:</b> 5% <b>Econ Depr:</b> 0% <b>Cost New:</b> 39650 <b>Net Cond:</b> 65% <b>Bldg Value:</b> 25772				<b>Flat Add Computations</b> OFFICE FINISH=1ST FL=698 X 11.54 X 45% APTMT FINISH=2ND FL=698 X 7.82 X 50% 3000 2700																					
						<b>NOTES</b> S 023000 12/84 Nrh 05 id 23V Sale 12/84 \$23,000 Can't Verify 1st Fl Vacant Office 2nd Fl Apt 2-Bed 1-Bath-1Ki 1 Liv Rent Approx 250.00 P/M Not Inc Utilities 1992 County Appeal Fjl-88				<b>Plumbing System</b> PLUMBING: 6				<b>THIS PRC VALUE:</b> 31400 <b>ADDITIONAL BUILDINGS:</b> 0																					
						<b>APARTMENT UNITS</b> Efficiency: 0 #2 Bed: 0 #3 Bed: 0 #1 Bed/1 Bath: 0 #2 Bed/2 Bath: 0 #3 Bed/2 Bath: 0 <b>Total Number of Apt Units:</b> 0				<b>Base Cost:</b> 23324 <b>Age Depr:</b> 26% <b>Func Depr:</b> 5% <b>CCF:</b> 1.70 <b>Phys Depr:</b> 5% <b>Econ Depr:</b> 0% <b>Cost New:</b> 39650 <b>Net Cond:</b> 65% <b>Bldg Value:</b> 25772				<b>Flat Add Computations</b> OFFICE FINISH=1ST FL=698 X 11.54 X 45% APTMT FINISH=2ND FL=698 X 7.82 X 50% 3000 2700																					
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						<b>APARTMENT UNITS</b> Efficiency: 0 #2 Bed: 0 #3 Bed: 0 #1 Bed/1 Bath: 0 #2 Bed/2 Bath: 0 #3 Bed/2 Bath: 0 <b>Total Number of Apt Units:</b> 0				<b>Base Cost:</b> 23324 <b>Age Depr:</b> 26% <b>Func Depr:</b> 5% <b>CCF:</b> 1.70 <b>Phys Depr:</b> 5% <b>Econ Depr:</b> 0% <b>Cost New:</b> 39650 <b>Net Cond:</b> 65% <b>Bldg Value:</b> 25772				<b>Flat Add Computations</b> OFFICE FINISH=1ST FL=698 X 11.54 X 45% APTMT FINISH=2ND FL=698 X 7.82 X 50% 3000 2700																					
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**Block:** 694 **Land Desc:** 15X69 M141 **Owners Name:** SCHNEIDER ALAN B **Land:** 4,500 **Exemption:** **Net Taxable Value:** **Location:**  
**Lot:** 43 **Bldg Desc:** BH **Street Address:** 234 EMERALD AVE **Bank:** 00000 **Impr:** 28,800 **Code:** **Cd No-01**  
**Qual:** **Addl Lots:** **City & State:** WESTMONT NJ **Zip:** 08108 **Total:** 33,300 **Value:** 0 **Municipality:** CAMDEN CITY  
**Card:** M (1 of 1) **Acreage:** 0.000 **Class:** 2 **Property Loc:** 1212 YORKSHIP SQ **Map:**

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					2003	4500	28800	33300				
					2004	4500	28800	33300				

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH					
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:		Item	Area	Rate	S/F	QF	Value		
016	062	300	2100	350	0	81	00	100	4544	STORE/APTMT		Structure							
<b>Total Land Value:</b> 4,544										Pred Occupancy:		Pred Shell Type:							
										VACANT		BRICK							
										Pred Use Type:		Pred Shell Qual:							
										COMM		BELOW AVERAGE							
										Actual Yr Built:		Eff Yr Built:							
										1925		1932							
										Roof Construction:		Roof Material:							
										WOOD		OTHER							
										Foundation Type:		Condition:							
										CONC. BLOCK		FAIR							
										Heat Type: 100%		Cooling Type: 52%							
										HOT WATER		CENTRAL							
										%Electric Light: 100%		%Sprinkled: 0%							
										# Plumbing Fix: 7		Zoning: C100							
										Neighborhood:		ID Code:							
										INTERIOR FINISH									
										Apartment: 45%		Retail: 42%							
										Office: 13%		Prof/Eqvt: 0%							
										Bank/Equiv: 0%		Bsmt Fin: 0%							
										APARTMENT UNITS									
										Efficiency: 0		#1 Bed/1 Bath: 0							
										#2 Bed: 0		#2 Bed/2 Bath: 0							
										#3 Bed: 0		#3 Bed/2 Bath: 0							
										Total Number of Apt Units: 0									
										NOTES									
										\$ Ngh 05 Id 23Y									
										1St Fl See Lot 42		2Nd Fl 2 Bed Apt 1-Bath 1Ki							
										1 Liv Rent Approx 225.00 P/M Not Incl Util									
										1993 Aa = 100% Rehab Of 1St Fl, New Shrk. Elec. Etc. Add									
										Ed C/A To 1St Fl All Work Completed 7/92.									
										1995 County Appeal N/C Dlop									
										Gross Sq Ft: 1669		THIS PRC VALUE: 28800							
										Ground Sq Ft: 872		ADDITIONAL BUILDINGS: 0							
										Old B: 2020		Date of Value: 10/31/94		Land: 4,500		Impr: 28,800		Total: 33,300	
										Old L: 42		Printed: 06/22/05							



	Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A:	18	29	522	20	103	2.0/B	1044	9.15	4775
B:	11	25	275	20	103	2.0	550	9.15	2516
C:	3	25	75	10	103	1.0	75	7.29	546

Block: 712 Land Desc: 36X208 M141 Owners Name: KEITH LAURIE LLC Land: 51,900 Exemption Net Taxable Value Deductible  
 Lot: 1 Bldg Desc: BB Street Address: 36 LONGWOOD DR Bank: 00683 Impr: 227,400 Code: Cd No-  
 Qust: Addl Lots: City & State: SICKLERVILLE NJ Zip: 08081 Total: 279,300 Value: 0 279,300  
 Card: M (#1 of 1) Acreage: 0.000 Class: 4A Property Loc: 2999 MT EPHRAIM AVE Map: Municipality: CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
PERNATH, LLC	02/28/02	05220/00217	365000		2003	51900	227400	279300				
	04/19/99	05016/00913	325000		2004	51900	227400	279300				
2999 MT EPHRAIM REALTY	04/19/99	05016 /913	325000									

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH				
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value		
206	C36	000	C100	400	0	63	00	100	51912	STORE/SHOP	Structure							
Units										Pred Occupancy:	Pred Shell Type:							
Rate										OWNER	BRICK							
Site										Pred Use Type:	Pred Shell Qual:							
Cond										COMM	GOOD							
Value										Actual Yr Built:	Eff Yr Built:							
Total Land Value: 51,912										1921	1988							
Scale: 40										Roof Construction:	Roof Material:							
										WOOD	OTHER							
										Foundation Type:	Condition:							
										CONCRETE	EXCELLENT							
										Heat Type:	Cooling Type:							
										FWA	CENTRAL							
										%Electric Light:	%Sprinkled:							
										100%	0%							
										# Plumbing Fix:	Zoning:							
										11	C100							
										Neighborhood:	ID Code:							
										INTERIOR FINISH								
										Apartment:	0%	Retail:	0%					
										Office:	0%	Prof/Equv:	0%					
										Bank/Equiv:	0%	Bemt Fin:	46%					
										APARTMENT UNITS								
										Efficiency:	0	#1 Bed/1 Bath:	0					
										#2 Bed:	0	#2 Bed/2 Bath:	0					
										#3 Bed:	0	#3 Bed/2 Bath:	0					
										Total Number of Apt Units:	0							
										NOTES								
										\$ 085000 07/84 Nsh 051d 23Y								
										Bldg Purch For 110,000 7/84 Bldg Appr For 190,000 3/08								
										Incl Bus By Friday Avcy Appr & Consultants 1991 As = Reso-								
										Vations Of Existing Store Area @ Rear (Delmonte News)								
										Also Added Central Air 60% Of Bldg. Work Completed 8/9								
										2002 County Appeal								
										Sale 1: 325000 04/19/99								
										Gross Sq Ft: 1160								
										Ground Sq Ft: 1160								
										Old B: 2094 Date of Value: 10/01/94								
										Old L: 1 Printed: 08/22/05								
										THIS PRC VALUE: 227400								
										ADDITIONAL BUILDINGS: 0								
										Land: 51,900 Impr: 227,400 Total: 279,300								

Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A: 30	50	1500	12	155	1.0/B	1800	7.29	13122
B: 18	52	936	12	103	1.0/B	936	7.29	6823
C: 12	52	624	12	103	1.0/B	624	7.29	4548

Block: 694 Land Desc: 16X71 H141 Owners Name: SEGAL BEVERLY Land: 4,800 Exemption Net Taxable Value Deductio  
 Lot: 33 Bldg Desc: BH Street Address: 509 FIRESIDE LANE Bank: 0 Impr: 26,200 Code: 31,000 Cd No-C  
 Qual: Addi Lots: CHERRY HILL NJ Zip: 08003 Total: 31,000 Value: 0  
 Card: M (1 of 1) Acreage: 0.000 Class: 4A Property Loc: 1198 YORKSHIP SQ Map: Municipality: CAMDEN CITY

SALES HISTORY										ASSESSMENT HISTORY			BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr.	Total		Date	Work Description	Amount	Compl.			
	04/22/94	04686/00669		1	2003	4800	26200	31000								
					2004	4800	26200	31000								

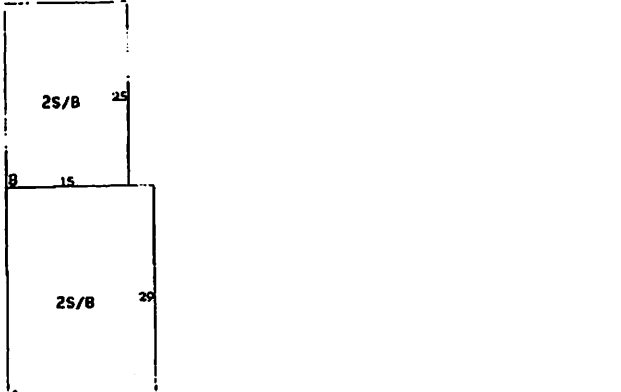
  

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH				
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value		
013	071	000	C100	350	0	87	00	100	1965	STORE/APTMT	Structure	8207		1.10	1.00	9027		
003	069	000	C100	350	0	84	00	100	882	Pred Occupancy: TENANT	Basement	897	3.43	1.00	1.00	3076		
										Pred Use Type: COMM	Basement AREA							
										Actual Yr Built: 1925	Interior Finish							
										Roof Construction: WOOD	Heating/Cooling	1794	1.47	1.00	1.10	2888		
										Foundation Type: CONC. BLOCK	HOT WATER							
										Heat Type: 100% HOT WATER	Electric Lighting	1794	2.25	1.00	1.10	4431		
										%Electric Light: 100%	Electrical							
										# Plumbing Fbr: 7	Sprinkler System							
										Neighborhood:	Plumbing System	7	450.00	1.00	1.00	3150		
											PLUMBING							
											Base Cost: 22572	CCF: 1.70				Cost New: 38372		
											Age Depr: 27%	Phys Depr: 10%				Net Cond: 53%		
											Func Depr: 5%	Econ Depr: 10%				Bldg Value: 20337		
											Flat Add Computations							
											RETAIL FINISH-1ST FL-897 X 9.86 X 35%						3100	
											APTMT FINISH-2ND FL-897 X 7.89 X 35%						2800	
											NOTES							
											008000 07/83 Nxb 05 1d 23Y							
											Apt Rent \$300 P/M Not Incl Util 2Nd Fl Apt							
											2 Bed 1 Bath 1 Kit 1 Liv 1St Fl Is Storage For							
											Pharmacy Equipment (Not Rented)							
											Sale 7/83 \$8,000 Renovations After Sale							
											Flt-88							
											Gross Sq Ft: 1794							
											Ground Sq Ft: 897							
											Old B: 2020 Date of Value: 10/01/94							
											Old L: 33 Printed: 09/22/05							
											THIS PRC VALUE: 26200							
											ADDITIONAL BUILDINGS: C							
											Land: 4,800 Impr: 26,200 Total: 31,000							

Width	Len	GrndSF	Ht	Clc	Sty	GrossSF	Rate	Cost
A: 18	29	522	20	103	2.0/B	1944	9.15	4776
B: 15	25	375	20	103	2.0/B	750	9.15	3431



Scale: 20



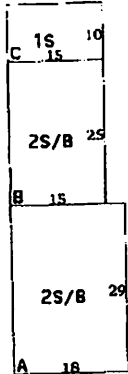


**Block:** 694 **Land Desc:** 15X115 M141 **Owners Name:** LEE CHIU WAI **Land:** 5,900 **Exemption:** **Net Taxable Value:** **Location:**  
**Lot:** 41 **Bldg Desc:** BHG **Street Address:** 1208 YORKSHIP SQ **Bank:** 00000 **Impr:** 36,100 **Code:** **Cd No-0**  
**Qual:** **Addl Lots:** **City & State:** CAMDEN NJ **Zip:** 08104 **Total:** 42,000 **Value:** 0 **42,000**  
**Card:** M (#1 of 1) **Acresage:** 0.000 **Class:** 4A **Property Loc:** 1208 YORKSHIP SQ **Map:** **Municipality:** CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	06/30/97	04894/00924	59900		2003	5900	36100	42000				
CHEN YONG LIANG & LING JIN MEI	06/30/97	04894/00924	59900		2004	5900	36100	42000				

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH														
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value												
016	115	000	C10?	359		0	106	00	100	5936	STORE/APTMT	Structure																
<table border="1"> <thead> <tr> <th>Units</th> <th>Rate</th> <th>Site</th> <th>Cond</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"><b>Total Land Value:</b></td> <td>5,936</td> </tr> </tbody> </table>										Units	Rate	Site	Cond	Value						<b>Total Land Value:</b>				5,936	Pred Occupancy: TENANT Pred Use Type: COMM Actual Yr Built: 1925 Roof Construction: WOOD Foundation Type: CONC. BLOCK Heat Type: 100% HOT WATER %Electric Light: 100% # Plumbing Fix: 6 Neighborhood:	Pred Shell Type: BRICK Pred Shell Qual: AVERAGE Eff Yr Built: 1954 Roof Material: OTHER Condition: NORMAL Cooling Type: 0% %Sprinkled: 0% Zoning: C100 ID Code:	SHELL COST: 9300 BASEMENT AREA: 897 HEATING/COOLING HOT WATER: 1944 ELECTRICAL: 1944 PLUMBING: 6 Base Cost: 23936 Age Depr: 27% Func Depr: 0%	1.10 1.00 10230 3.43 1.00 1.00 3076 1.47 1.00 1.10 3129 2.25 1.00 1.10 4801 450.00 1.00 1.00 2700 CCF: 1.70 Phys Depr: 0% Econ Depr: 0%
Units	Rate	Site	Cond	Value																								
<b>Total Land Value:</b>				5,936																								

Scale: 30



	Width	Len	GrndSF	Ht	Cl	Sty	GrossSF	Rate	Cost
A:	18	29	522	20	103	2.0/B	1044	7.15	4776
B:	15	25	375	20	103	2.0/B	750	9.15	3431
C:	15	10	150	10	103	1.0	150	7.29	1093

INTERIOR FINISH				APARTMENT UNITS				NOTES			
Apartment:	0%	Retail:	0%	Efficiency:	0	#1 Bed/1 Bath:	0	1900 Aa= Renovated 1Sr Fl.			
Office:	0%	Prof/Eqvt:	0%	#2 Bed:	0	#2 Bed/2 Bath:	0	To Spring Garden Restau. Incls. Existing Bath & Adde			
Bank/Equip:	0%	Basmt Fin:	0%	#3 Bed:	0	#3 Bed/2 Bath:	0	3-Basin Sink. Est. Work Com- Pleted 11/89			
Total Number of Apt Units: 0				Gross Sq Ft: 1944				Ground Sq Ft: 1047			
Total Number of Apt Units: 0				Date of Value: 10/01/94				Printed: 08/22/05			
Total Number of Apt Units: 0				Old B: 2020				Old L: 41			
Total Number of Apt Units: 0				Land: 5,900				Impr: 36,100			
Total Number of Apt Units: 0				Total: 42,000				THIS PRC VALUE: 36100			
Total Number of Apt Units: 0				ADDITIONAL BUILDINGS: C							

**Block:** 694    **Land Desc:** 18X115 M141    **Owner's Name:** BUCKINGHAM THOMAS P ET UX    **Land:** 6,600    **Exemption Code:**    **Net Taxable Value:**    **Deductible Cd No-:**  
**Lot:** 40    **Bldg Desc:** BHG    **Street Address:** 2939 TUCKAHOE RD    **Bank:** 0    **Impr:** 27,800    **Code:**    **Value:** 0    **34,400**  
**Qual:**    **Addl Lots:**    **City & State:** CAMDEN NJ    **Zip:** 08104    **Total:** 34,400    **Municipality:** CAMDEN CITY  
**Card:** M (#1 of 1)    **Acres:** 0.000    **Class:** 4A    **Property Loc:** 1204 YORKSHIP SQ    **Map:**

SALES HISTORY				
Grantor	Date	Book/Page	Price	Nu#
	01/13/84	03946/00238	25000	

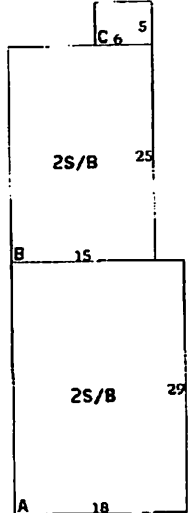
ASSESSMENT HISTORY			
Year	Land	Impr	Total
2003	6600	27800	34400
2004	6600	27800	34400

BUILDING PERMITS/REMARKS			
Date	Work Description	Amount	Compl.

LAND CALCULATIONS										
Front	Depth	SerBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	
018	115	000	C100	350		0	106	00	100	6678
				Units	Rate	Site	Cond	Value		
				<b>Total Land Value:</b>				6,678		

BUILDING INFORMATION	
<b>Predominant Bldg Use:</b>	STORE/APTMT
<b>Pred Occupancy:</b>	TENANT
<b>Pred Use Type:</b>	COMM
<b>Actual Yr Built:</b>	1925
<b>Roof Construction:</b>	WOOD
<b>Foundation Type:</b>	CONC. BLOCK
<b>Heat Type:</b>	HOT WATER
<b>%Electric Light:</b>	100%
<b># Plumbing Fix:</b>	7
<b>Neighborhood:</b>	
<b>Pred Shell Type:</b>	BRICK
<b>Pred Shell Qual:</b>	AVERAGE
<b>Est Yr Built:</b>	1928
<b>Roof Material:</b>	OTHER
<b>Condition:</b>	NORMAL
<b>Cooling Type:</b>	0%
<b>%Sprinkled:</b>	0%
<b>Zoning:</b>	C100
<b>ID Code:</b>	

COMMERCIAL COST APPROACH					
Item	Area	Rate	S/F	QF	Value
<b>Structure</b>					
SHELL COST:	9207		1.10	1.00	9027
<b>Basement</b>					
BASEMENT AREA	897	3.43	1.00	1.00	3076
<b>Interior Finish</b>					
<b>Heating/Cooling</b>					
HOT WATER	1794	1.47	1.00	1.10	2888
<b>Electric Lighting</b>					
ELECTRICAL	1794	2.25	1.00	1.10	4431
<b>Sprinkler System</b>					
<b>Plumbing System</b>					
PLUMBING	7	450.00	1.00	1.00	3150



	Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A:	18	25	522	20	103	2.0/B	1044	9.15	4776
B:	15	25	375	20	103	2.0/B	750	9.15	3431
C:	6	5	30	FD					

INTERIOR FINISH	
<b>Apartment:</b>	0%
<b>Office:</b>	0%
<b>Bank/Equiv:</b>	0%
<b>Retail:</b>	0%
<b>Prof/Equv:</b>	0%
<b>Bsmt Fin:</b>	0%

APARTMENT UNITS	
<b>Efficiency:</b>	0
<b>#2 Bed:</b>	0
<b>#3 Bed:</b>	0
<b>#1 Bed/1 Bath:</b>	0
<b>#2 Bed/2 Bath:</b>	0
<b>#3 Bed/2 Bath:</b>	0
<b>Total Number of Apt Units:</b>	0

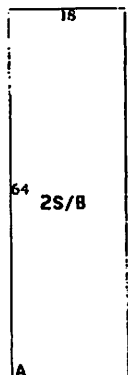
NOTES	
025000 01/84	Ngh 05 id 23Y
Sale 1/84 \$24,000 Ok No Val Of Improvements Added	
1St Fl Colonial Bake Shop Pays \$350 P/M Inc Water	
2Nd Fl 2-Bed Apr Kir Liv Bth Pays \$225 P/M Incl Water	
FJI-88	
<b>Gross Sq Ft:</b>	1794
<b>Ground Sq Ft:</b>	927
<b>Old B:</b>	2020
<b>Old L:</b>	40
<b>Date of Value:</b>	10/31/94
<b>Printed:</b>	08/22/95

<b>Base Cost:</b>	22572	<b>CCF:</b>	1.70	<b>Cost New:</b>	38372
<b>Age Depr:</b>	37%	<b>Phys Depr:</b>	0%	<b>Net Cond:</b>	59%
<b>Func Depr:</b>	0%	<b>Econ Depr:</b>	5%	<b>Bldg Value:</b>	22539
<b>Flat Add Computations</b>					
PATIO DECK 6X5X6.47 X 40t					100
14.1 DET GAR 9X28X10.03/SF @20t					300
RETAIL FINISH=1ST FL=897 X 9.86 X 30t					2700
APTMT FINISH=2ND FL=897 X 7.89 X 30t					2100
<b>THIS PRC VALUE:</b>					27600
<b>ADDITIONAL BUILDINGS:</b>					0
<b>Land:</b>	6,600	<b>Impr:</b>	27,800	<b>Total:</b>	34,400



**Block:** 694 **Land Desc:** 18X115 M141 **Owners Name:** SEGAL BEVERLY **Land:** 6,600 **Exemption:** **Net Taxable Value:** **Deduct:**  
**Lot:** 38 **Bldg Desc:** BH **Street Address:** 509 FIRESIDE LANE **Bank:** 00000 **Impr:** 26,400 **Code:** **Cd No**  
**Qual:** **Add Lots:** **City & State:** CHERRY HILL NJ **Zip:** 08003 **Total:** 33,000 **Value:** 0 **33,000**  
**Card:** M (#1 of 1) **Acres:** 0.000 **Class:** 2 **Property Loc:** 1200 YORKSHIP SQ **Map:** **Municipality:** CAMDEN CITY

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total		Date	Work Description	Amount	Compl				
	04/22/94	04686/00665		1	2003	6600	26400	33000									
					2004	6600	26400	33000									
LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH			
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value	
018	115	000	C100	350	C	105	20	100	6678	STORE/APTMT	Structure						
										<b>Pred Occupancy:</b>	<b>Pred Shell Type:</b>						
										TENANT	BRICK						
										<b>Pred Use Type:</b>	<b>Pred Shell Qual:</b>						
										COMM	AVERAGE						
										<b>Actual Yr Built:</b>	<b>Eff Yr Built:</b>						
										1925	1928						
										<b>Roof Construction:</b>	<b>Roof Material:</b>						
										WOOD	OTHER						
										<b>Foundation Type:</b>	<b>Condition:</b>						
										CONC. BLOCK	NORMAL						
										<b>Heat Type:</b> 100%	<b>Cooling Type:</b> 0%						
										HOT WATER							
										<b>%Electric Light:</b>	<b>%Sprinkled:</b>						
										100%	0%						
										<b># Plumbing Fix:</b>	<b>Zoning:</b>						
										6	C100						
										<b>Neighborhood:</b>	<b>ID Code:</b>						
										<b>INTERIOR FINISH</b>							
										<b>Apartment:</b> 0%	<b>Retail:</b> 0%						
										<b>Office:</b> 0%	<b>Prof/Eqvt:</b> 0%						
										<b>Bank/Equip:</b> 0%	<b>Bsmt Fin:</b> 0%						
										<b>APARTMENT UNITS</b>							
										<b>Efficiency:</b> 0	<b>#1 Bed/1 Bath:</b> 0						
										<b>#2 Bed:</b> 0	<b>#2 Bed/2 Bath:</b> 0						
										<b>#3 Bed:</b> 0	<b>#3 Bed/2 Bath:</b> 0						
										<b>Total Number of Apt Units:</b> 0							
										<b>NOTES</b>							
										020500 02/85 Ngr 05 Id 23Y							
										Sale 2/85 \$20,500 Added About 10,000 To Building							
										After Sale 1St Fl Now Vac. Waiting For Renter(1984 Ren							
										1St Fl Only 2Nd Fl 2Bed Apt 1Bath 1Kit							
										1Liv \$200 P/M Not Incl Util Friends Of Owner.Bad Plumb							
										Fl-88							
										<b>Gross Sq Ft:</b> 2304				THIS PRO VALUE: 26400			
										<b>Ground Sq Ft:</b> 1152				ADDITIONAL BUILDINGS: 0			
										<b>Old B:</b> 2020 <b>Date of Value:</b> 10/31/94				<b>Land:</b> 6,600 <b>Impr:</b> 26,400 <b>Total:</b> 33,000			
										<b>Old L:</b> 38 <b>Printed:</b> 06/22/05							



Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A: 18	64	1152	20	103	2.S/B	2304	2.15	12540



**Block:** 694    **Land Desc:** 16X115    **M141**    **Owners Name:** HEINE DAVID    **Land:** 5,600    **Exemption**    **Net Taxable Value**    **Deductible**  
**Lot:** 37    **Bldg Desc:** BHG    **304 LEXINGTON AVE**    **Bank:** 00000    **Impr:** 31,100    **Code:**    **Value:** 37,700    **Cd No-C**  
**Qual:**    **City & State:** PITMAN NJ    **Zip:** 08071    **Total:** 37,700    **Municipality:** CAMDEN CITY  
**Card:** M (#1 of 1)    **Acres:** 0.000    **Class:** 2    **Property Loc:** 1198 YORKSHIP SQ    **Map:**

**SALES HISTORY**

Grantor	Date	Book/Pg	Price	Nu#
	07/30/86	04148/00282	32000	

**LAND CALCULATIONS**

Front Depth	Setbk	Depth Table	Rate	DF	Tri	Topo	Value
01B	115	000	350	0.106	90	100	6678

**ASSESSMENT HISTORY**

Year	Land	Impr	Total
2003	6600	31100	37700
2004	6600	31100	37700

**BUILDING INFORMATION**

Predominant Bldg Use: STORE/APTMT

Pred Occupancy: BRICK

Pred Shell Type: BRICK

Pred Use Type: EXEMPT

Pred Shell Qual: BELOW AVERAGE

Actual Yr Built: 1925

Em Yr Built: 1936

Roof Construction: WOOD

Roof Material: OTHER

Condition: FAIR

Foundation Type: CONC. BLOCK

Heat Type: 100t

Hot Water: HOT WATER

%Electric Light: 100t

%Sprinkled: 0t

# Plumbing Fix: 6

Zoning: C100

Neighborhood: 6

ID Code:

**INTERIOR FINISH**

Apartment: 0t

Office: 0t

Bank/Equity: 0t

Efficiency: 0

#2 Bed: 0

#3 Bed: 0

Total Number of Apt Units: 0

**APARTMENT UNITS**

#1 Bed/1 Bath: 0

#2 Bed/2 Bath: 0

#3 Bed/2 Bath: 0

**NOTES**

032000 07/86 Nrb.05 Id.23V

15t Fl Fairview Youth Center 2nd Fl 3Bed Apt 1 Liv 1 Kit 1 Bath

Building For Sale Lenny 963-2526

May Be Presently Vacant

File-88

**COMMERCIAL COST APPROACH**

Item	Area	Rate	S/F	GF	Value
Structure	10540	1.10	0.80	0.90	9275
SHELL COST					
Basement	1152	3.43	0.80	1.00	3161
BASEMENT AREA					
Interior Finish					
Heating/Cooling	2304	1.47	0.80	1.10	2972
HOT WATER					
Electric Lighting	2304	2.25	0.80	1.10	4561
ELECTRICAL					
Sprinkler System					
Plumbing System	6	450.00	1.00	1.00	2700
PLUMBING					

**Flat Add Computations**

RETAIL FINISH-1ST FL-1152 X 9.86 X 30t

APTMT FINISH-2N FL -1152 X 7.89N X 30t

Base Coat	Age Depr	Func Depr	Phys Depr	Econ Depr	CCF	Cost New	Net Condi	Net Value
22669	35 %	0 %	0 %	0 %	1.70	38537	65 %	25049

**THIS PRC VALUE:** 31100

**ADDITIONAL BUILDINGS:** 0

**Land:** 5,600    **Impr:** 31,100    **Total:** 37,700

Block: 694 Land Desc: 1E X 115 M141 Owners Name: DE DURAN LIDIA Land: 6,600 Exemption Net Taxable Value Deduct  
 Lot: 36 Bldg Desc: BHG Street Address: 1196 YORKSHIP SQ Bank: 0 Impr: 30,800 Code: 37,400 Cd No-  
 Qual: Addi Lots: City & State: CAMDEN NJ Zip: 08104 Total: 37,400 Value: 0 37,400  
 Card: M (H1 of 1) Acreage: 0.000 Class: 4A Property Loc: 1196 YORKSHIP SQ Map: Municipality: CAMDEN CITY

SALES HISTORY				
Grantor	Date	Book/Page	Price	Nu#
ALEX JOSEPH	05/31/05	7844 /287	125000	
	06/07/00	05096/00171		1
ALEX JOSEPH & RAHMAN MOHAMMED	06/07/00	05096/00171		1,25
ALEX JONES	08/19/99	5047 /595	10000	1

ASSESSMENT HISTORY			
Year	Land	Impr.	Total
2003	6600	30800	37400
2004	6600	30800	37400

BUILDING PERMITS/REMARKS			
Date	Work Description	Amount	Compl.

LAND CALCULATIONS									
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value
018	115	000	C100	350		0	106	00	6678
Units									Value
Rate									Value
Site									Value
Cond									Value
Total Land Value:									6,678

BUILDING INFORMATION	
Predominant Bldg Use: STORE/APTMT	
Pred Occupancy: OWNER	Pred Shell Type: BRICK
Pred Use Type: COMM	Pred Shell Qual: AVERAGE
Actual Yr Built: 1925	Eff Yr Built: 1928
Roof Construction: WOOD	Roof Material: OTHER
Foundation Type: CONC. BLOCK	Condition: NORMAL
Heat Type: 100% HOT WATER	Cooling Type: 0%
%Electric Light: 100%	%Sprinkled: 0%
# Plumbing Fix: 7	Zoning: C100
Neighborhood:	ID Code:

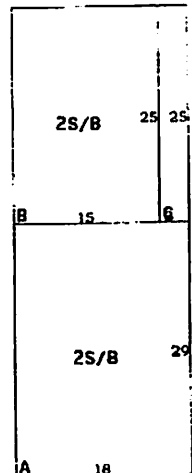
COMMERCIAL COST APPROACH					
Item	Area	Rate	S/F	QF	Value
Structure					
SHELL COST:	8753		1.10	1.00	9628
Basement					
BASEMENT AREA	972	3.43	1.00	1.00	3333
Interior Finish					
Heating/Cooling					
HOT WATER	1965	1.47	1.00	1.10	3005
Electric Lighting					
ELECTRICAL	1869	2.25	1.00	1.10	4616
Sprinkler System					
Plumbing System					
PLUMBING	7	450.00	1.00	1.00	3150

INTERIOR FINISH			
Apartment:	0%	Retail:	0%
Office:	0%	Prof/Eqvt:	0%
Bank/Equiv:	0%	Bemt Fln:	0%

APARTMENT UNITS			
Efficiency:	0	#1 Bed/1 Bath:	0
#2 Bed:	0	#2 Bed/2 Bath:	0
#3 Bed:	0	#3 Bed/2 Bath:	0
Total Number of Apt Units: 0			

NOTES	
\$ 92,500 11/88	Ngh 05 Id 23Y
Sale 6/86 \$79,000	1st Fl Subs & Deli Shop
(Owner Occ)	2nd Fl 2 Bed Apt 1 Kit 1 Li
1 Bath Rent \$285 P/M Inc Ht 1995 As Installed Fire & Smoke Alarm Compl. 2/95 No Value Added	
FJI-88	
Gross Sq Ft: 1869	
Ground Sq Ft: 972	
Old B: 2020	Date of Value: 10/01/94
Old L: 16	Printed: 08/22/05

Base Cost:	23735	CCF:	1.70	Cost New:	40351
Age Depr:	37 %	Phys Depr:	0 %	Net Cond:	63 %
Func Depr:	0 %	Econ Depr:	0 %	Bldg Value:	25421
Flat Add Computations					
14.1DET GAR(BL/SL)10X18X10.03/SF 320t					400
RETAIL FINISH-1ST FL-972 X 9.86 X 30t					2900
APTMT FINISH-1ST FL-897 X 7.89 X 30t					2100
THIS PRC VALUE:					30800
ADDITIONAL BUILDINGS:					C
Land:	6,600	Impr:	30,800	Total:	37,400



	Width	Len	GrndSF	Ht	Cl	Sty	GrossSF	Rate	Cost
A:	18	29	522	20	103	2.0/B	1044	9.15	4776
B:	15	25	375	20	103	2.0/B	750	9.15	3431
C:	3	25	75	10	103	1.0/B	75	7.29	546

**Block:** 694    **Land Desc:** 18X115 M141    **Owners Name:** SEGAL BEVERLY    **Land:** 6,600    **Exemption Code:**    **Net Taxable Value:**    **Deduct Cd No:**  
**Lot:** 45    **Bldg Desc:** BRG    **Street Address:** 509 FIRESIDE LANE    **Bank:** 0    **Impr:** 28,400    **Code:**    **Value:** 0    **35,000**  
**Qual:**    **Add Lots:**    **City & State:** CHERRY HILL NJ    **Zip:** 08003    **Total:** 35,000    **Municipality:** CAMDEN CITY  
**Card:** M (#1 of 1)    **Acreage:** 0.000    **Class:** 4A    **Property Loc:** 1194 YORKSHIP SQ    **Map:**

SALES HISTORY				
Grantor	Date	Book/Page	Price	Nu#
	04/22/94	04686/00673		1

ASSESSMENT HISTORY			
Year	Land	Impr	Total
2003	6600	28400	35000
2004	6600	28400	35000

BUILDING PERMITS/REMARKS			
Date	Work Description	Amount	Compl.

LAND CALCULATIONS									
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value
018	115	000	C100	350		0	100	00	100
									6678
				Units	Rate	Site	Cond	Value	
									Total Land Value: 6,678

BUILDING INFORMATION	
<b>Predominant Bldg Use:</b> STORE/APTMT	
<b>Pred Occupancy:</b> TENANT	<b>Pred Shell Type:</b> BRICK
<b>Pred Use Type:</b> COMM	<b>Pred Shell Qual:</b> GOOD
<b>Actual Yr Built:</b> 1925	<b>Est Yr Built:</b> 1975
<b>Roof Construction:</b> WOOD	<b>Roof Material:</b> OTHER
<b>Foundation Type:</b> CONC. BLOCK	<b>Condition:</b> EXCELLENT
<b>Heat Type:</b> 100% HOT WATER	<b>Cooling Type:</b> 52% CENTRAL
<b>%Electric Light:</b> 100%	<b>%Sprinkled:</b> 0%
<b># Plumbing Fix:</b> 10	<b>Zoning:</b> C100
<b>Neighborhood:</b>	<b>ID Code:</b>

COMMERCIAL COST APPROACH					
Item	Area	Rate	S/F	QF	Value
<b>Structure</b>					
SHELL COST:	8753		1.10	1.40	13479
<b>Basement</b>					
BASEMENT AREA	897	3.43	1.40	1.00	4307
<b>Interior Finish</b>					
<b>Heating/Cooling</b>					
HOT WATER	1869	1.47	1.40	1.10	4223
CENTRAL	971	1.28	1.40	1.20	2087
<b>Electric Lighting</b>					
ELECTRICAL	1869	2.25	1.40	1.10	6466
<b>Sprinkler System</b>					
<b>Plumbing System</b>					
PLUMBING	10	450.00	1.00	1.00	4500

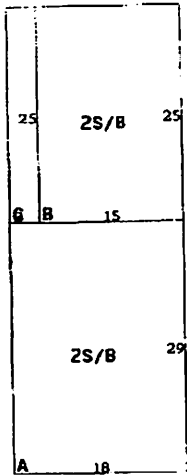
INTERIOR FINISH	
<b>Apartment:</b> 0%	<b>Retail:</b> 0%
<b>Office:</b> 0%	<b>Prof/Eqvt:</b> 0%
<b>Bank/Equiv:</b> 0%	<b>Barnt Fin:</b> 0%

APARTMENT UNITS			
<b>Efficiency:</b> 0	<b>#1 Bed/1 Bath:</b> 0		
<b>#2 Bed:</b> 0	<b>#2 Bed/2 Bath:</b> 0		
<b>#3 Bed:</b> 0	<b>#3 Bed/2 Bath:</b> 0		
<b>Total Number of Apt Units:</b> 0			

<b>Base Cost:</b> 35062	<b>CCF:</b> 1.70	<b>Cost New:</b> 59605
<b>Age Depr:</b> 15%	<b>Phys Depr:</b> 5%	<b>Net Cond:</b> 59%
<b>Func Depr:</b> 6%	<b>Econ Depr:</b> 20%	<b>Bldg Value:</b> 35166
<b>Flat Add Computations</b>		
RETAIL FINISH-1ST FL-972 X 11.54 X 45%		5100
APTMT FINISH-2ND FL-897 X 7.89 X 45%		3200

NOTES	
020000 12/84 Ngh 05 Id 23V	
Sale 12/84 \$20,000-Work Done After Sale Put About \$30,000	
1St Fl Univ Family Medicine Assoc Renovated \$600 P/M No	
Incl Util 1984 Renv Both Fls 2Nd Fl Apt 2 Bed Apt 1 Bath	
1 Liv 1 Kit About \$300 P/M Not Inc Util 1St Fl Fha W/A	
Comb 1 2Nd Fl Hot Water	
<b>Gross Sq Ft:</b> 1869	
<b>Ground Sq Ft:</b> 972	
<b>Old B:</b> 2020	<b>Date of Value:</b> 10/31/54
<b>Old L:</b> 45	<b>Printed:</b> 08/22/05

<b>THIS PRC VALUE:</b> 42400	
<b>ADDITIONAL BUILDINGS:</b> 0	
<b>Land:</b> 6,600	<b>Impr:</b> 28,400
<b>Total:</b> 35,000	

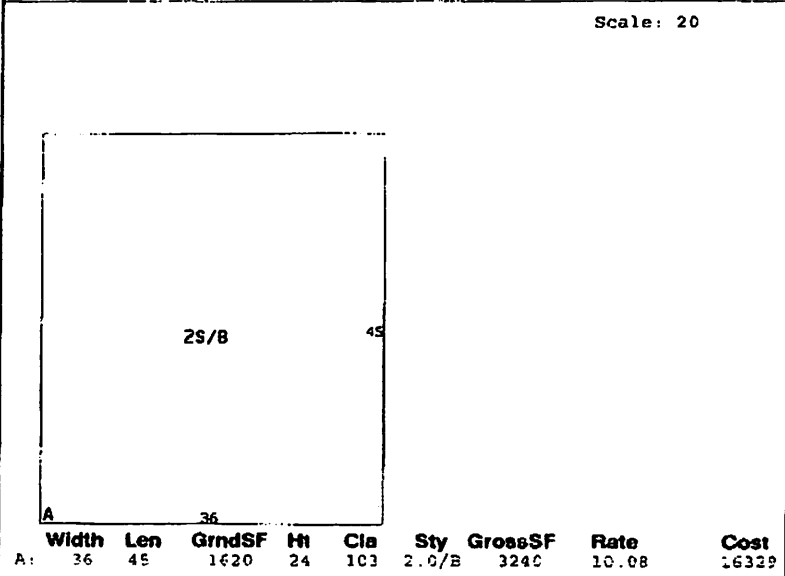


	Width	Len	GrndSF	Ht	Cl	Sty	GrossSF	Rate	Cost
A:	18	29	522	20	103	2.0/B	1044	9.15	4776
B:	15	25	375	20	103	2.0/B	750	9.15	3431
C:	3	25	75	10	103	1.0	75	7.29	546

**Block:** 685    **Land Desc:** 40X50    M141    **Owners Name:** KLEEMAN JEFFREY A & SHARON A    **Land:** 10,500    **Exemption:**    **Net Taxable Value:**    **Deduct:**  
**Lot:** 1    **Bldg Desc:** BB    **Street Address:** 2961 YORKSHIP SQ    **Bank:** 00000    **Impr:** 69,600    **Code:**    **Cd No:**  
**Qual:**    **Addi Lots:**    **City & State:** CAMDEN NJ    **Zip:** 08104    **Total:** 80,100    **Value:** 0    80,100  
**Card:** M (#1 of 1)    **Acreeage:** 0.000    **Class:** 4A    **Property Loc:** 2961 YORKSHIP SQ    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
JAMATT-YORKSHIP SQUARE	03/31/04	7420 /437	192600		2003	10500	69600	80100				
REIS RICHARD P	02/07/03	7008 /1131	180000		2004	10500	69600	80100				
	06/15/90	04447/00339	90000									

LAND CALCULATIONS											BUILDING INFORMATION				COMMERCIAL COST APPROACH					
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value		Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value			
040	050	000	C100	350	0	75	00	100	10520		OFFICE-MEDICAL	Structure								
<b>Total Land Value:</b> 10,520																				

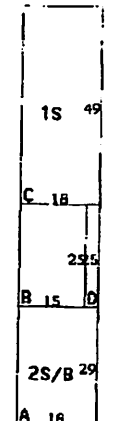


BUILDING INFORMATION		COMMERCIAL COST APPROACH						
<b>Pred Occupancy:</b> OWNER	<b>Pred Shell Type:</b> BRICK	Structure						
<b>Pred Use Type:</b> COMM	<b>Pred Shell Qual:</b> ABOVE AVERAGE	SHELL COST:	16329		1.00	1.20	19594	
<b>Actual Yr Built:</b> 1920	<b>Est Yr Built:</b> 1952	Basement		1620	3.43	1.20	1.00	6667
<b>Roof Construction:</b> WOOD	<b>Roof Material:</b> SHINGLE	BASEMENT AREA						
<b>Foundation Type:</b> CONCRETE	<b>Condition:</b> NORMAL	Interior Finish		3240	8.48	1.00	1.00	27475
<b>Heat Type:</b> 100% HOT WATER	<b>Cooling Type:</b> 100% CENTRAL	PROP. OFFICE FINISH						
<b>%Electric Light:</b> 100%	<b>%Sprinkled:</b> 0%	Heating/Cooling		3240	1.47	1.20	1.00	5702
<b># Plumbing Fix:</b> 6	<b>Zoning:</b> C100	HOT WATER CENTRAL		3240	1.28	1.20	1.00	4957
<b>Neighborhood:</b>	<b>ID Code:</b>	Electric Lighting		3240	2.25	1.20	1.00	8748
<b>INTERIOR FINISH</b>		ELECTRICAL						
<b>Apartment:</b> 0%	<b>Retail:</b> 0%	Sprinkler System						
<b>Office:</b> 0%	<b>Prof/Equit:</b> 100%	Plumbing System		6	450.00	1.00	1.00	2700
<b>Bank/Equiv:</b> 0%	<b>Barnt Fin:</b> 0%	PLUMBING						
<b>APARTMENT UNITS</b>		Base Cost:	75843	CCF:	1.70	Cost New:	128933	
<b>Efficiency:</b> 0	<b>#1 Bed/1 Bath:</b> 0	Age Depr:	29 %	Phys Depr:	3 %	Net Cond:	54 %	
<b>#2 Bed:</b> 0	<b>#2 Bed/2 Bath:</b> 0	Func Depr:	5 %	Econ Depr:	15 %	Bldg Value:	69623	
<b>#3 Bed:</b> 0	<b>#3 Bed/2 Bath:</b> 0	<b>Flat Add Computations</b>						
<b>Total Number of Apt Units:</b> 0								
<b>NOTES</b>								
S 90,000 06/90 Ngh 05 id 13E								
Appears As Off Bldg Doctors Off Psychiatrist Pr								
Fil-88								
<b>Gross Sq Ft:</b> 3240		THIS PRC VALUE: 69600						
<b>Ground Sq Ft:</b> 1620		ADDITIONAL BUILDINGS: 0						
<b>Old B:</b> 2003	<b>Date of Value:</b> 10/01/94	<b>Land:</b> 10,500	<b>Impr:</b> 69,600	<b>Total:</b> 80,100				
<b>Old L:</b> 1	<b>Printed:</b> 08/22/05							

**Block:** 694    **Land Desc:** 16X115    **M141**    **Owners Name:** SEGAL S L ET UX    **Land:** 5,900    **Exemption:**    **Net Taxable Value:**    **Deduct:**  
**Lot:** 35    **Bldg Desc:** BH&G    **Street Address:** 509 FIRESIDE LANE    **Bank:** 0    **Impr:** 25,700    **Code:**    **Cd No**  
**Qual:**    **Add Lots:**    **City & State:** CHERRY HILL NJ    **Zip:** 08003    **Total:** 31,600    **Value:** 0    **31,600**  
**Card:** M (#1 of 1)    **Acres:** 0.000    **Class:** 4A    **Property Loc:** 1192 YORKSHIP SQ    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					2003	5900	25700	31600				
					2004	5900	25700	31600				

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH																																																																																						
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:		Item		Area	Rate	S/F	QF	Value																																																																																		
016	115	000	C100	350	0.136	00	100		5936	STORE/APTMT		Structure																																																																																								
<table border="1"> <thead> <tr> <th>Units</th> <th>Rate</th> <th>Site</th> <th>Cond</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										Units	Rate	Site	Cond	Value						<b>Pred Occupancy:</b> OWNER <b>Pred Use Type:</b> COMM <b>Actual Yr Built:</b> 1925 <b>Roof Construction:</b> WOOD <b>Foundation Type:</b> CONC. BLOCK <b>Heat Type:</b> 100% HOT WATER <b>%Electric Light:</b> 100% <b># Plumbing Fix:</b> 7 <b>Neighborhood:</b>		<b>Pred Shell Type:</b> BRICK <b>Pred Shell Qual:</b> BELOW AVERAGE <b>Eff Yr Built:</b> 1948 <b>Roof Material:</b> BUILT-UP <b>Condition:</b> FAIR <b>Cooling Type:</b> 40% CENTRAL <b>%Sprinkled:</b> 0% <b>Zoning:</b> C100 <b>ID Code:</b>		<table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>S/F</th> <th>QF</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>SHELL COST:</td> <td>15182</td> <td></td> <td>1.10</td> <td>0.80</td> <td>13360</td> </tr> <tr> <td>BASEMENT AREA</td> <td>897</td> <td>3.43</td> <td>0.80</td> <td>1.00</td> <td>2461</td> </tr> <tr> <td>INTERIOR FINISH</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>HEATING/COOLING</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>HOT WATER</td> <td>2751</td> <td>1.47</td> <td>0.80</td> <td>1.10</td> <td>3548</td> </tr> <tr> <td>CENTRAL</td> <td>1100</td> <td>1.26</td> <td>0.80</td> <td>1.10</td> <td>1232</td> </tr> <tr> <td>ELECTRIC LIGHTING</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ELECTRICAL</td> <td>2751</td> <td>2.25</td> <td>0.80</td> <td>1.10</td> <td>5446</td> </tr> <tr> <td>SPRINKLER SYSTEM</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PLUMBING SYSTEM</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PLUMBING</td> <td>7</td> <td>450.00</td> <td>1.00</td> <td>1.00</td> <td>3150</td> </tr> </tbody> </table>					Item	Area	Rate	S/F	QF	Value	SHELL COST:	15182		1.10	0.80	13360	BASEMENT AREA	897	3.43	0.80	1.00	2461	INTERIOR FINISH						HEATING/COOLING						HOT WATER	2751	1.47	0.80	1.10	3548	CENTRAL	1100	1.26	0.80	1.10	1232	ELECTRIC LIGHTING						ELECTRICAL	2751	2.25	0.80	1.10	5446	SPRINKLER SYSTEM						PLUMBING SYSTEM						PLUMBING	7	450.00	1.00	1.00	3150
Units	Rate	Site	Cond	Value																																																																																																
Item	Area	Rate	S/F	QF	Value																																																																																															
SHELL COST:	15182		1.10	0.80	13360																																																																																															
BASEMENT AREA	897	3.43	0.80	1.00	2461																																																																																															
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HOT WATER	2751	1.47	0.80	1.10	3548																																																																																															
CENTRAL	1100	1.26	0.80	1.10	1232																																																																																															
ELECTRIC LIGHTING																																																																																																				
ELECTRICAL	2751	2.25	0.80	1.10	5446																																																																																															
SPRINKLER SYSTEM																																																																																																				
PLUMBING SYSTEM																																																																																																				
PLUMBING	7	450.00	1.00	1.00	3150																																																																																															
<b>Total Land Value:</b> 5,936										<b>Scale:</b> 40		<b>Base Cost:</b> 29197 <b>CCF:</b> 1.70 <b>Cost New:</b> 49634																																																																																								
												<b>Age Depr:</b> 31% <b>Phys Depr:</b> 10% <b>Net Cond:</b> 41%																																																																																								
												<b>Func Depr:</b> 10% <b>Econ Depr:</b> 20% <b>Bldg Value:</b> 20349																																																																																								



	Width	Len	GrndSF	Ht	Cl	Sty	GrossSF	Rate	Cost
A:	18	29	522	20	103	2.0/B	1044	9.15	4776
B:	15	25	375	20	103	2.0/B	750	9.15	3431
C:	18	49	882	10	103	1.0	882	7.29	6429
D:	3	25	75	10	103	1.0	75	7.29	546

INTERIOR FINISH				APARTMENT UNITS				NOTES			
<b>Apartment:</b>	0%	<b>Retail:</b>	0%	<b>Efficiency:</b>	0	<b>#1 Bed/1 Bath:</b>	0	Ngh 05 Id 23Y			
<b>Office:</b>	0%	<b>Prof/Eqvt:</b>	0%	<b>#2 Bed:</b>	0	<b>#2 Bed/2 Bath:</b>	0	2Nd Fl Apt In Very Poor Cond Vacant Tenants Left Without			
<b>Bank/Equip:</b>	0%	<b>Bsmt Fin:</b>	0%	<b>#3 Bed:</b>	0	<b>#3 Bed/2 Bath:</b>	0	Notice & Distructed Apt 2Nd Fl Has Rad Steam			
				<b>Total Number of Apt Units:</b> 0				1St Fl Fha W/A/C Pham			
				<b>Ground Sq Ft:</b> 1854				FII-88			
				<b>Gross Sq Ft:</b> 2751				THIS PRC VALUE: 25700			
				<b>Old B:</b> 2020 <b>Date of Value:</b> 10/01/94				<b>ADDITIONAL BUILDINGS:</b> 0			
				<b>Old L:</b> 35 <b>Printed:</b> 08/22/95				<b>Land:</b> 5,900 <b>Impr:</b> 25,700 <b>Total:</b> 31,600			



**Block:** 727      **Land Desc:** 25X100      **M141**      **Owners Name:** KESAYAN RAFFE      **Land:** 6,500      **Exemption**      **Net Taxable value**      **Use/Class**  
**Lot:** 1      **Bldg Desc:** BBG      **Street Address:** 1406 SO COLLINGS RD      **Bank:** 00000      **Impr:** 47,500      **Code:**      **Cd No-C**  
**Qual:**      **Addl Lots:**      **City & State:** CAMDEN NJ      **Zip:** 08104      **Total:** 54,000      **Value:** 0      **54,000**  
**Card:** M (#1 of 1)      **Acreage:** 0.000      **Class:** 4A      **Property Loc:** 1402 COLLINGS RD      **Map:**      **Municipality:** CAMDEN CITY

SALES HISTORY						ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#		Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	05/27/87	04218/00217	65000			2003	6500	47500	54000				
						2004	6500	47500	54000				

LAND CALCULATIONS								BUILDING INFORMATION				COMMERCIAL COST APPROACH						
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:		Item	Area	Rate	S/F	QF	Value	
025	100	000	C100	250		0	100	00	100	6500	STORE/APTMT	Structure						
											Pred Occupancy:	SHELL COST:	9173		1.10	1.40	14126	
											OWNER:	BRICK						
											Pred Use Type:	Pred Shell Qual:						
											COMM	GOOD	Basement					
											Actual Yr Built:	Eff Yr Built:	BASEMENT AREA	936	3.43	1.40	1.00	4494
											1959	1984	Interior Finish					
											Roof Construction:	Roof Material:						
											WOOD	BUILT-UP						
											Foundation Type:	Condition:						
											CONC BLOCK	NORMAL	Heating/Cooling					
											Heat Type: 65%	Cooling Type: 0%	HOT WATER	1310	1.47	1.40	1.10	2969
											%Electric Light: 100%	%Sprinkled: 0%	Electric Lighting					
											# Plumbing Fix: 7	Zoning: C100	ELECTRICAL	2016	2.25	1.40	1.10	6975
											Neighborhood:	ID Code:	Sprinkler System					
											INTERIOR FINISH		Plumbing System					
											Apartment: 0%	Retail: 0%	PLUMBING	7	450.00	1.00	1.00	3150
											Office: 0%	Prof/Eqvt: 0%						
											Bank/Equip: 0%	Bsmt Fin: 0%						
											APARTMENT UNITS		Base Cost: 31705	CCF: 1.70	Cost New: 53998			
											Efficiency: 0	#1 Bed/1 Bath: 0	Age Depr: 6%	Phys Depr: 0%	Net Cond: 75%			
											#2 Bed: 0	#2 Bed/2 Bath: 0	Func Depr: 0%	Econ Depr: 20%	Bldg Value: 40423			
											#3 Bed: 0	#3 Bed/2 Bath: 0						
											Total Number of Apt Units: 0							
											NOTES		Flat Add Computations					
											S 065000 05/87 Nsh 05 1d 20Y		DET GAR 17' X25' @40% NET X10.03/SF(14.1)	1700				
											"Ben'S Place Hairstyling" 1St -18X15 Barber Shop Wit		ENCLOSED PORCH 8X18X6.47X30%	100				
											Tiol & 2 Wash Basins Rest Is Lr, Kitk & 1/2Ba		RETAIL FINISH=1ST FL=1080X9.86X30%	3100				
											2Nd- 3Bd & Ba		APTMT FINISH=2ND FL=936 X7.89X30%	2200				
											Apt Rented @\$375/MO +Util							
											1994 County Appeal Change							
											Gross Sq Ft: 2016		THIS PRG VALUE:	47500				
											Ground Sq Ft: 1060		ADDITIONAL BUILDINGS:	0				
											Old B: 2060	Date of Value: 10/01/94	Land: 6,500	Impr: 47,500	Total: 54,000			
											Old L: 1	Printed: 09/22/05						

Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A: 16	52	936	12	103	2.0/B	1872	8.62	8124
B: 18	8	144	9	103	1.0	144	7.29	1049
C: 8	18	144	EP					

Block: 727 Land Desc: 25X125 M141 Owner Name: KESAVAN RAJEE ET UX  
 Lot: 2 Bldg Desc: B8 Street Address: 1406 COLLINGS RD  
 Parcel: 2 Add'l Lots: CAMDEN NJ City & State: CAMDEN NJ  
 Card: M181 of 11 Acreage: 3.000 Class: 4A Property Loc: 1406 COLLINGS RD  
 Bank: 0  
 Zip: 08104  
 Map:

SALES HISTORY				ASSESSMENT HISTORY			
Grantor	Date	Book/Page	Price	Year	Land	Impr	Total
	05/19/86	04131/00691	75000	2003	10400	64600	75000
				2004	10400	64600	75000

LAND CALCULATIONS				BUILDING INFORMATION			
Front Depth	Setbk	Depth Table	Rate	Sic	DF	Td	Topo
025	125	070	C100	260	0	110	00 1092
025	025	000	C100	260	0	501	00 1100
							3250
							7150
							10,400

Total Land Value: 10,400  
Scale: 50

BUILDING INFORMATION			
Predominant Bldg Use:	STORE/SHOP	Pred Shell Type:	MASONRY
Pred Occupancy:	OWNER	Pred Shell Quat:	ABOVE AVERAGE
Pred Use Type:	COMM	Est Yr Built:	1979
Actual Yr Built:	1959	Roof Construction:	WOOD
Roof Construction:	WOOD	Roof Material:	SHINGLES
Foundation Type:	SPREAD FOOTING	Condition:	NORMAL
Heat Type:	100%	Cooling Type:	0%
HOT WATER		%Sprinkled:	0%
%Electric Light:	100%	Zoning:	C100
# Plumbing Fix:	3	ID Code:	
Neighborhood:			

INTERIOR FINISH			
Apartment:	0%	Retail:	0%
Office:	0%	Prof/Eqvt:	0%
Bank/Equiv:	0%	Bank Fin:	0%
APARTMENT UNITS			
Efficiency:	0	#1 Bed/1 Bath:	0
#2 Bed:	0	#2 Bed/2 Bath:	0
#3 Bed:	0	#3 Bed/2 Bath:	0
Total Number of Apt Units:	0		

COMMERCIAL COST APPROACH			
Item	Area	Rate	S/F
Structure			
Shell Cost:	21650	1.10	1.20
Basement			
Interior Finish			
Heating/Cooling			
HOT WATER			
Electric Lighting			
ELECTRICAL			
Sprinkler System			
Plumbing System			
PLUMBING			

BUILDING PERMITS/REMARKS			
Date	Work Description	Amount	Compl

Land: 10,400 Exemption Code: Net Taxable Value  
 Impr: 64,600 Code: Net Taxable Value  
 Total: 75,000 Value: 0  
 Municipal: 75,000  
 CAMDEN CITY

Notes:  
 \$ 075000 05/86 Nth 05 1989, Pa = blocked Up #9 Wym  
 On Left Side Of Building. Also Renovated Existing Off  
 Area, Inc. Elec, Plumb, Etc Work Completed, 7/88  
 1994 County Appeal Change.  
 From \$7,000

THIS PRIC VALUE: 64600  
 ADDITIONAL BUILDINGS: 0  
 Land: 10,400 Impr: 64,600 Total: 75,000

**Block:** 724    **Land Desc:** 69X49    M141    **Owners Name:** BONNY OF CAMDEN INC    **Land:** 12,100    **Exemption:**    **Net Taxable Value:**    **Deducti**  
**Lot:** 1    **Bldg Desc:** BB    **Street Address:** 1392-1398 COLLINGS RD    **Bank:** 0    **Impr:** 67,400    **Code:**    **Cd No-t**  
**Qual:**    **Addl Lots:**    **City & State:** CAMDEN NJ    **Zip:** 08104    **Total:** 79,500    **Value:** 0    **79,500**  
**Card:** M (#1 of 1)    **Acreeage:** 0.000    **Class:** 4A    **Property Loc:** 1392-1398 COLLINGS RD    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	02/17/00	05075/00062	38000		2003	12100	67400	79500				
SALVATORE DOMINICK & JOSEPHINE	02/17/00	05075/00062	38000		2004	12100	67400	79500				

LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH																																															
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:		Item																																																	
065	049	000	C100	260	0	72	00	100	12155	STORE/APTMT		Structure	Area	Rate	S/F	QF	Value																																												
Units    Rate    Site    Cond    Value Total Land Value: 12,155										Pred Occupancy: OWNER Pred Use Type: COMM Actual Yr Built: 1930 Roof Construction: WOOD Foundation Type: CONC. BLOCK Heat Type: 65% HOT WATER %Electric Light: 100% # Plumbing Fix: 12 Neighborhood:		Pred Shell Type: BRICK Pred Shell Qual: AVERAGE Eff Yr Built: 1967 Roof Material: SHINGLE Condition: NORMAL Cooling Type: 0% %Sprinkled: 0% Zoning: C100 ID Code:																																																	
Scale: 20 										Interior Finish Apartment: 0%    Retail: 0% Office: 0%    Prof/Eqvt: 0% Bank/Equiv: 0%    Bsmt Fin: 0%		Heating/Cooling Electric Lighting Sprinkler System Plumbing System Base Cost: 38259    CCF: 1.70    Cost New: 65040 Age Depr: 17%    Phys Depr: 0%    Net Cond: 83% Func Depr: 0%    Econ Depr: 0%    Bldg Value: 53983																																																	
<table border="1"> <thead> <tr> <th>Width</th> <th>Len</th> <th>GrndSF</th> <th>Ht</th> <th>Cla</th> <th>Sty</th> <th>GrossSF</th> <th>Rate</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>A:</td> <td>50</td> <td>31</td> <td>1550</td> <td>18</td> <td>103</td> <td>2.5/E</td> <td>3100</td> <td>8.68</td> </tr> <tr> <td>B:</td> <td>35</td> <td>6</td> <td>210</td> <td>9</td> <td>103</td> <td>1.0</td> <td>210</td> <td>1530</td> </tr> <tr> <td>C:</td> <td>8</td> <td>6</td> <td>48</td> <td>9</td> <td>103</td> <td>1.0</td> <td>48</td> <td>349</td> </tr> <tr> <td>D:</td> <td>18</td> <td>6</td> <td>108</td> <td>9</td> <td>103</td> <td>1.0</td> <td>108</td> <td>787</td> </tr> </tbody> </table>										Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost	A:	50	31	1550	18	103	2.5/E	3100	8.68	B:	35	6	210	9	103	1.0	210	1530	C:	8	6	48	9	103	1.0	48	349	D:	18	6	108	9	103	1.0	108	787	APARTMENT UNITS Efficiency: 0    #1 Bed/1 Bath: 0 #2 Bed: 0    #2 Bed/2 Bath: 0 #3 Bed: 0    #3 Bed/2 Bath: 0 Total Number of Apt Units: 0		Flat Add Computations 400SP METAL SET DISPLAY WINDOW X14.5 X30%    1700 RETAIL FINISH=1ST FL=1915 X9.86 X40%    7600 APTMT FINISH=2ND FL=1760 X7.89 X30%    4200				
Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost																																																					
A:	50	31	1550	18	103	2.5/E	3100	8.68																																																					
B:	35	6	210	9	103	1.0	210	1530																																																					
C:	8	6	48	9	103	1.0	48	349																																																					
D:	18	6	108	9	103	1.0	108	787																																																					
NOTES 070000 03/86    Ngh 05 Id 20Y Sale 3/86 \$70,000    Lightman'S Liquor Store 1St Fl=Liquor Store(2)1/2Ba 2Nd Fl:(1)1Bd&Ba Apr (1)2Bd&Ba Apr    Apts Not Inspected! Sec."A" Has Full Attic Above 2Nd Floor. 2000 Aa Bath Fix, Elec Upgrade-No Value Added										Gross Sq Ft: 3466 Ground Sq Ft: 1916 Old B: 2061    Date of Value: 10/01/94 Old L: 1    Printed: 08/22/05		THIS PRC VALUE: 67400 ADDITIONAL BUILDINGS: 0 Land: 12,100    Impr: 67,400    Total: 79,500																																																	

**Block:** 724    **Land Desc:** 49X49    **M141**    **Owners Name:** BUCK GEORGE    **Land:** 9,300    **Exemption**    **Net Taxable Value**    **Product**  
**Lot:** 2    **Bldg Desc:** BB    **Street Address:** 313 W MERCHANT ST    **Bank:** 00000    **Impr:** 65,100    **Code:**    **Cd No:**  
**Qual:**    **Add Lots:**    **City & State:** AUDUBON NJ    **Zip:** 08106    **Total:** 74,400    **Value:** 0    **74,400**  
**Card:** M (#1 of 1)    **Acreage:** 0.000    **Class:** 4A    **Property Loc:** 1384-1390 COLLINGS RD    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY				
Grantor	Date	Book/Page	Price	Nu#
JAMATT-COLLINGS AVENUE	12/31/04	7678 /1430	118000	
REIS RICHARD P	02/07/03	7019 /1785	115000	
	04/01/85	04035/00386	38000	

ASSESSMENT HISTORY			
Year	Land	Impr	Total
2003	9300	65100	74400
2004	9300	65100	74400

BUILDING PERMITS/REMARKS			
Date	Work Description	Amount	Compl.

LAND CALCULATIONS									
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value
050	049	000	C100	260	0	72	00	100	9350
Units									Value
Rate									Value
Site									Value
Cond									Value
Total Land Value:									9,350

BUILDING INFORMATION	
<b>Predominant Bldg Use:</b> STORE/APTMT	
<b>Pred Occupancy:</b> OWNER	<b>Pred Shell Type:</b> BRICK
<b>Pred Use Type:</b> COMM	<b>Pred Shell Qual:</b> ABOVE AVERAGE
<b>Actual Yr Built:</b> 1930	<b>Eff Yr Built:</b> 1959
<b>Roof Construction:</b> WOOD	<b>Roof Material:</b> SHINGLE
<b>Foundation Type:</b> CONC. BLOCK	<b>Condition:</b> NORMAL
<b>Heat Type:</b> 65% HOT WATER	<b>Cooling Type:</b> 0%
<b>%Electric Light:</b> 100%	<b>%Sprinkled:</b> 0%
<b># Plumbing Fix:</b> 14	<b>Zoning:</b> C100
<b>Neighborhood:</b>	<b>ID Code:</b>

COMMERCIAL COST APPROACH					
Item	Area	Rate	S/F	QF	Value
<b>Structure</b>					
SHELL COST:	14853		1.00	1.20	17823
<b>Basement</b>					
BASEMENT AREA	1550	3.43	1.20	1.00	6379
<b>Interior Finish</b>					
<b>Heating/Cooling</b>					
HOT WATER	2139	1.47	1.20	1.10	4149
<b>Electric Lighting</b>					
ELECTRICAL	3292	2.25	1.20	1.00	8869
<b>Sprinkler System</b>					
<b>Plumbing System</b>					
PLUMBING	14	450.00	1.00	1.00	6300

INTERIOR FINISH			
<b>Apartment:</b> 0%	<b>Retail:</b> 0%		
<b>Office:</b> 0%	<b>Prof/Eqvt:</b> 0%		
<b>Bank/Equiv:</b> 0%	<b>Bemt Fin:</b> 0%		

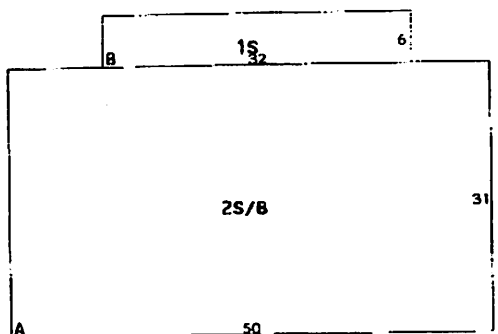
APARTMENT UNITS			
<b>Efficiency:</b> 0	<b>#1 Bed/1 Bath:</b> 0		
<b>#2 Bed:</b> 0	<b>#2 Bed/2 Bath:</b> 0		
<b>#3 Bed:</b> 0	<b>#3 Bed/2 Bath:</b> 0		
<b>Total Number of Apt Units:</b> 0			

NOTES	
038000 04/85 Ngh 05 Id 20Y Sale 4/85 \$38,000	
1St Fl-N.J.Black Belt 1/2Ba	
Dell 1/2Ba 2Sinks 2Nd Fl.(2)2Bd&Ba Apts (NOT Inspected) Sec."A" Has A Full Attic	
Above 2Nd Floor 2Nd Floor Op 6X32 Sec"B"	
Fjl-88	
<b>Gross Sq Ft:</b>	3292
<b>Ground Sq Ft:</b>	1742
<b>Old B:</b> 2061	<b>Date of Value:</b> 10/01/94
<b>Old L:</b> 2	<b>Printed:</b> 08/22/05

<b>Base Cost:</b> 43539	<b>CCF:</b> 1.70	<b>Cost New:</b> 74016
<b>Age Depr:</b> 24 %	<b>Phys Depr:</b> 0 %	<b>Net Cond:</b> 76 %
<b>Func Depr:</b> 0 %	<b>Econ Depr:</b> 0 %	<b>Bldg Value:</b> 56252

Flat Add Computations	
RETAIL FINISH-1ST FL-1742 X 9.86 X 30%	5200
APTMT FINISH-2ND FL-1550 X7.89 X30%	3700

THIS PRC VALUE:		65100
ADDITIONAL BUILDINGS:		0
<b>Land:</b> 9,300	<b>Impr:</b> 65,100	<b>Total:</b> 74,400



Scale: 20

	Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A:	50	31	1550	18	103	2.0/B	3100	8.68	13454
B:	32	6	192	9	103	1.0	192	7.29	1399

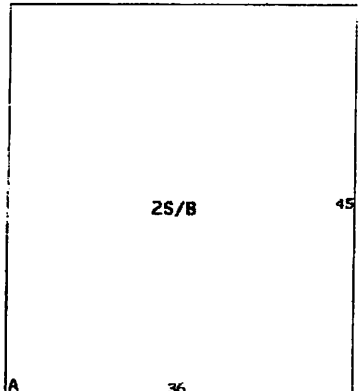
**Block:** 724    **Land Desc:** 81X49    M141    **Owners Name:** KURDI MOHAMMAD    **Land:** 14,800    **Exemption Code:**    **Net Taxable Value:**    **Deed Cd No-1**  
**Lot:** 3    **Bldg Desc:** BB    **Street Address:** 1376 COLLINGS RD    **Impr:** 87,500    **Code:**    **Value:** 0    **102,300**  
**Qual:**    **Add Lots:**    **City & State:** CAMDEN NJ    **Zip:** 08104    **Total:** 102,300    **Municipality:** CAMDEN CITY  
**Card:** M (#1 of 1)    **Acres:** 0.000    **Class:** 4A    **Property Loc:** 1376-1382 COLLINGS RD    **Map:**

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS																	
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total		Date	Work Description	Amount	Compl.																		
CARL R PURSELL INC	05/28/04	7510 /140	140000		2003	14800	72500	87300																							
	01/03/00	05090/00913	200000		2004	14800	72500	87300																							
PURSELL CARL R JR	01/03/00	05090/00913	200000																												
SHOREWOOD PROPERTIES INC	12/14/95	4841 /388		-1.25																											
LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH																	
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value															
056	049	000	C100	260		0	72	00	10472	STORE/APTMT	Structure																				
025	041	000	C100	260		0	68	00	4425	Pred Occupancy:	SHELL COST:	49863		1.00	0.80	39890															
										OWNER	BRICK																				
										Pred Use Type:	Pred Shell Qual:	Basement	1550	3.43	0.80	1.00	4253														
										COMM	BELOW AVERAGE	BASEMENT AREA																			
										Actual Yr Built:	Eff Yr Built:	Interior Finish																			
										1930	1955																				
										Roof Construction:	Roof Material:	Heating/Cooling																			
										WOOD	SHINGLE	HOT WATER	2015	1.47	0.80	1.10	2599														
										Foundation Type:	Condition:	Electric Lighting	3100	2.25	0.80	1.00	5580														
										CONC. BLOCK	FAIR	ELECTRICAL																			
										Heat Type:	Cooling Type:	Sprinkler System																			
										65%	0%	PLUMBING	12	450.00	1.00	1.00	5400														
										HOT WATER																					
										%Electric Light:	%Sprinkled:	Plumbing System																			
										100%	0%	PLUMBING																			
										# Plumbing Fix:	Zoning:	Base Cost:	57722	CCF:	1.70	Cost New:	98127														
										12	C100	Age Depr:	24 %	Phys Depr:	0 %	Net Cond:	63 %														
										Neighborhood:	ID Code:	Func Depr:	10 %	Econ Depr:	6 %	Bldg Value:	61820														
												Flat Add Computations																			
												RETAIL FINISH=1ST FL=1550 X9.86 X40%					6300														
												APTMT PINISH=2ND FL=1550 X7.89 X35%					4400														
<div data-bbox="106 990 595 1266" style="border: 1px solid black; width: 200px; height: 150px; margin: 10px auto;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; border: 1px solid black;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 24px;">25/B</div> <div style="position: absolute; top: 0; right: 0; font-size: 12px;">31</div> <div style="position: absolute; bottom: 0; left: 0; font-size: 12px;">50</div> </div> </div>										<b>INTERIOR FINISH</b> Apartment: 0%    Retail: 0% Office: 0%    Prof/Eqvt: 0% Bank/Equip: 0%    Bemt Fin: 0%				<b>APARTMENT UNITS</b> Efficiency: 0    #1 Bed/1 Bath: 0 #2 Bed: 0    #2 Bed/2 Bath: 0 #3 Bed: 0    #3 Bed/2 Bath: 0 <b>Total Number of Apt Units:</b> 0																	
<b>NOTES</b> \$ 039900 03/84 Ngh 05 Id 20Y Sale 3/84 \$39,900 1St Fl-Vacuum Serv Cntr 1/2Ba In Process Of Remodeling Vacant Card Shop 1/2Ba 2Nd Fl-(2)2B&Ba Apts.(Not Inspected) Tenant Stated Problem W/Hea 1992 County Appeal:Fjl-88										<b>THIS PRC VALUE:</b> 72500 <b>ADDITIONAL BUILDINGS:</b> 0 <b>Land:</b> 14,800 <b>Impr:</b> 72,500 <b>Total:</b> 87,300																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Width</th> <th>Len</th> <th>GrndSF</th> <th>Ht</th> <th>Clas</th> <th>Sty</th> <th>GrossSF</th> <th>Rate</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>31</td> <td>1550</td> <td>16</td> <td>133</td> <td>2.0/B</td> <td>3100</td> <td>32.17</td> <td>49863</td> </tr> </tbody> </table>										Width	Len	GrndSF	Ht	Clas	Sty	GrossSF	Rate	Cost	50	31	1550	16	133	2.0/B	3100	32.17	49863	<b>Gross Sq Ft:</b> 3100 <b>Ground Sq Ft:</b> 1550 <b>Old B:</b> 2861 <b>Date of Value:</b> 10/01/94 <b>Old L:</b> 3 <b>Printed:</b> 05/22/05			
Width	Len	GrndSF	Ht	Clas	Sty	GrossSF	Rate	Cost																							
50	31	1550	16	133	2.0/B	3100	32.17	49863																							

Scale: 20



**Block:** 679    **Land Desc:** 40X49    **M141**    **Owners Name:** MB ASSOCIATES PARTNERSHIP    **Land:** 10,000    **Exemption**    **Net Taxable Value**    **Deduct**  
**Lot:** 6    **Bldg Desc:** BB    **Street Address:** 7 FARNHAM COURT    **Bank:** 00000    **Impr:** 73,400    **Code:**    **Cd No.**  
**Qual:**    **Add Lots:**    **City & State:** LAUREL SPRINGS NJ    **Zip:** 08821    **Total:** 83,400    **Value:** 0    **83,400**  
**Card:** M (1 of 1)    **Acreage:** 0.000    **Class:** 4A    **Property Loc:** 2977 YORKSHIP SQ    **Map:**    **Municipality:** CAMDEN CITY

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS										
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.							
LENNY EDMUND T	07/11/03	7145 /1241	135000		2003	10000	73400	83400											
					2004	10000	73400	83400											
LAND CALCULATIONS					BUILDING INFORMATION				COMMERCIAL COST APPROACH										
Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:	Item	Area	Rate	S/F	QF	Value			
040	049	002	C100	350	0	72	00	100	10080	STORE/APTMT	Structure								
					<b>Pred Occupancy:</b> OWNER <b>Pred Use Type:</b> COMM <b>Actual Yr Built:</b> 1920 <b>Roof Construction:</b> WOOD <b>Foundation Type:</b> CONCRETE <b>Heat Type:</b> 100% HOT WATER <b>%Electric Light:</b> 100% <b># Plumbing Fix:</b> 15 <b>Neighborhood:</b>					<b>Pred Shell Type:</b> BRICK <b>Pred Shell Qual:</b> GOOD <b>Eff Yr Built:</b> 1976 <b>Roof Material:</b> SLATE <b>Condition:</b> NORMAL <b>Cooling Type:</b> 50% CENTRAL <b>%Sprinkled:</b> 0% <b>Zoning:</b> C100 <b>ID Code:</b>					<b>SHELL COST:</b> 20023    1.00    1.40    28032 <b>BASEMENT AREA:</b> 1620    3.43    1.40    1.00    7779 <b>Interior Finish</b> <b>Heating/Cooling:</b> HOT WATER    3240    1.47    1.40    1.00    6642 CENTRAL    1620    1.28    1.40    1.10    3191 <b>Electric Lighting:</b> ELECTRICAL    3240    2.25    1.40    1.00    10206 <b>Sprinkler System</b> <b>Plumbing System</b> PLUMBING    15    450.00    1.00    1.00    6750				
					<b>INTERIOR FINISH</b> <b>Apartment:</b> 0% <b>Retail:</b> 0% <b>Office:</b> 0% <b>Prof/Eqvt:</b> 0% <b>Bank/Equip:</b> 0% <b>Bemt Fin:</b> 0%					<b>Base Cost:</b> 62600 <b>CCF:</b> 1.70 <b>Cost New:</b> 106420 <b>Age Depr:</b> 16% <b>Phys Depr:</b> 0% <b>Net Cond:</b> 50% <b>Func Depr:</b> 20% <b>Econ Depr:</b> 20% <b>Bldg Value:</b> 53210									
					<b>APARTMENT UNITS</b> <b>Efficiency:</b> 0 <b>#1 Bed/1 Bath:</b> 2 <b>#2 Bed:</b> 0 <b>#2 Bed/2 Bath:</b> 0 <b>#3 Bed:</b> 0 <b>#3 Bed/2 Bath:</b> 0 <b>Total Number of Apt Units:</b> 2					<b>Flat Add Computations</b> OFFICE FINISH=1ST FL=1620X11.54 X 60%    11200 APTMT FINISH=2ND FL=1620 X 9.23 X 60%    9300									
					<b>NOTES</b> 5 025000 01/82 Ngh 052 Stys 2Nd Fl Unusual Height 13Y Sale 1/82 \$25,000 1St Fl 20FTS R E Broker 1992 County Appeal Owner & Sav&Loan Tenant    Fil-88 2Nd Fl 2 1 Bed Rm Apts														
					<b>Gross Sq Ft:</b> 3240 <b>Ground Sq Ft:</b> 1620 <b>Old B:</b> 2007 <b>Date of Value:</b> 10/31/94 <b>Old L:</b> 6 <b>Printed:</b> 05/22/05					THIS PRC VALUE:    73400 ADDITIONAL BUILDINGS:    0 <b>Land:</b> 10,000 <b>Impr:</b> 73,400 <b>Total:</b> 83,400									
<b>Total Land Value:</b> 10,080 Scale: 20 																			
<b>Width</b>	<b>Len</b>	<b>GrndSF</b>	<b>Ht</b>	<b>Clas</b>	<b>Sty</b>	<b>GrossSF</b>	<b>Rate</b>	<b>Coast</b>											
36	45	1620	32	103	2.0/2	3240	12.36	29023											

**Appendix E**

**Steering Committee and  
Subcommittee Meeting Schedules**

**RUTGERS FAIRVIEW NEIGHBORHOOD PARTNERSHIP  
(RFNP)  
PUBLIC MEETING**

**JANUARY 16, 2003  
7:00 P.M. – 8:00 P.M.**

**AGENDA**

**REVIEW OF APPLICATION PROCEDURES  
(ROLE & RESPONSIBILITY OF COMMITTEE MEMBER)**

**STEERING COMMITTEE  
ADVISORY COMMITTEE  
SUB-COMMITTEES**

**MEETING SCHEDULES**

**RESIDENT SURVEYS**

**QUESTIONS/COMMENTS/CONCERNS**

## RFNP Monthly Calendar November 2003

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6	7	8
9	10	11	12 Yorkship PTA  FHS Board Mtg.	13  6:00 PM Human Development	14	15
16	17	18 6:00 PM Econ. Develop. @ FHS 6:00 PM Town Watch/Comm. Safety	19  12:00 Advisory Board	20  6:30 Steering Committee	21	22
23	24	25	26	27  Thanksgiving	28	29

**REMINDER!**

**WHAT:** THE NEXT RFNP STEERING COMMITTEE MEETING  
**WHERE:** THE RFNP COMMUNITY OFFICE AT 1206 YORKSHIP SQUARE  
**WHEN:** THURSDAY - NOVEMBER 20, 2003 AT 6:00 PM

**For More Information please call 225-1400**

# RUTGERS FAIRVIEW NEIGHBORHOOD PARTNERSHIP

Monthly Calendar – December 2003

S	M	T	W	TH	F	S
	1	2 Housing 6:30 PM	3	4	5	6
7	8 Housing 1:00PM	9	10	11	12 Holiday Open House 5:30	13
14	15 Business & Econ. 6PM	16	17 Advisory 12PM Community Safety 6:30 PM	18 Steering Committee 6:30 PM	19	20
21	22	23	24	25	26	27 Human Development 11:00 AM
28	29	30	31			



# RUTGERS FAIRVIEW NEIGHBORHOOD PARTNERSHIP

Monthly Calendar – January 2004

S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8 Steering Committee 6:30 PM	9	10 SURVEY Collection/ Training 9:00 to 4:00
11	12 Business & Economic Development 6:00 @ FHS	13 Survey Collection 6:00 to 8:00	14	15	16	17 SURVEY 10 - 4  Human Development & Health HS. 11:00 @ FHS
18	19	20	21 Advisory Board 12:00 @ Rand Institute  Community Safety 6:30	22 Steering Committee 6:30 PM	23	24 SURVEY 10 - 4
25	26	27	28	29	30	31 SURVEY 10 - 4

\* Extended hours reserved in January for Wednesday Evenings

# The Rutgers Fairview Neighborhood Partnership Community Calendar of Events

## February 2004

S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9 Business & Econ. Development 6PM @ FHS	10 Housing 5PM @ RFNP Town Watch 6:30PM @FHS	11	12 Steering Committee 6:30 PM @ RFNP	13	14
15	16	17	18 RFNP Advisory Board 9:00 @ FHS	19	20	21 Human Development 11AM @ FHS
22	23	24	25 Safety & Community Politing 6:30 @ RFNP	26 Steering Committee 6:30 PM @ RFNP	27	28 Flavors Of Fairview 1 – 1:30 PM @ Malandra Hall
29 Free Baseball Clinic @ Rutgers Univ. 8:30 – 1:00 PM						

## March 2004

S	M	T	W	TH	F	S
	1	2 Weed n' Seed 6:30 @ FHS	3	4	5	6
7	8	9 Housing 5:30 PM @ RFNP Town Watch 6:30PM @FHS	10 Fairview Historic Society Meeting 6:30 PM	11 Steering Committee 6:30 PM @ RFNP	12	13 Fairview Youth Sports Forum 11:00 @ Bridge of Peace
14	15 Business & Econ. Development 6PM @ FHS	16	17 Advisory board 9:00 @ FHS	18	19	20 Human Development 11AM @ FHS
21	22	23	24 Safety & Community Politing 6:30 @ RFNP	25 Steering Committee 6:30 PM @ RFNP	26	27
28	29	30	31			

## The Rutgers Fairview Neighborhood Partnership Community Calendar of Events

### April 2004

S	M	T	W	TH	F	S
				1	2	3
4	5	6 Weed n' Seed 6:30PM - FHS	7	8 RFNP Steering Com. 6:30 @ RFNP	9	10 Easter Egg Hunt
11	12	13 Town Watch 6:30 @ FHS	14 FHS Meeting 6:30 @ FHS	15	16	17 Little League Opening day
18	19 Bus. & Econ. 6PM @ FHS	20 Housing 6:00 @ RFNP	21 Advisory Board 9:00 @ FHS	22	23	24 Youth Sports Forum 1PM @ Bridge of Peace
25	26	27	28	29	30	

### May 2004

S	M	T	W	TH	F	S
						1
2	3	4 RFNP TOWN MEETING I Weed n' Seed 6:30PM - FHS	5	6	7	8 Human Development 12:00 @ FHS
9	10	11 Town Watch 6:30 @ FHS	12 FHS Meeting 6:30 @ FHS	13 RFNP Steering Com. 6:30 @ RFNP	14	15
16	17 Bus. & Econ. 6PM @ FHS	18 RFNP TOWN MEETING II Housing 6:00 @ RFNP	19 Advisory Board 9:00 @ FHS	20	21	22
23	24	25	26	27	28	29

### June 2004

S	M	T	W	TH	F	S
		1 Weed n' Seed 6:30PM - FHS	2	3	4	5
6	7	8 RFNP TOWN MEETING III Town Watch 6:30 @ FHS	9 FHS Meeting 6:30 @ FHS	10 RFNP Steering Com. 6:30 @ RFNP	11	12 Human Development 12:00 @ FHS
13	14	15 Housing 6:00 @ RFNP	16 Advisory Board 9:00 @ FHS	17	18	19
20	21 Bus. & Econ. 6PM @ FHS	22 RFNP TOWN MEETING IV	23	24	25	26
27	28	29	30			

Note: The RFNP Community Meetings Will be held at:

May 4 - Bridge of Peace Church

May 18 - Fairview Baptist Church

June 8 - Word of Truth Christian Center

June 22 - Fairview Historic Society

**\* ALL TOWN MEETINGS WILL BEGIN AT 6:30 PM**

## The Rutgers Fairview Neighborhood Partnership Community Calendar of Events

### July 2004

S	M	T	W	TH	F	S
				1 Human Development 6:30 @ RFNP	2	3
4	5 Fairview Youth Sports 6:00 @ RFNP	6	7 Housing & Design Mtg. 4 PM @ RFNP	8 RFNP Steering Com. 6:30 @ RFNP	9	10
11	12	13	14 HOUSING & DESIGN TOWN MEETING Malandra @ 6:30	15 Human Development 6:30 @ RFNP	16	17
18	19 Business & Econ. Mtg. 6:30 @ FHS	20	21 Advisory Bd. 9:00 @ FHS Comm. Safety 6:30 @ RFNP	22 RFNP Steering Com. 6:30 @ RFNP	23	24
25	26	27	28 TOWN MTG Malandra @ 6:30	29	30	31

### August 2004

S	M	T	W	TH	F	S
1	2	3	4 Housing & Design Mtg. 4 PM @ RFNP	5 Human Development 6:30 @ RFNP	6	7
8	9 Fairview Youth Sports 6:00 @ RFNP	10	11	12 RFNP Steering Com. 6:30 @ RFNP	13	14
15	16 Business & Econ. Mtg. 6:30 @ FHS	17	18 Advisory Bd. 9:00 @ FHS City Officials @ Malandra 6:30	19 Human Development 6:30 @ RFNP	20 Human Development 6:30 @ RFNP	21
22	23	24	25	26 RFNP Steering Com. 6:30 @ RFNP	27	28 Fairview Fun Day in Yorkship Square 12:00
29	30	31				

### September 2004

S	M	T	W	TH	F	S
			1	2 Human Development 6:30 @ RFNP	3	4
5	6 Fairview Youth Sports 6:00 @ RFNP	7	8 Housing & Design Mtg. 4 PM @ RFNP	9 RFNP Steering Com. 6:30 @ RFNP	10	11
12	13	14	15 Advisory Bd. 9:00 @ FHS Comm. Safety 6:30 @ RFNP	16 Human Development 6:30 @ RFNP	17	18
19	20 Business & Econ. Mtg. 6:30 @ FHS	21	22	23 RFNP Steering Com. 6:30 @ RFNP	24	25
26	27	28	29	30		

**THE RFNP HAS EXTENDED SUMMER HOURS M-TH  
10AM UNTIL 8PM, STOP IN AND MEET OUR  
FRIENDLY STAFF!**

## The Rutgers Fairview Neighborhood Partnership

RFNP — 1206 Yorkship Square @ 6:30 p.m.  
Fairview Historic Society (FHS) — 3081 Fenwick Road @ 6:30 p.m.

**October 7, 2004**

Human Development Committee @ RFNP

**October 13, 2004**

Fairview Historic Society @ FHS

**October 14, 2004**

Steering Committee @ RFNP

**October 18, 2004**

Business and Economic Development @ FHS

**October 21, 2004**

Human Development Committee @ RFNP

**October 28, 2004**

Steering Committee @ RFNP

**November 4, 2004**

Human Development Committee @ RFNP

**November 10, 2004**

Fairview Historic Society @ FHS

**November 11, 2004**

Steering Committee @ RFNP

**November 15, 2004**

Business and Economic Development Committee @ FHS

**November 17, 2004**

Safety Committee @ RFNP

**November 18, 2004**

Human Development Committee @ RFNP

Safety Committee @ RFNP

**November 23, 2004**

Steering Committee @ RFNP

**December 2, 2004**

Human and Development Committee @ RFNP

**December 8, 2004**

Fairview Historic Society @ FHS

**December 9, 2004**

Steering Committee @ RFNP

**December 16, 2004**

Human Development Committee @ RFNP

**December 20, 2004**

Business and Economic Development Committee @ FHS

**December 21, 2004**

Steering Committee @ RFNP



## The Rutgers Fairview Neighborhood Partnership

**RFNP — 1206 Yorkship Square**  
**Fairview Historic Society (FHS) — 3081 Fenwick Road**

Date	Activity
January 4, 2005	Community Safety Subcommittee/Weed and Seed @ FHS 6:30 p.m.
January 12, 2005	Human Development Subcommittee @ RFNP 6:30 p.m.
January 11, 2005	Housing – Design Subcommittee @ RFNP 5:30 p.m.
January 13, 2005	Steering Committee @ RFNP 6:30 p.m.
January 18, 2005	Economic Restructuring @ FHS 6:30 p.m.
January 19, 2005	Promotion Committee @ FHS 6:30 p.m.
January 20, 2005	Human Development Subcommittee @ RFNP 6:30 p.m.
January 25, 2005	Design Committee @ FHS 6:30 p.m.
January 26-27, 2005	Main Street Downtown Revitalization Institute Training @9:00 a.m.—4:00 p.m.
January 27, 2005	Steering Committee @ RFNP 6:30 p.m.
February 1, 2005	Community Safety Subcommittee/Weed and Seed @ FHS 6:30 p.m.
February 3, 2005	Human Development Subcommittee @ RFNP 6:30 p.m.
February 8, 2005	Housing – Design Subcommittee @ RFNP 5:30 p.m.
February 9, 2005	Fairview Historic Society @ FHS 6:30 p.m.
February 10, 2005	Steering Committee @ RFNP 6:30 p.m.
February 17, 2005	Human Development Subcommittee @ RFNP 6:30 p.m.
February 21, 2005	Economic Restructuring @ FHS 6:30 p.m.
February 24, 2005	Steering Committee @ RFNP 6:30 p.m.
March 1, 2005	Community Safety Subcommittee/Weed and Seed @ FHS 6:30 p.m.
March 2, 2005	Design Day Public Presentation @ FHS 7:00 – 9:00 p.m.
March 3, 2005	Human Development Subcommittee @ RFNP 6:30 p.m.
March 8, 2005	Housing – Design Subcommittee @ RFNP 5:30 p.m.
March 9, 2005	Fairview Historic Society @ FHS 6:30 p.m.
March 10, 2005	Steering Committee @ RFNP 6:30 p.m.
March 17, 2005	Human Development Subcommittee @ RFNP 6:30 p.m.
March 21, 2005	Economic Restructuring @ FHS 6:30 p.m.
March 24, 2005	Steering Committee @ RFNP 6:30 p.m.

### Things to Know

Since there are many new neighbors in Fairview and in case some of our more established residents may have forgotten, here is some important information to be remembered.

- Front yards & sidewalks are your responsibility to keep clean and snow-free.
- The portion of the back alley for your house also your responsibility to keep clean. Waste Management. will not pick up for you.
- Metal items are picked up once per month on the

2nd Friday of each month, curbside only. All other pick-ups can be arranged by calling Public Works at 757-7225.

- Curfew!!! Please note. There is a curfew for all minors (persons under the age of 18 years) not accompanied by an adult. The curfew times are as follows:
  - Sun-Thurs, 10:00pm to 7:00am.
  - Friday & Sat., 11:00pm to 7:00am.

## NEIGHBORHOOD PLAN IS FOCUS OF TOWN HALL MEETINGS

Fairview's Neighborhood Plan, which expresses the wants and needs of our community, a vision of where Fairview will be in the year 2020, was the focus of two town meetings this summer. It is the work of the Rutgers Fairview Neighborhood Partnership (RFNP) and takes into account concerns stated in previous town meetings held in 2003 and 2004. It incorporates major features of the already approved Camden Master Plan.

The Bridge of Peace Church hosted both meetings. The first draft was presented on June 8<sup>th</sup> by Ellen Shoshkes, an architect and urban planner. It was attended by approximately 50 people, including Mayor Gwendolyn Faison. Residents spoke of matters that have to be improved which include safety, lack of curfew enforcement, construction that adheres to historical regulations, unpaved streets, and trash that is attributed to residents.

Safety, our major issue, was addressed by the Mayor who informed all that there will be a more intense presence in Fairview this summer. An attendee encouraged others to become Block Representatives and to participate in Town Watch. Samantha Watkis, a resident, advised the other attendees to, "Let's pull together, we have more good people in

Camden than bad people. We can all make our lives better if we work together."

A follow up town meeting took place on July 5<sup>th</sup> with 50 people in attendance. Dr. Shoshkes again presided as residents contributed ideas for the implementation of the Neighborhood Plan. The concerns, issues, and ideas raised:

### HOUSING/QUALITY OF LIFE

- Less density in housing. Don't want to overbuild which will lead to parking problems.
- Assistance in addressing utility/water issues in Fairview.
- Too many dogs in area. Leash laws need to be enforced.
- Strong police presence around time school gets out.
- Develop youth sports programs such that they will compete with other neighborhoods.
- Remember to include churches in community projects.

### PHYSICAL AND HISTORIC ASSETS

- Emphasize importance of details of historic preservation.
- Property owners need to keep areas in front and back of property clean (sidewalks, yards, alleys, etc.)
- Low interest loans for home improve-

ment.

### ENVIRONMENT

- Don't allow development on green space.

### TRAFFIC/CIRCULATION SYSTEM

- How can we improve the traffic flow?
- Changes are needed for Hwy 168. Traffic backs up off I-676. Need alternate routes.
- Possible speed bumps on Collings Road to slow down drivers.
- Roads surrounding Yorkship Square need to be widened, or find some other way to improve congestion there.
- Corner of N. Constitution and Merri-mac---people drive over grass causing pit and bug problems.

### PUBLIC FACILITIES

- More street lights need to be installed.
- Community facilities with computer and internet access are needed.
- Develop Fairview website.

THE NEIGHBORHOOD PLAN WILL BE PRESENTED TO THE PLANNING BOARD ON OCTOBER 11, 2005, 6:00 P.M. AT THE CAMDEN COUNTY ADMIN. BLDG., 6TH ST. ENTRANCE, 1ST FLOOR.

## TOWN HALL SURVEY JUNE 8, 2005

- |   |                       |
|---|-----------------------|
| 1. Is there a need for senior citizen housing in Fairview?  | 26% 3-5 people        |
| 90% yes   | 0% 6-8 people         |
| 0% no   | 5% more than 8 people |
| 10% don't know  | 5% don't know         |
|   | 22% no response       |
| 2. If there were senior housing in Fairview, would you choose to live there when you reached the appropriate age? |                       |
| 56% yes   |                       |
| 22% no  |                       |
| 11% no response   |                       |
| 11% undecided   |                       |
| 3. How many other people do you know who would want to live in senior citizen housing in Fairview?                |                       |
| 31% zero  |                       |
| 11% 1-2 people  |                       |
|   |                       |
| 4. Is there a need for more commercial space (stores) in Fairview's business corridors?                           |                       |
| In Yorkship Square?   |                       |
| 74% yes   |                       |
| 16% no  |                       |
| 10% no response   |                       |
| On Collings Road?   |                       |
| 84% yes   |                       |
| 16% no  |                       |
| 0% no response  |                       |
| On Mt. Ephraim Avenue?  |                       |
| 74% yes   |                       |
| 16% no  |                       |
| 10% no response   |                       |

## HELP WANTED

Camden County Prosecutor's Office is looking for a part-time program coordinator for the new Camden Curfew Initiative. It is a one year position from date-of-hire, approximately twenty hours/week, \$15-\$25/hour, depending on level of expertise. Must have a Bachelor's degree and knowledge of MS Office, Excel and database management. If interested, please call Angel M. Osorio at (856)-225-8663 or email at [angelmosorio@ccprosecutor.org](mailto:angelmosorio@ccprosecutor.org).

### Starting a New Business? Free Professional Services

Rutgers Fairview Neighborhood Partnership provides a wide variety of business planning and legal services for small businesses through our community business specialist and the Rutgers Community Development Clinic.

Contact: **Anthony Martinez, Community Business Specialist, or Roger Ashodian, Community Legal Specialist, RFNP,**  
856-225-1400

**Appendix F**

**Fairview Historic District Standards  
and  
Homeowners Guide**

**City of Camden**

**Historic District Standards and Guidelines**



***Homeowner Handbook***

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*A map of the Fairview Historic District appears in the center*

This booklet is for the benefit and use of the residents of the Fairview Historic District. It was compiled by the City of Camden Division of Planning in cooperation with the citizens of the Fairview Historic District and the Fairview Historic Society.

**The Fairview Historic District Guidelines are dedicated to the memory of Fred Palumbo, former resident, historian and public servant.**



## The Fairview Standards

The Standards that appear on the following pages were prepared to assist property owners in the Fairview Historic District in the rehabilitation and restoration of their homes. The *Guidelines* are a more specific interpretation of the Standards and are tailored to the building types and historical conditions found in Fairview Village. They deal specifically with the exterior of a property, or that which is enjoyed by the public. This includes consideration of not only the dwelling but other features as well, including attached structures, garages, sidewalks, fencing and landscaping, among others. Please refer to the actual *Guidelines* if you are unsure of what is subject to review, or how any exterior feature should be treated.

These *Guidelines* are based on the federal Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings and are consistent with those Standards. They were prepared by a subcommittee of the City of Camden Historic Preservation Commission working with the Fairview Historical Society and interested citizens from the Fairview community. Professional staff within the City's Division of Planning provided expertise in the area of historic preservation.

The *Guidelines* offer valuable advice to homeowners and are intended for use by property owners, tenants, contractors, real estate professionals and all others with an interest in Fairview Village. They are arranged by topic in an easy to follow format. However, if assistance is needed in interpreting the *Guidelines*, property owners or others may consult with Division of Planning personnel.

## The Fairview Historic District

The Fairview Historic District was first recognized in 1974 when the entire Village was placed on the National Register of Historic Places. As such, it is one of the oldest historic districts in the United States. The District was designated a local, City regulated historic district on May 25, 1995. Since then, the Historic Preservation Commission has advised homeowners in the district on the restoration of their homes and assisted them with obtaining Certificates of Appropriateness.

Yorkship Village (the original core of what is now known as Fairview Village) was built in 1918 on the 225 acre Cooper Farm at the southern edge of Camden to house workers at the nearby New York Shipbuilding Company. Started during World War I by the federal government through the U.S. Shipping Board's Emergency Fleet Corporation, it was one of many similar garden villages developed by the Corporation to ease the critical shortage of housing for war industry workers in the various cities. What set this particular project apart, though, was the quality of land use planning and design found in the Village.

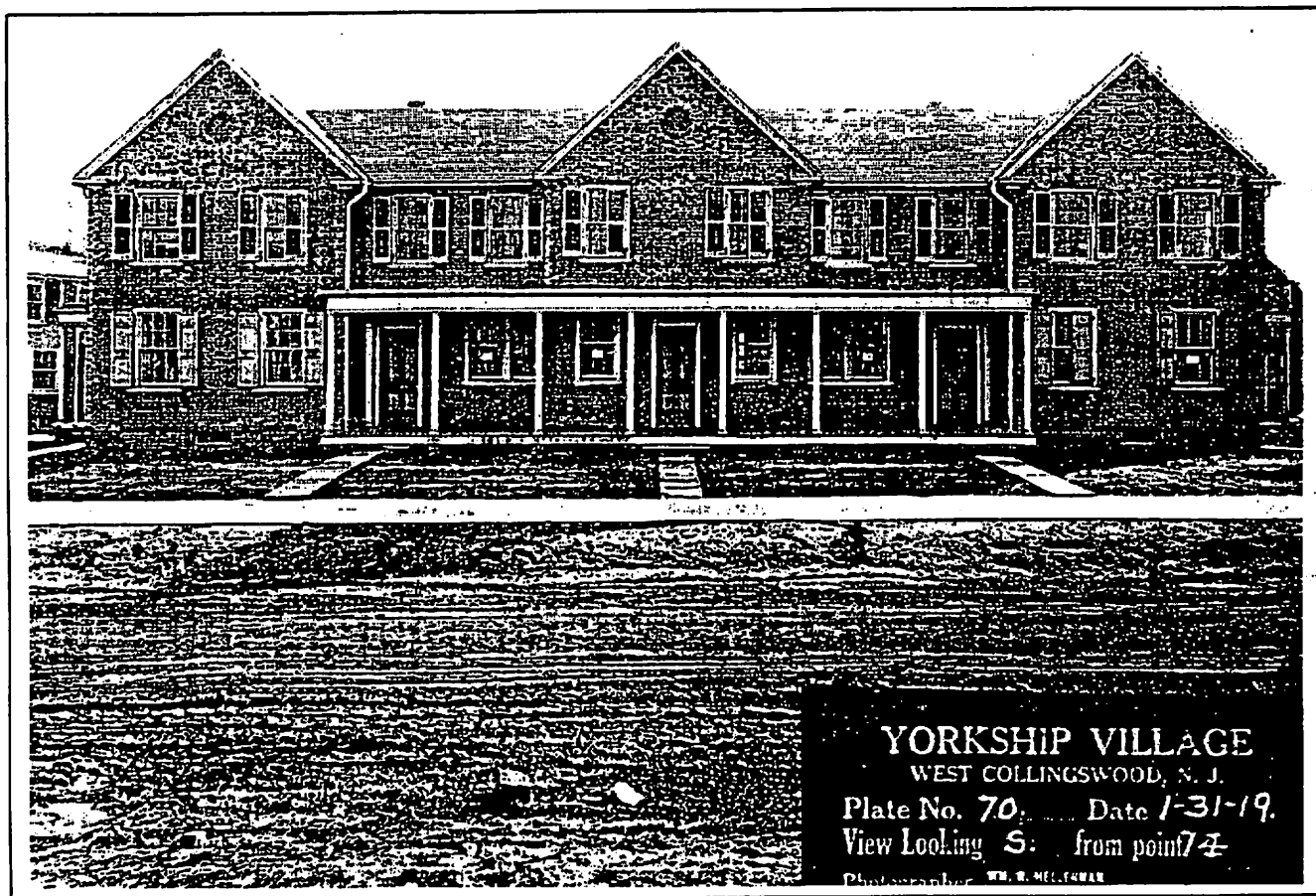
Yorkship Village was designed by Electus Litchfield, Pliny Rodgers, Henry Wright and others under the direction of Frederick L. Ackerman, who had been appointed chief of design of the Fleet Corporation's housing division. The Village was laid out along garden city lines, a concept that combined the best features of international urban design features. The name of the village was changed to Fairview in the 1920's when the houses were auctioned off to prospective homeowners.

The community was planned around a large and functional village green. This green was social and physical heart of the community, a place to meet friends and to socialize. Churches, library, school and public meeting hall were located just off the green and provided a full measure of community life and interaction. Balancing this were several generous greenswards and pedestrian footpaths that radiated out from the green and led into the community.

The central green was also the center of a street system made up of a series of concentric rings divided by radial streets reaching to the periphery. This pattern restricted the usual dominance of the car, and still does, while the pedestrian footpath system separated children and those on foot from the street. It was a design specifically aimed at a quality of life not often found in American cities.

The architecture of Fairview Village is largely Colonial Revival, a style that became popular following the nation's centennial celebration in 1876. The original buildings were characterized by a generous amount of architectural detailing: six over six windows, shutters, porches, fanlights, decorative moldings, slate roofs and high quality brickwork. Although the present day Village has a small number of the bungalow style buildings that were popular in the 1920's and 30's, the predominant style within Fairview remains the two story, brick row house. While the architectural detailing of the homes erected in the 1930's, 40's, and 50's reflected period tastes, their builders were obviously sensitive to the special qualities of the original Village.

The City of Camden recognizes the historic importance of Fairview Village and wishes to preserve those characteristics that have made the Village a Mecca for tourists, historians and, most of all, homeowners seeking a truly unique urban environment in which to live and prosper. The restoration of Fairview Village acknowledges both our City's rich history and its bright future as well.



## **How To Obtain A Certificate Of Appropriateness**

1. The first step in receiving a Certificate of Appropriateness is to call or visit the Offices of the Division of Planning in City Hall. An applicant may obtain the necessary Historic Preservation Commission forms at this office (sample forms appear on page 17 ). There is an application fee of \$25. for construction and demolition projects and a \$10. fee for signs.
2. If there are any questions about the forms or how to fill them out, Planning Division staff shall assist applicants as needed. Any forms, plans or specifications required by either the City Construction or Zoning Official must also be submitted at this time. This requirement is meant to promote efficiency among the various City Departments and provide better service to applicants. Historic Preservation Commission applicants are also encouraged to examine the history of their property or building.
3. Applicants shall be notified in writing if the time and place of the next Historic Preservation Commission meeting. Property owners applying less than ten days prior to a scheduled meeting should consult with the Historic Preservation commission administrator regarding scheduling.
4. An applicant may personally attend the Historic Preservation Commission meeting or send a designated representative capable of describing the prospective work to be done. A personal appearance is strongly recommended. Any drawings, plans, pictures, color charts, material samples or other information that illustrates the nature of the work to be done is extremely helpful. Projects that are not easily understood may be difficult to efficiently review.
5. Following the Historic Preservation Commission meeting, the recommendations of the Commission are forwarded to the Planning Board for their consideration at their next regularly scheduled meeting. The decisions of the Planning Board, and the issuance of a Certificate of Appropriateness, are based on the recommendations of the Historic Preservation Commission. Applicants may appeal the recommendations of the Historic Preservation Commission at the Planning Board meeting. In order to avoid disputes regarding approvals, an applicant's attendance at the Planning Board meeting is required.
6. After Planning Board approval of the proposed work, an applicant may receive a building permit. In cases where no permit is required, the applicant may commence work on the approved project once Planning Board approval has been forthcoming. An applicant may wish to consult with personnel in the Division of Planning to ensure that all necessary approvals have been obtained.

## **The Guidelines for the Rehabilitation of Historic Buildings within the Fairview (Yorkship) Village Historic District**

### **A. Site and Open Land Standards**

1. Original setbacks should be maintained. Any additions to the property should be to the rear of the original building and not visually apparent from the principal right of way.
2. Outbuildings not visually apparent from the principle right of way shall not be subject to historic review provided that proposed outbuildings do not obstruct site vistas historically available to adjoining or adjacent properties.
3. The maintenance or restoration of original landscaping is recommended. The replacement of front yard areas with concrete, gravel or similar materials is not recommended. Parking areas shall be located to the rear of the property if possible.
4. Although the original village did not have fences nor hedges, the removal of any existing shrubbery is not recommended except in those cases where a documented restoration is planned or replacement is necessary due to natural circumstances.
5. Any new construction on sites currently vacant shall be subject to the same architectural standards as existing properties.

### **B. Exterior Elements**

Restoration to the original design of the existing structures shall be the primary aim in the consideration of all exterior building treatment. Such original design details and characteristics shall be preserved whenever possible. Where such original design details have been changed, modified or eliminated, restoration to the original is recommended. In those cases where restoration is contemplated, the proposed work shall be substantiated by historic, physical, or pictorial evidence. Lacking specific knowledge of the details of a particular building, repair or replacement should be designed to conform to the characteristics of the structures and the eras in which they were built, and the design characteristics of the Village as a whole.

#### **1. Materials**

Materials shall whenever possible be in keeping with the brick or stucco finishes of the original exteriors. Materials other than these original materials such as aluminum, steel, or vinyl siding, asphalt or asbestos siding, finished glass, porcelain enamel, terra cotta, imitation brick or stone, corrugated metal, plastic, glazed or bright metal, et. are not recommended except in those cases where particular finishes have acquired significance in their own right.

#### **2. Exterior Finishes**

It is recommended that brick and stucco finishes shall be repaired or restored to an original condition.

Painting on brick or stucco is not recommended. In cases where previously painted surfaces are done in colors that are not appropriate to the building and neighborhood, it is



recommended that the surface be cleaned, or a paint color chosen that is compatible with the building and the neighborhood.

The cleaning of dirty brick and stucco finishes and the removal of paint from these surfaces should be accomplished using the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials are not recommended and shall not be undertaken. Methods and materials approved by the National Park Service shall be preferred and recommended.

Damaged brick or stucco should be repaired or replaced as necessary.

Should repointing be necessary, it is highly recommended that the old mortar be duplicated in composition, color and texture. The wrong mortar mix may cause damage to historic buildings. It is also recommended that the new mortar when applied duplicates the original joint size and profile.

The restoration of exterior wood work made necessary by advanced deterioration is highly recommended. Where wood work is deteriorated beyond repair or missing, replacement in-kind is recommended. Wood finishes, whether original or replacement, shall not be covered with metal, vinyl or other materials.

### **3. Building Heights**

The cornice line on any new or remodeled building should not be made higher than the height of the cornice lines on attached buildings nor the cornice lines of the two existing adjacent buildings. Original top floors should not be removed, especially in cases where a top floor has been fire damaged. In cases where damage has occurred, repair or rebuilding of damaged structural elements is recommended.

### **4. Exterior Details**

#### *Doors and Windows*

The retention of original window and door openings, the window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps and hardware is recommended. Some original doors in the District were shorter than contemporary standards. Where such doors are found they should be repaired and restored as necessary.

The introduction of new window and door openings, the infill of original window and door openings, or the reduction or enlargement of original window and door openings is not recommended. However, in those cases where an original door was smaller than contemporary doors, and that door is no longer extant, a new door meeting contemporary standards may be installed provided that the door frame, frame moldings and transom are modified in such a way as to match the original in appearance and design.

Original doors, door frames and transoms, where intact and capable of being restored, should be retained and repaired or restored as necessary.

Doors, if not original, should be replaced with a door to match the original design if documentation, historic, physical or pictorial, exists to justify the style of door to be used as a replacement of the existing door. Otherwise, a wood, six panel "Colonial" style door is recommended. In those cases where an insulated, steel security door is needed, the new door shall also be of the six panel, "Colonial" design.

It is recommended that original door hardware be repaired, reconditioned and reused in the repair of an existing door, or the installation of a new door.

Where door hardware is damaged beyond repair, or missing, new door hardware, including knobs, knockers, bells, hinges and house numbers should match the original design characteristics of the door and the house.

Storm or screen doors to be placed at front entrances or those entrances visible from the principle right of way should be a "full view" type door. A "cross buck" design is not recommended.

Original sash in the Fairview District were six over six in the original village and often six over one in the newer sections of the District. Where original sash exists, the repair and reuse of such sash is highly recommended.

Where replacement is necessary, the new windows shall be of wood with true divided lights in a design appropriate to the building and the period in which it was constructed.

Vinyl replacement windows, or vinyl clad windows with removable grills that simulate divided lights, are not recommended and should be avoided, especially in those cases where the window to be replaced is visible from a principle right of way.

Storm windows are acceptable and should maintain the original window configuration. Full view storm windows, one over one, may be installed on the exterior. Such installations shall be done in such a manner as to minimize damage to existing window frames and sash. Interior storm windows are preferable to exterior storm windows. Exterior metal window security grills are not recommended.

Dormer windows, where they exist, should retain the appearance of the original dormers. This includes the roof shape, window configuration, decorative moldings, and materials. The enlargement or reduction of a dormer, including removal, is not recommended.

In the Fairview Historic District there are a small number of houses built after the construction of the original village that have metal clad bay windows. This is a distinctive house type found throughout other sections of the City of Camden. Bay windows, where they exist, should be retained. The original materials of the bay, pressed metal finishes in particular, should also be retained. Bays should not be enlarged or reduced in size. The degree of projection should likewise not be altered. The covering of the bay with aluminum siding, vinyl siding, asphalt sheeting, tar paper or other incompatible finish is not recommended. The construction of

bay, bow or picture windows not previously existing on front or side facades visible from a principle right of way is not recommended.

### *Cellar Windows*

It is recommended that cellar windows on those facades visible from a principle right of way be provided with wrought or cast iron grills of an appropriate design when security is needed. In general, the infill of cellar windows is not recommended and may lead to the deterioration of internal structural systems. The infill of cellar windows with glass block, concrete, brick or plywood is not recommended unless a blind window is to be created.

### *Awnings*

Awnings for residential properties are not recommended. If awnings are desired, a removable or replaceable canvas awning is preferable to metal awnings.

### *Shutters*

Shutters were a common feature of the original Fairview Village and recalled earlier building and design practices in the Delaware Valley. Therefore, the installation of shutters of the appropriate design is desirable. Shutters should be wood, paneled shutters for the first floor and wood louvered shutters for upper stories. Shutter should be affixed to window frames in a traditional manner using the appropriate hardware rather than being attached or anchored to the facade of the building.

### *Balconies*

All balconies, where they exist, should be retained. If deterioration has occurred, restoration, repair or replacement in a similar material is recommended.

### *Roofs and Cornices*

The most important item concerning roofs is the preservation of the original roof shape. A gable, or "A", roof should not be altered to a flat roof or vice versa. The original 1918-1919 section of Fairview Village was characterized by gabled roofs finished with slate. The repair and preservation of original slate roofs is highly recommended because of the distinctive quality and durability of the material. Where preservation has been demonstrated to be impossible, replacement materials of the appropriate design and color is acceptable. In those cases where flat roofs are to be repaired or replaced, only the flashing or other materials that extend over or above the parapet are subject to the review of the Historic Preservation Commission.

Pent roofs that extend above a second story or one story porch should be retained and repaired as necessary. The architectural elements are usually finished with cast concrete tiles, or shingles. Due to the unique character of this product its preservation is highly recommended. The replacement of deteriorated or broken tiles is recommended. In those cases where extensive deterioration has occurred, a suitable replacement product that replicates the original appearance of the concrete tiles or shingles is recommended. Replacing broken tiles or complete roofs with asphalt shingles is not recommended.

Existing cornices and attached moldings should be maintained in a manner that ensures their preservation. In areas where advanced deterioration has occurred, the duplication of

original heights, projections and profiles is recommended for any necessary repairs or replacement. The cornices line of existing buildings should not be interrupted by the installation of dormers that extend upward through or from the cornice line.

#### *Gutters and Downspouts*

Structures should have a controlled method of disposal of water. Such building accessories should be attached and painted to blend in visually with the building. Half-round gutters and corrugated downspouts are recommended.

#### *Porches*

The original Fairview Village porches were open. However, there is a distinct type or method of enclosing porches practiced during the early conversion of these spaces that has achieved significance in its own right and should be preserved. Nevertheless, the preservation and repair of open porches is recommended. Materials used in the repair or restoration of open porches should match the original in texture and design, particularly the columns and moldings.

Porch roofs in Fairview Village are of two distinct types. The longer rectangular porch, approximately 7 feet by 18 feet, was constructed with a flat roof. This feature should be retained and any repairs should match the original materials in texture and design. These roofs were finished with metal and should be repaired or replaced in-kind. Suitable replacement materials are acceptable, such as hot, built up asphalt systems.

The smaller roof types found on open porches in the original Fairview Village were either gabled, or "A", roofs or half round in shape. It is recommended that repairs to porch roofs respect the original roof shapes and finishes.

Original porch columns in Fairview Village according to the particular building type in both the original and newer sections of the village shall be preserved whenever possible. Most of the original Fairview columns were round and varied in length and diameter according to the dimensions of the particular building on which they were found. There are also some columns constructed of brick that are generally longer and wider than other original columns. It is recommended that original fabric be repaired and restored wherever possible. In cases where replacement is made necessary by advanced deterioration, new columns should reflect the original design in length, dimension and overall appearance. Round columns should not be replaced with square columns.

While maintaining the original appearance of a property is historically important, there is nevertheless a tradition of enclosing porches in Fairview Village in order to increase interior living space. Enclosures were done on both the longer 7' by 18' porches and the smaller square porches as well. Enclosing porches was done in a particular manner that should serve as a guide in future enclosures. On the basic frame of the enclosure raised panels were installed at the base of the porch. Above these panels were a series of vertical wood windows corresponding to the placement of the panels below. A transom corresponding to the panel and window placement may have been installed above the windows. Appropriate moldings were installed to finish the porch. It is recommended that future enclosures follow this earlier design and construction approach.

Balustrades often appeared at the top of those porches with flat roofs. These balustrades were done in a style that borrowed from Chinese architectural motifs called "chinoiserie." This styling is unique to the original Fairview Village and contributes to the character of the District and should be preserved. It is also recommended that restorations and new construction include this important architectural detail.

The original materials of the porch steps should be retained. The original alignment of the steps should also be retained. In the newer areas of the Village, a "Bullnose" edge has been formed on the concrete steps. This simple detail should be preserved or installed when repairs or new construction are necessary.

The original Fairview porches did not have railings. Where railings have been made necessary for reasons of health and safety, the use of appropriate materials is recommended. Wood or wrought iron railings in an appropriate design is recommended.

Porch and door lights should be of a design and placed in locations that do not detract from the historic character of the Village. Neon, blinking or flashing lights are not acceptable.

#### *Chimneys and Vents*

It is recommended that vents be located, where feasible, atop buildings and not on building facades visible from a principle right of way. It is recommended that chimneys important to the design features of a building be restored. When replacement is necessary, the new chimney shall match the original in placement, materials and design. For new construction, the proper placement of chimneys constructed of or faced with brick is recommend. Modern metal or other contemporary materials should be avoided.

#### *Mechanical Equipment and Utilities*

Telephone wires, electric wires, television aerials, lead wires and cable television wires, satellite dishes, electric meters or oil fill pipes are not recommended on facades visible from a principle right of way. In circumstances where this cannot be avoided, every effort should be made to obscure these elements. In general, all service cables should be run at the rear of a property.

It is recommended that air conditioners be placed in windows as unobtrusively as possible, and be placed in rear windows whenever possible. Walls should not be modified or openings created to accept air conditioning equipment.

Fire escapes should be placed as unobtrusively as possible and painted in a color to blend with the surfaces against which they are mounted.

#### *Storefronts*

Fairview Village was designed in such a way as to include a central square around which stores and other commercial buildings are located. This area was intended to be the District's "downtown." The storefronts found on the various buildings vary with the period during which they were constructed. As such, they should be recognized as products of their own time.



Attempts to create an earlier, or "Colonial" appearance, should be avoided. This includes installing pent eaves and multi-paned store windows where they did not previously exist. Original window and entry configuration should be retained. Original bulkheads should also be preserved. The infill of original storefront windows with concrete, stucco or wood siding is not recommended. Where infill has occurred, restoration to the original appearance is highly recommended.

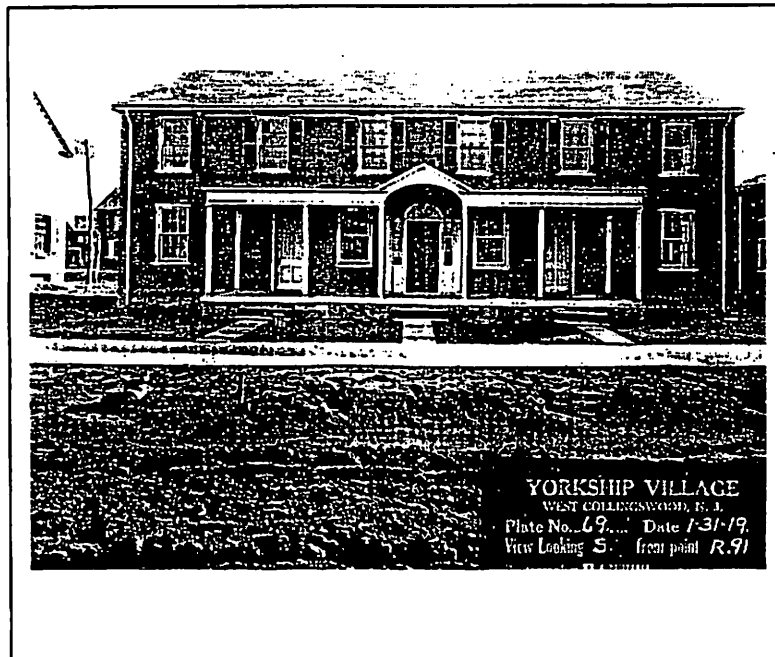
### Signs

Storefronts are generally designed with a logical and obvious location for a sign. This logic should be respected in the placement of signs.

### 5. Fencing

The original Fairview Village did not have fences. Concrete posts were installed on the property lines with chain running from post to post. Hedges were a later addition to the streetscape but because of the longevity of this practice it has achieved its own significance and should therefore be preserved and maintained whenever possible through cultivation, proper trimming or the replacement of damaged areas of shrubbery.

In cases where new fencing is to be erected, wood picket fences, no more than 48" in height and 50% open, are recommended. Cast or wrought iron fences, or fencing that simulates the appearance of cast or wrought iron fences, whether new or of salvaged materials, are also acceptable. Chain link fences are not recommended for those areas visible from a principle right of way.



## **Historic Preservation Commission Purposes and Criteria**

### **PURPOSES**

The City of Camden Zoning and Land Use Ordinance, as amended details six purposes of Historic District review (Article XXXIII, Section 577-264). Because of the abundance of older structures found in Camden, the Ordinance recognizes that the City's historic sites and neighborhoods, livability and general economy are all enhanced through historic preservation. The primary purposes of the Historic Preservation Commission are as follows:

to safeguard the heritage of the City of Camden by preserving that part of the City which reflects elements of its cultural, social, economic and architectural history;

to stabilize and improve property values;

to foster civic beauty and neighborhood pride;

to encourage private investment in existing or new structures in a manner that preserves, restores, repairs or is compatible with the original architectural style characteristic of the historic district in which the structure is located.

Through historic preservation City residents benefit from improved property values, a greater awareness of the City's history and development, increased educational opportunities and tourism.

### **CRITERIA**

The Ordinance also includes the criteria the Historic Preservation Commission uses to determine the issuance of a Certificate of Appropriateness (Section 577-276). The seven standards all emphasize historic preservation or compatibility with historic materials, structures or areas.

To this end, applications are generally reviewed favorably when the proposed work:

restores original building fabric (brickwork, siding, cornice, windows, trim, doors, ect.), fencing or colors;

replaces original building fabric, fencing or colors with materials of the same kind and design when restoration of the original is not possible or economically feasible;

removes building materials that do not relate to the original (synthetic siding or coverings for example) and replaces them with appropriate materials; and,

enhances the aesthetic and historic qualities of a historic area through the compatible design of new structures.

Likewise, applications are generally reviewed unfavorably when the proposed work:

removes or covers original building materials;

replaces original materials with those of a different character (i.e. synthetic siding or windows) or size (particularly doors and windows); and

includes colors that are not sympathetic to the character of the neighborhood; or

calls for the construction of buildings not compatible with the historic area or neighborhood in which they are to be located.

Some other general guidelines to be followed are as follows:

The existence of historically inaccurate materials or colors on a building or in a neighborhood is not justification for additional work that is historically inappropriate.

Property owners are strongly encouraged to perform regular maintenance on their buildings in a manner consistent with its original character and design. The proper maintenance of historic buildings is a requirement of the City Ordinance (Section 577-272). The cost of maintaining a structure is not sufficient justification for the use of inappropriate building materials.

In cases where extensive renovations are required, building owners should avoid trying to make new buildings look old and vice-versa. Renovation should reflect historical accuracy or harmony with the surviving architectural character and materials of a structure. This is especially true of buildings whose primary use is commercial..

## **The Secretary of the Interior's Standards for Rehabilitation**

In considering applications for a Certificate of Appropriateness the City of Camden Historic Preservation Commission shall employ **The Secretary of the Interior's Standards for Rehabilitation** as a guide in developing their recommendations to the City of Camden Planning Board. These Standards are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material of distinctive architectural features should be avoided when possible.

3. All buildings, structures, sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylist features of examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building shall not be undertaken.

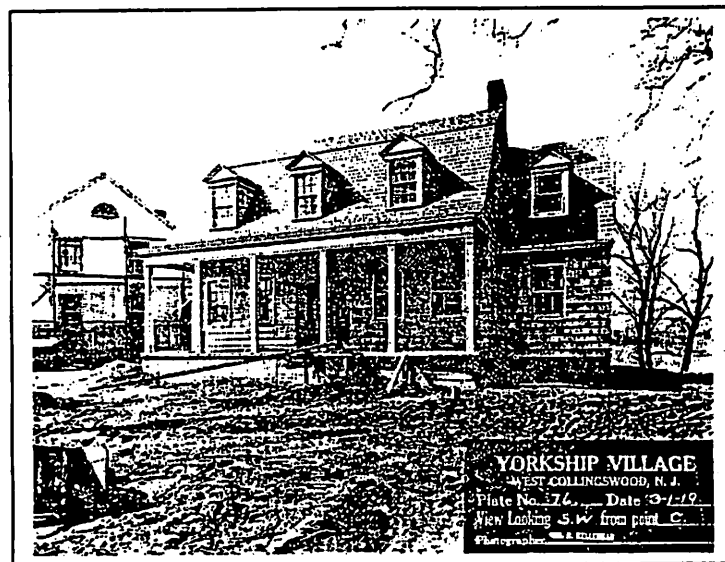
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

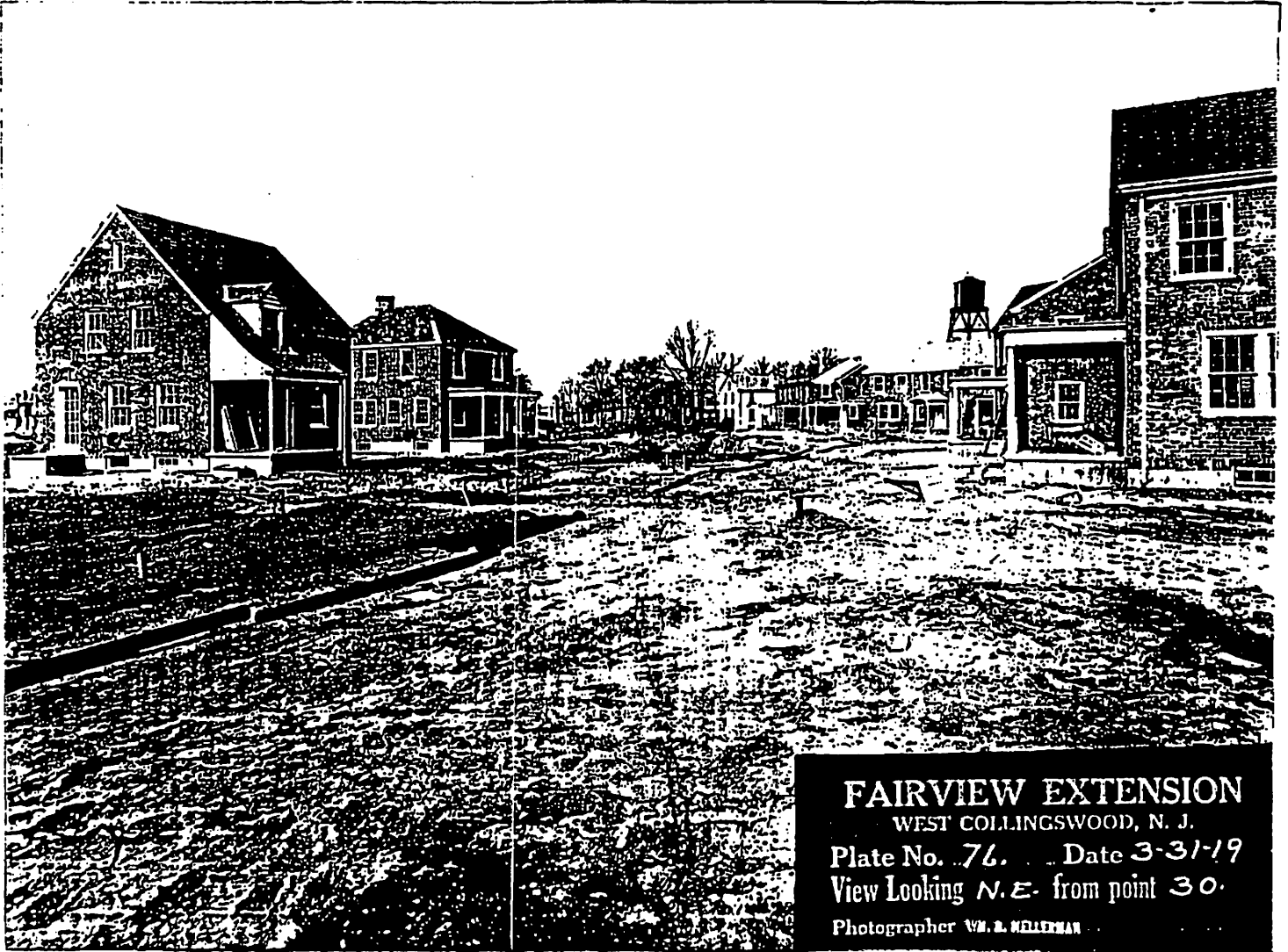
Because the Yorkship Village (Fairview) Historic District is a largely homogeneous area architecturally, over half of the structures that now comprise the District were built during the initial construction phase in 1918-1919, it is the belief of the Historic Preservation Commission that the above Standards are capable of being interpreted in a manner that addresses the particular planning and architectural features that characterize the District. Even among those structures built after 1919, most are of masonry construction with either brick exteriors or brick trim. These buildings tend to be narrow structures, two stories high, and built as rows of two, three or more. Windows and doors are also similar to the original houses with most buildings having six over six or six over one sash with paneled doors. In a similar fashion, the original planning or layout of the District has been extended to the newer areas of the village. Set backs and open space in these areas reflect the intentions of the District's original land use planners.

A map of the Yorkship Village (Fairview) Historic District showing the original village and later additions is included in this handbook.





**HISTORIC PRESERVATION COMMISSION FORMS**



**FAIRVIEW EXTENSION**  
WEST COLLINGSWOOD, N. J.  
Plate No. 76. Date 3-31-19  
View Looking N.E. from point 30.  
Photographer W. R. MELLEMAN

## CERTIFICATE OF APPROPRIATENESS APPLICATION

Please return completed form to: Historic Preservation Commission, Room #410, City Hall, Camden, New Jersey 08102  
Telephone: (609) 757-7203 FAX: (609) 968-4705

Property Address: \_\_\_\_\_ District \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Block/Lot \_\_\_\_\_

Owner's Address: \_\_\_\_\_  
\_\_\_\_\_

Contact Person: \_\_\_\_\_

### 1. REQUESTED ACTION (check one)

- \_\_\_\_\_ A. Rehabilitation/Restoration/Reconstruction
- \_\_\_\_\_ B. Addition/Alteration
- \_\_\_\_\_ C. New Construction/Infill
- \_\_\_\_\_ D. Sign
- \_\_\_\_\_ E. Demolition (see item #5, below)
- \_\_\_\_\_ F. Extension of Work Deadline (see item #6, below)

### 2. ARCHITECTURAL DRAWINGS (please attach any drawings to this application)

- \_\_\_\_\_ A. Elevations (for actions A,B,C,D,E)
- \_\_\_\_\_ B. Plans/Sections (for actions B,C,D,E,)
- \_\_\_\_\_ C. Details (can be shown on elevations for actions A,B,C,D,E)

### 3. PHOTOGRAPHS (please attach and list photos of major facades, including historic photos if available)

### 4. DESCRIPTION OF PROPOSED WORK

Please attach a written description of any work that will be done to the exterior of the building, including landscaping. Note what actions will be taken on the original structure's entrance, windows, wall fabric, roof, architectural or landscape detailing, lighting, utility connections, ect. This information may also be included on architectural drawings.

### 5. DEMOLITION (if requested)

Please attach a written explanation detailing why demolition is necessary. Attach any pertinent information documenting financial hardship, health and safety requirements or plans for new construction that may necessitate demolition.

6. EXTENSION OF WORK DEADLINE (if requested)

Please attach a written explanation identifying why a work extension is requested. State any pertinent technical, legal, or financial circumstances that have changed since the original Certificate of Appropriateness was granted by the City of Camden Planning Board. State any building conditions that have changed since the date of Planning Board approval and any changes from the originally approved scope of work.

**NOTE:** The approved work must commence within one year of the date of Planning Board approval; otherwise, a new Certificate of Appropriateness is required.

7. APPLICATION FEE (please attach a check or money order payable to the City of Camden)

\_\_\_\_\_ \$10.00 (for sign applications)      \_\_\_\_\_ \$25.00 (all other applications)

8. ADDITIONAL INFORMATION (please list the attached documents submitted with this application)

9. PROPERTY OWNER'S PERMISSION (if not applicant)

I have read this application and examined the attached documents hereby consent to its submission.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

10. APPLICANT'S STATEMENT

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**PLEASE NOTE:** Completed applications, required documents and fees must be received by the Secretary of the Historic Preservation Commission at least ten (10) days in advance of the published meeting date. Applicants must attend both the Historic Preservation Commission and ensuing Planning Board meetings for the application to be heard. The actions of the Historic Preservation Commission and the Planning Board do not assure Federal certification of the work done for historic preservation tax credits allowed under Federal law.

**FOR OFFICE USE ONLY**

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_ TENTATIVE HPC MEETING DATE: \_\_\_\_\_

**HISTORIC PRESERVATION COMMISSION ACTION**

MEETING DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ APPROVED WITH CONDITIONS: \_\_\_\_\_ DENIED: \_\_\_\_\_

\_\_\_\_\_  
Chairman's Signature

\_\_\_\_\_  
Date

Conditions for approval:

**PLANNING BOARD ACTION**

MEETING DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ APPROVED WITH CONDITIONS: \_\_\_\_\_ DENIED: \_\_\_\_\_

\_\_\_\_\_  
Chairman's Signature

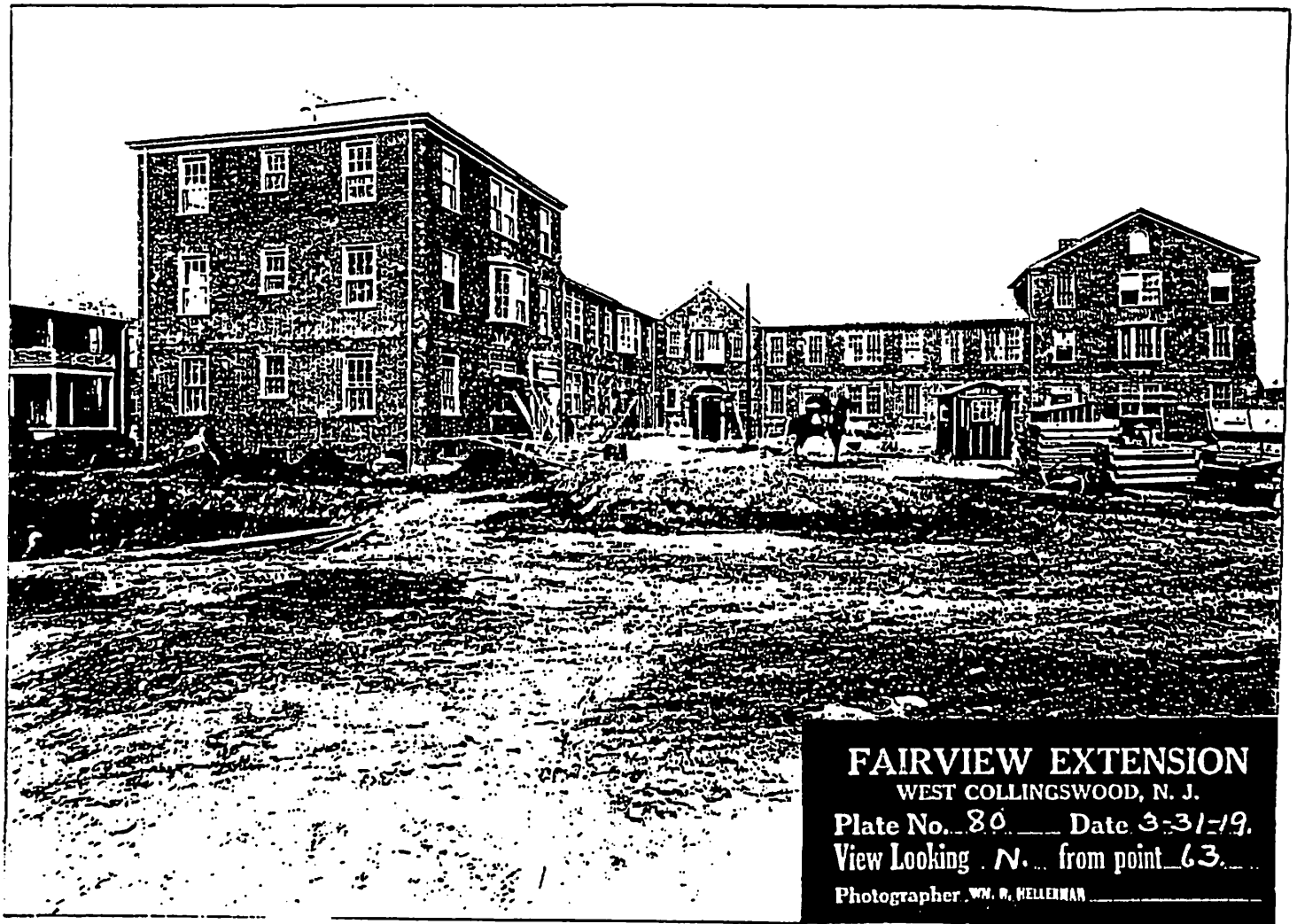
\_\_\_\_\_  
Date

Conditions for Approval:

**BUILDING DEPARTMENT NOTIFICATION**

Date sent to Building Department: \_\_\_\_\_





**FAIRVIEW EXTENSION**

WEST COLLINGSWOOD, N. J.

Plate No. 80 Date 3-31-19.

View Looking N. from point 63.

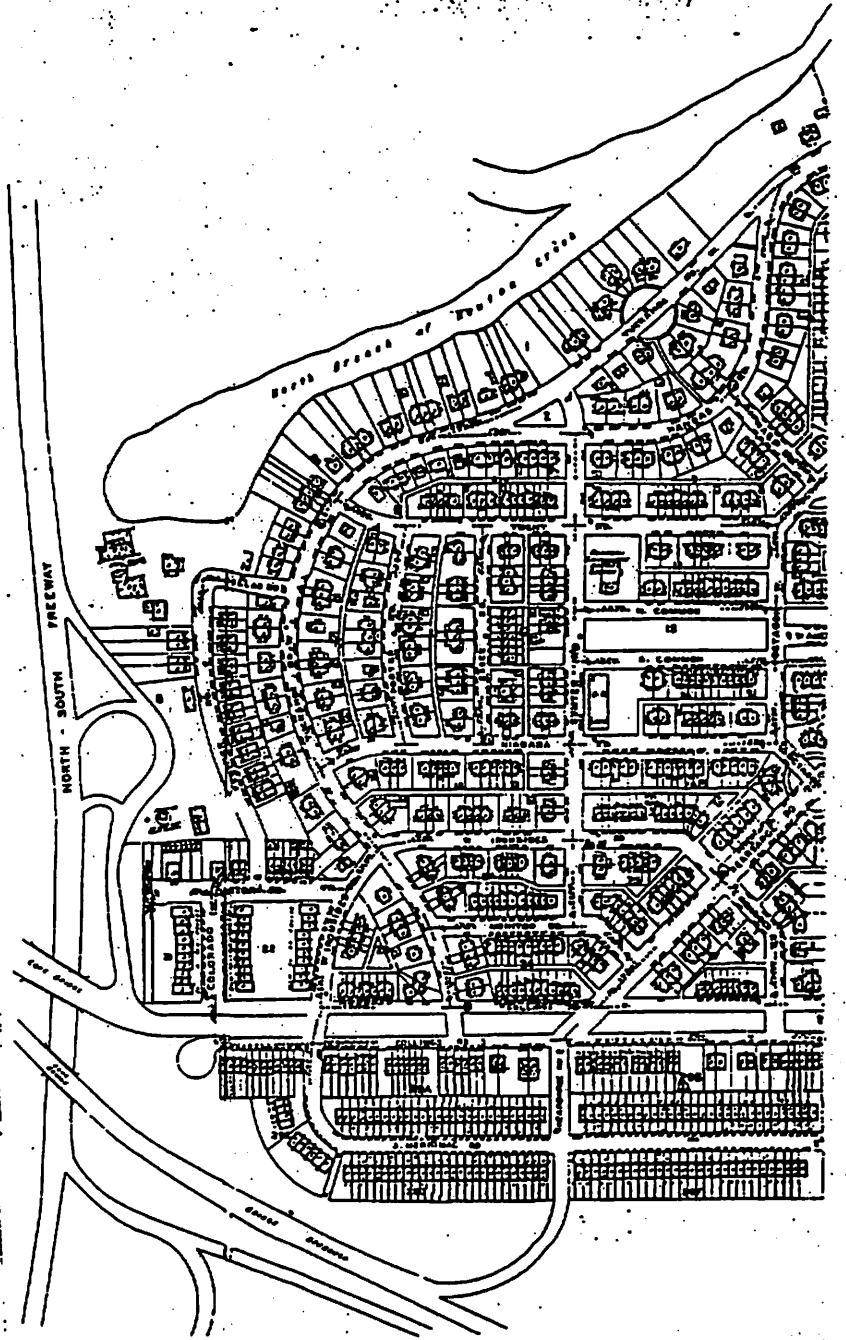
Photographer W. W. HELLMAN

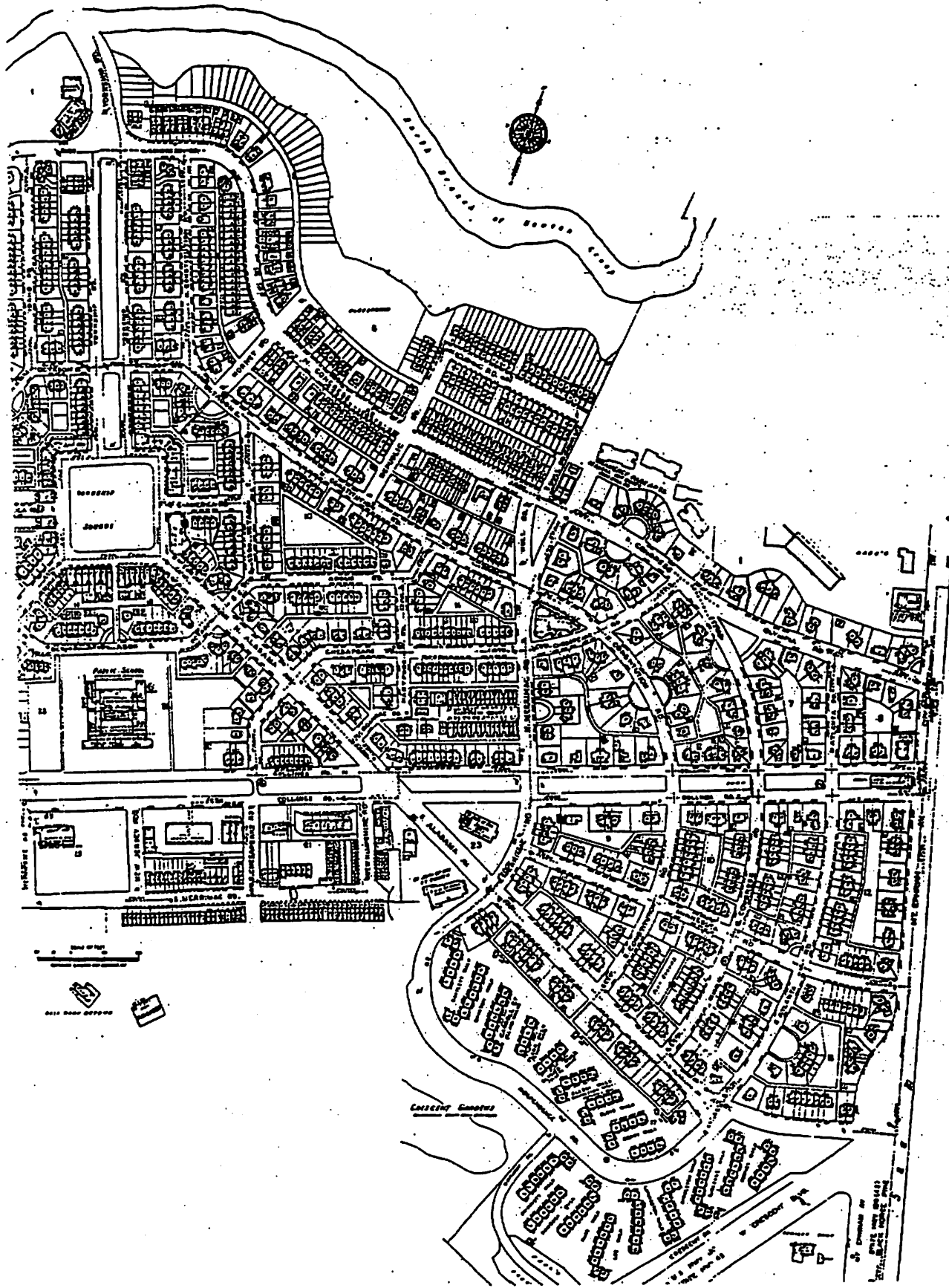
**FAIRVIEW HISTORIC DISTRICT MAP**

Fairview (Yorkship) Village

Historic District

Camden, New Jersey







**FAIRVIEW EXTENSION**

WEST COLLINGSWOOD, N. J.

Plate No. 79 Date 3-31-19

View Looking SE from point U

Photographer W. S. HOLLEMAN



**HISTORIC DISTRICT ORDINANCES**

**Fairview Historic District Ordinance**  
(Adopted May 25, 1995)

**ORDINANCE AMENDING AND SUPPLEMENTING THE ZONING CODE  
OF THE CITY OF CAMDEN TO ESTABLISH THE YORKSHIP VILLAGE  
(FAIRVIEW) HISTORIC DISTRICT**

WHEREAS, Article XXXIII, Section 577-266 Code of the City of Camden authorizes the creation of historic districts; and

WHEREAS, Yorkship Village (Fairview) was entered in the National Register of Historic Places on November 19, 1974; and

WHEREAS, Yorkship Village (Fairview) is an area of great historic and aesthetic value to the City of Camden; now, therefore

BE IT ORDAINED by the City Council of the City of Camden as follows:

Section 1. The establishment of the Yorkship Village (Fairview) Historic District is hereby authorized.

Section 2. The boundaries of the Yorkship Village (Fairview) Historic District are hereby established:

BEGINNING at the intersection of the center line of Mt. Ephraim Avenue and the center line of Crescent Boulevard and extending;

THENCE 1) Southwestwardly along the center line of Crescent Boulevard the various courses and distances to the center line of the main branch of Newton Creek;

THENCE 2) Westwardly along the center line of said main branch of Newton Creek the various courses and distances to the Easterly R.O.W. line of Route I 676;

THENCE 3) Northwardly along the Easterly R.O.W. line of Route I 676 several courses and distances to the center line of the North branch of Newton Creek;

THENCE 4) Eastwardly along the center line of the North Branch of Newton Creek the various courses and distances to the Easterly line of Hull Road if extended;

THENCE 5) Southwardly along the Easterly line of Hull Road several courses and distances to the center line of a 10 foot wide alley said point in alley also being 95 feet North from the intersection of the Northerly line of Congress Road (50' wide) and the Easterly line of Hull Road (40 feet wide);

THENCE 6) Eastwardly, Northwardly and Southwardly along the center line of said alley various courses and distances to the center line of Mt. Ephraim Avenue;

THENCE 7) Southwardly along the center line of Mt. Ephraim Avenue several courses and distances to the point and place of beginning.

Section 3. Historic District Boundaries are generally intended to follow property lines as they exist on plots of records at the time of passage of this ordinance.

Section 4. Basic guidelines for rehabilitation in the Yorkship Village (Fairview) Historic District are the Secretary of the Interior's for Rehabilitation as they appear in Guidelines for Rehabilitation Historic Buildings and are specifically incorporated in this ordinance.

Section 5. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

Section 6. Any ordinance not amended or supplemented herein is saved from repeal and shall remain in force and effect.

## **City of Camden Historic Preservation Ordinance**

### **ARTICLE XXXIII Historic District Review**

#### **577-264 Purposes**

This Historic District Review Article of Chapter 577 of the Code of the City of Camden has the following general purposes:

- A. To safeguard the heritage of the City of Camden by preserving that part of the city which reflects elements of its cultural, social, economic and architectural history.
- B. To maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures and places within Camden.
- C. To stabilize and improve property values.
- D. To foster civic beauty and neighborhood pride.
- E. To promote the use of the historic district(s) for the education, pleasure and general welfare of the citizens of the City of Camden.
- F. To encourage private investment in existing or new structures in a manner that preserves, restores, repairs or is compatible with the original architectural style characteristic of the historic district in which the structure is located.

#### **577-265 Definitions**

Certain words, phrases and terms in this Article are defined as follows herein. Any word, phrase or term not defined herein is as defined in Section 577-4 of this chapter.

**ADDITION** - The construction of a new improvement as part of an existing improvement when such new improvement changes the exterior appearance of any structure.

**ALTERATION** - Any work done or any improvement which is not an addition to the improvement and which changes the appearance of the exterior surface of any improvement and is not considered ordinary maintenance.

**APPLICANT** - Any private person or any representative or any private entity, private organization or public agency with legal authority to make an alteration or addition or demolish a structure governed by this Article.

**BOARD** - The Planning Board, unless the Board of Adjustment is required to act pursuant to provisions in Section 76 of the Municipal Land Use Law.

**CAMDEN HISTORIC SURVEY** - The 1982 publication of the City Division of Planning, as amended, which identifies historic and potentially eligible historic structures and districts. Those properties specifically designated by City Council as historic structures or historic districts are listed in Appendix A of the Camden Historic Survey.

**CERTIFICATE OF APPROPRIATENESS** - The certificate issued by the Board that is required prior to rehabilitation, restoration, renovation, alteration, demolition or new construction undertaken within an historic district or historic structure.

**CHAPTER** - The Zoning Ordinance of the City of Camden.

**COMMISSION** - The Historic Preservation Commission.

**DEMOLITION** - The razing of any improvement or part thereof.

**EXTERIOR OF A STRUCTURE** - Those exterior surfaces of a structure or improvement which face upon a public street or right-of-way, excluding alleys, alleyways or other public easements.

**HISTORIC DISTRICT** - A definable group of lots, the improvements which have been identified in the Camden Historic Survey and designated by City Council by the procedure established in Section 577-266 as a historic district with the review provisions of this Article.

**HISTORIC STRUCTURE** - An individual building, structure, site, object, landscape element, etc. which has been identified in the Camden Historic Survey and designated by City Council by the procedure established in Section 577-266 as a historic structure with the review provisions of this Article.

**IMPROVEMENT** - Any structure or part thereof constructed or installed upon real property by human endeavor and intended to be kept at the location of such construction or installation for a period of not less than sixty (60) contiguous days.

**NEW CONSTRUCTION** - Any new structure or part thereof constructed or installed upon real property by human endeavor and intended to be kept at the location of such construction or installation for a period of not less than sixty (60) contiguous days.

**ORDINARY MAINTENANCE** - Any work done on any improvement which is not an addition to the improvement, does not change the appearance of the exterior surface of any improvement and does not require permits or approvals by the city.

**RECONSTRUCTION** - The act or process of reproducing, by new construction, the exact form and details of the exterior of an improvement, structure, object or part thereof as it appeared at a specific period in time.

**REHABILITATION** - The act or process of returning the exterior of a structure to a state of utility, through repair or alteration, as it appeared at a particular period in time.

**RESTORATION** - The act or process of accurately recovering the form and details of the exterior of a structure and its setting as it appeared at a particular period in time by means of the removal of later work or by the replacement of missing earlier work.

#### 577-266 Creation of districts and structure designation

- A. The designation and creation of historic districts and the designation of historic structures is hereby authorized. The Cooper Plaza, Cooper Street, Cooper-Grant, Walt Whitman and Fairview Historic Districts (see Appendix A of the Camden Historic Survey), which have already been designated by City Council, shall continue as historic district overlay zones as they appear on the City Zoning Map.
- B. Surveys shall be used as a basis for identifying future historic structures and historic districts worthy of such designation. The Commission shall consider for designation individual structures and districts in the Camden Historic Survey and other structures and districts that have integrity of location, design, setting, materials, workmanship, and association, and that meet one or more of the following criteria:
- (1) Character, interest or value as part of the development, heritage, or cultural characteristics of the City, State or Nation;
  - (2) Identification with a person or persons who significantly enriched the City, State or Nation;
  - (3) Site of an historic event which had significant effect on the development of the City, State, or nation;
  - (4) Embodiment of distinguishing characteristics of a type, period, or method of construction, architecture, or engineering;
  - (5) Identification with the work of a builder, designer, artist, architect, developer, or landscape architect whose work has influenced the development of the City, State, or Nation;



(6) Embodiment of elements of design, detail, materials or craftsmanship that render a site architecturally significant or structurally innovative;

(7) Unique location of singular physical characteristics that make a district or site an established or familiar visual feature or landmark; or

(8) Likely to yield information important in pre-history or history.

C. Based on the Commission's review of the nomination or upon the recommendations of other City, State or Federal Agencies, or of interested parties, the Commission shall consider designation of a historic structure or historic district. State or Federal recommendations may be in the form of an opinion of certification of eligibility from the State Historic Preservation Officer, or his deputies, or a determination of eligibility from the National Park Service, Office of the National Register. Designation shall occur according to the procedures outlined below:

(1) The Commission or interested party shall prepare a nomination report for each proposed district or structure. For historic district designations, the report shall include a building-by-building inventory of all properties within the district; photographs of representative properties within the district; a property map of the district showing boundaries and tax parcels; a physical description and statement of significance for the district; and a property tax parcel listing. For historic structures designations, the report shall include one or more photographs; the tax lot and block number of the property; and a physical description and statement of significance. A completed National Register nomination may also be used for structures or districts. In the case of Federal or State determinations the Commission shall prepare a nomination report for each district or structure determined to be eligible for listing in the National Register of Historic Places.

(2) The Commission shall schedule a public hearing on the proposed designation of a district or structure. At least ten (10) days prior to the hearing the Applicant for Designation or the Commission, as the case may be, shall by personal service or certified mail:

(a) Notify each owner of a proposed historic structure or each owner of a property within a proposed historic district that his or her property is being considered for historic designation and the reasons therefore;

(b) Advise each owner of the significance and consequences of such designation, and of his or her right to contest such designation; and

(c) Notify each owner of the date, time and place of the hearing.

(3) Public notice of the hearing shall be given at least ten (10) days prior to the hearing by publication in the official newspaper of the City. A copy of the

nomination report shall also be made available for public inspection in the City Clerk's Office at least ten (10) days prior to the hearing;

(4) Upon Commission review and approval of the proposed historic district or historic structure designation, the Commission shall forward its report to the City Council. The City Council shall refer the report to the Planning Board, which in turn shall report to the City Council within thirty-five (35) days. If the historic designation report is approved by the Planning Board, the Board shall amend the Camden Historic Survey accordingly and forward its recommendation for commensurate historic zoning change to the City Council. The City Council may disapprove or change any Planning Board recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following such recommendation. Failure of the Planning Board to transmit its report within the thirty-five (35) day period provided herein shall relieve the City Council of its obligations relating to referral of such a report to the Planning Board. City Council action on historic district or historic structure designations shall be otherwise subject to those procedures and statutes which apply to a change of a zoning designation and the adoption, revision, or amendment of any development regulation;

(5) Notice of designation shall be made public by publication in the official newspaper of the City Council and distribution to all municipal agencies reviewing development applications and permits. A certificate or letter of designation shall be sent to each owner affected by the designation as identified by the Tax Assessor. In those cases where City Council approval is forthcoming, the City Zoning Map shall be amended to indicate the extension of the Historic District overlay zone and Appendix A of the Camden Historic Survey shall be amended accordingly.; and

(6) A protest of a proposed historic district signed by twenty (20%) percent or more of the property owners within that proposed historic district; or by the owners of a property on which there is a proposed historic structure or existing historic district, may be filed with the City Clerk. Such designation shall not become effective following the filing of such protest except by a favorable vote of two-thirds (2/3) of all members of the City Council.

#### 577-267 Compliance required

A. The exterior of structures within designated historic districts or of designated historic structures shall not be restored, reconstructed, rehabilitated, constructed or demolished, altered or added to unless such action complies with standards set forth in Section 577-273 and 577-275 and a Certificate of Appropriateness is issued.

B. If any person shall undertake any activity on a structure or improvement within a historic district or on an individual historic structure without having first obtained a Certificate of Appropriateness, such person shall be deemed to be in violation of this Article.

C. Upon learning of the violation, the Zoning Officer shall personally serve upon the owner of the lot whereon the violation is occurring or has occurred a notice describing the violation in detail and giving the owner ten (10) days to abate the violation by restoring the structure or improvement to its status quo ante. If the owner cannot be personally served within the City with the said notice, a copy shall be posted on site and a copy sent by certified mail, return receipt requested, to the owner or violator at his last known address as it appears on the City tax rolls.

D. In the event that the violation is not abated within ten (10) days of service of posting on site, whichever is earlier, the Zoning Officer shall find that the owner is in violation of Section 557-227 of the City Code.

#### **577-268 Zoning regulations to apply**

All existing zoning regulations, in addition to those enumerated in this Article, shall apply to historic districts. The historic structures and properties in historic districts identified in Appendix A of the Camden Historic Survey shall be included in a historic district overlay zone.

#### **577-269 Permitted uses**

Uses permitted in historic districts shall be those designated by the zone or zones of this chapter in which such district(s) may lie.

#### **577-270 Applicability**

In no case shall this Article be interpreted to review or regulate:

- A. Any underground improvement or,
- B. Any other utility improvement that does not affect the exterior of an existing structure or does not constitute a new building or structure.

#### **577-271 Certification of Appropriateness for actions.**

- A. A Certificate of Appropriateness is required in an historic district or historic structure for the following actions:
  - (1) Rehabilitation of the exterior of a structure.
  - (2) Restoration of the exterior facade of a structure.
  - (3) Reconstruction of the exterior of a structure.

- (4) Additions to any structure.
- (5) Alteration of the exterior of a structure.
- (6) Demolition of a structure.
- (7) New construction.
- (8) Relocation of a structure or improvement.
- (9) Erection of signs - see Chapter 557-159

B. Any applicant undertaking such rehabilitation, restoration, reconstruction, alteration, new construction or demolition of improvements shall first complete and submit an application for a Certificate of Appropriateness to the Zoning Officer.

C. The Chief Building Inspector shall not issue a permit for exterior rehabilitation, restoration, reconstruction, alteration, new construction or demolition prior to action by the Commission and Board and a Certificate of Appropriateness issued, except in failure to act in the prescribed time pursuant to Section 577-271K(3).

D. A complete application shall consist of:

- (1) A completed application form, in full, supplied by the Commission.

- (2) For vacant structures, additions and new construction, architectural drawings or rendering of details of the exterior of the structure, including but not limited to cornices, brackets, windows/fenestration, brickwork, mortar, window trim and moldings, heads and sills, porches, balusters, porch friezes, projecting elements, doors and bays.

- (3) For occupied structures, a narrative description pursuant to guidelines set by the Commission of the proposed scope of work on a facade may be substituted instead of architectural drawings. Said narrative description of proposed scope of work may include but not be limited to the same details as in Subsection D(2) of this section.

- (4) An application fee of twenty five dollars (\$25), or ten dollars (\$10) for signs. The fee shall be waived for applications which involve only alterations, as defined in Section 577-265.

- (5) An application for a Certificate of Appropriateness for demolition under this Article shall present evidence that the structure cannot be put to a reasonable, beneficial use or that there are other substantial grounds of hardship or need requiring demolition of the structure.

- E. Upon submission of a complete application to the Zoning Officer, and his certification thereof, the Commission shall have no longer than forty-five (45) days, or such further time as may be consented to by the applicant, to take action on said application.
- F. Failure by the Commission to take action within the prescribed time shall be deemed as recommending approval of the application and shall be forwarded to the Board.
- G. The Commission shall be guided by the standards in Sections 577-273 and 577-275.
- H. The Commission may recommend to the Board that the application be approved, approved with conditions or denied. A copy of the Commission's action shall be sent, by registered mail, to the applicant or his representative.
- I. The Commission, when recommending denial of an application, shall give reasons for said action.
- J. The Board shall hear all recommendations from the Commission, except as required under this Article and the Municipal Land Use Law.
- K. Approvals.

(1) The Planning Board, pursuant to Section 577-273, shall act within forty-five (45) days of Commission action, except when the Board of Adjustment is acting pursuant to Section 577-245, or within such further time as may be consented to by the applicant to take action on said application.

(2) A majority of Board members present shall be considered necessary to take action on Commission recommendation.

(3) Failure of the Board to take action within the prescribed time shall be deemed as approving the application. The Secretary of the Board shall issue a Certificate of Appropriateness and shall note thereon that the Board failed to act within the prescribed time.

(4) Upon favorable decision approving or approving with conditions any application, the Board shall issue a Certificate of Appropriateness. Conditions shall be in detail for rehabilitation, restoration, alteration, reconstruction, new construction or demolition.

(5) The Certificate of Appropriateness shall authorize the Chief Building Inspector to issue a permit if all other conditions or requirements of the law have been satisfied. Copies of the Board's final decision shall also be sent to the following agencies:

(a) The Division of Planning.



- (b) The Department of Planning and Redevelopment.
- (c) The City Architectural Historian or the equivalent.
- (d) The City Clerk.
- (e) The Chief Building Inspector.
- (f) The Zoning Officer.
- (g) The City Council.
- (h) The Historic Preservation Commission.

(6) If a Certificate of Appropriateness has been denied, the Chief Building Inspector or his agent shall not issue a permit unless a subsequent Certificate for the same property has been granted.

(7) All final decisions of the Board may be appealed to City Council by any interested party pursuant to Section 577-225 of this chapter.

(8) If, after a Certificate of Appropriateness is issued, a change in scope of work becomes necessary, the applicant shall reapply to the Commission pursuant to procedures in this section.

(9) The Certificate of Appropriateness shall be valid for one (1) year from the date of approval. Two (2) extensions of six (6) months each may be granted by the Board upon recommendation of the Commission.

(10) The Chief Building Inspector, Zoning Officer, or their agents may stop work at any site which does not comply with an issued Certificate of Appropriateness of this chapter.

(11) The Commission shall review the Municipal, State and National Register nominations with the same procedures as established for hearings as outlined under N.J.S.A. 40:55D-10 of the New Jersey Municipal Land Use Law. Notice of the hearing shall be published at least ten (10) days prior to the date thereof.

577-272 Maintenance and repair required.

- A. Neither the owner of nor the person in charge of a property listed in Appendix A of the Camden Historic Survey shall allow such property to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the life and character of the property

or the historic district in which it may be located. Examples of the type of disrepair prohibited include, but are not limited to:

- (1) The deterioration of exterior walls or other vertical supports;
- (2) The deterioration of roofs or other horizontal members;
- (3) The deterioration of exterior chimneys;
- (4) The deterioration or crumbling of exterior walls, roofs and foundations, including broken windows or doors;
- (5) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.

B. The Zoning Officer shall give notice by certified or registered mail of specific instances of failure to maintain or repair. The owner or person in charge of such structure shall have sixty (60) days to remedy such violation; provided that the Zoning Officer, upon request, may allow an extension of up to sixty (60) days to remedy such violations. Thereafter, each day during which there exists any violation of this section shall constitute a separate violation and shall be punishable as provided in this Zoning Ordinance.

#### 577-273 Historic Preservation Commission

- A. In order to implement this Article, there shall be established the City of Camden Historic Preservation Commission.
- B. The Commission shall consist of nine (9) members and shall be divided into the following Classes:
  - (1) Class I: a city planner from the Division of Planning.
  - (2) Class II: the City of Camden Architectural Historian or the equivalent.
  - (3) Class III: an architect or professional planner licensed with the State of New Jersey.
  - (4) Class IV: a representative of the business community.
  - (5) Class V: three (3) citizens of the municipality holding no other municipal office or position. To the greatest extent practicable, the membership of this class should consist of residents of the various historic districts in the City.
  - (6) Class VI: a member of the Planning Board.

(7) Class VII: a member of the City Cultural and Heritage Commission.

- C. Members shall be appointed by the Mayor, with the consent of the City Council. Vacancies shall be filled for the remainder of the term.
- D. Members shall be appointed for two-year terms. The initial term of members from Classes I, III, {and} one (1) member from Class V, and members of Classes VI and VII shall be one (1) year. The initial term of members of Classes II, IV and two (2) members of Class V shall be two (2) years. After the initial term of all members, members shall be appointed for two-year terms.
- E. Minutes of every meeting shall be kept and shall include the names of all persons appearing and addressing the Commission, the findings, if any, made by it and the reasons therefor. Copies of minutes shall be sent to the City Clerk and the Secretary of the Planning Board.
- F. The Commission shall elect a Chairman and Vice Chairman from any Class except Class I and Class II and select a Secretary, who may or may not be a member of the Commission. It may employ or contract for and fix the compensation of legal counsel, other than the Municipal Attorney, and experts and other staff and services as it may deem necessary, not exceeding the amount appropriated by the governing body for its use.
- G. The Commission may adopt reasonable rules not inconsistent with this chapter or any other laws or ordinances for the administration of its functions or powers.
- H. Meetings.
  - (1) All meetings shall be open to the public in accordance with provisions of this chapter and the Open Public Meetings Act.
  - (2) Meetings of the Commission shall be scheduled not less than once a month and shall be held as scheduled, unless canceled for lack of applications to process.
  - (3) Special meetings may be held at the call of the Chairman or on the written request of two (2) Commission members.
  - (4) A quorum shall be four (4) members, at least one (1) of which shall be a Class V member.

#### 577-274 Powers of Commission

The Commission shall identify, record and maintain a system to survey and inventory all buildings, sites, places, landmarks and structures of historical or architectural significance, based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and to regularly update and revise the Camden Historic Survey, and to aid the public in understanding

their worth, methods of preservation, techniques of gathering documentation, and other related matters and has the power to recommend and advise the Planning Board:

- A. On all matters of site plan approval and on any other matters which are proposed in an historic district or with respect to an historic structure.
- B. On changes to this Article.
- C. On the designation of historic structures and changes or extensions of the boundaries of historic {review} districts, and the creation of new historic districts, including the review of National Register nominations. Such properties shall be reviewed in consideration of, but not limited to, the criteria for historic designation as established by the State Historic Preservation Office and the National Park Service.
- D. On the issuance of a certificate of appropriateness. The Commission shall advise and recommend to the Board with respect to the following:
  - (1) Requests for permits for rehabilitation, restoration, reconstruction, alteration, new construction, or demolition.
  - (2) The appropriateness of design, arrangement and the materials to be used in historic structures and buildings in historic districts.
  - (3) Any new construction within an historic district shall be reviewed by the Commission, certifying as to whether such use or construction will detract from the character of the historic district and is in visual harmony with said district.
  - (4) The Commission shall review only the exterior features of a structure and shall not consider interior arrangements.
  - (5) The Commission shall encourage alterations, repairs, restoration, reconstruction and rehabilitation that are made in the spirit of their original architectural style and any additions that are made in such a manner as not to detract from a structure's original appearance.
  - (6) The Commission shall use architectural standards for review of applications based on the Secretary of Interior's Standards for Historic Preservation Projects and upon basic guidelines for rehabilitation of properties within specific historic districts as authorized by City Council. Specific basic guidelines corresponding to each district shall be promulgated and adopted by City Council as part of the ordinance establishing each district.
  - (7) The Commission shall review all requests for demolition within an historic district or historic structures, as well as the development of any new landscaping, structure or improvement upon thereafter. The Commission shall be guided by the

following additional considerations in exercising judgment in granting a Certificate of Appropriateness for demolition.

(a) The structure is deemed by the Chief Building Inspector to be a hazard to public safety or health and repairs are impossible.

(b) Such structure is a deterrent to a major improvement program which will be of substantial benefit to the city.

(c) Retention or restoration of such structure within the parameters of this chapter would cause undue financial hardship to the applicant/owner. The Commission shall also take into consideration the financial capacity of the applicant/owner.

(d) Whether boarding up and securing the structure, including the roof, are a reasonable alternative instead of demolition.

(e) Meeting health and safety requirements and eliminating dangerous conditions in a manner which minimizes removal or alteration of historic materials or architectural features.

(f) Salvaging architectural elements of the structure for future use on another structure or at another site.

#### 577-275 Powers of {Planning} Board

A. The Planning Board shall review recommendations from the Commission, unless an action under section 577-245 of this chapter requires the action of the Board of Adjustment instead.

B. The Board shall take action on recommendations from the Commission on a Certificate of Appropriateness. The following actions are permissible actions:

(1) Approve the application for a Certificate of Appropriateness.

(2) Approve the application for a Certificate of Appropriateness with conditions. The Board shall detail such conditions.

(3) Deny the application for a Certificate of Appropriateness.

C. The Board, when acting on any application shall consider the guidelines and requirements outlines in sections 577-272, 577-273 and 577-275 of this chapter.

D. The Board shall issue and deliver a Certificate of Appropriateness whenever acting in regard to section 577-275B(1) or (2).



577-276 Standards for Review

The Commission and Board shall be guided by the following standards in reviewing applications for a Certificate of Appropriateness:

- A. Every reasonable effort should be made to provide a compatible use for structures which will require minimum alterations to the structure.
- B. Rehabilitation should not destroy the distinguishing qualities or character of the structure. The removal or alteration of any historic material or architectural features should be held to a minimum, consistent with the proposed use.
- C. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features.
- D. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often pre-date the mass production of building materials should be retained whenever possible.
- E. All structures should be recognized as products of their own time. Alterations to create an appearance inconsistent with the original character of the structure should be discouraged.
- F. In regards to applications for new construction, additions and alterations, in addition to those applicable standards for rehabilitation, visual compatibility factors shall be considered by the Commission. The following factors shall be used in determining the visual compatibility of a building, structure or appurtenance thereto with the buildings and places to which they are visually related:
  - (1) Height of the proposed building shall be visually compatible with buildings and places to which it is proximate or visually related.
  - (2) Proportions of building's front facade - The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is proximate or visually related.
  - (3) Proportion of openings within the building - The relationship of the width of windows to the height of windows in a building shall be visually compatible with the buildings and places to which it is proximate or visually related.
  - (4) Rhythm of solids to voids in front facade - The relationship of solids to voids in the front facade shall be visually compatible with buildings and places to which it is proximate or visually related.

(5) Rhythm of spacing of buildings on streets - The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is proximate or visually related.

(6) Rhythm of entrance and/or porch projections facade - The relationship of entrance and porch projections to the street shall be visually compatible with buildings and places to which it is proximate or visually related.

(7) Relationship of materials, texture and color - The relationship of materials, texture and color of the facade and roof of a building shall be visually compatible with the predominant materials used in the buildings and places to which it is visually related.

(8) Walls of continuity - Appurtenances of a building such as walls, open type fencing and evergreen landscape masses shall form cohesive walls of enclosure along a street to the extent necessary to maintain visually compatibility with buildings and places to which it is proximate or visually related.

(9) Scale of building - The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is proximate or visually related.

(10) Directional expression of front elevation - A building shall be visually compatible to the buildings and places to which it is proximate or visually related and its directional character, whether this be vertical character, horizontal character or non-directional character.

G. Consideration shall be given to detrimental impact and the financial condition of the applicant affected by the application of historic preservation standards and promoting less expensive alternatives when undertaking an alteration, improvement, rehabilitation, or restoration of a structure.

H. The Commission shall be guided for further details by the Secretary of Interior's Standards for Historic Preservation Projects, prepared by the Office of Archaeology and Historic Preservation, United States Department of the Interior, Washington, D.C. , and as amended from time to time.

#### 577-277 Relation to other Articles

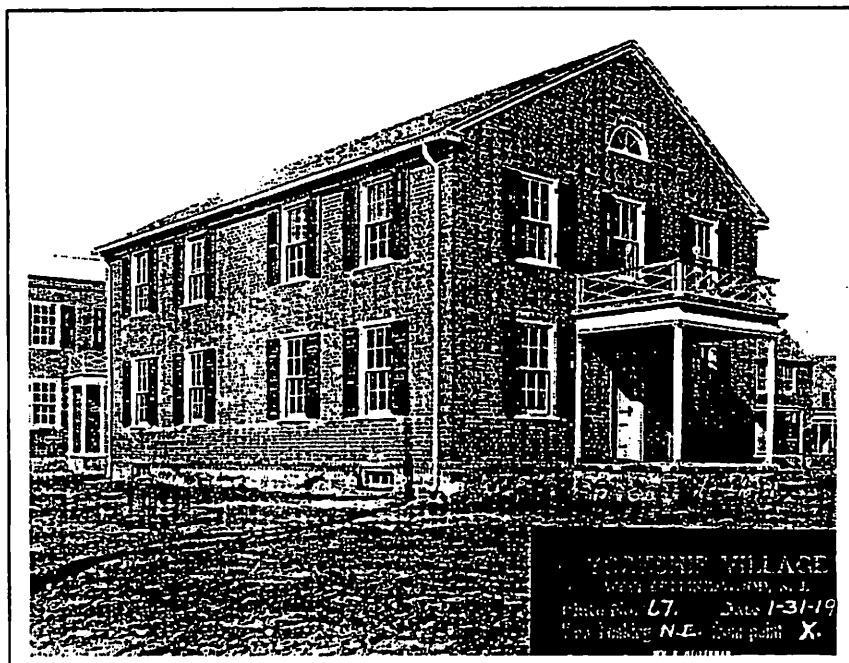
Should there be any inconsistencies between the provisions of this Article and the other existing provisions of this chapter of the Code of the City of Camden, the provisions of this Article shall prevail.

Appendix A of the Camden Historic Survey

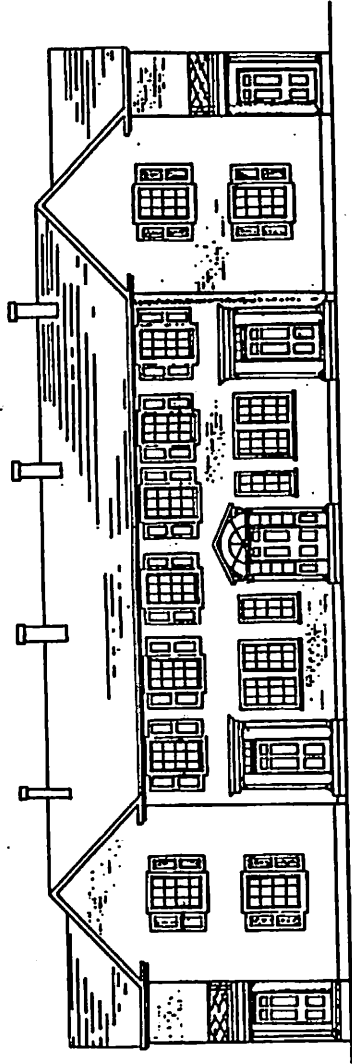
The Camden Historic Survey shall be the official City inventory of the historic districts and individual historic structures within the City of Camden. In Appendix A of the Survey are listed the tax parcel identification numbers for the properties located in historic districts and individual historic structures which are located in the historic district overlay zone on the City of Camden Zoning Map.

577-159 Signs on Historic Structures or in Historic Districts

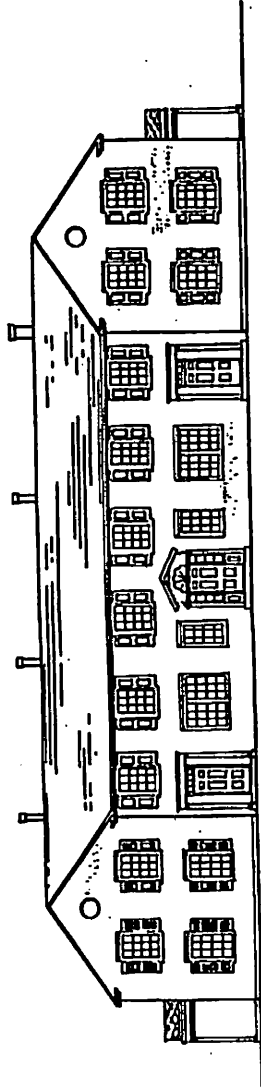
All signs planned for installation on a historic structure or in a historic district, as defined in Section 577-266 and identified in Appendix A of the Camden Historic Survey as defined in Article XXXIII must meet the size and placement specifications of this chapter and are subject to review by the Historic Preservation Commission prior to installation.



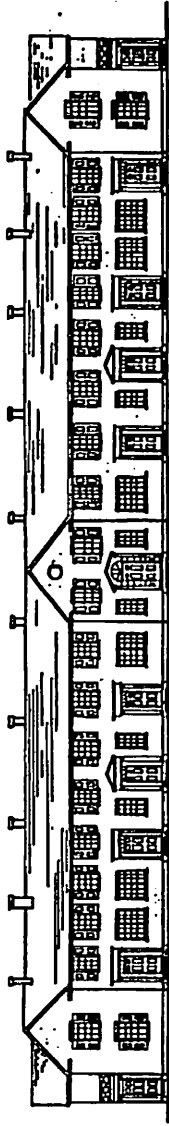
**TYPICAL FAIRVIEW BUILDING TYPES**



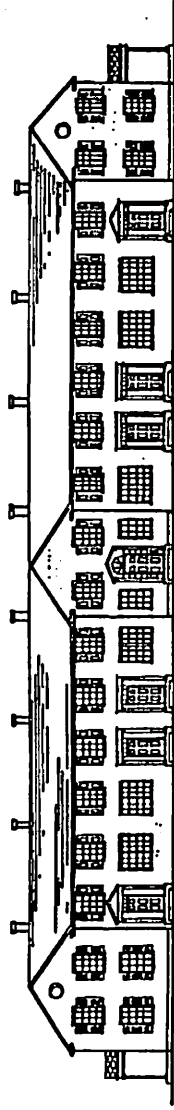
BUILDING NO. 257, 102, 57, 150B



BUILDING NO. 1079, 204, 103, 104, 100, 210, 204



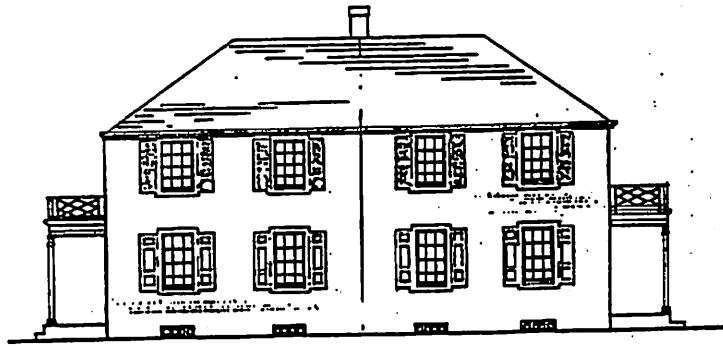
BUILDING NO. 144



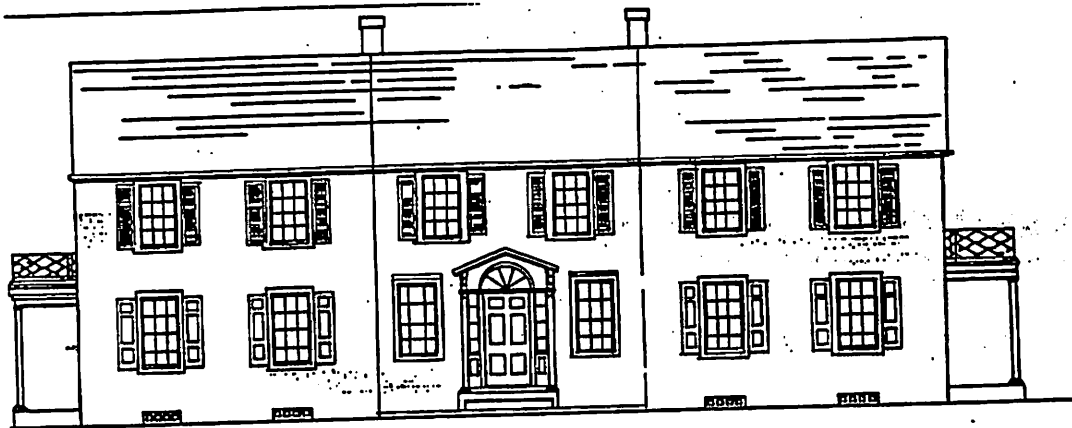
BUILDING NO. 7



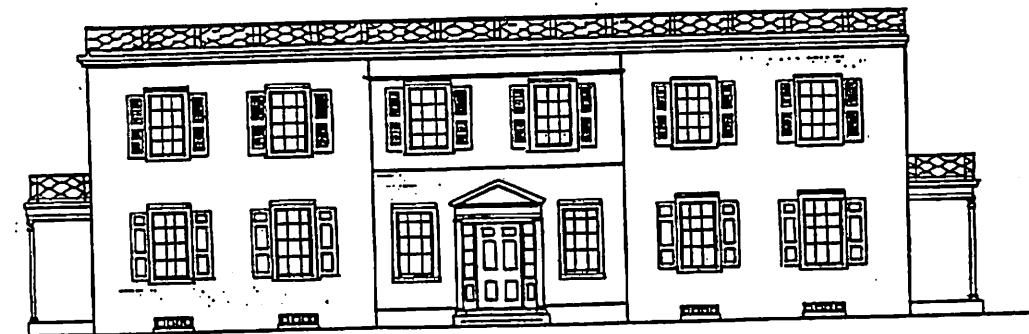
BUILDING No. 110



BUILDING NOS. 101, 105, 100, 24, 212, 144  
20, 70, 109, 68, 112, 229, 224, 14, 51, 21, 40, 110, 67

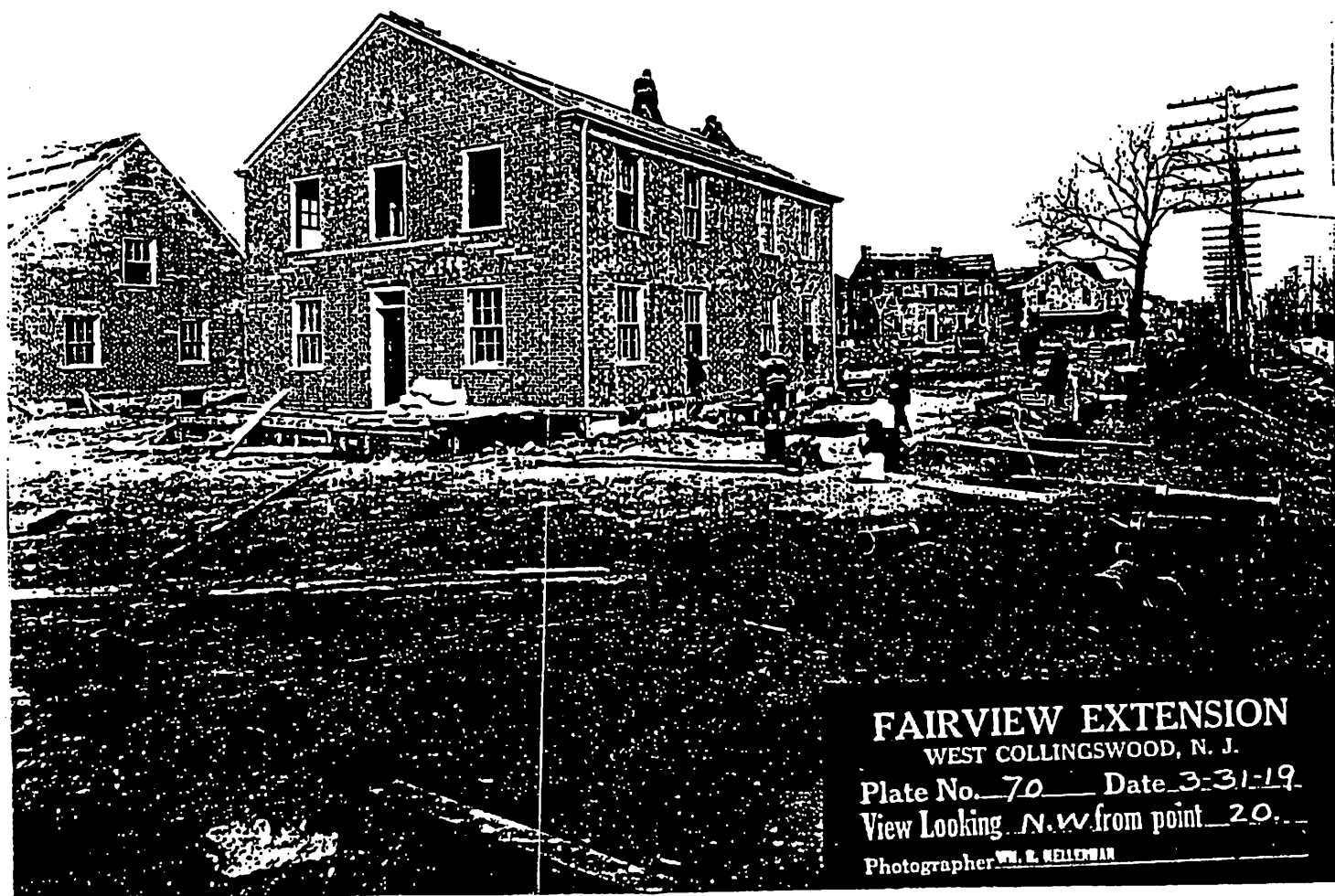


BUILDING NOS. 202, 102, 117



BUILDING NOS. 4, 29, 41, 77, 70, 101, 115





**FAIRVIEW EXTENSION**

WEST COLLINGSWOOD, N. J.

Plate No. 70 Date 3-31-19

View Looking N.W. from point 20

Photographer W. R. BELLEMAN

**The historic photographs appearing in this booklet are from the collection of  
The National Archives,  
Washington, D.C.**

**Appendix G**

**Fairview Redevelopment Plan 2.0 Zoning**

## Plan Section 2.0 The Redevelopment Plan

### Statutory Reference:

*Describe proposed land uses and building requirements in the redevelopment area.*

#### 2.1 Land Use Plan

The Land Use Plan is shown on the Redevelopment Plan Land Use Map on the following page.

#### 2.2 Land Use and Development Requirements

This Redevelopment Plan calls for the following land use and development requirements:

#### USES PERMITTED

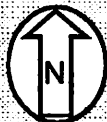
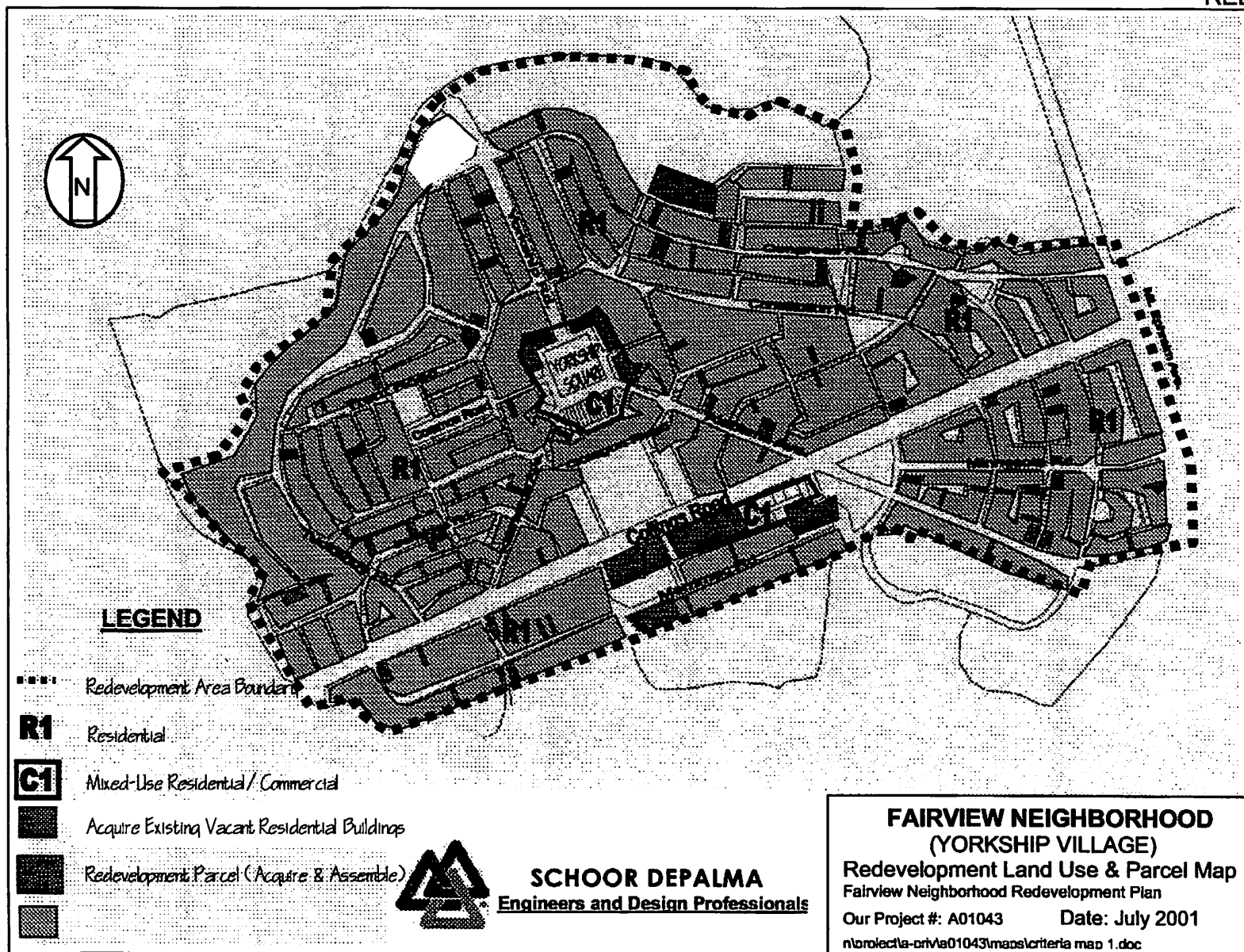
In order to protect the remaining integrity of this nationally registered historic district, the

development requirements in the succeeding Sections of this Plan will specify that any new building or addition to an existing building must conform to the prevailing height, bulk and setback from each property line that is present among buildings of the same land use type within the same block on both sides of the street, except along Collings Avenue, where new development requirements will be established for specific redevelopment parcels.

Except for the addition of multifamily residential uses at no more than 50 dwelling units per acre on identified redevelopment parcels within the R1 District and C-1 District, permitted uses will remain unchanged by this Plan within the Fairview Redevelopment Area. Aside from the inclusion of multifamily residential development on identified redevelopment parcels, uses within the C-1 District will change slightly in that gasoline service stations will no longer be a permitted use and the 50 seat restriction for restaurants will be removed from the C-1 District along Collings Avenue.

FAIRVIEW NEIGHBORHOOD  
REDEVELOPMENT PLAN

Revised to: 12/18/02  
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**LEGEND**

- ..... Redevelopment Area Boundary
- R1** Residential
- C1** Mixed-Use Residential/Commercial
- Acquire Existing Vacant Residential Buildings
- Redevelopment Parcel (Acquire & Assemble)
- 



**SCHOOR DEPALMA**  
Engineers and Design Professionals

**FAIRVIEW NEIGHBORHOOD**  
**(YORKSHIP VILLAGE)**  
Redevelopment Land Use & Parcel Map  
Fairview Neighborhood Redevelopment Plan  
Our Project #: A01043      Date: July 2001  
n:\projects\drive01043\maps\criteria map 1.doc

**The following uses shall be permitted within the R1 Zoning District portion of the Fairview Redevelopment Area:**

- 2.2.1 Single-family dwellings of any type at a maximum density of approximately twenty-nine (29) units per acre;
- 2.2.2 Multifamily apartments at a maximum density of approximately fifty (50) units per acre.
- 2.2.3 Permitted uses, buildings and structures shall include uses permitted in Residence R-1-A Districts;
- 2.2.4 Additional permitted uses are:
  - (1) Municipal buildings or uses
  - (2) Noncommercial parks, playgrounds or recreation areas
  - (3) Churches or houses of worship, provided that such uses receive site plan approval in

compliance with Article XXIII.

- (4) Public, private or parochial educational institutions, which uses must receive site plan approval in compliance with Article XXIII.

Accessory uses to residential uses are limited to the following:

- (1) Customary accessory uses, provided that no such structure shall be closer than three (3) feet to a side or rear property line or shall exceed six (6) feet in height The construction of this structure shall be subject to the approval of the Construction Official.

**The following uses shall be permitted within the C1 Zoning District portion of the Fairview Redevelopment Area:**

- 2.2.5 Retail sales and service activities as follows:



- (a) Theaters for cultural entertainment, including motion pictures, except that not more than one production may be facilitated at a time;
- (b) Restaurants, except that restaurants located around Yorkship square shall be limited to 50 seats or less;
- (c) Combination of (a) and (b) above;
- (d) City operated buildings and facilities;
- (e) Groceries, food stores and bakeries.
- (f) Drugstores and pharmacies
- (g) Newspaper, periodical, stationery and tobacco stores.
- (h) Banks.
- (i) Funeral homes.
- (j) Clothing and shoe stores

- (k) Barber- and beauty shops
  - (l) Tailor shops, dressmakers and shoe repair shops
  - (m) Dry cleaners and laundries.
  - (n) Radio and television service.
- 2.2.6 Business, professional and governmental offices.
- 2.2.7 Clubs and lodges organized for fraternal or social purposes.
- 2.2.8 Single-family and multifamily dwellings at a maximum density of approximately fifty (50) units per acre.

### **2.3 Prohibited Uses:**

Although it should be understood that any use not complying with the above specifications is prohibited, the following uses and activities are specifically prohibited

as Special Area Standards for the Fairview Redevelopment Area.

### **2.5.2 Landscaping**

Landscaping and buffering shall be provided as appropriate or where deemed necessary by the Camden Planning Board to improve the visual quality of redevelopment projects and to screen undesirable views.

### **2.5.3 Signs**

All signage shall be in accordance with the provisions for historic districts in Article XIX of the Camden City Zoning Ordinance.

### **2.5.4 Miscellaneous Provisions**

1. Off-tract improvements and performance guarantees shall be determined in a duly executed Redeveloper Agreement between the designated redeveloper and the redevelopment entity as designated by the Camden City Council. The Redeveloper Agreement shall include a

schedule for the construction of the infill redevelopment parcels. To the extent that other City ordinances apply to off-tract improvements and are in conflict with the provisions of any redeveloper agreements predicated on this Plan, this Plan and such duly executed redeveloper agreements shall prevail.

2. Soil removal and grading plans shall be submitted at the time of site plan application to the Planning Board. Said plans shall be subject to the review and approval of the City Engineer.

Variation from the requirements set forth by this Redevelopment Plan may be necessary in certain unusual circumstances. In such an instance, the Planning Board may waive certain parking, setback, floor area, height, buffer and land coverage requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the Redevelopment Plan, and will not present a substantial detriment to the public health, safety

- (1) Automobile and truck sales.
- (2) Wholesale, storage and warehouse facilities
- (3) Lumber and building supply sales and storage.
- (4) Junkyards
- (5) Motels and hotels.
- (6) Automobile body repair and painting.
- (7) Adult entertainment uses.
- (8) Gasoline Service Stations

#### **2.4 HEIGHT, BULK & SETBACK REQUIREMENTS**

Any new building or addition to an existing building must conform to the prevailing height, bulk and setback from each property line that is present among buildings of the same land use type within the same block on both sides of the

street, except along Collings Avenue, where a minimum setback of five (5) feet shall be maintained from all property lines, including street lines. A maximum height of 50 feet shall also be maintained for any new buildings constructed within the Fairview Redevelopment Area.

#### **2.5 DESIGN STANDARDS**

##### **2.5.1 Parking and Loading**

The parking and loading standards for this Plan shall be as provided in Article XVII of the Camden Zoning Ordinance, except that the parking requirement for all residential uses shall be one parking space per dwelling unit. To the extent that the Camden Zoning Ordinance or this Plan, as applicable, is inconsistent with the Residential Site Improvement Standards (RSIS), it is proposed and recommended that, due to the stated public purpose of preserving the historic integrity of the Fairview Historic District, that this Plan be submitted to the Residential Site Improvement Advisory Board of the New Jersey Department of Community Affairs for approval

and welfare or the integrity of the Fairview Historic District.

### **2.5.5 Voluntary Repair & Rehabilitation**

The success of this Plan in stabilizing and revitalizing Fairview will depend on the voluntary repair and rehabilitation of occupied residential, mixed-use and commercial buildings by private property owners. Currently it is difficult for homeowners and business owners to invest in the maintenance and upkeep of their homes because the prevailing conditions in the neighborhood have caused property values to decline or stagnate, making home equity financing hard to obtain. It is a primary objective of this Plan to utilize a coordinated program of redeveloping underutilized properties and rehabilitating existing vacant properties so that private market forces will respond favorably and enable property values to increase and new private investment to occur.

With this objective in mind this Plan hereby stipulates that all properties within the Fairview Redevelopment Area that are found through inspection by the City of Camden code

enforcement officials to be in violation of applicable City of Camden property maintenance regulations or of the BOCA Property Maintenance Code, as amended, shall be rehabilitated or renovated to abate such violations within a time period deemed reasonable by said code enforcement officials. If such violations are not abated and lack of compliance results in the issuance of a summons to municipal court, the enforcement officer shall provide a copy of all enforcement documentation to the City Planning Director and Zoning Officer. The City Planning Director and Zoning Officer shall investigate the findings of the enforcement officer and make a recommendation to the City Council on the inclusion of such properties for acquisition and rehabilitation under this Plan.

### **2.5.6 Standards for Rehabilitation**

The rehabilitation, alteration or addition to any existing building within Fairview shall be consistent with the architectural style and materials of the original building so that the historic integrity of the neighborhood is maintained.