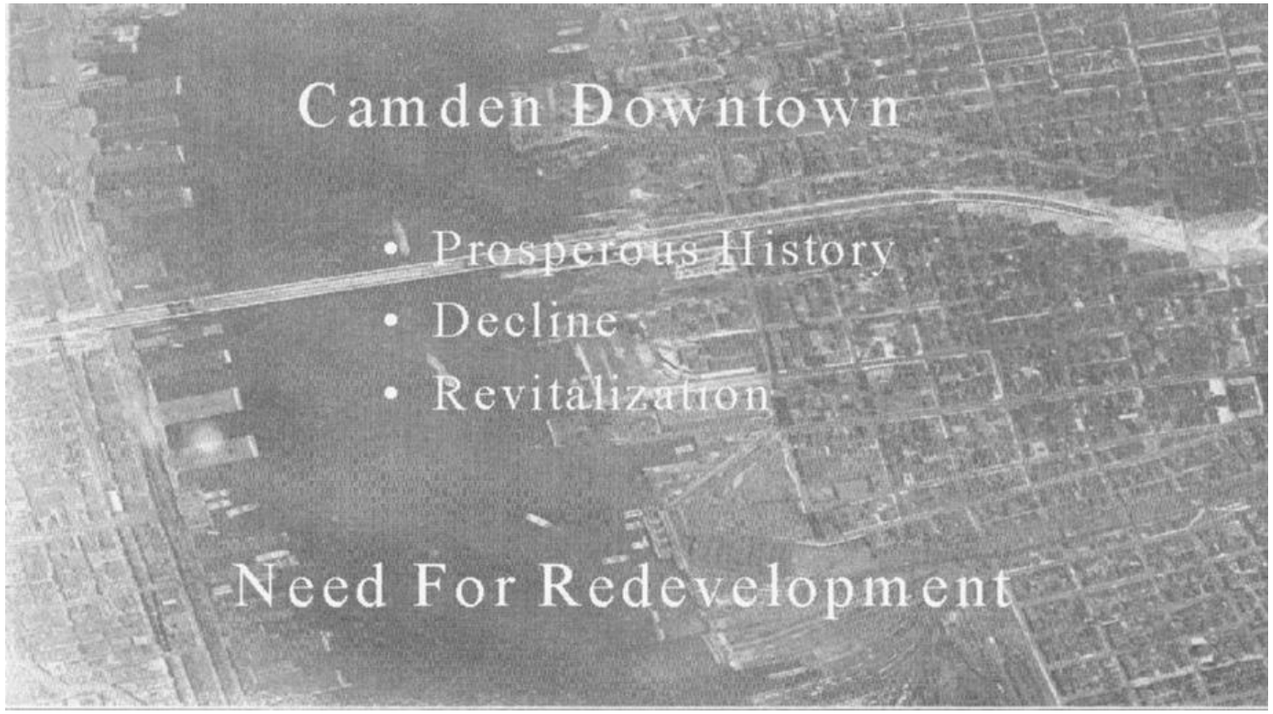
CAMDEN DOWNTOWN

REDEVELOPMENT STUDY



DIVISION OF PLANNING

CAMDEN DOWNTOWN

A Study To Determine The Need For Redevelopment

Honorable Gwendolyn A. Faison, ***Mayor***

Prepared for: **City of Camden Planning Board**
Rodney Sadler, Chairman

Camden Department of Development and Planning
Arijit De, Director

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

Prepared By:

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

The Reinvestment Fund
Graciela Cavicchia, AICP
Ian Anderson, Project Associate
Martine Combal, Intern

OCTOBER, 2004

TABLE OF CONTENTS

INTRODUCTION

STUDY AUTHORIZATION 4
SCOPE OF STUDY 5
REPORT SECTIONS 5

STUDY AREA CHARACTERISTICS

STUDY AREA LOCATION 6
TAX BLOCK AND LOTS 8
ZONING 11
LAND USE 16
PROPERTY VACANCY 20
ENVIRONMENTAL SITES 23
BUILDING HEIGHTS 25
PROPERTY CONDITIONS 28
PROPERTY OWNERSHIP 31

STATUTORY CRITERIA 33

DETERMINATION 34
FINDINGS 34
CONCLUSION 35

EXHIBITS

Study Area Location Map *6*
Aerial Map *7*
Tax Blocks and Lots *10*
Zoning Map *15*
Land Use Map *19*
Vacancy Map *22*
Environmental Sites *Map* 24
Building Heights *27*
Building Condition Map *30*
Property Ownership Map *32*
Application of Needs Criteria Map *36*

APPENDIX A: CITY COUNCIL RESOLUTION 38

APPENDIX B: PROPERTY PROFILE 41

INTRODUCTION

STUDY AUTHORIZATION

The City of Camden is the largest of 37 municipalities in Camden County, as well as the seat of county government. Located along the Delaware River, across from Philadelphia, Pennsylvania, Camden serves as the hub for regional transportation, education, health care, entertainment and culture for southern New Jersey. The majority of these facilities and institutions are located in the city's downtown. Poised to undergo the most dramatic and calculated transformation in its history, Camden today recognizes the opportunity and need to redevelop its downtown, and also revitalize its role in the region and future as a major city in New Jersey.

On September 25, 2003, the Municipal Council of the City of Camden, through Resolution MC-03: 577, authorized the Camden Planning Board to investigate and determine whether the Camden Downtown is in need of redevelopment, and to prepare a subsequent redevelopment plan, if needed. This report provides the information necessary for the Planning Board to determine whether or not the Camden Downtown requires redevelopment, pursuant to criteria identified in the New Jersey Local Redevelopment and Housing Law (40A: 12A-1, et seq.), and conditions of the study area. Presentation of this information will be the basis of comment and consideration from the Camden community and the Planning Board, at a public hearing to follow the production of this report.

The Camden Division of Planning, Bureau of Redevelopment Planning, was assisted by The Reinvestment Fund, a Philadelphia-based non-profit organization that provides technical and funding assistance to other non-profit development groups in the region, in the preparation of this Study to Determine The Need For Redevelopment for the Camden Downtown area. The Reinvestment Fund's assistance in preparing this study included a field survey of land uses, vacancy, and property conditions within the Camden Downtown Study Area, and preparing associated databases and maps. Property ownership information, tax maps, and zoning information were obtained from City of Camden. One of the biggest challenges to preparing this study, was reconciling the last official City of Camden Tax Maps (revised 1995) with field observations and Tax Assessor's list of property owners. The information presented in this report reflects our best efforts to show what exists today in the Camden Downtown study area.

SCOPE OF STUDY

This Determination of Need Study is designed to explore the need as well as opportunities to revitalize the Camden Downtown through redevelopment projects, and involves several steps:

- Conduct an inventory of the Camden Downtown Study Area's property and physical characteristics

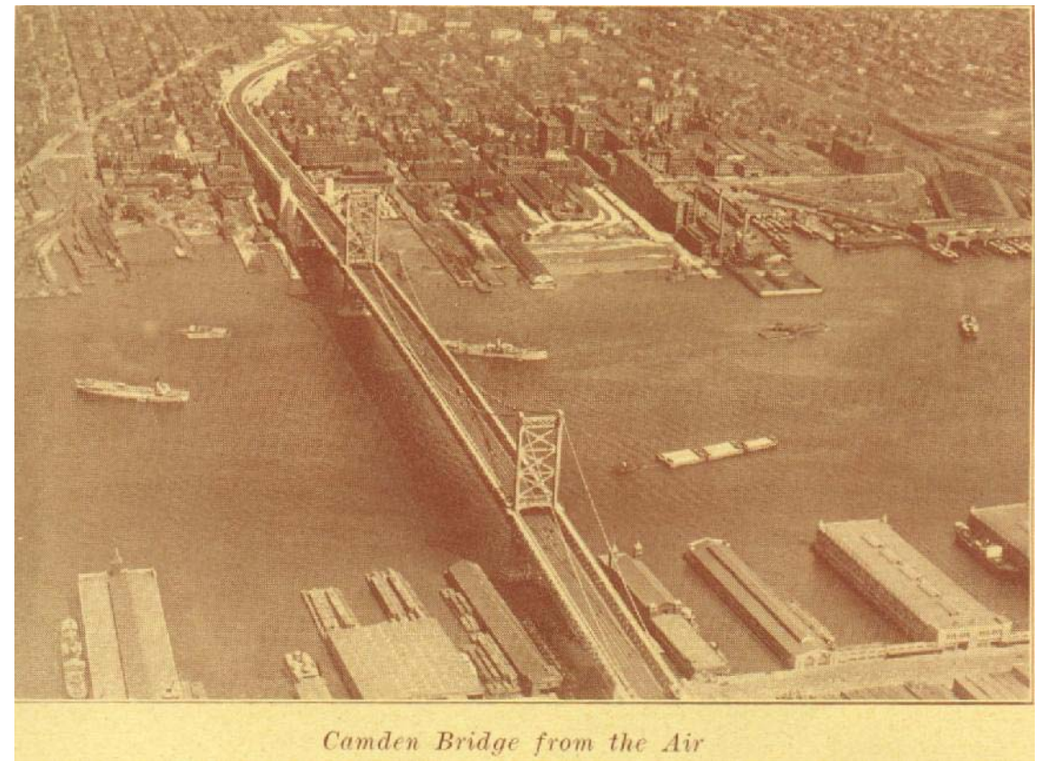
- Show to what extent such characteristics and conditions meet criteria to determine the need for redevelopment, as outlined in State statute

- Propose findings and recommendations relevant to the determination of the need for redevelopment of the study area

REPORT SECTIONS

This report contains three sections. The first describes the Camden Downtown study area and examines its existing zoning, land uses, vacancy, environmental sites, building heights, property conditions, and ownership. The second section describes criteria used in making a determination of need for redevelopment. The third provides findings, by applying the criteria to the observed and analyzed characteristics and conditions; and offers recommendations to the Camden Planning Board, relative to determining the redevelopment needs of the area.

The New Jersey Redevelopment statute does not require that all property in the study area be in need of redevelopment; but rather that a majority or generality of properties meet the criteria for determination. As a result, the area may include individual parcels that do not reflect any of the eligibility criteria listed in the statute.



1927 view of Camden Downtown, from Philadelphia

STUDY AREA CHARACTERISTICS

AREA LOCATION

The Camden Downtown Study Area includes those parcels within census tracts 6001 the Central Business District, 6005 Central Waterfront, and 6006 the Cooper Grant neighborhood. This area is bounded by the Benjamin Franklin Bridge on the north, Martin Luther King Boulevard on the south, the Delaware River on the west, and Interstate 676 on the east. As with the city as a whole, the Camden Downtown Study Area lies in the southwestern portion of New Jersey, and is proximate to Philadelphia Pennsylvania, separated by the mile wide stretch of the Delaware River.

The study area, which measures approximately 0.5 square miles in size, is characterized by widespread institutional (government, education, health and public transportation) facilities, with clusters of housing, retail commercial and entertainment land uses, particularly along major corridors such as Cooper, Market, Federal Streets and Martin Luther King Boulevard as well as along the length of the Delaware River waterfront.

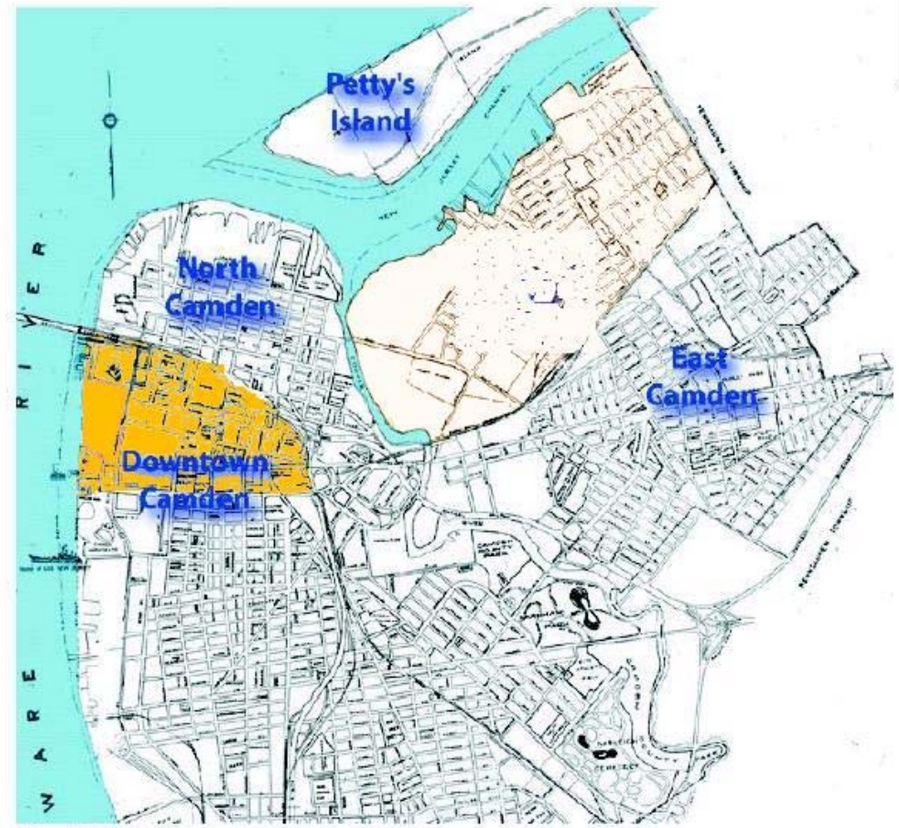


Figure 1: Study Area in Context

CAMDEN DOWNTOWN -- 2003

TAX BLOCK AND LOTS

The Camden Downtown Study Area's 66 tax blocks contain 406 properties (tax lots).

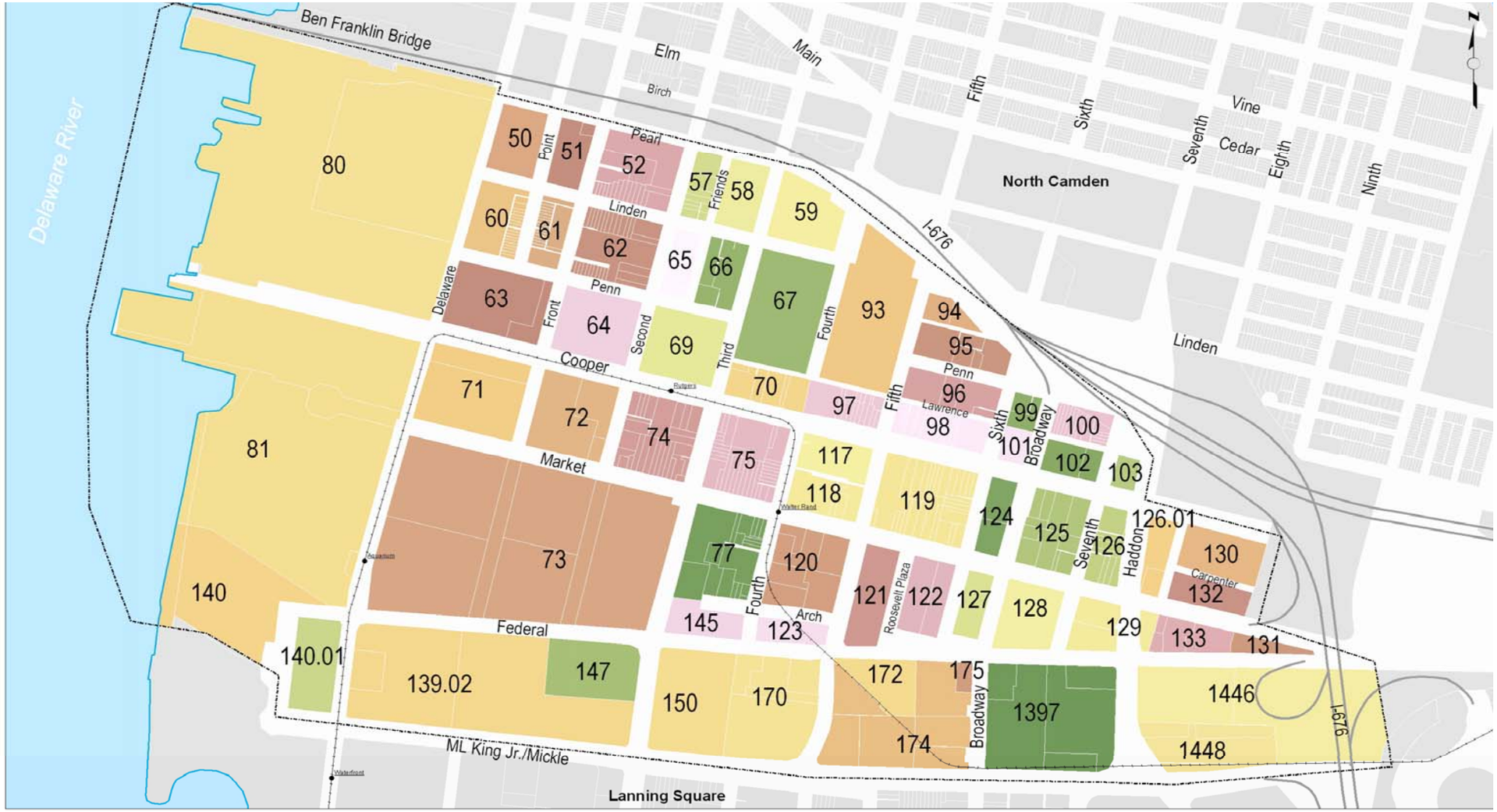
Tax Block and Lot numbers for those properties studied in this report include:

BLOCK	LOT
50	37
51	38, 45
52	
57	46, 48, 52, 53, 54, 55, 56, 58, 61
58	66
59	93
60	1, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
61	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17,
	30, 31
62	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 21, 22, 23,
	26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38
63	70, 78
64	48
65	1, 2, 3, 6, 7, 8, 9, 93, 94, 97, 98, 99,100,103
66	11, 25,42
67	1
69	1
70	61, 62, 65, 66, 69, 70
71	2, 8
72	1, 9, 26
73	1, 2, 3, 4, 5, 6, 7
74	1, 2, 3, 8, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22,
	49, 52
75	1, 2, 3, 5, 9, 10, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26,
	27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41,
	43, 44, 45, 51

BLOCK	LOT
77	1, 8, 9, 12, 13, 14, 15, 16, 17, 21, 25, 28, 29, 30, 31,
	35, 40, 57, 60, 62
80	1.01, 5
81	1, 2, 4, 8, 14
93	1
94	1, 5
95	23, 28, 45, 49, 52
96	57, 68, 70, 80
97	59, 62, 63, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 79
98	86, 88, 89, 90, 91, 92, 93, 95, 96, 97, 98
99	23, 30,105
100	48, 50, 51, 52, 53, 82, 83, 84, 85, 86, 87, 88, 94,
	102, 106
101	38
102	43, 47
103	7
117	1
118	1, 3.01, 15, 16, 17, 62
119	1, 2, 3, 5, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 19, 22, 23
	25, 27, 28, 30, 32, 34,35, 36, 41, 95, 96, 106
120	1, 36, 42, 50, 55, 58, 66
121	1
122	46, 64
123	117
124	1, 33
125	6, 7, 8, 9, 11, 15, 19, 21, 24, 57, 59
126	1, 4, 5, 8, 9, 11, 64, 65, 67, 71, 72
126.01	12, 21
127	44
128	45
129	33, 43, 71
130	2

BLOCK	LOT
131	71
132	23
133	55, 56, 65, 103
139.02	1, 1.01, 2
1397	1, 2, 3, 4, 45
140	6, 14
140.01	2
1446	1, 2
1448	1, 1.02, 7, 20
145	1
147	45
150	35
170	1, 4, 40, 43, 61
172	17
174	5, 12, 12.01, 12.02, 17.01, 18
175	8

View north of City Hall and Block n, from 5th & Martin Luther King Blvd.



Legend

River LINE Light Rail

Downtown Boundary

River LINE Light Rail Stops

Downtown Camden Redevelopment Plan: TAX BLOCKS AND LOTS

October 2004

ZONING

The zoning of an area indicates the permitted use of property. Additionally, zoning controls building height, lot coverage, parking requirements, etc. In some instances, zoning can even control site design and building appearance. At present, Camden's Zoning Code is being revised from its last update in 1979.

Although five Zoning Districts exist in the Camden Downtown Study Area, the majority of property in the study area is zoned for institutional and commercial uses. The largest among these zoning districts, Institutional-Residential Zone is located south of and adjacent to the Benjamin Franklin Bridge, and is home to the State University of New Jersey, Rutgers – Camden campus, the Cooper Grant residential neighborhood, U.S. Court House, Walt Whitman Center, various churches, etc. Nearly as large is the C-3 Commercial district, where Camden's Central Business District and government center are located. Auxiliary zoning districts include Central Waterfront, I-2 Heavy Industrial, and Center-City flexible district.

C-3 COMMERCIAL DISTRICT

Properties bounded by Federal Street, Second Street, Cooper Street, N. Broadway and Linden Street comprises the Commercial District of downtown. The purpose of this zone is to create a district for those uses and buildings which provide central functions of commerce and government and which are generally located in the central business district of the city.

PERMITTED USES: Uses that are permitted include:

- Hotels and motels
- Financial centers
- Multilevel parking structures
- Hospitals laboratories and clinics
- Institutions of higher learning
- Recreation centers and health clubs
- Telephone central offices
- Transportation terminals and public transportation facilities
- Federal, state and local government offices
- Mixed-use buildings
- Printing establishments

PROHIBITED USES: Use prohibitions include:

- Junkyards
- Wholesale storage, warehouse facilities
- Adult entertainment uses

C-C CITY CENTER FLEXIBLE DISTRICT

Haddon Avenue, Martin Luther King Boulevard, Delaware Avenue, Federal Street, and Arch Street encompass properties within this zone in the Downtown. The purpose of the City Center C-C Flexible Development District is to effect a mix of those uses and buildings which provide central functions of commerce and government and which are generally located in the central business district of the City. 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:

- Any use in a moderate-density residential zone (R-2 district)
- Telephone exchanges
- Noncommercial clubs
- Convenience retail
- Business, professional, or governmental offices
- Any retail or wholesale uses permitted in the C-3 Zone
- Children's amusement parks
- Circuses, carnivals and fairs of a temporary nature
- Commercial beaches or swimming pools
- Outdoor day camps
- Golf driving ranges, miniature golf course

PROHIBITED USES. Any uses not listed above shall be prohibited in the Center City District, and specifically the following:

- New and/or used automobile and truck sales.
- Wholesale, storage, and warehouse facilities.
- Lumber and building supply sales and storage.
- Junkyards.
- Automobile body repair and painting.
- Truck stops.

ACCESSORY USES: The following accessory uses shall be permitted in the Center City District:

- Parking lots and parking structures provided that:
  1. There is no automotive service or repair.
  2. The use will not increase traffic congestion in streets abutting the property.

C-W COMMERCIAL-WATERFRONT DISTRICT

The C-W Zone is bounded by the following streets: Benjamin Franklin Bridge, Delaware Avenue, Federal Street, and the Delaware River. The purpose of the Mixed Waterfront District is to provide for a variety of land uses that complement the center city area. 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:

- A variety: all uses in R-2 Zones
- Business, professional and financial center offices
- A range of retail uses on the first floor only of offices or residential structures
- Public facilities ancillary or related to adjoining business, professional, or financial center uses
- Light industrial uses, including or similar to assembly, high-technology, robotics, electronics, science or research laboratories
- Marinas
- Hotels.

PROHIBITED USES. Any uses not listed above shall be prohibited, and specifically the following:

- Automobile and truck sales
- Wholesale storage, warehouse facilities
- Heavy industrial uses
- Lumber and building supply sales
- Junkyards
- Take out foods
- Automobile body repair
- Freestanding retail commercial structures
- Theaters, swimming pools, athletic facilities, and church meeting halls
- Adult entertainment uses
- Billboards
- Commercial parking lots and garages and boat repairs

ACCESSORY USES. The following accessory uses shall be permitted in the Commercial Waterfront District:

- Parking lots and parking structures provided that:
  1. There is no automotive service or repair
  2. The use will not increase traffic congestion in streets abutting the property
- Marina and ship fuel and supply stores

I-R INSTITUTION-RESIDENCE DISTRICT

The northernmost parcel of the Camden Downtown Study Area is zoned as an Institutional-Residence I-R Mixed Use District. The classification allows for residences and institutional uses to coexist even in adjacent parcels.

PERMITTED USES: Uses allowed in this district are

Uses allowed in this district are

- Any use permitted in an R-2 District
- Hospitals, sanitariums, and universities
- Planned unit developments
- Offices, businesses, governmental uses
- Collective off-street parking facilities

PROHIBITED USES: Use prohibitions include:

- Junkyards
- Wholesale storage, warehouse facilities
- Adult entertainment uses

ACCESSORY USES:

Accessory uses are permitted according to the specified area, bulk, and yard requirements.

I-2 HEAVY INDUSTRIAL DISTRICT

The rail yards and some parcels west of 2nd and south of Cooper Street in the study area are zoned as an Industrial District. This district is intended for heavy industrial and manufacturing uses.

PERMITTED USES: This district is intended for

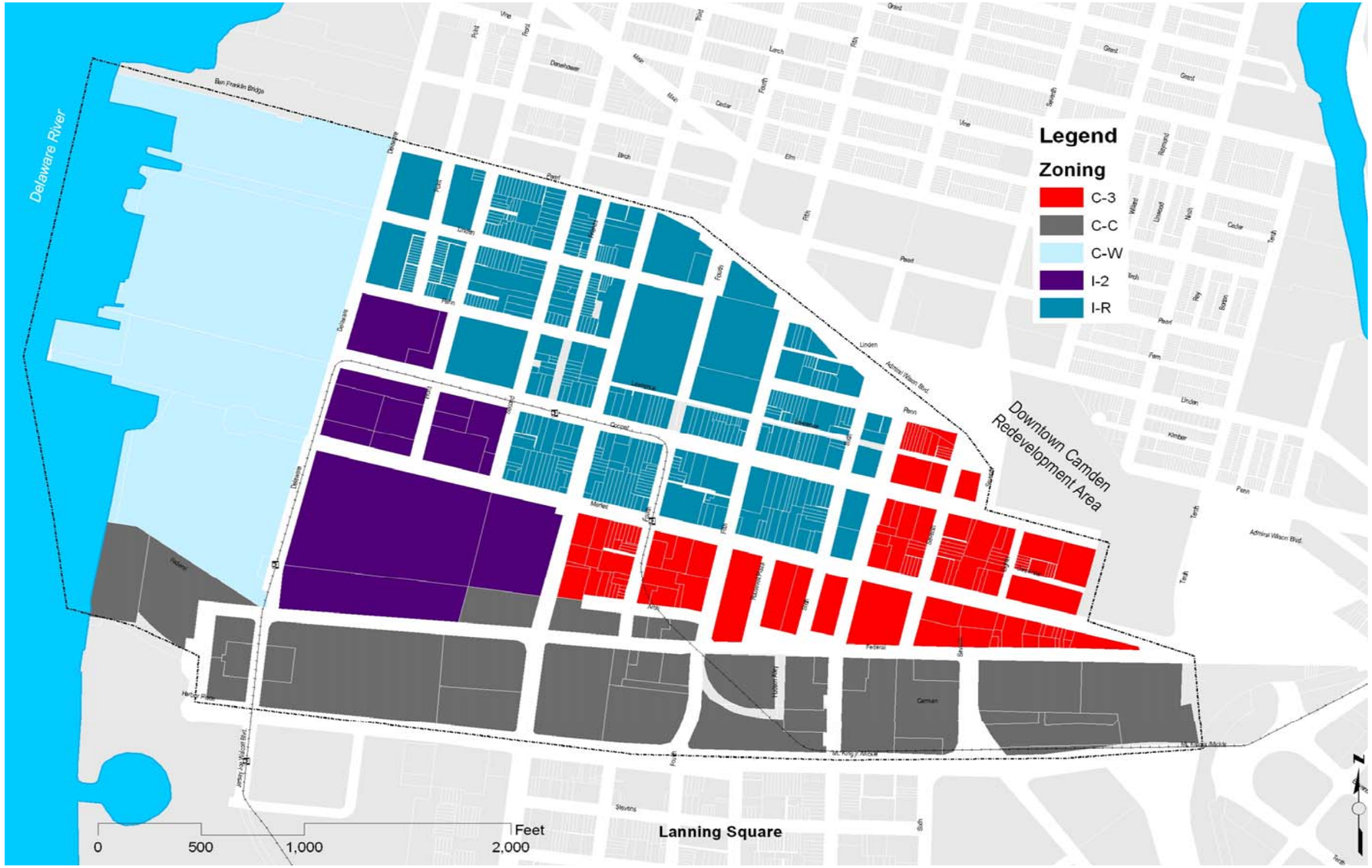
- Wholesale storage, warehouse facilities
- Heavy industrial and manufacturing uses
- Lumber and building supply sales

PROHIBITED USES:

- Residential uses, except as living quarters for caretaker or watchman
- Automobile and truck sales
- Junkyards; and automobile graveyards
- Automobile body repair
- Freestanding retail commercial structures
- Adult entertainment uses
- Billboards
- Places of public assembly, including trade or vocational schools

CONDITIONAL USES:

Conditional permits are needed for junkyards and storing illuminating gas and oil.


Legend
Zoning
C-3
C-C
C-W
I-2
I-R
Delaware River
Downtown Camden Redevelopment Area
Lanning Square
0
500
1,000
2,000
Feet

LAND USE

There are 288 buildings in the Camden Downtown, which accounts for 71% of all 406 parcels in the study area. Approximately 38% of all area structures and 27% of all properties in the Camden Downtown Study Area are residential, most of which are clustered in the Cooper Grant neighborhood along the northern boundary of the study area, with an additional 19.7% being Residential-Commercial, i.e. street-level storefronts with apartments situated on the upper stories, mostly along Cooper and Market Streets. A wide spectrum of institutional uses, i.e. city, county, state and federal government office buildings, court houses, post office, County jail, Rutgers University, Rowan University and Camden County Colleges, LEAP Charter Elementary and High School, and several churches are for the most part concentrated in the study area's core, i.e. Central Business District, and account for another 17.8% of all structures and 12.5% of all land uses.

Commercial uses equal 15% of all buildings; and industrial sites, located generally west of 3rd Street, equal 1.7%. Although the Walter Rand Transportation Center located at Broadway and Martin Luther King Boulevard and Campbell Field baseball stadium located at Delaware Avenue and the Benjamin Franklin bridge, account for a little less than 4% of land use in the Camden Downtown, the large acreage of these parcels belies their small percentages among the area's land uses. Taken together, all forms of the 120 parcels of open space account for 30% of all land uses.

View east of U.S. Court House at 4th & Cooper Street

Camden County College/Rowan University, Broadway 7 Cooper Street

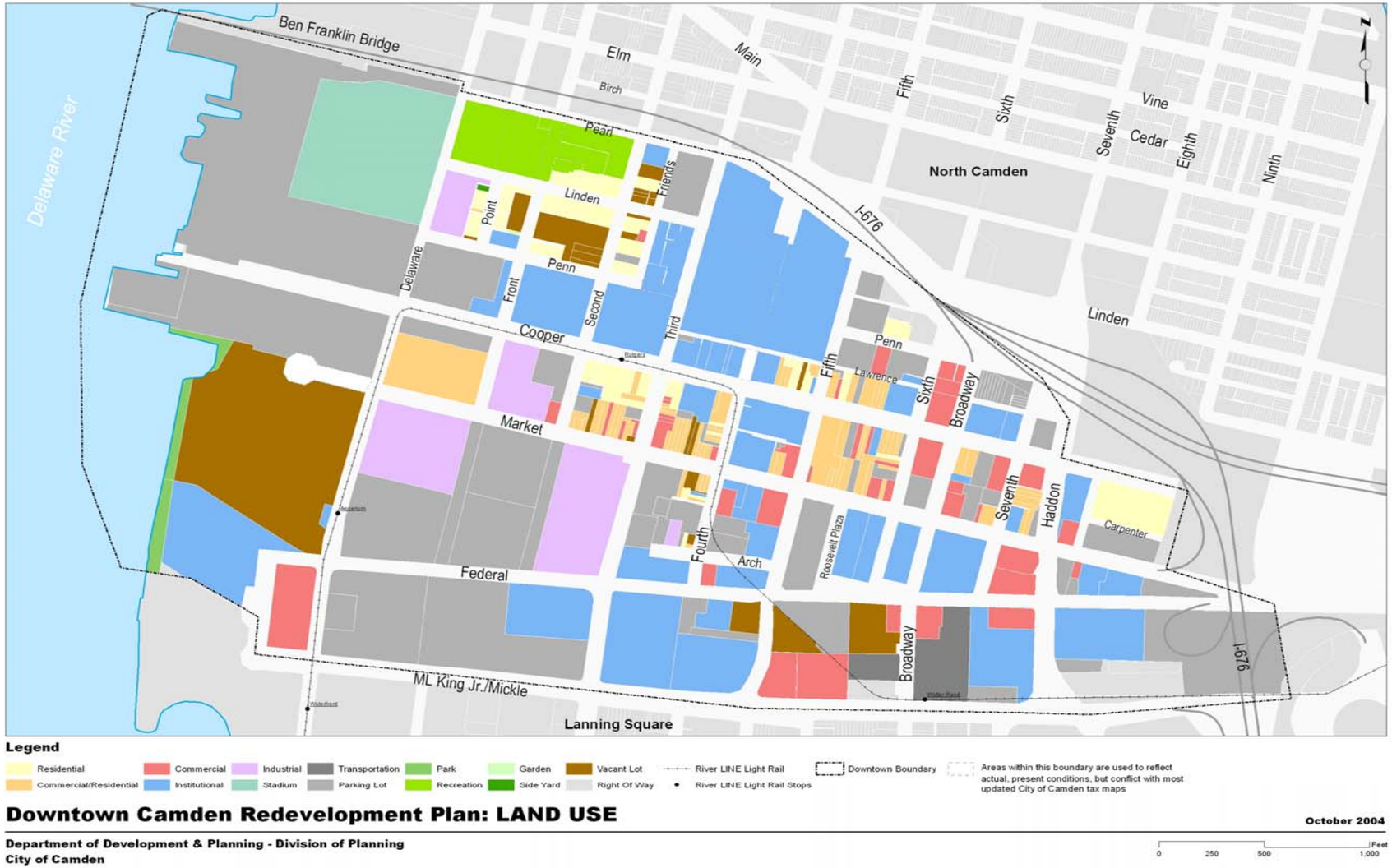
Although the Camden Downtown has evolved over the past century, in many respects what we see now in the downtown is relatively young in the city's history. Many institutional and other public use facilities are recent developments, i.e. built only since 1980: Rutgers University dormitory and academic expansion, New Jersey State Aquarium, One Port Center, Tweeter Center, Camden County College, Rowan University, Walter Rand Transportation Center, City Police and Fire Administration buildings, Camden County Hall of Justice, etc., with several significant developments only since 1990: U.S. Court House, Campbell Field stadium, L-3 Communications technology center, Camden Children's Garden, Leap Academy and Leap High School, the Victor luxury apartments, Camden County Technology Center, Camcare Clinic, Commerce bank, etc. The pattern of these recent developments began with construction along the Delaware River waterfront, followed by construction along the south side of the Benjamin Franklin Bridge as well as along Martin Luther King Boulevard. The newest additions to downtown development have occurred largely in the Central Business district.

Parkade Parking Garage

Camden Public Library, Main Branch

Camden County Administration Building

Camden Police Administration Building



PROPERTY VACANCY

The amount of vacant property in the Camden downtown study Area is relatively low. Only 28 properties, or 9.7% of all buildings, are vacant; and with 26 vacant lots, only 13% of all parcels (buildings and land) are vacant. Although scattered, most vacant buildings can be found in the Central Business District, as well as the former RCA Victor Company factories west of 3rd Street. Most vacant land can be found at three locations; the northern end of the Cooper Grant neighborhood, Market Street west of Delaware Avenue and along Federal Street between Broadway and 4th Street.

View north-west of Parkade Building, from Broadway near MLK Blvd.

Wilson Building, Broadway entrance

The table below provides the number of land uses by type and the number of

vacancies in each type.

Table 1: Land Use and Vacancy

Land Use	Occupied	Vacant	Total
Residential	107	4	111
Commercial	35	8	43

Res./Commercial	64	12	76
Industrial	3	2	5
Institutional	49	1	50
Transportation	2	0	2
Stadium	1	0	1
Sub-Total	**261**	**27**	**288**
Recreation/Play	6	0	6
Park	2	0	2
Garden	1	0	1
Side Yard	1	0	1
Parking Lot	72	1	73
Street ROW	9	0	9
Vacant Lot	0	26	26
Total Parcels:	**352**	**54**	**406**

Abandoned Plaza Hotel

Legend

Vacant Building or Lot — River LINE Light Rail — River LINE Light Rail Stops — Downtown Boundary — Areas within this boundary are used to reflect actual, present conditions, yet conflict with most updated City of Camden tax maps

Downtown Camden Redevelopment Plan: VACANCY

October 2004

Department of Development & Planning - Division of Planning
City of Camden

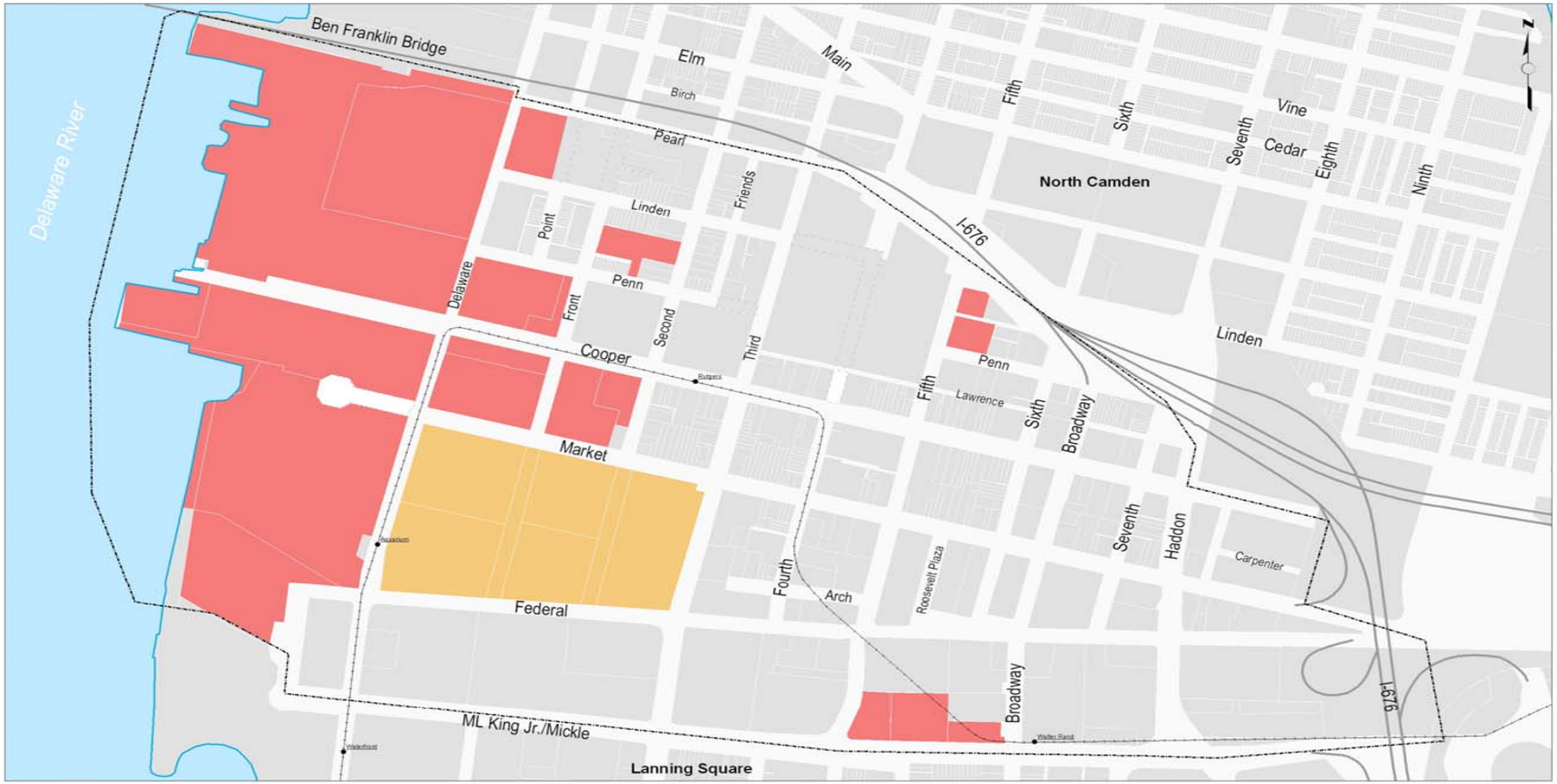
0 250 500 1,000 Feet

ENVIRONMENTAL SITES

According to New Jersey state law (NJSA 58:1OB-23d) a brownfield is 'any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant.' Because Camden Downtown has traditionally been home to a variety of industrial uses, there are numerous contaminated sites which will require environmental remediation before redevelopment can occur.

A report by the NJ Department of Environmental Protection titled *Known Contaminated Sites in NJ* listed several properties in the Camden Downtown as contaminated. In addition, several more properties are currently the focus of environmental assessments and investigations, and as such are suspected to be contaminated sites. Examination of existing records, as well as field observations, has identified 20 Active or **Known Contaminated Sites** and 7 Pending or **Suspected Contaminated Site** in the Camden Downtown Study Area. A listing of the known and suspected sites, as well as a map showing such sites are presented below.

BLOCK	LOT	STATUS
50	37	ACTIVE
62	38	ACTIVE
63	70	ACTIVE
63	78	ACTIVE
71	2	ACTIVE
71	8	ACTIVE
72	1	ACTIVE
72	9	ACTIVE
73	1	PENDING
73	2	PENDING
73	3	PENDING
73	4	PENDING
73	5	PENDING
73	6	PENDING
73	7	PENDING
80	1.01	ACTIVE
80	5	ACTIVE
81	1	ACTIVE
81	2	ACTIVE
81	2	ACTIVE
81	14	ACTIVE
94	1	ACTIVE
95	23	ACTIVE
140	6	ACTIVE
174	12	ACTIVE
174	12.01	ACTIVE
174	12.02	ACTIVE



Legend

Active — River LINE Light Rail — Downtown Boundary — Areas within this boundary are used to reflect actual, present conditions, yet conflict with most updated City of Camden tax maps

Pending — River LINE Light Rail Stops

Downtown Camden Redevelopment Plan: BROWNFIELDS

October 2004

Department of Development & Planning - Division of Planning
City of Camden

0 250 500 1,000 Feet

BUILDING HEIGHTS

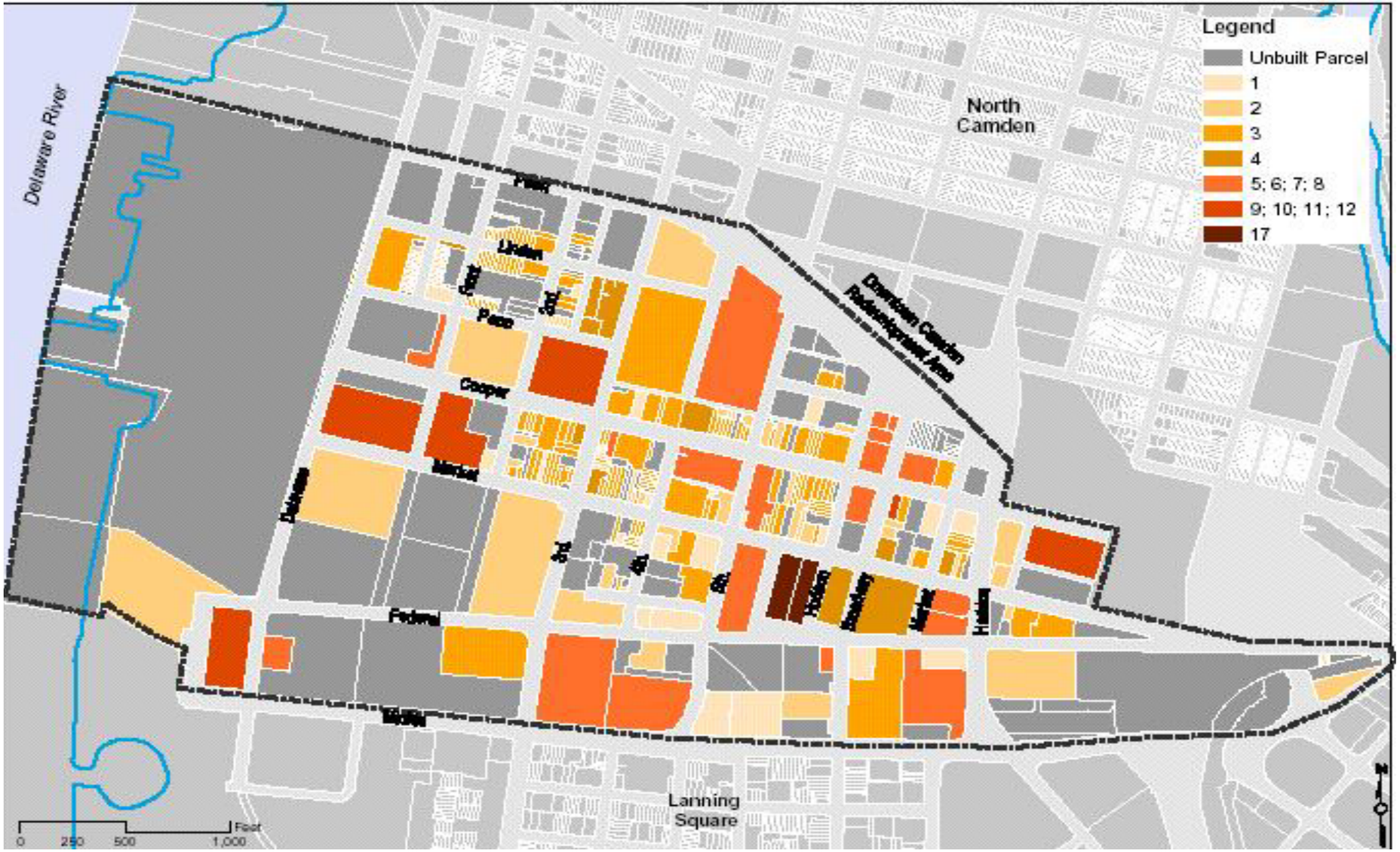
The Camden Downtown is a mixture of building heights, ranging from one-storey structures (e.g. McDonald's fast food restaurant) to the approximately 20-storied City Hall. Among the 288 structures that can be found in the Camden downtown, the predominate building type is 3-storey structures (149 or 52%). 1-storey buildings (22) account for 7.6%. 2-stories (80) account for 27% of all buildings, 6-stories or more, (20) account for 7% of all buildings.

301 Market Street

Leap Academy

20-storey City Hall, with 1-storey Commerce Bank in foreground

New Jersey Bell switching station


Legend
Unbuilt Parcel
1
2
3
4
5; 6; 7; 8
9; 10; 11; 12
17
Delaware River
North Camden
Downtown Camden Redevelopment Area
Lanning Square
Cooper
Federal
Feet
0
250
500
1,000

PROPERTY CONDITIONS

A survey of building conditions enhances our understanding of property investment levels, and should be reviewed using the following definitions:

- **Good:** Well maintained structures, or those in need of minor cosmetic improvements
- **Fair**: Structures in need of moderate non-structural rehab improvements
- **Poor**: Structures in need of major rehabilitation, or in need of demolition

The assessment of property conditions, conducted by The Reinvestment Fund during the spring of 2004 acknowledged the following limitations:

1. Superficial: Observations were of building exteriors only; it was not possible to observe the condition of buildings' interiors and rears.

2. Subjective: Even among design professionals (architects, planners and engineers), there is expected to be some variation of opinion regarding the assessments of property conditions. This subjectivity applies all the more when such observations are focused upon property reinvestment potentials.

3. Mutable: Whether they improve or decline, property conditions change over time. The purpose of this assessment is to capture appearances at this point in time, a 'snapshot' of conditions, as it were.

Walt Whitman Center and Johnson Park

Of the 406 parcels in the Camden Downtown Study Area, approximately 288 or 70.9% have structures upon them. Of these, 107 buildings or 37% are considered to be in **Good** condition; of properties in this type of condition, 28% are institutional and 39% are residential land uses. Properties observed to be in **Fair** condition (133) account for 46% of all building uses; of this type of property condition, 41% are residential and 35% are residential-commercial structures. Those properties judged

to be in substandard or deteriorated condition and thus have been classified as **Poor** (49), account for 17% of all structures in the Camden Downtown; of these, 29% are residential and 35% are residential-commercial uses.

The following table shows property conditions by major land use type.

Table 2: Building Conditions

Land Use	Good	Fair	Poor	Total
Residential	42	55	14	111
Commercial	19	14	10	43
Res./Commercial	12	47	17	76
Industrial	2	0	3	5
Institutional	30	16	4	50
Transportation	1	1	0	2
Stadium	1	0	0	1
Total	**107**	**133**	**49**	**288**

Storefronts on North 3rd Street

Legend

Good | Poor | River LINE Light Rail | Downtown Boundary | Areas within this boundary are used to reflect actual, present conditions, yet conflict with most updated City of Camden tax maps

Fair | No Building | River LINE Light Rail Stops

Downtown Camden Redevelopment Plan: BUILDING CONDITION

October 2004

Department of Development & Planning - Division of Planning
City of Camden

0 250 500 1,000 Feet

PROPERTY OWNERSHIP

More than half of all the Camden Downtown study area's properties (369 parcels or 56.6%) are privately owned. Local, state, and federal government, including the City of Camden, owns 121 properties or 18.6%. Institutional and non-profit organization ownership, including schools, churches, health clinics and social service agencies' offices account for 162 properties or 24.8% of the total of 652 parcels.

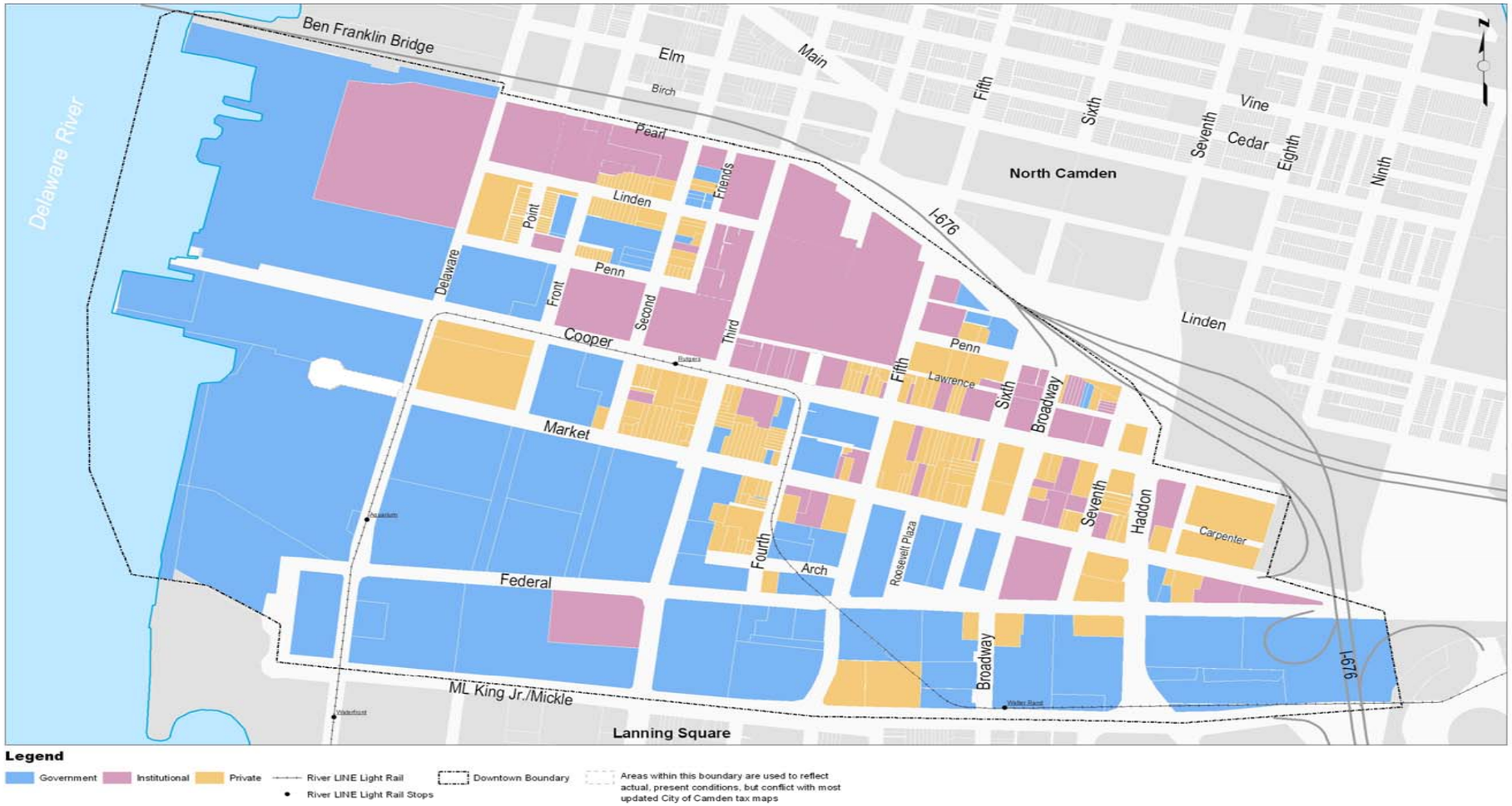
The following table summarizes the distribution of property ownership in the Camden Downtown Study Area:

TABLE 3: PROPERTY OWNERSHIP

OWNERSHIP	# PARCELS	% OF TOTAL
City of Camden	38	5.8%
Other Government	83	12.7%
Institutional/Nonprofit Organization	162	24.8%
Private	369	56.6%

Closer examination of the property ownership information reveals that approximately 176 parcels (57.9% of the properties) in the Study Area have Camden-based owners. 92 (30.3% of the total properties) are owned by people who live nearby in other parts of New Jersey, and 35 (11.5% of the total properties) are owned by people Living outside the State of New Jersey, as nearby as Lemoyne Pennsylvania and as far away as Bedford New Hampshire and Long Beach California.

Former Towne Park Motel



STATUTORY CRITERIA

Local Redevelopment and Housing Law (NJSA 40A: 12A). The purpose of the New Jersey Local Redevelopment and Housing Law (LRHL) is to promote the physical development and improvement of'. conditions of deterioration in housing,

commercial, and industrial installations, public services and facilities and other physical components and supports of community life, . . .which . ..without this public effort are not likely to be corrected or ameliorated by private effort.' LRHL empowers local governments in their efforts to reverse these conditions and promote the advancement of community interests through programs of redevelopment, rehabilitation, and incentives to expand and improve commercial, industrial, residential, and civic facilities.

In order to declare an area in need of redevelopment, the governing body of the municipality must conclude, after investigation and public hearing, that within the delineated area at least one of the following conditions set out in this statute must exist (NJSA: 40A: 12A, emphasis added):

(A) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

(B) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

(C) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

(D) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

(E) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

(F) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

(G) Area in any municipality in which an enterprise zone has been designated pursuant to the 'New Jersey Urban Enterprise Zones Act,' RL.1983, c.303 (C.52: 27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P L.1992, c.79 (C.40A: 1 2A-5 and 40A: 12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of PL.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A: 12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

DETERMINATION

FINDINGS

In addition to being part of the NJ - Camden Urban Enterprise Zone (criterion G), area land uses and property conditions make the Camden Downtown Study Area as one in need of redevelopment. One other following criterion from the New Jersey Redevelopment statute was found to be met:

(E) ***A LACK OF PROPER UTILIZATION OF AREAS, RESULTING IN A STAGNANT OR NOT FULLY PRODUCTIVE LAND USE.***

The findings of this investigation clearly indicate that the Camden Downtown Study Area qualifies as an area in need of redevelopment. Criteria E and G of the NJSA 40A: 12A have been met Specific stability and development problems identified in the Study Area and establishing grounds for this determination, include:

- Under-utilization of several properties
- Presence of several vacant properties and brownfields sites
- Inclusion in a NJ Urban Enterprise Zone

CONCLUSION

This study recommends that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that the Camden Downtown Study Area is in need of redevelopment according to law; and subsequent to the approval of a redevelopment plan to address these needs, be declared a Redevelopment Project Area.

Once declared a redevelopment area, a redevelopment plan can be prepared and implemented to ensure proper utilization, revitalization, and development of property within the Camden Downtown. It is expected that existing institutions, businesses, and housing within the Study Area will experience renewal and improvement as a result of Camden Downtown's designation, followed by the implementation of the Camden Downtown Redevelopment Plan.

It is further anticipated that redevelopment activity will create a reinvigorated and fully functional downtown, thus reinforcing Camden's role as a governmental, institutional, commercial and entertainment hub in the South Jersey region, as well as a destination for those who want to live in this revitalized city center. Many properties in the Camden Downtown have a stabilizing influence and can significantly contribute to the area's redevelopment. This leveraging potential is in concert with New Jersey's redevelopment statute, which states that "... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental… but the inclusion of which is found necessary… for the effective redevelopment of the area of which they are a part."

Legend

Criteria E — River LINE Light Rail
Criteria G • River LINE Light Rail Stops
Downtown Boundary
Areas within this boundary are used to reflect actual, present conditions, yet conflict with most updated City of Camden tax maps

Downtown Camden Redevelopment Plan: DETERMINATION CRITERIA

October 2004

Department of Development & Planning - Division of Planning
City of Camden

0 250 500 1,000 Feet

APPENDICES

APPENDIX A: CITY COUNCIL RESOLUTION

APPENDIX B: PROPERTY PROFILE

APPENDIX B: PROPERTY PROFILE LIST

Investigation of property characteristics was included in the study of the Broadway Area. This research identified tax block and lot numbers, street and address, zoning, present use, property condition, owner and mailing address for owners' tax bills (as recorded by the City Tax Assessor). This data is listed in the following format:

BLOCK Tax Block number

LOT Tax Lot number

ADDRESS Specific location, expressed as a number, along with Street or Avenue name
NEC North East Corner; **NWC** North West Corner
SEC South East Corner, **SWC** South West Corner

ZONE Zoning District

USE **COM**mercial, **C**ommercial/**R**esidential, **INS**titutional, **LOT** (small parcel of land), **RES**idential, (side)**Y**A**RD**

OCC/V **O**ccupied or **V**acant

COND Condition: **GOOD, FAIR** or **POOR**

OWNER Owner's name, surname first

MAILING Where tax bills are mailed. Camden addresses are given simply as street address or Post Office Box number. Locations outside of Camden are given only as town and state.

CAMDEN DOWNTOWN PROPERTY PROFILE

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
50	37	I-R	PGD	O	RUTGERS THE STATE UNIVERSITY	NEW BRUNSWICK NJ
51	38	I-R	PGD	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
51	45	I-R	PGD	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
52	86	I-R	PGD	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
52	107	I-R	RES	O	TAYLOR JOHN ET AL	407 NO 2ND ST
52	108	I-R	RES	O	FRIEDMAN STEVEN J	COLLINGSWOOD NJ
52	110	I-R	RES	V	FRIEDMAN STEVEN J	COLLINGSWOOD NJ
52	111	I-R	RES	O	PERNO ANTHONY III	125 LINDEN ST
52	112	I-R	RES	O	DOYLE JOHN E & ELISA D	HADDON HEIGHTS NJ
52	113	I-R	RES	O	VAZQUEZ JOSE JR	121 LINDEN ST
52	114	I-R	RES	O	NIEMOTKA SANDRA L	119 LINDEN ST
52	115	I-R	RES	O	MATEO LUZ	CHERRY HILL NJ
52	116	I-R	RES	V	FOXX CARRIE B	115 LINDEN ST
52	117	I-R	RES	O	HARKLEY ALFRED DR	113 LINDEN ST
52	118	I-R	RES	O	ROBERTS JOSEPH J JR	111 LINDEN ST
52	119	I-R	RES	O	TORRES EPIFANIA ET ALS	109 LINDEN ST
52	120	I-R	RES	O	NEWHALL BRIAN & SANDRA	107 LINDEN ST
52	121	I-R	RES	O	KAPLAN KATHY M AKA JASSEM KATHY	CHERRY HILL NJ
52	122	I-R	RES	O	NIEVES ANDRES	103 LINDEN ST
52	123	I-R	RES	O	GONZALEZ ANTONIO S	101 LINDEN ST
52	124	I-R	PGD	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
52	133	I-R	PGD	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
57	46	I-R	INS	O	VICTORY TEMPLE COMMUNITY CHURCH	SE 2ND & PEARL STS
57	48	I-R	LOT	V	CITY OF CAMDEN	420 NO 2ND ST
57	52	I-R	RES	O	CUMMINGS RICHARD H JR & BEY KRISTA	412 NO 2ND ST
57	53	I-R	RES	O	AYALA CARMELO ET UX	410 NO 2ND ST
57	54	I-R	LOT	V	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
57	55	I-R	LOT	V	CITY OF CAMDEN	406 NO 2ND ST

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
57	56	I-R	LOT	V	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
57	58	I-R	LOT	V	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
57	61	I-R	LOT	V	CITY OF CAMDEN	405 FRIENDS AVE
58	66	I-R	PKL	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
59	93	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
60	1	I-R	IND	V	KAPLAN RONALD ET AL	NE DELAWARE AVE & PENN ST
60	4	I-R	SY	O	SCHMITT JOEL W & SCHMITT FLOYD J	339 POINT ST
60	5	I-R	LOT	O	SCHMITT JOEL W & SCHMITT FLOYD J	339 POINT ST
60	7	I-R	LOT	O	OBERG SHANNON	WOODLYNNE NJ
60	8	I-R	RES	O	CAMPBELL WILLIAM F	COLLINGSWOOD NJ
60	9	I-R	RES	O	SCHMITT JOEL W & OBERG SHANNON	WOODLYNNE NJ
60	10	I-R	RES	O	SCHMITT JOEL W & OBERG SHANNON	WOODLYNNE NJ
60	11	I-R	RES	O	SCHMITT JOEL W & OBERG SHANNON	WOODLYNNE NJ
60	12	I-R	RES	O	JEAN-PIERRE RODNEY	323 POINT ST
60	13	I-R	C/R	O	RODRIQUEZ, M TR	321 POINT ST
60	14	I-R	RES	O	SMITH DONNA M & BURKETT JAMES	319 POINT ST
60	15	I-R	RES	O	VANDERVEER EDWARD	317 POINT ST
60	16	I-R	RES	O	MCCARTHY SARA	315 POINT ST
60	17	I-R	RES	O	CLAGGETT BENJAMIN P & ERICA S	112B LINDEN ST
60	18	I-R	RES	O	RAY MELVIN JR	311 POINT ST
60	19	I-R	RES	O	VELEZ, A TR	309 POINT ST
60	20	I-R	RES	O	JAMES REILLY	SOUTHAMPTON PA
60	21	I-R	RES	O	RIVERA MIGUEL	305 POINT ST
60	22	I-R	RES	O	COLON ANGELICA	312 VINE ST
60	23	I-R	LOT	V	REILLY JAMES E	SOUTHAMPTON PA
61	1	I-R	RES	O	ARCHITECTS INVESTMENT GROUP #1	ALEXANDRIA VA
61	2	I-R	RES	O	MCGINLEY TAMARA	338 POINT ST
61	3	I-R	RES	O	CANUSO JULIAN T JR	336 POINT ST
61	4	I-R	RES	O	STROMAN ROBERT	BRYN MAWR PA
61	5	I-R	RES	O	ZAMOT ROBERTO	332 POINT ST
61	6	I-R	RES	O	MATTESICH JOHN M	FORT LEE NJ

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
61	7	I-R	RES	O	PICINICH NICOLO ET ALS	FORT LEE NJ
61	8	I-R	RES	V	BRENNER JEFFREY C	326 POINT ST
61	9	I-R	RES	O	LOPEZ JULITA	324 POINT ST
61	10	I-R	RES	V	CHACON GABRIEL & DARIA	322 POINT ST
61	11	I-R	RES	O	JOHNSON BYRON	PO BOX 1968
61	12	I-R	RES	O	TORRES ERNESTO & NORKA	318 POINT ST
61	13	I-R	RES	O	SOLAK YALIN	CARLSTADT NJ
61	14	I-R	RES	O	COLON NORKA	312 VINE ST
61	15	I-R	RES	O	CURRY WILLIAM F & KENNETH A	312 POINT ST
61	16	I-R	RES	O	CURRY WILLIAM F & KENNETH A	310 POINT ST
61	17	I-R	LOT	V	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
61	30	I-R	GRD	O	CITY OF CAMDEN	309 NO FRONT ST
61	31	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
62	1	I-R	RES	O	DE ARIJIT	100 LINDEN ST
62	2	I-R	RES	O	CHRISTINA MICHELE L	102 LINDEN ST
62	3	I-R	RES	O	GONZALEZ ANTONIO	104 LINDEN ST
62	4	I-R	RES	O	JONG WAN SUN	106 LINDEN ST
62	5	I-R	RES	O	LAROCCA EVELYN G	GLENSIDE PA
62	6	I-R	RES	O	CHAVEZ ODIR	110 LINDEN ST
62	7	I-R	RES	O	CLAGGET JONATHAN & APRIL	102 LINDEN ST APT A
62	8	I-R	RES	O	VAZQUEZ CARLOS M	114 LINDEN ST
62	9	I-R	RES	O	VASQUEZ JOSE ANTONIO & ET UX	116 LINDEN ST
62	10	I-R	RES	V	VAZQUEZ JUAN C	121 LINDEN ST
62	11	I-R	RES	O	BURDETT CURTIS ET UX TRS	120 LINDEN ST
62	12	I-R	RES	O	MCCRAY MIGDALIA	122 LINDEN ST
62	13	I-R	LOT	V	JAMES WILLIAM K	319 NO 2ND ST
62	15	I-R	LOT	V	JAMES WILLIAM K	319 NO 2ND ST
62	16	I-R	RES	O	WINKLER LOIS D	317 NO 2ND ST
62	21	I-R	LOT	V	CITY OF CAMDEN	307 NO 2ND ST
62	22	I-R	LOT	V	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
62	23	I-R	LOT	V	CITY OF CAMDEN	301 NO 2ND ST

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
62	26	I-R	RES	O	HELMES DONNA J	119 PENN ST
62	27	I-R	RES	O	MCCARTHY DONAL E	117 PENN ST
62	28	I-R	RES	O	GILLESPIE JUDYANN S	117 PENN ST
62	29	I-R	RES	O	MARRERO ISABEL & ANGEL F	113 PENN ST
62	30	I-R	RES	O	SHAKIR HANIF	PHILADELPHIA PA
62	31	I-R	RES	O	GROSS HOWARD	CHERRY HILL NJ
62	32	I-R	RES	O	GONZALEZ ANTONIO S	101 LINDEN ST
62	33	I-R	RES	O	WILLIAMS VICKY	105 PENN ST
62	34	I-R	RES	O	WILSON ROBERT M III	103 PENN ST
62	35	I-R	RES	O	DEVENNEY YOSHIKA	101 PENN ST
62	38	I-R	LOT	V	CITY OF CAMDEN	308-312 NO FRONT ST
63	70	I-2	INS	O	BOARD OF EDUCATION	NW COOPER & FRONT ST
63	78	I-2	PKL	O	CAMDEN REDEVELOPMENT AGENCY	NE COOPER ST & DELAWARE
64	48	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
65	1	I-R	LOT	V	FRIEDMAN STEVEN J	COLLINGSWOOD NJ
65	2	I-R	RES	O	FRIEDMAN STEVEN J	COLLINGSWOOD NJ
65	3	I-R	RES	O	FRIEDMAN STEVEN J	COLLINGSWOOD NJ
65	4	I-R	LOT	V	FRIEDMAN STEVEN J	COLLINGSWOOD NJ
65	5	I-R	LOT	V	FRIEDMAN STEVEN J	COLLINGSWOOD NJ
65	6	I-R	COM	V	FRIEDMAN STEVEN J	PHILADELPHIA PA
65	7	I-R	RES	O	IGLESIA PENTECOSTAL NUEVAS	316 NO 2ND ST
65	8	I-R	RES	O	LEONARD IAN K	310 NO 2ND ST
65	9	I-R	PKL	O	FULBROOK FRANK J	308 NO 2ND ST
65	93	I-R	RES	O	FULBROOK FRANK J	209 PENN ST
65	94	I-R	RES	O	FULBROOK FRANK	211 PENN ST
65	97	I-R	RES	O	BANFE M JILL	SINGER ISLAND FL
65	98	I-R	RES	O	BANFE M JILL	SINGER ISLAND FL
65	99	I-R	RES	O	AGC PROPERTIES LLC	MANALAPAN NJ
65	100	I-R	RES	O	COCIAN TEOFIL	ROSWELL GA
65	103	I-R	LOT	V	CITY OF CAMDEN	320 NO 2ND ST
66	11	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
66	25	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
66	42	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
67	1	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
69	1	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
70	61	I-R	PKL	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
70	62	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
70	65	I-R	INS	O	NEW VENTURES MANAGEMENT INC	315 COOPER ST
70	66	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	NEW BRUNSWICK NJ
70	69	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
70	70	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
71	2	I-2	PKL	O	VICTOR URBAN RENEWAL GRP	PHILADELPHIA PA
71	8	I-2	C/R	O	VICTOR URBAN RENEWAL GRP	PHILADELPHIA PA
72	1	I-2	IND	V	CAMDEN REDEVELOPMENT AGENCY	SE COOPER & FRONT ST
72	9	I-2	PKL	O	CAMDEN REDEVELOPMENT AGENCY	SW COOPER & 2ND STS
72	26	I-2	COM	O	ADLER ENGINEERING INC	121 MARKET ST
73	1	I-2	IND	O	NJ ECONOMIC DEVELOPMENT AUTHORITY	TRENTON NJ
73	2	I-2	PKL	O		
73	3	I-2	PKL	O		
73	4	I-2	PKL	O		
73	5	I-2	PKL	O		
73	6	I-2	IND	O		
73	7	I-2	PKL	O		
74	1	I-R	RES	O	PERKS SAM CHRIS SARAH ET AL	PO BOX 127
74	2	I-R	RES	O	HARKLEY ALFRED L	GREENVILLE NJ
74	3	I-R	RES	O	PARKER ALBERT E & MARGARET M	206 COOPER ST
74	8	I-R	RES	O	220 COOPER ST LTD PRTNRSHP	MARLTON NJ
74	10	I-R	RES	O	SHIH TINNA & NELSON	VOORHEES NJ
74	11	I-R	C/R	O	JOHNSON HARVEY C	228 COOPER ST
74	12	I-R	RES	O	SPE LAGUNA LLC	232 COOPER ST
74	13	I-R	C/R	O	PARJAPATI RAOJI	MARLTON NJ

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
74	14	I-R	RES	O	LEFF REALTY LLC	CHERRY HILL NJ
74	15	I-R	PKL	O	KOUVATAS MICHAEL N	HADDON HEIGHTS NJ
74	18	I-R	COM	V	RICHARD CARL INC	VINCENTOWN NJ
74	20	I-R	C/R	O	KOUVATAS MICHAEL N	HADDON HEIGHTS NJ
74	21	I-R	COM	O	KOUVATAS MICHAEL N	HADDON HEIGHTS NJ
74	22	I-R	C/R	O	51 KINGS CORPORATION	223 MARKET ST
74	23	I-R	C/R	V	51 KINGS CORP	221 MARKET ST
74	24	I-R	C/R	V	JACKSON IDA	YEADON PA
74	25	I-R	COM	V	JACKSON IDA	YEADON PA
74	26	I-R	C/R	V	LI AMY & LI WAI MING	215 MARKET ST
74	27	I-R	C/R	V	MARKET STREET WEST LLC	HADDON HEIGHTS NJ
74	28	I-R	LOT	V	KOUVATAS JOHN	PENNSAUKEN NJ
74	29	I-R	C/R	O	SZATKOWSKI HENRY E ET UX	WOODBURY HEIGHTS N J
74	30	I-R	C/R	O	SZATKOWSKI JUDITH A	WOODBURY HEIGHTS N J
74	32	I-R	C/R	O	SZATKOWSKI HANK ET UX	WOODBURY HEIGHTS N J
74	36	I-R	PKL	O	MARKET STREET WEST LLC	HADDON HEIGHTS NJ
74	45	I-R	RES	O	TUCKER ARNOLD M	210 COOPER ST
74	46	I-R	INS	O	CAMDEN CITY PUBLIC SAFETY ASSOC	116-120 NO 2ND ST
74	49	I-R	PKL	O	GIANNOTTI JOHN & VIELEHR ANTIONETTE	HADDON HEIGHTS NJ
74	52	I-R	LOT	V		
75	1	I-R	RES	O	STEFKOVIC ERNEST JR	HADDON HEIGHTS NJ
75	2	I-R	RES	O	CIARROCCA MICHAEL	MERCHANTVILLE NJ
75	3	I-R	RES	V	KRAWIECKI ROBERT J & ROSEMARIE M	CHERRY HILL NJ
75	5	I-R	INS	O	AMERICAN NATL RED CROSS	312 COOPER ST
75	9	I-R	C/R	O	LORAH RAYMOND A	CHERRY HILL NJ
75	10	I-R	C/R	O	NEW JERSEY TRANSIT CORP	NEWARK NJ
75	16	I-R	RES	O	TUCKER BARBARA	121 NO 4TH ST
75	17	I-R	C/R	O	RIVERA HARRY	119 NO 4TH ST
75	18	I-R	C/R	O	CHARNOCK THOMAS C ET AL	WEST COLLINGSWOOD NJ
75	19	I-R	RES	V	WORLEY GREGORY	115 NO 4TH ST
75	20	I-R	C/R	O	MORCATE CARLOS M ESQ	113 NO 4TH ST

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
75	21	I-R	C/R	O	MASSEY FAMILY LTD	PHILADELPHIA PA
75	22	I-R	PKL	O	NORTH FOURTH STREET PARKING	WS NO 4TH 78 NO MARKET ST
75	24	I-R	COM	O	BRIDAW LLC	331 MARKET ST
75	25	I-R	C/R	O	COUNTY OF CAMDEN	327-329 MARKET ST
75	26	I-R	C/R	V	N N R INC	DEPTFORD NJ
75	27	I-R	C/R	O	MONTOYA LILLIAN	323 MARKET ST
75	28	I-R	C/R	O	STYLIANOS NICHOLAS J	MT LAUREL NJ
75	29	I-R	LOT	V	GELMAN ROBERT	CHERRY HILL NJ
75	30	I-R	LOT	V	GELMAN ROBERT	CHERRY HILL NJ
75	31	I-R	C/R	O	ANDERSON DWIGHT A	LAWNSIDE NJ
75	32	I-R	C/R	O	OLDE MARKET ST DEVEL CORP	313 MARKET ST
75	33	I-R	C/R	O	MARKET STREET ADVOCATES LLC	309 MARKET ST
75	34	I-R	C/R	O	LA PIERRE REALTY CO INC	CHERRY HILL NJ
75	35	I-R	C/R	O	MENDEZ HECTOR & DELIA	307 MARKET ST
75	36	I-R	COM	V	CAMDEN REDEVELOPMENT AGENCY	305 MARKET ST
75	38	I-R	COM	O	HOANG HAI & NGUYEN PHUONG	CHERRY HILL NJ
75	39	I-R	COM	O	HOANG HAI & NGUYEN PHUONG	CHERRY HILL NJ
75	40	I-R	C/R	O	HOANG HAI & NGUYEN PHUONG	CHERRY HILL NJ
75	41	I-R	C/R	O	ROANN CONSTRUCTION COMPANY INC	HADDON HEIGHTS NJ
75	43	I-R	C/R	O	A LITTLE SLICE OF NEW YORK INC	120 NO 3RD ST
75	44	I-R	COM	O	A LITTLE SLICE OF NEW YORK INC	122 NO 3RD ST
75	45	I-R	COM	O	NOLL DIANA URSULA	WESTVILLE NJ
75	51	I-R	PKL	O	MZJB ENTERPRISES LLC	CHERRY HILL NJ
77	1	C-3	PKL	O	DRPA	SE MARKET & 3RD STS
77	8	C-3	C/R	V	HORIATIS GEORGE ET AL	318 MARKET ST
77	9	C-3	LOT	V	TRIPLE C ENTERPRISES INC	WILLIAMSTOWN NJ
77	12	C-3	C/R	V	N N & R CORPORATION	DEPTFORD NJ
77	13	C-3	C/R	O	COOPERATIVE BUS. ASSIST. CORP	328 MARKET ST
77	14	C-3	C/R	O	CAMDEN LAW BUILDING LLC	330 MARKET ST
77	15	C-3	INS	O	GILSON JOSEPH E & ERIKA H	CHERRY HILL NJ
77	16	C-3	RES	O	ROSENBERG SAMUEL M & RUTH ET ALS	DEPTFORD NJ

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
77	17	C-3	C/R	O	WILSON JOHN D & MARY	35 NO 4TH ST
77	21	C-3	PKL	O	CAMDEN CITY REAL ESTATE HOLDG CORP	35 NO 4TH ST
77	25	C-3	LOT	V	CAMDEN LAW BUILDING LLC	330 MARKET ST
77	28	C-3	C/R	O	SCHWARZMAN WILLIAM E	
77	29	C-3	RES	O	MICKLES RUDOLPH A	MAGNOLIA NJ
77	30	C-3	PKL	O	CAMDEN CITY REAL ESTATE HOLDING COR	331 ARCH ST
77	31	C-3	IND	O	CAMDEN CITY REAL ESTATE HOLDING COR	329 ARCH ST
77	35	C-3	PKL	O	CITY OF CAMDEN	16 NO 3RD ST
77	40	C-3	PKL	O	CAMDEN CITY REAL ESTATE	35 N 4TH ST
77	57	C-3	PKL	O	CAMDEN CITY REAL ESTATE HOLDING COR	319-323 ARCH ST
77	60	C-3	LOT	V	CITY OF CAMDEN	WS NO 4TH 96 SO MARKET ST
77	62	C-3	RES	V	RAMOUNDOS ANTONIOS	REAR 35-39 NO 4TH ST
80	1.01	C-W	STD	O	RUTGERS THE STATE UNIVERSITY	NEW BRUNSWICK NJ
80	5	C-W	PKL	O	CAMDEN REDEVELOPMENT AGENCY	NW DELAWARE & COOPER
81	1	C-W	PKL	O	CAMDEN REDEVELOPMENT AGENCY	151 DELAWARE AVE
81	2	C-W	PKL	O	DRPA	R WS DEL SL FD/NL MKT
81	2	C-W	LOT	V	DRPA	R WS DEL SL FD/NL MKT
81	4	C-W	ROW	V		
81	8	C-W	INS	O	CITY OF CAMDEN	NW DELAWARE AVE & FEDERAL
81	14	C-W	PRK	O	COUNTY OF CAMDEN	DEL RVR 1130 FR SL COOPER
93	1	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
94	1	I-R	PKL	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
94	5	I-R	ROW	V	STATE OF NEW JERSEY	TRENTON NJ
95	23	I-R	PKL	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
95	28	I-R	ROW	V	STATE OF NEW JERSEY	TRENTON NJ
95	45	I-R	RES	O	VOADV PROPERTY INC	COLLINGSWOOD NJ
95	49	I-R	RES	O	KIDD MICHAEL	WASHINGTON DC
95	52	I-R	ROW	V	STATE OF NEW JERSEY	TRENTON NJ
96	57	I-R	PKL	O	DEMARTINI NINFA	SE PENN & 5TH STS
96	68	I-R	COM	O	DEMARTINI ALFRED F	526 PENN ST

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
96	70	I-R	PKL	O	DEMARTINI ALFRED F	SS PENN 237 E OF 5TH ST
96	80	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
97	59	I-R	RES	O	EIFERT ERIC C	418 LAWRENCE ST
97	62	I-R	RES	O	SCHULTEN GLENN & GLADYS	KING OF PRUSSIA PA
97	63	I-R	RES	O	BECKMAN MARILYN H	426 LAWRENCE ST
97	66	I-R	RES	O	LESE JOSEPH J	432 LAWRENCE ST
97	68	I-R	C/R	O	DEMARTINI NINFA	211 NO 5TH ST
97	69	I-R	C/R	O	NISE PRODUCTIONS INC	413 COOPER ST
97	70	I-R	C/R	O	NFW INC	COLLINGSWOOD NJ
97	71	I-R	C/R	O	ASHLEY ELIZABETH	COLLINGSWOOD NJ
97	72	I-R	RES	V	AJK INVESTMENT	BEVERLY NJ
97	73	I-R	RES	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
97	74	I-R	LOT	V	DEMARTINI ALFRED	200 NO 5TH ST
97	75	I-R	RES	O	RIGGS RICHARD M & CYNTHIA B	VOORHEES NJ
97	76	I-R	RES	O	GERHART SARA ANNE	427 COOPER ST
97	77	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
97	79	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	PISCATAWAY NJ
98	86	I-R	PKL	O	DEMARTINI ALFRED	SE 5TH & LAWRENCE ST
98	88	I-R	C/R	O	DEMARTINI ALFRED	501-503 COOPER ST
98	89	I-R	COM	O	MENTAL HEALTH ASSOC	505 COOPER ST
98	90	I-R	RES	O	VOADV PROPERTY INC	507-509 COOPER ST
98	91	I-R	C/R	O	SHEEHAN EDWARD D & HAMILTON JAMES J	511 COOPER ST
98	92	I-R	PKL	O	SHEEHAN EDWARD D ET AL	515 COOPER ST
98	93	I-R	C/R	O	DOOLEY HOUSE INC	517 COOPER ST
98	95	I-R	C/R	O	TRACAM CORP	NAPLES FL
98	96	I-R	C/R	O	VOADV PROPERTY INC	525 COOPER ST
98	97	I-R	C/R	O	THOMAS DEMARCO HOLDING LLC	527 COOPER ST
98	98	I-R	INS	O	RUTGERS THE STATE UNIVERSITY	NEW BRUNSWICK NJ
99	23	I-R	COM	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
99	30	I-R	COM	O	BD OF TRS CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
99	105	I-R	COM	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
100	48	C-3	PKL	O	COLALILLO A	HADDON HEIGHTS NJ
100	50	C-3	PKL	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
100	51	C-3	PKL	O	BOARD OF TRUSTEES CAMCO COLLEGE	BLACKWOOD NJ
100	52	C-3	PKL	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
100	53	C-3	PKL	O		
100	82	C-3	PKL	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
100	83	C-3	PKL	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
100	84	C-3	PKL	O	BOARD OF TRUSTEES CAMCO COLLEGE	BLACKWOOD NJ
100	85	C-3	PKL	O	BOARD OF TRUSTEES CAMCO COLLEGE	BLACKWOOD NJ
100	86	C-3	PKL	O	BOARD OF TRUSTEES CAMCO COLLEGE	BLACKWOOD NJ
100	87	C-3	PKL	O	PARKING AUTHORITY	634 PENN ST
100	88	C-3	PKL	O	PARKING AUTHORITY	636 PENN ST
100	94	C-3	PKL	O		
100	102	C-3	PKL	O	INTERSIGN INC	CHERRY HILL NJ
100	106	C-3	PKL	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
101	38	I-R	COM	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
102	43	C-3	INS	O	CAMDEN COUNTY COLLEGE	BLACKWOOD NJ
102	47	C-3	INS	O	LEAP ACADEMY CHARTER SCHOOL INC	639 COOPER ST
103	7	C-3	PKL	O		
117	1	I-R	INS	O	UNITED STATES OF AMERICA	PHILADELPHIA PA
118	13.01	I-R	COM	O	LATIN AMERICAN ECONOMIC DEVEL ASSN	433A MARKET ST
118	15	I-R	C/R	V	PATOUHAS PANAGITIOS	MERCHANTVILLE NJ
118	16	I-R	C/R	O	LATIN AMERICAN ECONOMIC DEVEL ASSN	423 MARKET ST
118	17	I-R	INS	O	UNITED STATES OF AMERICA	401 MARKET ST
118	62	I-R	PKL	O	GOODMAN LILLIAN	428 MARKLEY PL
119	1	I-R	C/R	V	CAMDEN PLAZA ASSOC	NEW YORK NY
119	2	I-R	C/R	O	CAMDEN AREA HEALTH EDUCATION CTRS	514 COOPER ST
119	3	I-R	PKL	O	BRANDT R PETER	HADDON HEIGHTS NJ
119	5	I-R	COM	V	SERENGETI LLC	520-524 COOPER ST
119	7	I-R	C/R	O	SERENGETI LLC	520-524 COOPER ST

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
119	8	I-R	C/R	O	ANDY-0 PROPERTIES LLC	526 COOPER ST
119	9	I-R	COM	O	528-532 COOPER STREET LLC	CHERRY HILL NJ
119	11	I-R	C/R	O	LA ROSA CARMEN J	DALLAS TX
119	12	I-R	C/R	V	META SEQUOIA LLC	NEW YORK NY
119	14	I-R	PKL	O	META SEQUOIA LLC	NEW YORK NY
119	15	I-R	RES	O	MCKERNAN MARTIN ET UX	113 NO 6TH ST
119	16	I-R	C/R	O	MILES LAWRENCE W SR	111 NO 6TH ST
119	17	I-R	COM	O	EHRKE PAUL A & NINA D	109 NO 6TH ST
119	18	I-R	C/R	O	CRUZ EUGENIO & VILLEGAS CARMELO	107 NO 6TH ST
119	19	I-R	PKL	O	SETTLEMENT MUS. SCHL. OF PHILA	PHILADELPHIA PA
119	22	I-R	COM	O	FIRST UNION NATIONAL BANK-NJ	CHARLOTTE NC
119	23	I-R	C/R	O	FERRANTE ALBERT W & LINDA	HADDON HEIGHTS NJ
119	25	I-R	COM	V	SETTLEMENT MUS. SCHL. OF PHILA	PHILADELPHIA PA
119	27	I-R	C/R	O	FORD RONALD JR	BELLMAWR NJ
119	28	I-R	C/R	O	AHN YOUNG GENE & AHN JI-HYUN	CHERRY HILL NJ
119	30	I-R	PKL	O	BRANDT R PETER	HADDON HEIGHTS NJ
119	32	I-R	C/R	O	LIFE ASSEMBLY OF GOD	PO BOX 310
119	34	I-R	C/R	O	TWARDY JOSEPH A	515 MARKET ST
119	35	I-R	C/R	O	COSTANZO FRANK	PENNSAUKEN NJ
119	36	I-R	C/R	O	DKD LLC	WOODBURY NJ
119	41	I-R	COM	O	SOHN HONG K & BYUNG S	FARMINGTON HILLS MI
119	95	I-R	C/R	V	META SEQUOIA LLC	NEW YORK NY
119	96	I-R	C/R	O	PUERTO RICAN/LATINO CULTURE & ARTS	542 COOPER ST
119	106	I-R	INS	O	528-532 COOPER STREET LLC	CHERRY HILL NJ
120	1	C-3	COM	V		
120	36	C-3	INS	O	ST PAUL EPISCOPAL CHURCH	418-422 MARKET ST
120	42	C-3	INS	O	COUNTY OF CAMDEN	33 NO 5TH ST
120	50	C-3	PKL	O	NJ TRANSIT CORP	NEWARK NJ
120	55	C-3	PKL	O	COUNTY OF CAMDEN	18-30 NO 4TH ST
120	58	C-3	COM	O	CAMDEN CITY REAL ESTATE HOLD.	35 NO 4TH ST
120	66	C-3	INS	O	CAMCARE COMMUNITY MENTAL HEALTH	414 MARKET ST

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
121	1	C-3	PKL	O	CITY OF CAMDEN	ES 5TH ST-FEDERAL/MARKET
122	46	C-3	INS	O	CITY OF CAMDEN	ES ROOSEVELT-ARCH/MARKET
122	64	C-3	INS	O	COUNTY OF CAMDEN	WS 6TH ST-FEDERAL/MARKET
123	1	C-C	COM	V	EQUITATIVO VIDA LLC	401-403 FEDERAL ST
123	17	C-C	INS	O	NEW JERSEY TRANSIT CORP	NEWARK NJ
124	1	I-R	COM	O	QUERCUS ALBA LLC	NEW YORK NY
124	33	I-R	PKL	O	BANK OF N J	RIVERTON NJ
125	6	C-3	C/R	V	RUBIN MICKEY-INVESTMENT GROUP	HUNTINGTON VALLEY PA
125	7	C-3	C/R	O	B P U M ECONOMIC DEV CORP	622 COOPER ST
125	8	C-3	PKL	O	DIOCESE OF CAMDEN NJ	631 MARKET ST
125	9	C-3	COM	O	HARGROVE WILLIAM	1507 STATE ST
125	11	C-3	PKL	O	DIOCESE OF CAMDEN NJ	631 MARKET ST PO BX 0709
125	15	C-3	C/R	O	NGO TOM & MARY LING	647 MARKET ST
125	19	C-3	COM	O	GELMAN ROBERT	CHERRY HILL NJ
125	21	C-3	PKL	O	DIOCESE OF CAMDEN NJ	631 MARKET ST
125	24	C-3	COM	O	DIOCESE OF CAMDEN	631 MARKET ST
125	57	C-3	INS	V	DIOCESE OF CAMDEN	631 MARKET ST BOX 708
125	59	C-3	COM	O	NGUYEN NHIEN & HUONG	MEDIA PA
126	1	C-3	COM	O	GREEN ROGER A	SEWELL NJ
126	4	C-3	ROW	V	CITY OF CAMDEN	CITY HALL
126	5	C-3	C/R	O	TOLL GLORIA	VENTNOR NJ
126	8	C-3	INS	O	MT CALVARY CHURCH OF GOD IN CHRIST	NE MARKET & 7TH STS
126	9	C-3	C/R	O	WOLBRANSKY HARVEY ET UX	709 MARKET ST
126	11	C-3	C/R	O		
126	64	C-3	C/R	O	HARGROVE WILLIAM	1507 STATE ST
126	65	C-3	C/R	O	HARGROVE WILLIAM	1507 STATE ST
126	67	C-3	C/R	O	SCARLETT FRANKLIN H MD	108 NO 7TH ST
126	71	C-3	C/R	O	WOLBRANSKY HARVEY DR ET UX	707 MARKET ST
126	72	C-3	PKL	O		
126.01	12	C-3	INS	O	NEWTON PREP MEETING OF FRIENDS/CAMD	808 COOPER ST

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
126.01	21	C-3	COM	O	HUDSON SAMUEL T ET UX	PENNSAUKEN NJ
127	44	C-3	INS	O	COUNTY OF CAMDEN ADMINISTRATION	600 MARKET ST
128	45	C-3	INS	O	IMMACULATE CONCEPTION	631 MARKET ST
129	33	C-3	PKL	O		
129	43	C-3	COM	O	NEW JERSEY BELL TELEPHONE COMPANY	ERVING TX
129	71	C-3	COM	O	NEW JERSEY BELL TELEPHONE COMPANY	ERVING TX
130	2	C-3	RES	O		
131	71	C-3	PKL	V		
132	23	C-3	PKL	O	HARGROVE WILLIAM	1507 STATE ST
133	55	C-3	COM	O	STAHL PAUL A III & ELIZABETH A	PO BOX 1413
133	56	C-3	INS	O	FRONTIER ASSOCIATES	OAK HURST NJ
133	65	C-3	INS	O	HOUSING AUTHORITY CITY OF CAMDEN	822-824 MARKET ST
133	103	C-3	PKL	O	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FL
139.02	1	C-C	PKL	O		
139.02	1.01	C-C	PKL	O		
139.02	2	C-C	PKL	O		
140	6	C-C	INS	O	STATE OF NEW JERSEY (AQUARIUM)	TRENTON NJ
140	14	C-C	PRK	O		
140.01	2	C-C	COM	O	PARKING AUTHORITY CITY OF CAMDEN	10 DELAWARE AVE
145	1	C-C	INS	O	CITY OF CAMDEN	NE FEDERAL & 3RD ST
147	45	C-C	INS	O	YOUNG MENS CHRISTIAN ASSOCIATION	VOORHEES NJ
150	35	C-C	INS	O	CAMDEN COUNTY CORRECTIONAL FACILITY	330 FEDERAL ST
170	1	C-C	INS	O		
170	4	C-C	PKL	O		
170	40	C-C	INS	O	CITY OF CAMDEN	CAMDEN CITY HALL
170	43	C-C	LOT	V	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FL
170	61	C-C	PKL	O	HOUSING AUTHORITY CITY OF CAMDEN	1300 ADMIRAL WILSON BLVD
172	17	C-C	PKL	O	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FL
174	5	C-C	LOT	V	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FL

BLOCK	LOT	ZONE	USE	V/O	OWNER	MAILING ADDRESS
174	12	C-C	ROW	V	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FL
174	12.01	C-C	COM	O		
174	12.02	C-C	COM	O		
174	17.01	C-C	LOT	V		
174	18	C-C	T	O	CAMDEN REDEVELOPMENT AGENCY	CITY HALL 13TH FL
175	8	C-C	COM	O		
1397	1	C-C	COM	O	CHAND INVESTMENT INC	PHILADELPHIA PA
1397	2	C-C	T	O	NEW JERSEY TRANSIT	MAPLEWOOD NJ
1397	3	C-C	INS	O	NJ ECONOMIC DEVELOPMENT AUTHORITY	TRENTON NJ
1397	4	C-C	PKL	O		
1397	45	C-C	COM	O	MC DONALDS CORP	CHICAGO IL
1446	1	C-C	INS	O	CITY OF CAMDEN	SE FEDERAL & 8TH ST
1446	2	C-C	PKL	O		
1448	1	C-C	ROW	V	DRPA	ONE PORT CENTER
1448	1.02	C-C	ROW	V		
1448	7	C-C	PKL	O		
1448	20	C-C	ROW	V		