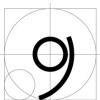
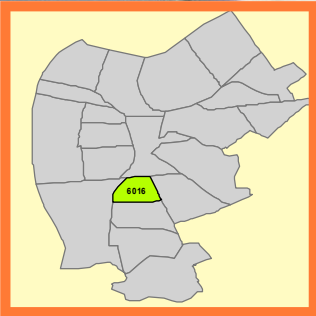


Liberty Park *REDEVELOPMENT PLAN*



Liberty Park, Camden, New Jersey



Liberty Park

REDEVELOPMENT PLAN

Prepared for:

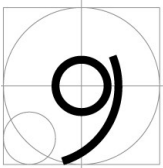
The Honorable Gwendolyn A. Faison, Mayor, City of Camden, New Jersey

Rodney Sadler, Chairman, City of Camden Planning Board

Arijit De, Director, Camden Department of Development and Planning

Edward C. Williams, AICP, PP, Director, Camden Division of Planning

Prepared by:



Group G LLC
123 Chestnut St.
Suite 200
Philadelphia PA 19106
215.351.9500 voice
215.351.9233 fax
info@groupg.net

and

Bureau of Redevelopment Planning
Charles E. Lyons, Jr., Chief of Planning

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Executive Summary

LIBERTY PARK REDEVELOPMENT PLAN

Residential:

91 Single Family New
94 Single Family Rehab
110 Multi-Family Rehab

Institutional:

Two Expanded Elementary Schools
Renovate Isabel Miller Community Center
New Church Building
Virtua Health Upgrades

Commercial:

6 Rehabilitated Buildings
22 Renovated Storefronts

Open Space:

Two new community parks

Infrastructure:

Upgraded streets, sidewalks, sewer and lighting.

Total Estimated Cost:

\$121.9 million

Timeline:

Project plans, funding, acquisition, developer designation 2006
Implementation (1) 2007-2017
Implementation (2) 2018-2031

Acquisition:

To be acquired: 116
May be acquired: 67
Not to be acquired: 654



The primary focus of the Liberty Park Redevelopment Plan is to promote revitalization that strengthens this vibrantly residential neighborhood. The Plan proposes to robustly rehabilitate area housing and commercial properties, expand existing institutional facilities and institutional opportunities, and establish new recreational areas for the community to enjoy during the next twenty-five years.

Residential projects include renovation, rehabilitation and construction of single-family and multi-family dwellings. Much of the new construction will be infill construction on the neighborhood's numerous vacant lots. Deteriorated occupied dwellings will be repaired and restored to high qualities of function and attractiveness through various provisions of assistance. **Institutional** projects include the expansion of Sumner and Bonsall Elementary Schools, renovation of the Isabel Miller Community Center, support for First Nazarene Baptist Church expansion, and Virtua's improvements to their health-care facility. **Commercial** projects will focus on storefront renovation and rehabilitation. Two new neighborhood community parks will be created through **Open Space** projects. Area streets, lighting, sidewalks, sewer and water lines will be upgraded through **Infrastructure** development.

To implement these changes, the City of Camden, through Camden Redevelopment Agency, will attract, invest and deploy the resources necessary to design and develop all construction; provide all necessary infrastructure and public amenities; rehabilitate vacant properties; and leverage financial and technical assistance to owners of occupied properties, so that such properties might be repaired and renovated to good building, housing and business use standards. Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as relocation of some occupied properties are anticipated. The implementation of the Liberty Park Redevelopment Plan will take 25 years (2006- 2031), and cost an estimated \$121.9 Million.

PURPOSE

This Liberty Park Redevelopment Plan follows the *Liberty Park Needs Determination Study* report which concluded that Liberty Park is an **area in need of redevelopment** according to the standards established in the Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A-1 et seq.). Because of the proliferation of vacant buildings and land, and the deteriorating condition of housing stock, Liberty Park will substantially benefit from redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Plan in August 2003 (Resolution MC-03: 483).

This Liberty Park Redevelopment Plan details decisions made by the City of Camden to address redevelopment needs and potentials of the neighborhood. It is the purpose of this Plan to facilitate the redevelopment of Liberty Park by providing a framework for the design and implementation of development projects throughout the neighborhood.

NEED FOR REDEVELOPMENT

Liberty Park Needs Determination Study found that Liberty Park is in need of redevelopment due primarily to a continuing pattern of vacancy, abandonment, and underutilization of properties; the deterioration of building conditions; and the area's designation as a part of the NJ Urban Enterprise Zone. These conditions serve as obstacles to continued development in the area, and represent hindrances to quality of life for Liberty Park residents. Criteria A, D, E and G of New Jersey's redevelopment statute have been met by Liberty Park's property uses and conditions. It was, therefore recommended that the Camden City Planning Board and City Council, after public notice and hearings, declare the Liberty Park Study Area to be **in need of redevelopment**.

REPORT ORGANIZATION

This report is organized into four sections.

Section One, ***The Need***, which summarizes the project area's need for redevelopment, as concluded in the *Liberty Park Needs Determination Study* report.

Section Two, ***The Plan***, which outlines the concepts, strategies and implementation of proposed redevelopment activities.

Section Three, ***Regulatory Controls***, which offers guidelines for managing future land uses and property design.

Section Four, ***Plan Administration***, which identifies the entities, powers and responsibilities involved in this plan's execution.



Image 1. Some of Liberty Park's solid housing stock is in need of substantial upgrading.

REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Liberty Park, intervention strategies for this project area will be effective only if they prioritize among the various levels of revitalization efforts. Within the range of physical renewal proposals, the objective is to establish a solid base and momentum for development of the project area. This Liberty Park Redevelopment Plan proposes to rehabilitate vacant housing, develop new housing, rehabilitate and expand existing public elementary schools, improve the area's infrastructure, assist area churches with expansion efforts, support healthcare facility improvements and support economic development through the rehabilitation of vacant commercial and mixed use properties. This plan will revitalize Liberty Park by combining new construction of housing and elementary schools with the rehabilitation of existing homes and retail establishments in the community. This redevelopment strategy thus identifies and locates improvements among three classes of action:

1. **Conservation:** renovation to maintain or restore property uses or conditions
2. **Upgrade:** moderate to substantial rehabilitation of property uses or conditions
3. **Development:** construction to introduce, expand upon, or replicate property uses

Given the multiple redevelopment needs of Liberty Park, it is imperative that the City strategically selects among three choices of action, anchoring efforts on blocks where minimal investment will yield maximum results, and then build upon those efforts. The first priority will be for the conservation of area housing, institutions, commercial establishments and open space for recreation. Secondly, efforts should be focused on the upgrading of housing and commercial properties, including mixed-use land uses. Development activities will introduce new residential, commercial and recreational land uses to fully meet the needs of the community. Based upon the existing land uses, property conditions, and development needs, the three priority classes of redevelopment action, Conserve, Upgrade and Develop, will be distributed among the Study Area's tax blocks as shown on Map A: Liberty Park Redevelopment Strategy (page 4).

REDEVELOPMENT GOALS AND OBJECTIVES

The purpose of the Liberty Park Redevelopment Plan is to facilitate the following redevelopment goals and objectives.

Foster New and Rehabilitated Housing Development

- Produce new housing for rent and sale, affordable and market rate
- Rehabilitate vacant Liberty Park housing
- Renovate occupied Liberty Park housing

Facilitate Institutional Development

- Support the rehabilitation and expansion of local elementary schools
- Assist religious institutions and healthcare facilities with expansion and/or development projects
- Renovate Isabel Miller Community Center

Economic Development

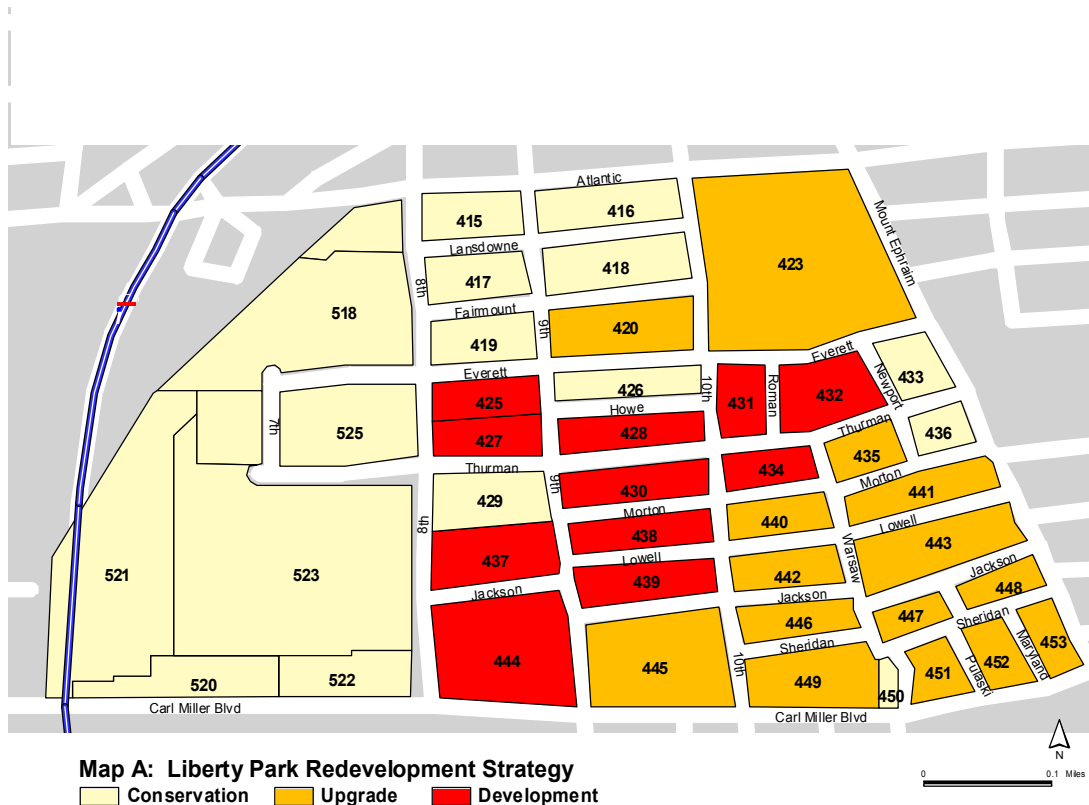
- Rehabilitate vacant commercial/mixed-use properties
- Renovate occupied commercial/mixed-use storefronts

Infrastructure Improvement

- Rehabilitate or renovate area streets, sidewalks and lighting

Open Space Development

- Create neighborhood greenspaces/pocket parks
- Enhance neighborhood's streetscapes with tree plantings



PLAN CONCEPTS

The concepts identified in this Liberty Park Redevelopment Plan support the solidly residential nature of the Liberty Park neighborhood. Their aim is to strengthen and improve the resilient housing stock while providing for new development and rehabilitation activities that will improve housing and the other land uses which serve to create a rich and vibrant community. The focus of this plan will be upon those projects, including expansions, refurbishments, and new developments which will achieve the aforementioned goals and objectives.



Image 2. Several corner vacant lots are ideal for new construction potential.

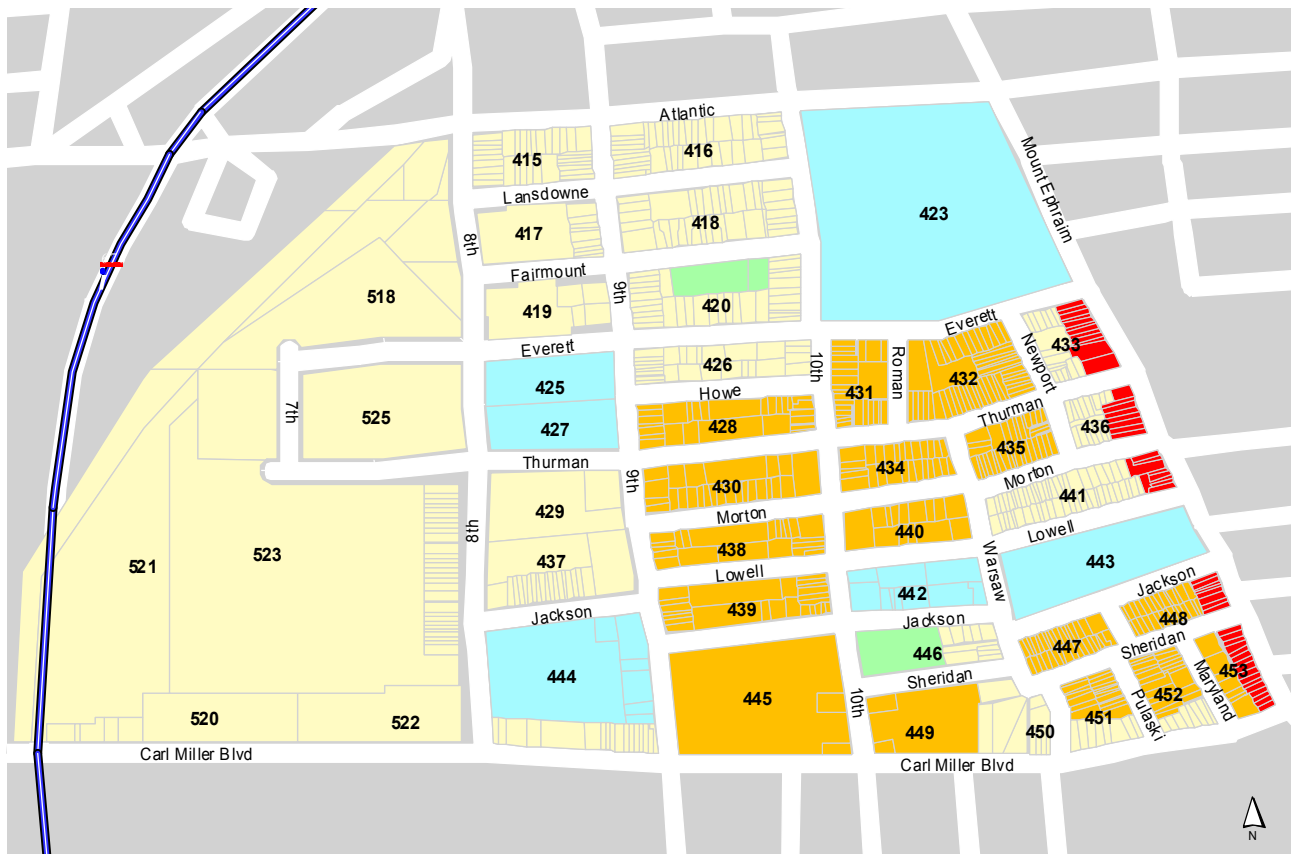
Residential Development: Renovation, rehabilitation, and new construction of single- and multi-family dwellings as row houses, semi-detached homes or apartments above commercial units. Although most will be built on vacant land, there is significant opportunity for infill construction at mid-block or corner locations. Vacant houses will be prepared for single-family home ownership with both affordable and market-rate units. Deteriorated occupied dwellings will be repaired and restored to high qualities of function and attractiveness, through the provision of needs assessment, advice, loans, grants, and contractor referrals. Owners will be assisted, in a non-punitive fashion, to bring their properties up to established standards of housing safety and amenity.

Institutional Development: Continued expansion of Bonsall Elementary School to Block 442. Upgrades and expansion of Sumner elementary school will effectively support the student population in the community. Acknowledge the expansion of First Nazarene Baptist Church at 8th and Fairmount. Support improvements to Virtua Healthcare and Community Facilities. Renovate the Isabel Miller Community Center.

Economic Development: Rehabilitation of vacant storefronts along Mt. Ephraim Avenue for continued use as mixed commercial/residential units. Moderate repairs and other improvements to existing stores throughout the redevelopment area, possibly through a façade improvement program with the neighborhood business association.

Infrastructure Development: Continue street paving and sidewalk improvements throughout the neighborhood, concentrating efforts in the southeast quadrant. Care will be taken to time the street and sidewalk improvements with any proposed development projects. Provide improved lighting, especially around expanded schools and parks.

Open Space Development: Two new community parks or garden spaces will be created to provide greenspace in the neighborhood.



Map B: Liberty Park Conceptual Plan

- Conservation
- Residential Development
- Commercial Revitalization
- Open Space Development
- Institutional Improvements

PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Liberty Park will create new housing, schools, shopping and recreation opportunities in this project area. The primary focus for development will be to support the residential community with complementary institutional, retain and open space development. Potential projects include:

Residential Development

New Single-Family Houses: Affordable and Market Rate (91)

Rehabilitated Single-Family Houses: Affordable and Market Rate (94)

Rehabilitated Multi-Family Units: Affordable and Market Rate (110)

Institutional Development

Upgraded and/or Expanded Sumner School

Upgraded and/or Expanded Bonsall School

Church Expansion

Virtua Healthcare Complex improvements

Isabel Miller Community Center Renovation

Economic Development

Rehabilitate abandoned commercial properties (6 buildings)

Renovate Occupied Storesfronts (22 buildings)

Open Space Development

Develop new community parks at Jackson and 10th Streets and at between 9th and 10th Streets on Fairmount, with possible adjoining community garden.

Infrastructure Development

Rehabilitate or renovate area streets, sidewalks, lighting and trees.

Upgrade sewer and water lines.

**TOTAL ESTIMATED
COST: \$121,900,000**

Residential Projects: \$82,650,000

Institutional Projects: \$25,750,000

Economic Projects: \$ 4,500,000

Open Space Projects: \$ 4,500,000

Infrastructure Projects: \$ 4,500,000

ESTIMATED COSTS

Resources will be allocated and sites selected, to execute the range of proposals described in the project plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition and relocation of some existing homes are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

POTENTIAL FUNDING SOURCES

Private and public funds are available for implementation of redevelopment projects in Liberty Park. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue.

- o **Camden Economic Recovery Board;** oversees funds to support streetscape improvements, facade restoration, street signage, property acquisition and other revitalization projects.
- o **City of Camden;** Capital (public) Improvement Program.
- o **New Jersey Department of Community Affairs;** variety of housing subsidy programs including, but not limited to Balanced Housing, HOME, etc.
- o **New Jersey Housing and Mortgage Finance Agency (HMFA);** variety of programs including, but not limited to Low Income Housing Tax Credits and Market Oriented Neighborhood Investment.
- o **New Jersey Economic Development Authority;** variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields remediation; school construction, etc.
- o **US Dept. of Housing and Urban Development;** CDBG; US HOME Fund



Image 3. Parking facilities behind Charles Sumner Elementary School.



Image 4. Recently developed Kingdom Hall.

IMPLEMENTATION

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, the course that Liberty Park's redevelopment should take. Successful execution of the Liberty Park Redevelopment Plan and its target activities will depend upon effective public-private collaboration among the developers selected to carry out redevelopment projects. Most of Year 0 (2006) will be used to develop project plans, secure funding, acquire and assemble properties for development projects, and engage design consultants and construction managers. From this baseline, there will be a 5-10 year period during which most of the extensive new construction and substantial rehabilitation will take place. Projects and redevelopment activities not completed by 2017 should be by 2026--five years before the expiration of this redevelopment plan.

PROPERTY ACQUISITIONS

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The acquisition strategy for this Redevelopment Plan is based on a project approach. The following classifications apply to properties in the Liberty Park Redevelopment Area and are thus identified in this acquisition plan:

- o **To Be Acquired:** Includes property to be acquired in order to implement the purposes of this Redevelopment Plan (new construction, rehabilitation and other development). The City of Camden and its agencies reserve the right not to demolish particular parcels if it is to be economically feasible to rehabilitate them.
- o **May Be Acquired:** Includes property that may be needed to upgrade occupied property in poor condition, and to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner, in accordance with local codes and property rehabilitation standards, must rehabilitate it.
- o **Not To Be Acquired:** Includes property not to be acquired, but subject to all property rehabilitation standards and local municipal codes.

Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.



Image 5. Vacant properties which are a blighting influence and represent a health and safety hazard will be acquired.

PROPERTY ACQUISITIONS (Continued)

To Be Acquired (116):

Blocks	Lots
416	90,91,92,96
417	4,10
418	20,51
419	15,41
420	25,34,35,36,60*,64
428	8,73
430	39
431	159
432	32,35,44,48,49,54,55,56,57,60,61,62,68,71,72,75
433	3,24
434	172,175,176,179,180,204
435	106,107,108,109,118,132,137
436	81,102,104
437	22,38
438	3*,15,33
439	10,76
440	70,71,72,93,99
441	25,26,27,28,39,40,41,43
444	11,12,14,15,20
445	3
446	5,17
447	62,66,68,70,71,72,73,89,90
448	91,99,113
450	3,145,146
451	12,17,132
452	23,24,33,35,158
453	42,44,45,50,52
523	9,21,22,26,36

* denotes lots that have duplicate numbers



Image 6. Vacant land represents a potential new development location.

PROPERTY ACQUISITIONS (Continued)

May Be Acquired (69):

Blocks	Lots
415	59
416	63,64,81,82,85,89
417	7
418	5,27,29,83
420	9,10,11
426	1,10,18,55,76,77
428	68,105,117,121
430	91
431	138,139,141,142,145
432	41,42
435	114,129
436	87
439	37,66
441	6,49,63
442	89
444	4,9,25,28,32
446	27,40
447	63,64
448	97,98,106
450	1,2,152
451	11,128,140
452	22,34
453	48,49,129,130,154
523	5,6



Image 7. Vacant Lot

Not To Be Acquired (654): All other properties not identified above.



Image 8. Newly renovated home with adjacent sideyard.

RELOCATION

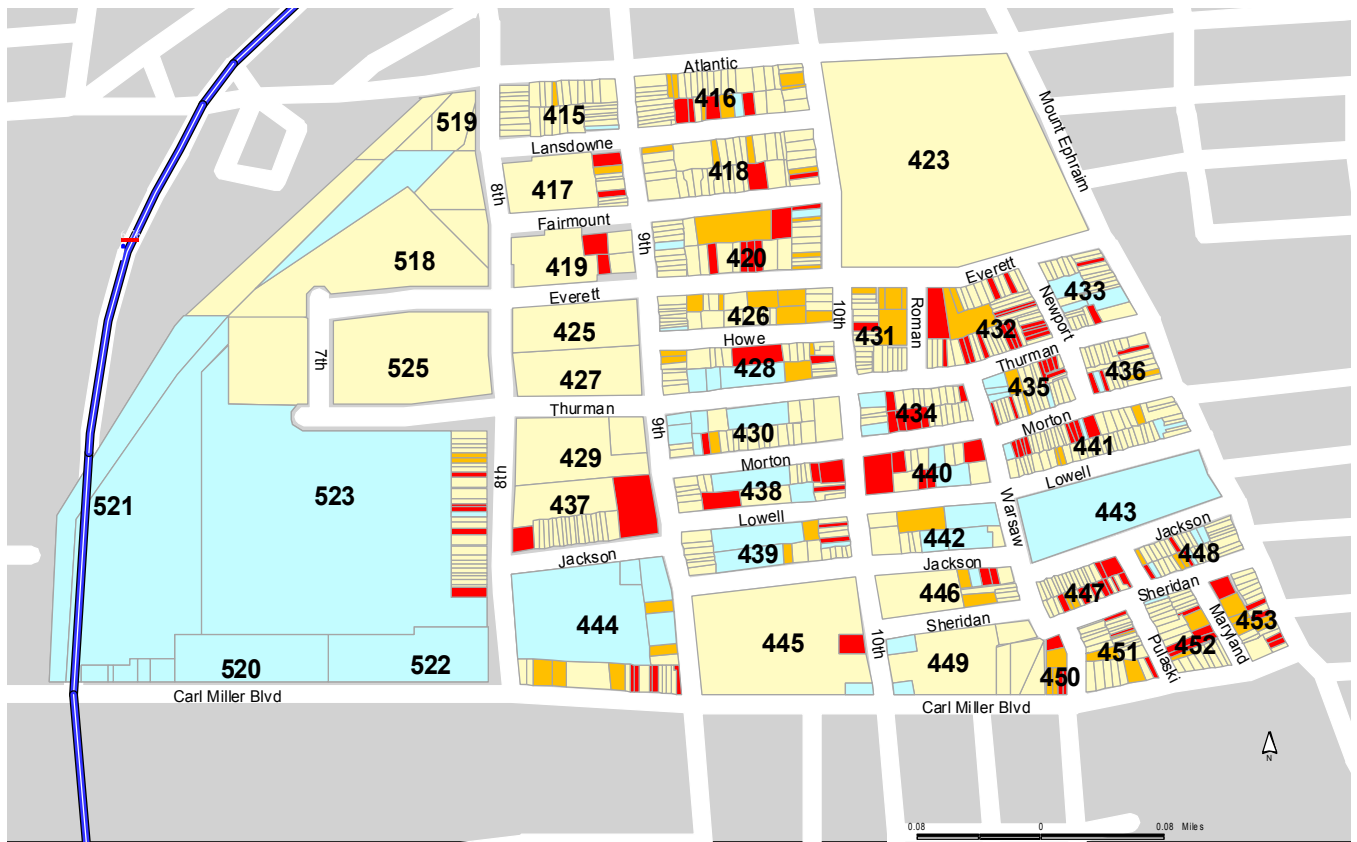
As required by the New Jersey Department of Community Affairs, the Liberty Park Redevelopment Plan identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions. There are no occupied properties **to be acquired** which will require relocation, due to the acquisition needs of this redevelopment plan. There are 18 occupied houses, 3 garages, 27 side yards and 21 parking lots that **may** require relocation, depending upon the acquisition needs of this redevelopment plan. These properties may likely need to be rebuilt or be absorbed into new construction or block-wide development. It is the intention of this plan to re-use only those side yards that are not properly incorporated into the residential property they serve.

The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any and all residential and business property located within the redevelopment area, including identification of potential relocation sites and provision of statutorily mandated relocation assistance. Within the redevelopment area itself, new retail space will be developed and is anticipated to be among those spaces made available as replacement opportunities for Liberty Park businesses that are eventually displaced as a result of this redevelopment plan. Comparable replacement housing will be provided from the existing Camden area (10 miles minimum, within the 50 miles statutory limits) housing market for the temporary and permanent relocation of those residents displaced as a result of this redevelopment plan. This will include up to 250 new and 20 rehabilitated houses and apartments to be built in the Liberty Park Redevelopment Area. These new, as well as rehabilitated units will provide those who already live in Liberty Park, the opportunity to remain in or return to Liberty Park.

After the adoption of this Liberty Park Redevelopment Plan, and before the acquisition of any occupied property in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) approved by NJDCA, will be developed and tailored to the various projects called for by this redevelopment plan, and the particular needs and circumstances of individual households and businesses in Liberty Park.

RELOCATION (Continued)

Relocation, like acquisition of occupied property in Liberty Park, will be managed by the Redevelopment Entity, and is anticipated to be completed in the first 5 years of this plan's implementation: 2006 – 2011. The designated developers, through the agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds, and have been preliminarily identified in this redevelopment plan.



Map C: Liberty Park Acquisition Plan

Not To Be Acquired
 May Be Acquired
 To Be Acquired
 Government Owned

III: *Regulatory Controls*

PROPOSED PROPERTY USE CONTROLS

Land use controls, in the form of 5 zoning districts: R- 1 Low Density Residential Zone, MS Medical Support Zone, C-2 Neighborhood Commercial Zone, and CV- 2 Conservation Zone are proposed to facilitate the types of redevelopment necessary to revitalize Liberty Park. These controls will promote effective and complementary mixed- use and residential development throughout the redevelopment area.

R-1 LOW DENSITY RESIDENTIAL ZONE

The purpose of the Low Density (15 units per acre) Residential Zone is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood.

PERMITTED USES:

The following principal uses shall be permitted in this district:

- o Single-family detached dwellings.
- o Semi-detached dwellings.
- o Buildings, structures, and uses owned and operated by the City of Camden, for municipal purposes.
- o Parks, playgrounds or recreation areas, community center buildings, and libraries.
- o Public, private, or parochial schools and including private day schools.

ACCESSORY USES:

The following accessory uses shall be permitted in this zone:

- o Inground and above-ground swimming pools and/or other structures customarily incidental to a swimming pool.
- o Accessory buildings and structures.
- o Off-street parking.
- o Fences and walls.
- o Signs.



Image 9. Liberty Park Apartments (formerly Everett Gardens Apartments) have been recently renovated.

III: Regulatory Controls



Image 10. Virtua's Emergency Care Center offers urgent care for the community.

CONDITIONAL USES:

The following conditional uses shall be permitted in this zone:

- o Childcare centers.
- o Places of worship.
- o Family day care home.
- o Community residence for persons with head injuries and for the developmentally disabled, and/or community shelters for victims of domestic violence.
- o Bed and Breakfast establishments.
- o Public utility facilities.
- o Cemetary.
- o Parabolic dish antennae.
- o Home occupation and home professional offices.

PROHIBITED USES:

The following uses shall NOT be permitted in this zone:

- o Signs in any form except as permitted in this Ordinance.
- o Lodging houses, boarding houses, rooming houses group homes, multi-family dwellings or any combination thereof.
- o Wireless Telecommunications Facilities.

MS MEDICAL AND SUPPORT ZONE

The purpose of the Medical and Support District is to provide for the complementary interface of health care, institutional and residential land uses. Within this district no lot or building shall be used and no building shall be erected or altered, to be used, in whole or in part, unless it complies with the regulations set forth in this article.

PERMITTED USES:

The following principal uses shall be permitted in this district:

- o Hospitals, medical clinics, and health care facilities.
- o Nursing and convalescent homes.
- o Outpatient care facilities, including surgical centers.
- o Establishments for physical therapy treatments.
- o Health care and allied services, including family planning clinics, group health associations, and visiting nurse associations.
- o Medical and dental educational and vocational centers.
- o Medical and dental laboratories and testing facilities.
- o Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors, and psychiatrists.



Image 11. The baseball field at Thurman Park provides space for community recreational activities.

III: Regulatory Controls

MS MEDICAL AND SUPPORT ZONE (Continued)

- o Financial institutions, including but not limited to bank, savings and loan associations, credit unions, and other financial institutions.
- o Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists, and lawyers.
- o Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, food, books, hobby and art supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- o Personal services, including but not limited to barbershops, hairdressers, photographers, shoe repairs, tailors, newspaper, frame shops, and travel agencies.
- o Restaurants, including dine-in or take-out and fast food.
- o Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- o Places of worship.
- o Any permitted residential uses in the R-3 High Density Residential Zone.
- o Parks, playgrounds or recreational areas, community center buildings, and libraries.
- o Public, private, or parochial educational institutions.
- o Home occupations and home professional offices.
- o Buildings consisting of a mix or uses otherwise permitted in this zone.
- o Buildings, structures and uses owned and operated by the City of Camden.
- o Vehicular operations associated with any other use permitted in the MS zone.
- o Parking garages available for use by the general public.



Image 12. Virtua Health offers a wide range of Medical, Social, Educational and Community Services.

PROHIBITED USES:

Any uses not listed above shall be prohibited in this district, and specifically the following:

- o Signs in any form, except as permitted.
- o Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.

III: Regulatory Controls

MS MEDICAL AND SUPPORT ZONE (Continued)

- o Lumber and building supply sales and storage.
- o Junkyards.
- o Wireless telecommunication facilities.
- o Auto body shop.
- o Automobile sales lot or building.
- o Automobile service station, gasoline station, or motor vehicle service station.
- o Car wash.
- o Hotel or motel, or extended family stay facility.
- o Commercial recreation facility.
- o Farm market.
- o Garden center.
- o Home center.
- o Wholesale, storage, and warehouse facilities.
- o Wireless telecommunication facility.



Image 13. Mt. Ephraim Avenue is the area's main commercial corridor.

ACCESSORY USES:

The following accessory uses shall be permitted in the Medical and Support District:

- o Parking lots and parking structures provided that:
 1. There is no automotive service or repair
- o Medical heliports.
- o Fences and walls.
- o Signs.
- o Public utility installations subject to the following special requirements:
 1. No storage of materials and trucks, and no repair facilities or staging of repair crews, except within completely enclosed buildings.
 2. The exterior of any structure shall be in keeping with the other structures in the immediate neighborhood.
- o Childcare centers.
- o Sattelite earth station antennas.
- o Wireless telecommunication facility.
- o Family day care home.

III: *Regulatory Controls*

C-2 NEIGHBORHOOD COMMERCIAL ZONE

The purpose of this zone is to create and support the interface and balance between neighborhood scale retail businesses and housing.

PERMITTED USES:

The following principal uses shall be permitted in this district:

- o Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby, art, and garden supplies, etc.
- o Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, Laundromats, travel agencies, etc.
- o Business services.
- o Convenience stores.
- o Banks, financial and insurance offices.
- o Clubs, social or fraternal.
- o Offices, office buildings and office complexes.
- o Retail food establishments.
- o Restaurants, including sit-down, carryout and drive through.
- o Retail sales, outdoor.
- o Shopping centers.
- o Public, private, or parochial schools, including private day schools.
- o Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.
- o Single family and Duplex dwellings, detached, semi-detached or townhouse types, as well as residential uses above non-residential first floor.

ACCESSORY USES:

The following accessory uses shall be permitted in this zone:

- o Off-street parking lots and parking structures.
- o Fences and walls
- o Signs
- o In-ground and aboveground swimming pools.
- o Accessory buildings and structures.

III: *Regulatory Controls*



Image 14. The proposed G-I zone is mostly highway right-of-way near I-676.

C-2 NEIGHBORHOOD COMMERCIAL ZONE (Continued)

PROHIBITED USES:

Any uses not listed above shall be prohibited in this district, and specifically the following:

- o Signs in any form, except as permitted.
- o Lodging houses, boarding houses rooming houses, group homes, multi-family dwellings or any combination thereof.
- o Lumber and building supply sales and storage.
- o Junkyards.
- o Auto body shop.
- o Automobile sales lot or building.
- o Automobile service station, gasoline station, or motor vehicle service station.
- o Car wash.
- o Hotel or motel, or extended family stay facility.

CV-2 CONSERVATION OVERLAY ZONE

The purpose of this district is to provide for various types of public and semi-public recreational development, conservation and other open space uses and activities.

PERMITTED USES:

This district is intended for:

- o All uses permitted in a CV-1 Zone
- o Public parks and playgrounds, community center buildings and libraries.
- o Playfields for outdoor sports such as baseball, football, soccer, basketball, tennis, and handball.
- o Winter sports such as sledding and ice-skating.
- o Commercial recreation facilities such as miniature golf, boat rentals, bike rentals, and food concessions.
- o Cemetery, mausoleum, crematorium and related religious buildings.
- o Amphitheatres/nature/environmental/cultural center or facilities.
- o Marinas.



Image 15. A small section of commercial activity serves the community along Carl Miller Boulevard.

III: Regulatory Controls

CV-2 CONSERVATION OVERLAY ZONE (Continued)

ACCESSORY USES:

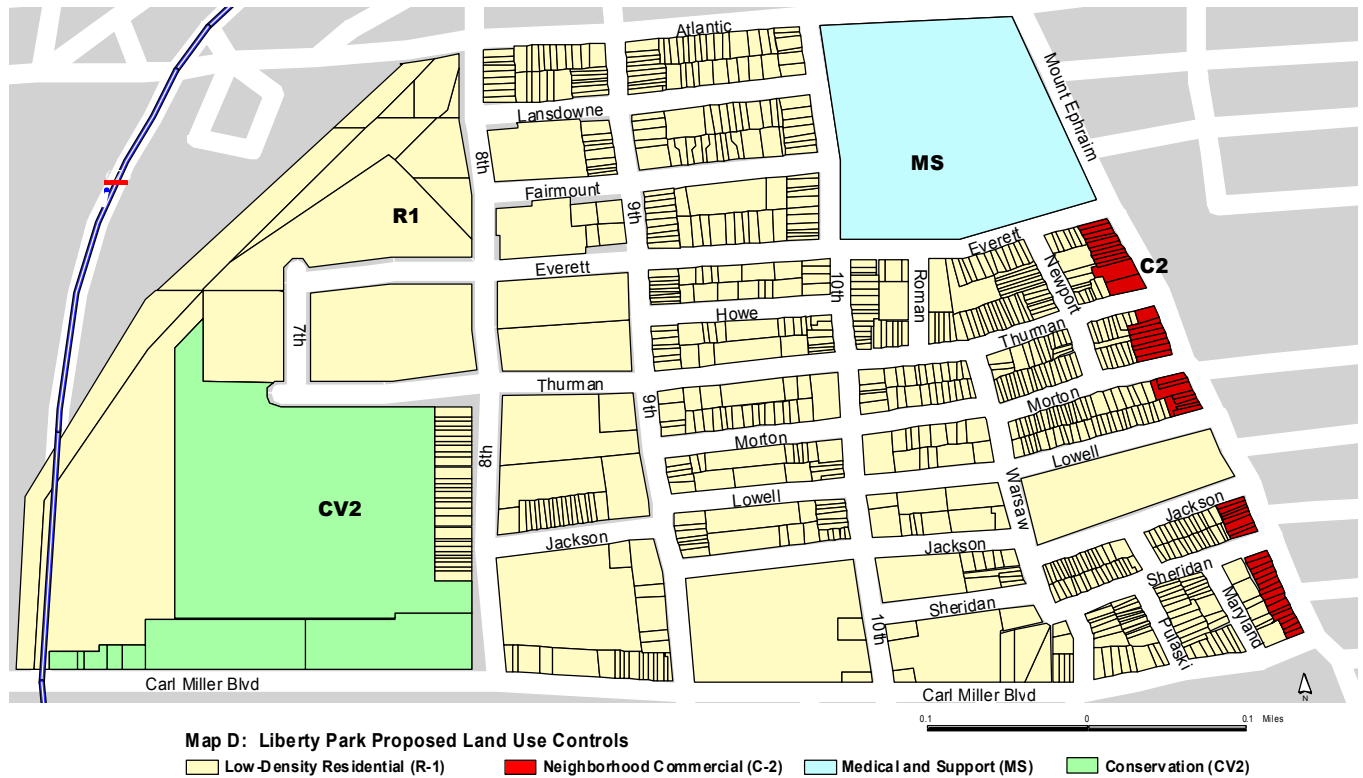
- o Off-street parking lots
- o Uses accessory to marinas, such as fuel and ships stores
- o Public rest facilities

PROHIBITED USES:

- o Motor vehicles of any type, including motorbikes, motorcycles, except on paved roadways, parking areas, boat launch drives, and other designated areas.
- o Consumption or sale of alcoholic beverages



Image 16. Thurman Park provides a large recreational area for the community including basketball courts, a baseball diamond and bleachers.



III: *Regulatory Controls*

PROPOSED SITE DESIGN CONTROLS

The following requirements are proposed as standards for site design, and should be referenced to similar requirements contained in the City of Camden zoning codes.

A. AREA AND BULK REGULATIONS

1. Lot area:

a. Residential: a minimum of 2,000 sq. ft., 3,000 sq. ft., and 6,000 sq. ft. shall be provided for each Townhouse, Semi-detached, Single-family and Duplex, respectively, hereafter erected.

2. Lot width:

a. Residential: each lot upon which such permitted uses shall be erected shall have a width of not less than 20, 30 and 60 feet, respectively.

3. Building coverage:

a. Residential: the maximum building coverage shall not be greater than 40% or 60%, respectively.

4. Front yard:

a. Residential: the setback shall be not less than 10 feet.

5. Side Yards:

a. Residential: a minimum width of 10 feet between the building and property boundary line.

6. Rear yard:

a. Residential: not less than 20 feet deep.

7. Building Heights:

a. Residential: maximum height of 3 stories or 35 feet to the top of the main roof cornice line, excluding necessary utility-type roof structure.



Image 17. First Nazarene Baptist Church's new sanctuary construction site.

III: *Regulatory Controls*



Image 18. One of many large sideyards in the neighborhood.

PROPOSED SITE DESIGN CONTROLS (Continued)

B. ARCHITECTURAL GUIDELINES

Important to this redevelopment plan is the creation of a cohesive built environment where existing and proposed development are integrated. The City of Camden shall exercise its aesthetic controls through site plan review, in accordance with the procedure established by ordinance. The following reference to the revised Camden Zoning Code will detail the architectural guidelines that are recommended for all new construction and major renovations within the redevelopment area: Sec 577-229.

C. LIGHTING

The choice, placement and lighting levels of fixtures serving to light public walkways and parking areas shall be sufficient to meet the requirements of Sec. 577-230.

D. SIGNAGE

The design and placement of signs for non-residential property uses shall be sufficient to meet the requirements of Sec. 577-232.

E. LANDSCAPE TREATMENTS AND GUIDELINES

The design of landscaping, as well as the choice, placement and maintenance of landscape materials shall be sufficient to meet the requirements of:

Landscaping: Sec. 577-197

Street Trees: Sec. 577-198

F. PARKING AND LOADING REQUIREMENTS

The provisions and design of parking and loading areas shall be sufficient to meet the requirements of:

Parking and Loading Areas: Sec. 577-203

Design Standards: Sec. 577-204

Parking Area landscaping: Sec. 577-205

Multi-level Parking Structures: Sec 577-206

Parking and Circulation: Sec. 577-229

III: *Regulatory Controls*

PROPOSED SITE DESIGN CONTROLS (Continued)

G. TRAFFIC CIRCULATION

The provisions and design of vehicle traffic circulation shall be sufficient to meet the requirements of:

Circulation: Sec. 577-2009

Street Design: Sec. 577-210 and 211



Image 19. Sumner Elementary School

H. DESIGN REVIEW

All developers undertaking new development and major renovations in the Redevelopment Area shall submit necessary plans, building plans, sections, building elevations and perspectives to comprehensively convey architectural and landscape proposals. Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, with the addition of the Camden Redevelopment Agency for review preliminary to submission of relevant plans and related development documents to the City of Camden Planning Board. Such plans will be reviewed by the Camden Redevelopment Agency and approved by the City of Camden Planning Board, and shall receive all other necessary approvals and permits before construction shall commence.

III: Regulatory Controls

PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

A. CONFORMANCE

The Liberty Park Redevelopment Plan is substantially consistent with the City of Camden Master Plan and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; improving existing housing stock, and promoting new housing construction on appropriate sites; preserving and improving the maintenance of existing institutions and commerce, and stimulating new institutional and commercial development; maximizing the provision of community services to city residents; and improving indoor and outdoor recreation areas and facilities.

B. STATUTORY REQUIREMENTS

As described below, the Liberty Park Redevelopment Plan fully complies with state statutes.

1. Relationship To Local Objectives: This Plan is comprehensive and sufficiently complete to indicate redevelopment, improvements, conservation or rehabilitation, zoning and planning changes, building requirements, and the Plan's relationship to local objectives in respect to appropriate land use, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.
2. City of Camden Comprehensive Plan: Proposals of this Plan conform to intents of and is consistent with the FutureCAMDEN Master Plan 2002- 2022.
3. Relationship To Other Plans: The proposed Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area, is exactly what this Redevelopment Plan hopes to achieve. Uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.



Image 20. Sumner School's trailer annex facilities.

III: *Regulatory Controls*

PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS (Continued)

STATUTORY REQUIREMENTS (Continued)

4. Relationship To Municipal Land Use Law: This Redevelopment Plan complies with the Municipal Land Use Law, and creates no conflict with its development regulations.
5. Proposed Land Uses And Building Requirements: This redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
6. Identification Of Property To Be Acquired: This Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.
7. Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced families, businesses, and individuals affected by the implementation of this Plan. The City of Camden, or its designated agent, will provide displaced families, businesses and individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", PL 1967, C. 79 and the Relocation Assistance Act, PL 1971,C. 362.
8. Civil Rights and Affirmative Action: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.



Image 21. Underutilized, vacant buildings and land represents redevelopment potential.

IV. Plan Administration



Image 22. Bonsall Elementary School

COMPLIANCE WITH DEVELOPMENT REGULATIONS

1. Development and subdivision within the Redevelopment Area shall be governed by the requirements of the City of Camden governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as the State of New Jersey governing development and redevelopment.
2. The redevelopment entity shall promulgate detailed design and improvement standards for development that shall be adopted as an amendment to this Plan by the City Council through ordinance. These regulations may vary from existing ones, based upon the unique nature of the parcels and Redevelopment Plan, while being consistent with the objectives of local, state, and federal regulations.
3. The designated Redevelopment Entity or Redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden, County of Camden and State of New Jersey, except where variances and waivers are properly approved.
4. The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER

1. The governing body of the City of Camden has designated the **Camden Redevelopment Agency** to implement redevelopment plans and projects in the area designated by this Plan as the Redevelopment Area (N. J. S. A. 40: 12A- 4).
2. When necessary for implementation of this plan, the Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (NJ S. A. 40A: 12A- 4(c)).
3. The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and develop-

IV. Plan Administration



Image 23. A recently renovated house.

DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER (Continued)

ment of the specified project, as per the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, as per negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N. J. S. A. 40: 55D- 53).

GENERAL PROVISIONS OF THE PLAN

Land use provisions and building requirements for the Liberty Park Redevelopment Area are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every possible design or land use solution. Rather, proposals will be evaluated as to how well they achieve the objectives of this Plan.

1. The Camden Redevelopment Agency and the City of Camden Planning Board specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the redevelopment area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S. A. 40: D- 53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.

IV. Plan Administration

GENERAL PROVISIONS OF THE PLAN (Continued)

3. Interim uses may be established, subject to determination by the Camden Planning Board that such use will not have an adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time period during which the interim use will be permitted. No interim use approval shall be granted for more than two years; extensions may be granted at the Board's discretion for a maximum of 2 additional one- year periods.
4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right- of- ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, as if the developer were proposing a subdivision or portion thereof.
5. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79.
6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to the public health, safety or general welfare.
7. No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City authority.
8. Utility easements, when necessary, shall be provided by Developers and approved by the City of Camden. Such easements shall be provided within seven working days after completion of project construction.
9. The developer of a specified project within the redevelopment area shall submit, if needed, a storm water management plans as part of the design submission for review by the Camden Planning Board and appropriate City authority. Storm water

IV. Plan Administration

GENERAL PROVISIONS OF THE PLAN (Continued)

management in the redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.

10. Any designated (re) developer providing new construction of any type of use, or building rehabilitation in excess of \$100,000 per project, will set aside an amount equal to 2% of project construction costs for the provision of community amenity in the project area(s) where such construction shall occur, as specified by negotiated Redevelopment Agreement(s). Proposed amenities will be reviewed and approved by the Camden Redevelopment Agency and Camden Planning Board.
11. No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any successors or assignees, whereby land within the project area is restricted by the Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
12. Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

IV. Plan Administration

PUBLIC IMPROVEMENTS

The following guidance and requirements are based upon and taken from Article XXVII: Off Tract Improvements, from the revised City Of Camden Zoning Code.

Existing water, sewer, and roadway facilities serving the **Liberty Park Redevelopment Area** require upgrading in order to meet present and future needs. The City of Camden Division of Capital Projects shall continue its long- range improvement planning program to upgrade the sanitary sewer and water systems in the Redevelopment Area, for service to existing and new residential customers, and to enhance the attractiveness of the area. Redevelopers of large- sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company. All off-tract improvements shall conform to the following requirements:

Performance Guarantees: Sec. 577-284.

Start of Construction: Sec. 577-285

Installation of Improvements: Sec. 577-286

Off Tract Improvements: Sec 577-287

A variety of public improvements will be needed in order to fully implement this **Liberty Park Redevelopment Plan**. These include a variety of street and sidewalk improvements, street tree plantings, sewer and water system improvements and other matters that should be incorporated within the City's ongoing capital maintenance and repair activities.

TYPES OF PROPOSED REDEVELOPMENT ACTIONS

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan proceed with clearance, re- planning, development and redevelopment of the area designated in that plan. To carry out and effect the purposes and terms of this Liberty Park Redevelopment Plan, the municipality or Camden Redevelopment Agency may:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C- 79.

IV. Plan Administration

TYPES OF PROPOSED REDEVELOPMENT ACTIONS (Continued)

2. Acquire privately held parcels and property that are vacant, or under- utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support proposed development.
3. Form a public- private partnership for development of this Redevelopment Area.
4. Provide public improvements necessary to support redevelopment.
5. Select (a) redeveloper(s) to implement all or part of projects for redevelopment, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
6. Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.
7. Acquire by condemnation any land or buildings necessary for the redevelopment project, pursuant to provisions of the “Eminent Domain Act of 1971”.
8. Clear any area owned or acquired, and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
9. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants, to carry out redevelopment projects.
10. Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment

IV. Plan Administration

TYPES OF PROPOSED REDEVELOPMENT ACTIONS (Continued)

- Agency, and to secure payment of such revenue as part of any such arrangement or contract.
12. Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement for capital grants to redevelopers.
 13. Arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys or other places, or for the furnishing of facilities, or for the acquisition by such agency of property options or property rights, or for furnishing of property or services in connection with this redevelopment plan.
 14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
 15. Arrange or contract with a public agency for relocation of residents, industry or commerce displaced from or within a redevelopment Area, pursuant to the "Relocation Assistance Law of 1967" and "Relocation Assistance Act," PL 1971.
 16. Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as well as compulsory repair, rehabilitation, demolition or removal of buildings and improvements.
 17. Publish and disseminate information concerning any redevelopment area, plan, or project.

IV. Plan Administration

TYPES OF PROPOSED REDEVELOPMENT ACTIONS (Continued)

18. Improve vehicular circulation in the redevelopment area through roadway (re) design, improved signal timing, signage, and paving.
19. Improve the infrastructure and streetscape on adjacent streets, as development or renovations take place.
20. Demolish acquired housing that cannot be cost effectively renovated, or are located so as to impede new development.
21. Rehabilitate vacant housing that can be done cost effectively for residential use.
22. Develop residential prototypes for new block construction and infill housing.
23. Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
24. Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

TIME LIMITS

A. REASONABLE TIME FOR DEVELOPMENT

The redeveloper of a project within the Liberty Park Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in Redevelopment Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N. J. S. A. 40A: 12A- 9)

B . EXPIRATION OF REDEVELOPMENT PLAN

The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption of this Liberty Park Redevelopment Plan, by the governing body of the City of Camden.

IV. Plan Administration

PROCEDURES FOR AMENDING THIS PLAN

This Liberty Park Redevelopment Plan may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N. J. S. A. 40A: 12A- 1 et seq.), provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with this Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such Plan or its proposed amendment(s). Whether an amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the “Local Redevelopment and Housing Law” (N. J. S. A. 40A: 12A- 7).

SUPERSEDEENCE, REPEAL, AND SEVERABILITY

1. All ordinances or parts of ordinances inconsistent with this Liberty Park Redevelopment Plan are repealed to the extent of such inconsistency only.
2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the zoning law, provisions of this plan – unless otherwise specified – shall prevail.
3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.