CRAMER HILL

REDEVELOPMENT PLAN

CITY OF CAMDEN NEW JERSEY

DIVISION OF PLANNING

CRAMER HILL

Redevelopment Plan

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I. INTRODUCTION

A Decade and a half ago, the residents, businesses, agencies and churches of Cramer Hill began meeting, organizing and addressing the social and physical problems plaguing the neighborhood. These neighbors slowly began to coalesce their concerns about local crime and blight, property abandonment and social neglect into a series of calls to action for neighborhood revitalization and community renewal.

The past 15 years have witnessed the rise of community activism, collaboration and investments for a better Cramer Hill, including Camden Churches Organized for People (CCOP), Cramer Hill Neighborhood Advisory Committee, Cramer Hill Community Development Corporation CHCDC), Asociation De Puertoriquenos En Marcha (APM) of New Jersey, Camden County Council on Economic Opportunity (CCOEO), Camden Housing Authority, Camden Neighborhood Renaissance, Cooper's Ferry Development Association, Habitat for Humanity, Housing and Community Development Network of New Jersey, Cramer Hill Business Association, Camden Development Collaborative, Delaware Valley Community Reinvestment Fund, Camden Board of Education, Hope memorial Baptist Church, St. Anthony's of Padua Roman Catholic Church, Christus Lutheran Church, St. Andrew's Episcopal Church, Congregation M'Kor Shalom, Cramer Hill Brownfields Development Area Steering Committee, Cramer Hill Residents' Association, Ablett Village Tenants' Association, Centennial Village Apartments, Camden County Parks Department, Camden Greenways Working Group, etc.

Additionally, this time period also saw neighborhood enhancement and development projects in the form of new and rehabilitated housing (Arthur's Court, Michaels Development Corp., Vida Nueva) new schools (Camden's Promise Charter Schools, and Camden County OEO's Head Start facility), a new (NJT *RiverLine* light rail) transit stop (36th Street), River Road commercial corridor storefront renovation and streetscape improvements, and Camden County's renovation of Von Neida Park.

In tandem with these efforts have been the production of several community surveys, action plans and investment strategies, including the *Cramer Hill Technical Background Study (1997), FutureCamden Master Plan (2001), Cramer Hill Economic Development Strategy (2001)*, *Cramer Hill Economic Revitalization Project: Benchmarks (2002)*, *Cramer Hill Tomorrow Neighborhood Plan (2003)*, *Camden Strategic Revitalization Plan (2003)*, *Cramer Hill Redevelopment Study and Plan (2004)* that is presently being redone, *River Road Truck Management Study (2005), and Opportunities for Community Engagement: Principles, Priorities and Benchmarks for Cramer Hill's Revitalization and Redevelopment (2007)*.

This *Cramer Hill Redevelopment Plan* is the latest chapter in the evolving history of creating positive change for the neighborhood. It reflects many of the goals, concepts and proposed projects from the documents listed above; it builds upon previous development projects and embraces recently proposed projects; and emerges from the participation of most of the community groups and local agencies identified above. Most importantly, this *Cramer Hill Redevelopment Plan* is accompanied by 3 other planning initiatives: the Camden Redevelopment Agency's *Cramer Hill Human*

Capital Plan, Cramer Hill CDC's *Neighborhood Revitalization (Implementation) Strategy*, and Cooper's Ferry's *Cramer Hill Waterfront Park Master Development Plan*. Rather than separate stand-alone simultaneous planning initiatives, these plans and implementation strategies are really 4 complementary expressions of achieving the common vision, goals and commitments to Cramer Hill's revitalization.

Given its size, location, characteristics and conditions, Cramer Hill, exemplifies key features of the remaining East Camden neighborhoods. With its two census tracts, it is similar in size to Dudley and Rosedale, which were once combined into a single census tract and have been split into two since the 2000 U.S. census; additionally the River Road commercial corridor is second only to Dudley's Federal Street and Rosedale's Westfield Avenue, in east Camden. Its proximity to the Delaware River, Ablett Village public housing project, sizable industrial sites and contamination and flooding problems liken it to Marlton. Its largely fair housing conditions, moderate density, good property values, abundance of schools and public parks, and proximity to Pennsauken Township give Cramer Hill favorable comparisons to Stockton as well as Rosedale. As a mixed bag of development challenges and opportunities, Cramer Hill is not only a candidate for redevelopment, but may very well be the capstone to the transformation of East Camden in conjunction with its other neighborhoods' redevelopment plans.

This ***Cramer Hill Redevelopment Plan*** not only addresses the problems and conditions identified in the Need for Redevelopment Study, that accompanies this report, it also –more importantly – responds to the climate of new opportunities to (re)establish Cramer Hill as a urban village that is also a riverfront neighborhood and green community. When implemented, this plan will launch Cramer Hill to the forefront as an example of successful redevelopment results from clear and progressive community vision as well as strong and unified public-private partnerships.

A. EXECUTIVE SUMMARY

This ***Cramer Hill Redevelopment Plan*** proposes to re-connect the neighborhood to it long neglected and underused waterfront, by developing the backchannel of the Delaware River for a mix of land uses (institutional, housing, wildlife habitat, recreational and open space); and interconnect the present pockets of housing, businesses and institutions, through the strategic creation of new and rehabilitated housing, retail commercial, institutions, streets and improved infrastructure, during the next twenty-five years. Beginning in 2009, most efforts will be used to develop project plans, acquire properties, designate developers, secure funding, and engage design consultants and construction managers. From that point, the bulk of redevelopment activity will take place (2010 – 2020), with completion of all projects expected in the second phase of development (2011-2034). During that time, the following developments are scheduled to occur:

- RESIDENTIAL DEVELOPMENT: 1,500-2,000 new Single Family homes; 500-1,000 new apartments, including duplex townhouses; 160 rehabilitated Single Family homes; renovations/reconfiguration of Ablett Village public housing complex, and renovation assistance to 500 owner occupied homes.

- ECONOMIC DEVELOPMENT: A new shopping center with supermarket; new industrial parks adjacent to the Pavonia rail yard; 15 new and rehabilitated retail commercial stores; and renovated businesses along River Road.

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- INSTITUTIONAL DEVELOPMENT: Replacement of the Washington public Elementary School; new Camden's Promise Charter Elementary School; renovation of Sharpe Elementary and Veterans Middle schools; a new gymnasium/auditorium for St. Anthony's Elementary School; new Salvation Army KROC multi-purpose center; new St. Andrew's social services center; new Camden Police mini-station and new Fire station; and renovation of the (City) Cramer Hill community center.

- OPEN SPACE DEVELOPMENT: a new Delaware Riverfront Park; a new Cooper River Greenway; new athletic (baseball, football, soccer) play field; renovation (lighting improvements and new concession stand) of Von Neida Park; and 500 new street trees

- TRANSPORTATION IMPROVEMENTS: complete streetscape and (truck) traffic controls along the River Road commercial corridor; renovation of the State Street bridge – open for pedestrian traffic only; construction of a new vehicle traffic bridge connecting Cramer Hill with North Camden, south of the existing State Street bridge; new NJDOT (Pennsauken Township) truck route, to alleviate such traffic in Camden/Cramer Hill; and a new Light Rail stop at River Road and Federal Street, in the Marlton neighborhood.

- INFRASTRUCTURE DEVELOPMENT/IMPROVEMENTS: New streets/roads to connect with and improve circulation for the Delaware Riverfront Park; road and sidewalk improvements throughout Cramer Hill; upgrade water and sewer lines as needed; and mitigation of the neighborhood-wide flooding that plagues Cramer Hill.

- ENVIRONMENTAL REMEDIATION: Clean up of approximately 30 sites/100 acres of area brownfields.

To implement these changes, the City of Camden, through Camden Redevelopment Agency, will attract, invest and deploy 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 may 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 this plan; coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition of some vacant properties, is anticipated. However, this redevelopment plan does not require the acquisition of any occupied properties, or relocation of displaced occupants. The implementation of the ***Cramer Hill Redevelopment Plan*** will take 25 years (2009-2034), and cost up to an estimated $741.5 Million.

B. PURPOSE

The ***Cramer Hill Redevelopment Plan*** follows a determination that a portion of Cramer Hill is an "area in need of redevelopment" and the remainder is an "area in need of rehabilitation" according to the standards established in the "Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given the proliferation of vacant buildings and land, along with declining factories, warehouses, housing stock and commercial corridors, Cramer Hill is ripe for redevelopment and rehabilitation. This ***Cramer Hill Redevelopment Plan*** documents decisions made by the City of Camden to address the redevelopment and rehabilitation needs and potentials of this neighborhood. The purpose of this plan is to facilitate the redevelopment and rehabilitation of Cramer Hill by providing for design and implementation of development projects throughout the neighborhood. This report is organized into four sections:

- ☞ *The Need,* which summarizes the project area's need for redevelopment and rehabilitation;
- ☞ *The Plan,* which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- ☞ *Regulatory Controls,* which offers guidelines for managing future land uses and property design; and
- ☞ *Statutory Requirements,* which identifies the administrative relationships, entities, powers and responsibilities involved in this plan's implementation.

C. THE NEED FOR REDEVELOPMENT

FINDINGS

Findings of this investigation indicate that a significant portion of Cramer Hill qualifies as an **area in need of redevelopment**. In addition to being part of the NJ - Camden Urban Enterprise Zone (criterion G), which addresses widespread property decline and disinvestments, property conditions and dispositions strongly indicate that Cramer Hill contains numerous tax blocks that meet the following criteria from the Local Redevelopment and Housing Law:

A Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings

B Abandoned and deteriorated commercial or industrial buildings

C Vacant government-owned land

D Design of areas and buildings that are detrimental to the safety, health, morals, or welfare of the community

E Under-utilization of areas, resulting in a stagnant or not fully productive land use.

Only one of the criteria must be met in order to legally designate an area as in need of redevelopment. Cramer Hill meets criteria A, B, C, D, E, and G and is thus found to be, singularly and collectively, in need of redevelopment. After careful review of the property conditions and characteristics identified in this study, it is recommended that the Camden Planning Board and City Council, declare that 51 Tax Blocks in their entirety in the Cramer Hill Study Area are in need of redevelopment, according to law.

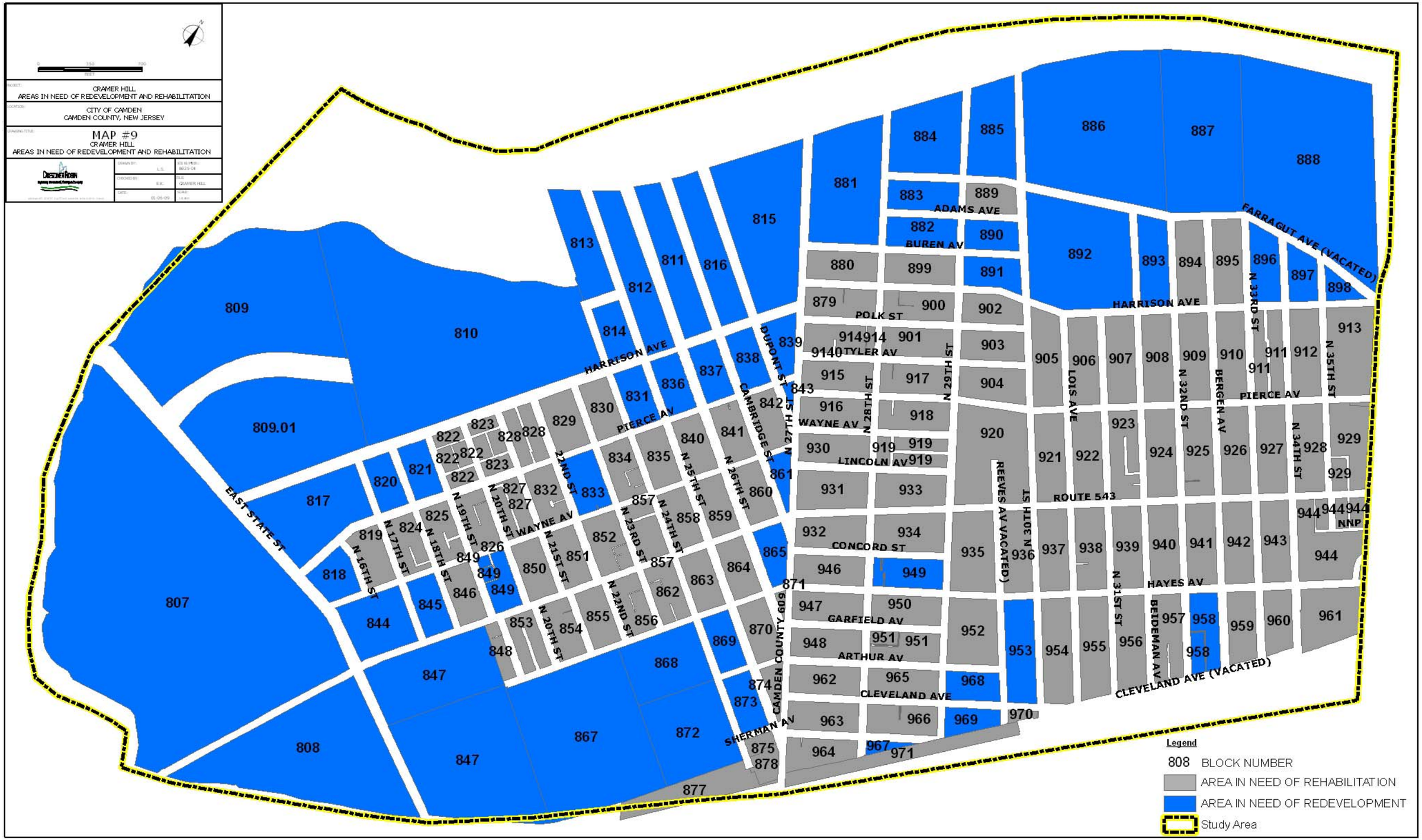
Additionally, and significantly, a substantial portion of the Cramer Hill Study Area (114 Tax Blocks in their entirety) demonstrates the need for rehabilitation, pursuant to NJSA 40A:12A-14:

(1) A significant portion of structures are in a deteriorated or substandard condition; and there is a continuing pattern of vacancy, abandonment or under utilization of properties in the area, with a persistent arrearage of property tax payments thereon; or

(2) More than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance; and

(3) A program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

The study recommends that the Camden City Planning Board and Municipal Council, after public notice and hearings, make a determination that part of the Cramer Hill Study Area is in Need of Redevelopment and that part of the Study Area is in Need of Rehabilitation according to law. It is also recommended that subsequent to the approval of a redevelopment plan to address these needs, that the entire Cramer Hill Study Area be declared a **Redevelopment Project Area**. Many properties in the Cramer Hill study area 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. The following map shows the delineated proposed redevelopment and rehabilitation areas.


CRAMER HILL
AREAS IN NEED OF REDEVELOPMENT AND REHABILITATION
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY
MAP #9
CRAMER HILL
AREAS IN NEED OF REDEVELOPMENT AND REHABILITATION
Legend
808 BLOCK NUMBER
AREA IN NEED OF REHABILITATION
AREA IN NEED OF REDEVELOPMENT
Study Area
HARRISON AVE
PIERCE AV
WAYNE AV
LINCOLN AV
CONCORD ST
GARFIELD AV
ARTHUR AV
CLEVELAND AVE
SHERMAN AV
CAMDEN COUNTY 609
EAST STATE ST
DUPONT ST
CAMBRIDGE ST
N 16TH ST
N 17TH ST
N 18TH ST
N 19TH ST
N 20TH ST
N 21ST ST
N 22ND ST
N 23RD ST
N 24TH ST
N 25TH ST
N 26TH ST
N 27TH ST
N 28TH ST
N 29TH ST
N 30TH ST
N 31ST ST
N 32ND ST
N 33RD ST
N 34TH ST
N 35TH ST
REEVES AV VACATED
LOIS AVE
BERGEN AV
BEIDEMAN AV
HAYES AV
ROUTE 543
POLK ST
TYLER AV
ADAMS AVE
BUREN AV
FARRAGUT AVE (VACATED)
CLEVELAND AVE (VACATED)
NNP

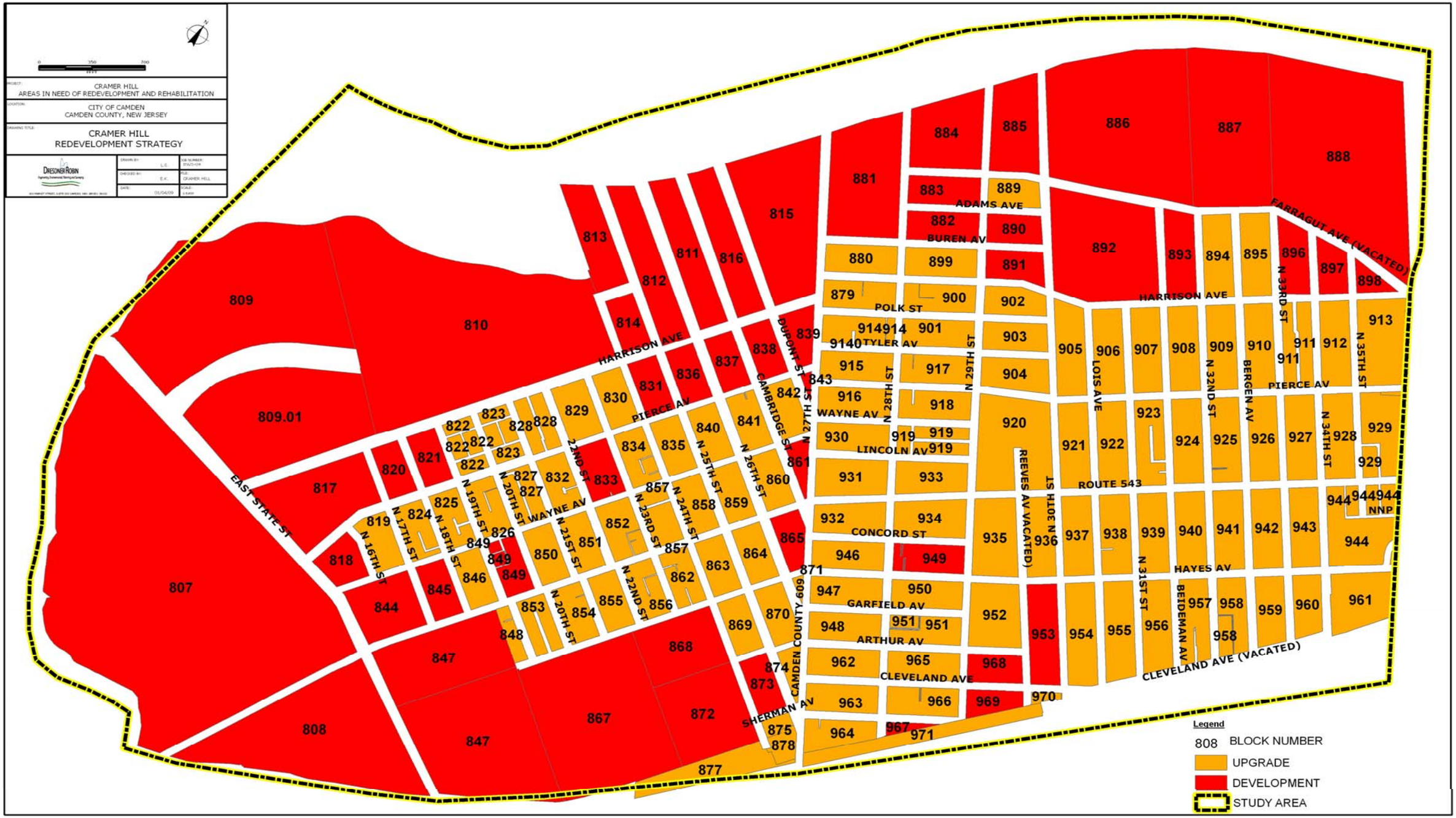
A redevelopment plan can be prepared and implemented to apply to both the Redevelopment and Rehabilitation Area portions of the Study Area to ensure proper utilization, revitalization, rehabilitation, and development of property within Cramer Hill. It is expected that existing institutions, businesses, and housing within the Study Area will experience renewal and improvement as a result of Cramer Hill's designation, followed by implementation of the Cramer Hill Redevelopment Plan.

D. REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Cramer Hill, 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. The ***Cramer Hill Redevelopment Plan*** proposes to rehabilitate vacant properties and build new housing units, consolidate the sprawl of industrial properties, upgrade the area's physical infrastructure, create a new riverfront park as well as a greenway to add to the neighborhood's open space assets, build new elementary schools, and create a new neighborhood shopping center. This plan will revitalize Cramer Hill by combining new construction of housing, institutional, commercial and open space properties, with the rehabilitation of existing housing and retail commercial establishments in the community. These development efforts will be supported as well as enhanced by infrastructure improvement including remediation of brownfields as well as mitigation of existing flooding problems. The redevelopment strategy therefore identifies and locates improvements among three classes of action:

- **Conservation:** limited renovation to maintain or restore property uses or conditions
- **Upgrade:** moderate to substantial rehabilitation of property uses or conditions
- **Development:** construction to introduce, expand upon or replicate property uses

Based upon existing land uses, property conditions and development needs, the three priority classes of revitalization action: Conserve, Upgrade and Develop, are distributed among the Study Area's tax blocks as shown on the accompanying map. The blocks that have been chosen for Conservation are those in which 25% or less of the lots on the block contain at least one redevelopment criteria. Given the multiple redevelopment needs of Cramer Hill, strategic selection among three choices of action will help the City to anchor its efforts on blocks where minimal investments will yield maximum results, and then build upon those efforts. The first priority will be for conservation of area housing, institutions and open space for recreation. Secondly, efforts will upgrade the functional residential, institutional, commercial, and industrial land uses in Cramer Hill. Development activities will introduce new dwellings, stores, offices, industries, social service facilities and recreation amenities, to maximize the new utility of Cramer Hill. Although a key aim of this redevelopment effort is to create momentum for development, through prioritizing projects and effective scheduling or phasing of development, major construction may proceed before other stages of redevelopment investment, e.g. conservation and rehabilitation, are completed.


CRAMER HILL
AREAS IN NEED OF REDEVELOPMENT AND REHABILITATION
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY
CRAMER HILL
REDEVELOPMENT STRATEGY
DRESCHER ROBIN
L.S.
E.K.
01/04/09
CRAMER HILL
0 350 700
FEET
ADAMS AVE
BUREN AV
FARRAGUT AVE (VACATED)
HARRISON AVE
POLK ST
TYLER AV
PIERCE AV
WAYNE AV
LINCOLN AV
ROUTE 543
CONCORD ST
HAYES AV
GARFIELD AV
ARTHUR AV
CLEVELAND AVE
CLEVELAND AVE (VACATED)
SHERMAN AV
EAST STATE ST
DUPONT ST
CAMBRIDGE ST
CAMDEN COUNTY 609
N 16TH ST
N 17TH ST
N 18TH ST
N 19TH ST
N 20TH ST
N 21ST ST
N 22ND ST
N 23RD ST
N 24TH ST
N 25TH ST
N 26TH ST
N 27TH ST
N 28TH ST
N 29TH ST
N 30TH ST
N 31ST ST
N 32ND ST
N 33RD ST
N 34TH ST
N 35TH ST
LOIS AVE
BERGEN AV
BEIDEMAN AV
REEVES AV VACATED
NNP
Legend
808 BLOCK NUMBER
UPGRADE
DEVELOPMENT
STUDY AREA

II. THE PLAN

A. REDEVELOPMENT VISION, GOALS AND OBJECTIVES

Beginning in October 2006, a series of community meetings were held with Cramer Hill residents, businesses, institutions and organizations to define and describe the preferred outcomes from this redevelopment initiative. The following statements, taken from that dialogue between the City and Cramer Hill community, capture the community's expectations for this redevelopment plan's successful implementation.

► Cramer Hill will be a neighborhood where vacant houses are addressed immediately, to stop further deterioration, or to demolish them and plan for reuse of that site.

► Cramer Hill will be a neighborhood where vacant lots are turned into clean side yards or new housing with modern amenities.

► Cramer Hill will be a neighborhood where residents in need can get government assistance with repairs critical to the maintenance of their homes.

► Cramer Hill will be a neighborhood where obsolete land uses are converted into new uses that serve today's residents, producing new businesses and services for Camden residents.

► Cramer Hill will be a neighborhood that attracts new businesses, residents, and investors, while also helping small businesses to prosper.

► This *Cramer Hill Redevelopment Plan*, developed with community input and evaluation, proposes to strongly revitalize area businesses and housing and to create new commercial, housing, schools, and recreational opportunities during the next 10 to 25 years.

► During that time, the existing commercial corridor will be refurbished; numerous vacant homes will be either renovated or replaced and a substantial amount of new housing – both market-rate and affordable – will be built; transportation improvements are planned, including a new light rail station and a truck bypass; industrial businesses will be relocated to an industrial park; and contaminated land along the waterfront will be remediated and subsequently developed to incorporate a range of recreational, housing and retail uses.

► Cramer Hill will be a neighborhood where the waterfront is reclaimed as a community asset updated to provide places for both quiet appreciation and active recreation; and will be completely accessible to all residents and visitors.

► Cramer Hill will be a neighborhood where a new community center, new schools, and expanded ball fields are gathering places for residents in a wide variety of events.

► Cramer Hill will be a neighborhood where small pocket parks can be found within walking distance of every home, and where plazas along River Avenue are public gathering places that are safe, clean, and well-lighted.

► Cramer Hill will be a neighborhood where big trucks bypass residential streets and shopping areas, while residents and workers walk to the light rail line.

► When redeveloped, Cramer Hill will emerge as a new urban village that can provide for many needs of its residents and, by creating a recreational destination along the waterfront and revitalizing residential and commercial areas, will attract adjacent visitors, shoppers and workers from adjacent East and North Camden neighborhoods.

► To implement these changes in Cramer Hill, the City of Camden, through the Camden Redevelopment Agency, with community input and support, 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.

► Implementation of this redevelopment plan shall not abuse private property rights, through the City's limited use of eminent domain in the acquisition of property for redevelopment projects.

GOALS AND OBJECTIVES

The two major goals driving the Cramer Hill Redevelopment Plan, reflecting the distinct character and attributes of the neighborhood, are:

- To create a strong mixed residential/commercial/institutional neighborhood, that will fully utilize its waterfront along the back channel of the Delaware River and create a keystone community in east Camden.
- To improve area infrastructure, traffic controls, public transportation, land use controls and urban design, to effectuate the revitalization of Cramer Hill.

In order to achieve these two goals, the following objectives must be met:

1. Strengthen and diversify the Cramer Hill residential community

- Provide for the development of mixed income single and multi-family housing, to increase both economic diversity and home ownership in the area.
- Enhance the existing housing stock, through rehabilitation of vacant buildings, infill construction on vacant lots, renovation of occupied dwellings, and otherwise encourage improvements by property owners, while maintaining the medium-density residential character of the neighborhood.
- Upgrade existing housing stock
- Target resources to address housing repairs and counseling, to retain current homeowners and strengthen their financial ability to stay.
- Help Ablett Village, Centennial Village and Cramer Hill Apartments make investments in capital improvements which would have a major impact on surrounding blocks.
- Rehabilitate vacant properties, when feasible. Redevelopment of vacant properties and properties in poor condition for residential re-use
- Based upon property conditions and development needs, priority will be given for residential projects, including the production of affordable housing within existing residential and commercial areas.
- Create opportunities for Cramer Hill property owners to co-develop and invest in rehabilitation and redevelopment in Cramer Hill (20% set-aside)
- Develop new housing on vacant sites.
- Create integrated mix-income housing on every block to be developed. Build new housing for people with a range of income levels, both market-rate and affordable
- New construction for inclusion of residents with special needs, especially seniors and the handicapped.
- Promote 80% Homeownership
- Lower density, spread evenly over the neighborhood, thus eliminating pockets of overcrowding in certain areas. Density targets: 80% Medium (30 dwellings per acre) 15% Low (15 dwellings), 5% High (45+ dwellings/acre)
- Increase enforcement of zoning, building and housing codes
- No involuntary displacement
- City must stop taking Reciprocal Cooperative Agreement payments to relieve other towns' requirements to provide affordable housing in their towns

In response to these community-inspired objectives, it must be noted that most of these objectives have been the hallmarks of the present City administration's efforts to revitalize Camden's neighborhoods, and are in concert with the state's agenda for Camden's recovery as reflected in the Municipal Economic Recovery and Rehabilitation Act (2002). While most of these objectives are easily achievable, attaining the 80% home ownership, 80% medium residential density, 20% development set-aside for Cramer Hill residents and businesses, and the ban on involuntary displacement cannot be guaranteed and may require some adjustments as this redevelopment plan is developed.

2. Provide opportunities for economic development

- Support continued yet reduced industrial uses in Cramer Hill, particularly in the south-west section of the neighborhood.
- Convert land-intensive heavy industry into labor-intensive commerce and light industry, creating a compact business area that can market itself as a destination for consumers
- Create a concentrated area of businesses and offices in the neighborhood.
- Rejuvenate River Avenue's commercial corridor, to become more attractive for both pedestrians and drivers.
- Revitalize existing commercial corridors and shopping areas, through renovation and repair
- Create new retail/commercial shopping opportunities
- Stimulate new job opportunities

Again, most of these objectives are easily achievable; however, attainment of reduced (existing) industries and expansion of retail commercial businesses as well as offices will be affected by the development opportunities and constraints of this redevelopment plan.

3. Facilitate institutional development

- Develop new neighborhood institutional locations
- New schools are needed to meet updated educational mandates.
- Any new school building should be located in proximity to the Greenways, parks, community/youth center, library, and child care centers -- to increase the accessibility of these community assets.
- Develop a new community center, public schools, police station and fire station
- Develop a community center, to accommodate the needs of adults and youth alike for large, flexible multipurpose space that can host a wide variety of activities, during hours that are spread across evenings and weekends.
- Construct a Police and Fire station(s), to anchor the redevelopment of River Avenue where it runs through Von Neida Park.

This redevelopment plan intends to fully deliver on these institutional development objectives and projects. Nonetheless, the development of these valuable community assets cannot completely overshadow the development of tax-ratable residential and business properties – as these ratables defray the infrastructure and amenity maintenance costs that institutional developments typically don't cover.

4. Promote improved and accessible public open space

- Put Cramer Hill's open space(s) into passive recreational, housing, and light commercial uses.
- Provide sites for recreation and neighborhood amenities
- Create a waterfront park along the Delaware River channel
- Create a greenway corridor around Cramer Hill that is fully accessible to residents and visitors
- When the waterfront is combined with Von Neida Park, Cramer Hill offers substantial green buffers around and through the neighborhood.
- Remediate existing brownfields

In achieving the expansion and development of public open space in Cramer Hill, which will approximately double the existing amount and use of open space, this effort should not minimize, let alone preclude, the development of tax-ratable land uses – which will support sustainable (tax-exempt) development.

5. Improve area infrastructure, traffic and transportation

- Limit the intrusiveness of industrial and commercial traffic to the Cramer Hill Gateway area, where State Street and River Avenue are wide enough to accommodate it.
- Design streetscapes to support new land uses, specifically for pedestrians and local traffic, with wider sidewalks, sitting plazas, and on-street parking.
- Create new access into the neighborhood
- Enhance existing and create new mass transit facilities
- Improve public safety by rerouting truck and industrial traffic away from residential areas. Divert truck traffic from River Avenue north of State Street
- Keep State Street bridge open and usable (fix it)
- Regulate vehicle traffic flow
- Upgrade water and sewer lines as necessary
- Rehabilitate and upgrade area roads, sidewalks, and street lighting.
- Resolve the constant flooding of Cramer Hill.

The achievement of the above listed objectives depends heavily upon the limited availability of public funding for such projects; again another argument for strengthening the real estate tax base of the community. The more ambitious projects, such as the State Street bridge repair, new transit rail stop, and flood mitigation, are the ones most dependent upon available public funding. Widening the sidewalks along River Road is a project most challenged by engineering and land availability constraints.

6. Promote better land use controls and urban design

- Rezone areas to correct for outdated land uses
- Create new development zones:
- Commercial/Mixed Use Development
- Light Industrial Development: creation of an industrial park for relocation of light industrial businesses along a portion of the rail yard
- Waterfront Development: recreational, commercial and residential development of properties along the Delaware River Channel

- Civic Development: construction of new institutions (police sub-station, library, etc.)
- Elimination of zones that exist today for Manufacturing-Residence ("M-R"), Heavy Industrial ("I-2"), and Low Density Residential ("R-1-A"), and replacement with zones for Commercial-Waterfront, Light Industrial, and Medium Density Residential.
- Light industrial businesses are desirable, if they generate a significant number of jobs for residents, and their impacts on the community can be controlled and mitigated
- Improve Zoning Enforcement
- Create a "Gateway": Draw up a unified look for the streetscape around State and River, and replicate River Avenue's rejuvenated commercial nodes, and at the northeastern entrance around 36th Street and the Light Rail Station.

One of the most crucial achievements of this (or any) redevelopment plan is the change in local land use/development controls, i.e. zoning. The intent of the above listed objectives, as well as the resulting Cramer Hill Redevelopment Plan, is to re-create a neighborhood that has a stronger residential, institutional and retail commercial community with access to the Delaware and Cooper rivers. The Proposed Zoning and Architectural Guidelines sections of this plan will describe how these future land use controls and construction standards can be achieved.

B. PLAN CONCEPTS

The thrust of the ***Cramer Hill Redevelopment Plan*** is to truly re-develop the neighborhood, not merely give it a face-lift, make-over fix-up and repair. It has been proven time and again that cosmetic improvements, increasing the number of those land uses that seem to be working and stable, and introducing developments that are more novelty than they are enhancements, don't effectively and lastingly re-develop neighborhoods. The lesson learned is that blight removal is not the same as redevelopment. However, this goal to help Cramer Hill transcend its past of no comprehensive development, and its present as a fragmented community, is neither license nor an excuse to employ "slash-and-burn" approaches to re-development. Rather, it is a charge to re-focus our efforts on building upon the existing and neglected physical assets of Cramer Hill, to create a sustainable and cohesive neighborhood that reconnects with its natural environment. ; Here and now is the need, opportunity and challenge to take Cramer Hill to the next level of its evolution as an urban community, to make it better than it ever was as a neighborhood. To achieve these goals, this *Cramer Hill Redevelopment Plan* is guided and supported by the following urban planning concepts.

1. **Cramer Hill as a new Urban Village**: Through the implementation of this redevelopment plan, it is possible to redefine Cramer Hill as a planned urban village, by integrating the Delaware and Cooper riverfronts with enhanced housing development, anchored by strong retail commercial centers and corridors, bolstered by new and enhanced schools, social service facilities public space and civic facilities. An urban village is an urban planning and design concept, that redevelops inner-city neighborhoods in an approach that provides an alternative to urban sprawl and overcrowding – both of which, when taken together, over-tax and contribute to the decline and collapse of the area's physical, economic and social infrastructures. Urban village ideals have been applied to brownfields developments as well as redevelopment projects. Cramer Hill, as an urban village, will be characterized by:
   - Medium density development (30 dwellings per acre), which provides the appropriate scale of development to support effective communities. Urban villages are widely seen to provide a solution to over development and sprawl. This concept uses the social and physical example of the traditional rural village as an inspiration for modeling better functioning communities.
   - A high level of neighborhood self sufficiency and containment, i.e. people working, recreating and living in the same area.
   - Mixed use zoning, creating a unified layout of complementary land uses, and promoting harmonious and sustainable quality of neighborhood residential, economic and social life. The decline of manufacturing and emergence of a service economy allows the mixing of employment and residential activities without detriment to residents.
   - Provision of good public transit, reducing individual reliance on automobiles as the only way to get around in the neighborhood and city. Self-contained communities can effectively reduce the need to travel long distances, for employment and retail goods and services, while promoting cycling, walking and public transit use.
   - Help facilitate strong community institutions and interaction, through an urban design emphasis on pedestrianization and public space, to facilitate the development of community by encouraging human interaction.

2. Cramer Hill as a Riverfront Community: Nearly one-quarter of Camden's 21 neighborhoods are located adjacent to the Delaware or Cooper Rivers (Cramer Hill, North Camden, Central Waterfront, Waterfront South, Parkside and Marlton), yet none have residential-community access to the rivers. For the most part, land uses adjacent to the rivers are industrial or, in a few instances institutional. Riverfront property, and community access to and use of it, is as unique and vital opportunity for Cramer Hill's comprehensive redevelopment as Cramer Hill's proximity to such an important and until now neglected asset. Now that we have rediscovered the value-added importance of integrating the riverfront with the transformation of Cramer Hill as a new urban village, we must seize this opportunity to redesign and balance new mixed land uses, leverage community investments, and bring about river-based revitalization projects that not only draw people to this new public open space but also re-connects them to adjacent area housing, businesses and institutions – and in so doing, improve the quality of life throughout the Cramer Hill neighborhood. Recognizing the (Delaware and Cooper) riverfronts can provide another whole set of important economic, social and residential amenities, this redevelopment plan proposes the following:

- Promote and enhance environmentally sustainable social and economic activity along the riverfronts
- Revitalize the riverfronts by transforming neglected, deteriorated and contaminated areas into socially and economically productive uses
- Restore and improve habitats for area fish and wildlife
- Develop and promote a range of public uses supporting new jobs and businesses, e.g. marinas, concession stands, ecology learning programs and centers, fishing piers, boat and tackle shops, etc,
- Develop riverfront vista points, parks and trails

Re-creating Cramer Hill as a riverfront community, this Cramer Hill Redevelopment Plan and the three companion Waterfront Master Plan, Neighborhood Revitalization Strategy and Human Capital Plan will help ensure the riverfronts remain healthy and attractive, while promoting neighborhood revitalization and compatible development, bringing social as well as economic returns year after year, and improving the quality of life for all in Cramer Hill.

3. Cramer Hill as a Green Community: Cramer Hill's redevelopment will foster a green community, by ensuring that open space and streetscape improvements take place in tandem with housing and commercial development. These will include a new riverfront park along the south bank of the Delaware River as well as a greenway along the east bank of the Cooper River, expansion of Von Neida Park, as well as landscaping and tree planting throughout the neighborhood. This green community concept is closely linked to smart growth, i.e. development that serves the economy, the community, and the environment. It changes the terms of the development debate away from the traditional growth-versus-no-growth question, to how and where should new development be accommodated. Additionally, "green development" emphasizes energy efficiency and ecological design in all construction projects. Previous generations may not have used terms like "sustainable development" or "smart growth" but they knew that healthy places had clean air, fresh water, fertile soil, and ways to move goods and people around that did not degrade the environment**.** The goals of this Green Community approach in the Cramer Hill redevelopment Plan are:

- Promote successful community-based environmental protection and sustainable community development.
- Establish partnerships with other organizations and agencies to help build community capacity in order to create a more livable community.
- Foster the efficient use of natural resources in a way that protects the quality and diversity of environmental systems upon which the community depends.
- Conserve the land and provide open space for the housing, economic, social and recreation amenities that enhance the quality of community living.

C. TARGET ACTIVITIES AND ESTIMATED COSTS

Redevelopment activities in Cramer Hill will create new housing, businesses, recreation, social and community services opportunities in this redevelopment area. Execution of the full range of proposals set forth below will require allocation of substantial public and private resources, for extensive new construction, as well as rehabilitation of vacant structures and upgrading of existing occupied properties. Projected costs for full implementation of the redevelopment plan accompany each set of proposed projects; with and estimated total cost up to $741,500,000.

1. RESIDENTIAL DEVELOPMENT: $140,500,000 - $160,500,000

Although Cramer Hill has a substantial amount of housing and dwelling types, from single-family homes, to duplexes and apartment buildings, the considerable number of vacant houses (167) and vacant lots (737) presents an opportunity to supplement and complete the residential fabric of this community, while maintaining its medium density status. The production of approximately 3,000 new dwelling units and 160 rehabilitated ones will yield a net gain of 207% when added to the estimated 2,800 occupied homes and apartments.

Specific residential projects include:

- New Single Family Homes: Affordable & Market Rate (1,500 – 2,000 houses)
- New Senior, Duplex and other apartments (500 – 1,000)
- Rehab Single Family Homes: Affordable (160 houses)
- Assistance to owner occupants for home improvements (500 homes)

2. <u>ECONOMIC DEVELOPMENT</u> $95,000,000

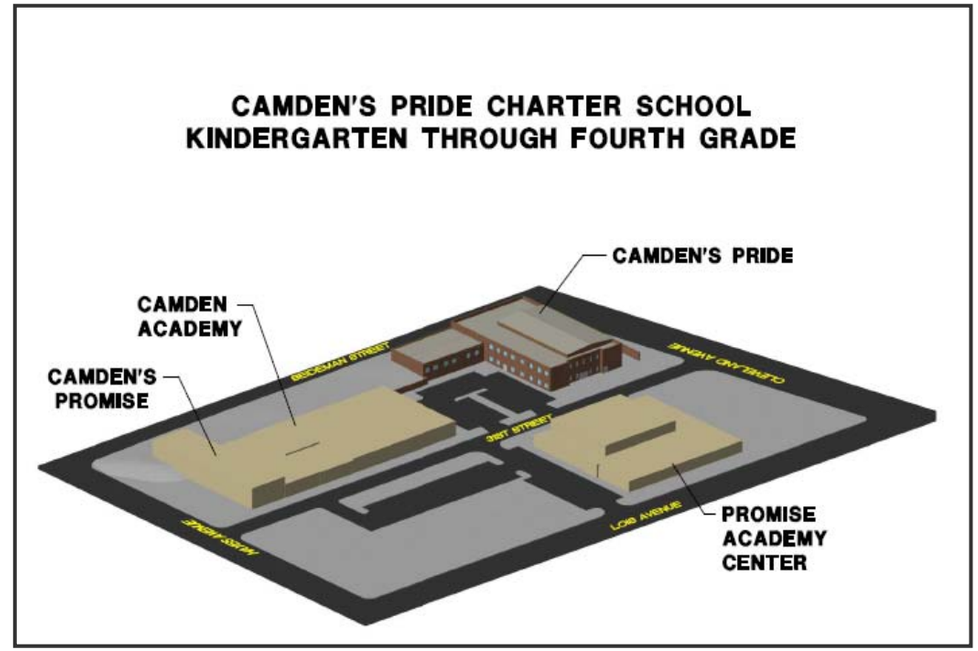
In contrast to its quantity of housing, Cramer Hill's retail commercial shops and stores are relatively few in number, without any strong business anchors or concentrations, accounting for approximately 2% of Cramer Hill's properties. Industrial sites, while accounting for another 2% in number, are more than 10% in land coverage – concentrated mostly at he edges of the neighborhood – making them land intensive and generating significant intrusive truck traffic on Cramer Hill's mostly residential streets, while providing relatively few jobs, especially for neighborhood residents. This redevelopment plan's economic development proposals seek to strengthen the connection between neighborhood businesses and community consumer and employment needs. Specific projects called for by this plan include:

- New shopping center, with supermarket (8 acres):
- Neighborhood Retail commercial stores – new and rehabilitated (15 stores)
- Renovation/expansion of existing storefronts (25 stores)
- New/rehabilitated Industrial Park (15 acres): Pavonia Rail Road

3. INSTITUTIONAL DEVELOPMENT: $ 165,000,000

Cramer Hill's present complement of schools and social service facilities, while a strong community asset, needs to grow along with this community as it enters a new millennium. To better and fully meet the educational, recreational, social service and public safety needs of the Cramer Hill community, this redevelopment plan's proposed projects include:

- New/Replacement of Washington Elementary School
- Renovation/expansion of Veterans Middle School
- Renovation/expansion of Sharpe Elementary School
- New (Camden's Promise) Charter Elementary School
- Expansion/Gym addition of St. Anthony's Elementary School
- New Salvation Army/KROC multipurpose center
- New St. Andrew's Social Services Center
- New Police Mini-station
- Renovation of (City) Cramer Hill Community Center
- New Cramer Hill Fire station



4. OPEN SPACE DEVELOPMENT: $ 71,000,000

Unlike any other Camden neighborhood, Cramer Hill has a substantial amount of public open space, i.e. parks and play fields. Nonetheless, community residents' access to these sites is limited, as the Von Neida Park is owned and maintained by Camden County as part of the county park system which opens access to the park and its playfields to residents from other townships in the county without any access priority being given to Camden city/Cramer Hill residents. Also, community access to the Delaware and Cooper rivers is non-existent, due to the lack of dedication and development of the mostly vacant riverfronts for public use. This redevelopment plan proposes to reconnect Cramer Hill to its valuable riverfront assets, and to expand the amount of parks and playfields available to this community. To these ends, specific projects include:

- New Delaware Riverfront Park
- New Athletic (Baseball, Football & Soccer) Play Field
- New Camden Delaware/Cooper Rivers Greenway
- Renovate Von Neida Park
- New (City owned) concession stand – 29th & Tyler St.
- New street trees (500)

5. TRANSPORTATION IMPROVEMENTS $60,000,000

Given its location at the north-east edge/corner of the city, Cramer Hill's public transportation infrastructure focuses on the neighborhood's connection to the rest of Camden, as well as county and state, while maintaining its small scale internal network of streets and roads for local residents and businesses – as opposed to being used as a pass-through route for (mostly) trucks going to or coming from the suburbs of Camden. Specific proposed projects include:

- River Road streetscape and traffic control
- Rehabilitate State Street Bridge (pedestrians only)
- Build new vehicle bridge between Cramer Hill and North Camden
- New NJDOT (Pennsauken Twp) truck route
- New (Marlton) Light Rail stop at River Road and Federal Street

6. ENVIRONMENTAL REMEDIATION $100,000,000

Beyond its obvious public health and safety objectives, remediation of Cramer Hill's numerous (known and suspected) contaminated sites is a prerequisite to restoring the utility of the neighborhood's abandoned, neglected and abused land uses through redevelopment. To this end, specific target activities include:

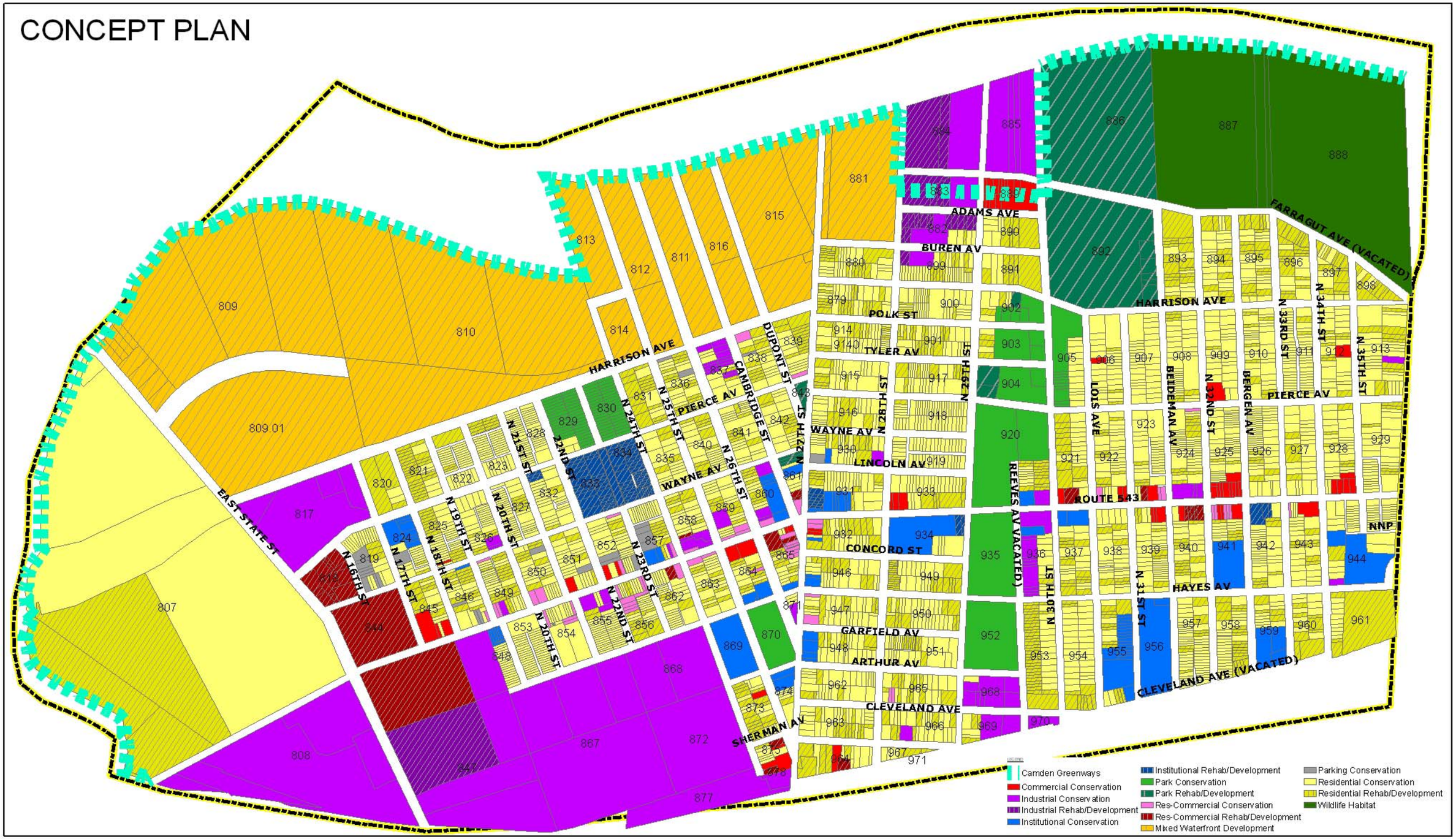
- Clean and develop area's brownfields (approximately 30 sites/100 acres)

7. INFRASTRUCTURE DEVELOPMENT: $90,000,000

One of the most substantial barriers to its past and present functioning, as well as to realizing Cramer Hill's revitalization, is its inadequate system of flood controls, road work, lighting, etc. To correct these problems and provide the necessary foundation for future improvements, this redevelopment plan proposes:

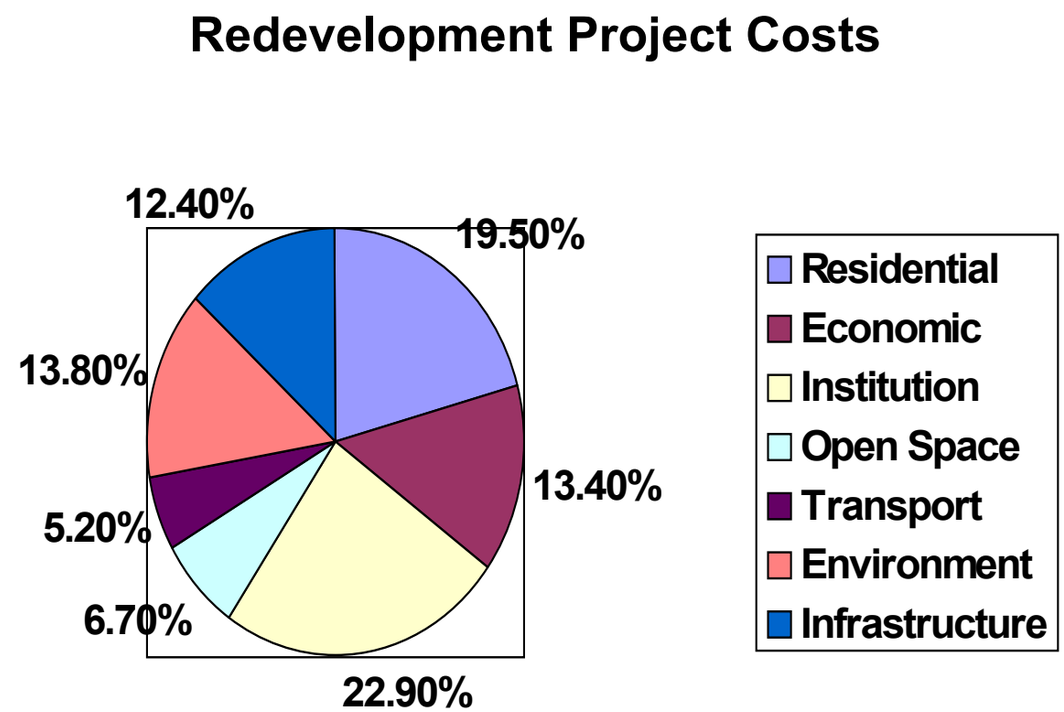
- Streetscape improvements throughout Cramer Hill
- Upgrade water, sewer lines as needed.
- Mitigate neighborhood-wide flooding.

CONCEPT PLAN



D. COST ESTIMATE

RESIDENTIAL DEVELOPMENT:	$140,500,000 – 160,500,000
ECONOMIC DEVELOPMENT	$ 95,000,000
INSTITUTIONAL DEVELOPMENT:	$165,000,000
OPEN SPACE DEVELOPMENT:	$ 71,000,000
TRANSPORTATION IMPROVEMENTS	$ 60,000,000
ENVIRONMENTAL REMEDIATION	$100,000,000
INFRASTRUCTURE DEVELOPMENT	$ 90,000,000
TOTAL	**$721,500,000 - $741,500,000**



E. JOB PRODUCTION ESTIMATES

Based upon the developments and projects called for by this Cramer Hill Redevelopment Plan, the following estimates of development (construction and related, i.e. design, financing, etc.) and program jobs can be made.

DEVELOPMENT TYPE	COST ESTIMATE	DEVELOPMENT JOBS	PROGRAM JOBS	TOTAL JOBS
RESIDENTIAL	**$140,500,000 - $160,500,000**	560 – 640	25	585 – 665
ECONOMIC	**$ 95,000,000**	285	48	333
INSTITUTIONAL	**$165,000,000**	330	250	580
OPEN SPACE	**$ 71,000,000**	71	7	78
TRANSPORTATION	**$ 60,000,000**	60		60
ENVIRONMENTAL	**$100,000,000**	100		100
INFRASTRUCTURE	**$ 90,000,000**	90		90
TOTAL	**$721,500,000 - $741,500,000**	**1,496 – 1,576**	**330**	**1,826 – 1,906**

F. POTENTIAL FUNDING SOURCES

Both private and public funding sources are available for the implementation of redevelopment projects in Cramer Hill. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue. Potential funding sources for the above costs include:

- **Private equity and conventional debt** for commercial and mixed-use projects
- **City of Camden** funding for public improvements and facilities
- **New Jersey Department of Community Affairs** programs including, but not limited to Balanced Housing Program
- **New Jersey Housing & Mortgage Finance Agency** programs including, but not limited to, Low Income Housing Tax Credits, Market-Oriented Neighborhood Investments (MONI), and tax exempt bond financing
- **New Jersey Economic Development Authority** programs to support property acquisition, development and rehabilitation of commercial property, as well as environmental assessments and remediation
- **New Jersey Redevelopment Authority** programs to support brownfields acquisition and site remediation
- **Casino Reinvestment Development Authority** programs to foster commercial development
- **New Jersey Department of Environmental Protection** Greenacres program to support open space acquisition and improvement
- **Federal Home Loan Bank** Affordable Housing Program to support housing development activities
- **U.S. Department of Housing & Urban Development** programs, including Community Development Block Grant (CDBG), HOME, Brownfields Economic Development Initiatives (BEDI), Section 108 and other loans and/or grants programs

G. IMPLEMENTATION

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, how redevelopment should occur. Successful implementation of the ***Cramer Hill Redevelopment Plan*** will require effective public-private collaboration among various developers selected to carry out elements of the plan, the City of Camden and Camden Redevelopment Agency, as well as state and federal agencies and funding sources. The first 2 years of implementing this redevelopment plan will be largely devoted to development of detailed project plans, property acquisition and assembly for key projects, securing funds, as well as design, engineering and feasibility assessments. From this baseline, there will be a 10-year period during which most of the extensive new construction and substantial rehabilitation will take place, with most project work being completed by 2020.

This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25-year timeframe for the completion of this ***Cramer Hill Redevelopment Plan*** (2009–34) is intended to adequately provide for any delays and contingencies affecting the plan's implementation.

H. PROPERTY ACQUISITION

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 Cramer Hill Redevelopment Area, and are thus identified in this acquisition plan:

- **To Be Acquired – Redevelopment Area/Blocks**: Property that must be acquired in order to implement the purposes of this Redevelopment Plan (new construction and/or rehabilitation). Owners of property needed for redevelopment projects would be initially approached for voluntary sale of the identified property. In the Redevelopment Area only, these owners could face eminent domain, i.e. the court-ordered sale of private property at fair market value) should voluntary means fail to be effective.

For vacant properties requiring development or rehabilitation, outside of the Cramer Hill Redevelopment Area, their acquisition by voluntary purchase is identified in this acquisition plan as:

- **To Be Rehabilitated - Acquired Rehabilitation Area/Blocks**: In the Rehabilitation Area only, includes vacant or deteriorated properties that require rehabilitation or new infill construction to implement this Redevelopment Plan, as determined by prospective projects. The City and its agents will acquire property through voluntary conveyance or tax lien foreclosure, or facilitate purchase by a designated developer. It should be understood that the nature of voluntary acquisition does not guarantee that full implementation of rehabilitation and/or development projects called in this Plan will be achieved, and that any remaining undeveloped or (un)rehabilitated properties will continue to be a detraction from completing the revitalization of Cramer Hill. If property is not acquired, the owner in accord with local codes and property rehabilitation standards must rehabilitate it.

- **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.

To Be Acquired (156)

Block	Lot
807	12.01, 21
815	3
818	16, 17, 31, 51
820	2, 5, 21
821	1, 2, 3, 4, 10, 13, 21, 23, 24, 75, 82
831	1, 2
833	2, 3, 4, 14, 17, 74
836	29, 37, 41, 42, 46
837	2, 3, 22
838	35, 36, 37, 38, 40, 44, 49, 54
839	13
845	12, 20, 21, 25, 26, 27
847	2
849	30, 32, 33, 35, 46, 49, 50, 51, 52, 53, 59, 70
861	41, 42, 45
865	6, 7, 17, 18, 19, 20, 34, 35, 37, 40
873	2, 6, 10, 11, 12, 22, 23, 24, 25, 26, 27, 28, 54, 55
881	1, 2
890	35, 36, 37, 38, 41, 42, 43
891	15, 16, 21
897	47
898	8, 11
949	7, 14, 15, 16, 17, 18, 19, 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 74
953	1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17, 24, 25, 59, 60
958	47, 76, 83, 86, 87, 88, 89, 90
967	27, 28
968	2, 3, 4, 6

To Be Rehabilitated (484)

Block	Lot
819	6, 9, 18, 20, 23, 24, 28, 33, 36
822	35, 45, 59, 98, 99
823	101
825	1, 2, 3, 4, 5, 6, 7, 8, 9, 36, 37, 38, 39, 40
826	72
828	62, 69, 75, 85
829	19
832	37, 38, 48, 49, 50, 57, 60, 72
834	32, 50, 51, 60, 61, 64, 67, 79, 80
835	5, 20, 22, 24
840	28, 31, 37, 38, 39, 40, 51
841	8, 9, 16, 17, 19, 51
842	26, 41, 42, 53
846	8, 9, 12, 14, 15, 16, 75
848	16, 20, 26
850	11, 12, 13, 24, 26, 57

851	29, 47, 48
852	9, 25, 26, 65
853	7, 28, 33, 42, 43, 49, 56
854	12, 49, 78, 79
855	4, 17, 18, 20, 66, 67, 72, 95
856	9, 20, 21, 26, 40, 45, 51, 53, 54, 60, 61
857	53
858	20, 21, 25, 62, 72
859	37, 38, 39, 43, 58
860	9, 10, 11, 13
862	1, 3, 15, 34, 74
863	11, 12, 24, 25, 26, 70
864	37, 38, 39
874	35
875	39, 40, 41, 47, 53
878	45
879	40, 41, 58, 60, 61, 64, 67, 68, 69, 70, 80, 81
880	1, 3, 4, 25, 27, 28, 29, 31, 77, 82, 83, 85
894	11
895	26, 29, 57, 58, 77
899	1, 18, 38, 75, 77, 91
900	61, 62, 82, 84, 86
901	29, 30, 87, 88, 90
902	66, 68, 69
903	91
904	73, 77
905	57
906	25, 43, 44, 65
907	69, 114
908	31, 47, 50, 102
910	44, 52, 54
911	62, 65, 107
912	8, 22, 34
913	4, 7, 12, 24, 34
914	4, 44, 50, 51, 63, 67
915	25, 27, 64, 65, 70
916	6, 12, 44, 48, 49, 59, 62, 64
917	42, 58, 69, 70, 71, 72
918	3
920	17, 18, 50, 94, 95
921	57, 60, 64, 66, 69, 74, 89, 91, 100
922	14, 15
923	72, 110
924	20, 30, 33, 37, 38, 46
925	97
926	87, 96
927	46, 47, 75
928	5, 10, 24, 28, 29, 30, 87

929 42, 44, 79, 85
930 16, 24, 28, 30, 31, 38, 41, 46, 66
931 1, 2, 3, 4, 6, 7, 8, 9, 10, 22, 29, 30, 62, 63, 69, 70, 73
932 33, 34, 37, 38, 46, 47, 49, 51, 52, 59, 61
933 20, 23, 58
934 49, 55
936 2, 9, 10, 11, 21, 28
937 39, 45, 55, 63, 64, 65
938 27, 36, 37, 38, 39, 85
939 41, 61, 70, 81
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941 42, 68, 87, 88, 89, 96, 98
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943 45, 79, 81, 90
944 60, 218
946 2, 3, 6, 7, 18, 21, 53, 55, 61
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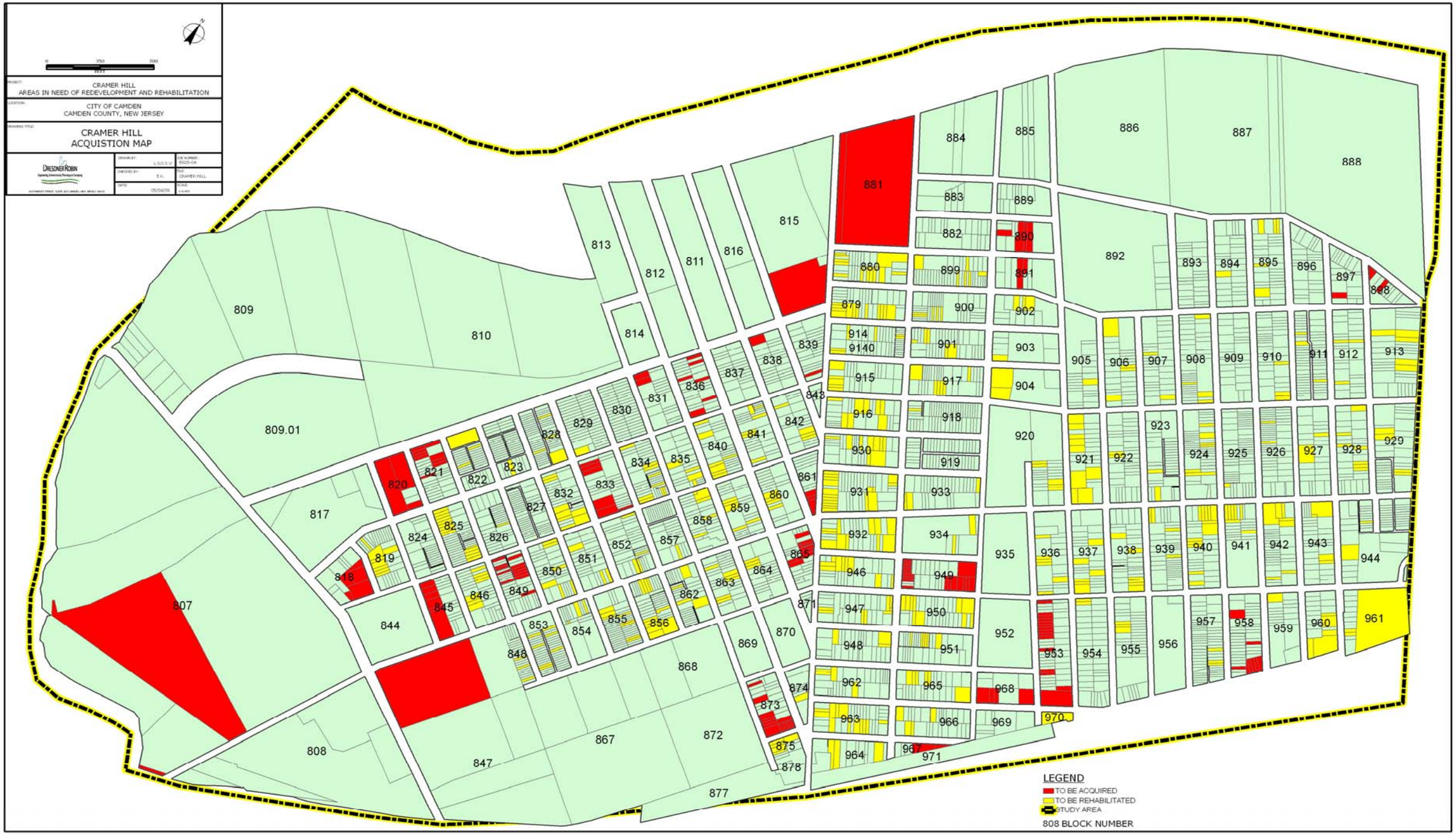
948 5, 12, 13
950 20, 21, 22, 23, 31, 32, 36, 37, 46, 49
951 6, 11, 12, 13, 14, 16
954 62, 63
955 9, 10, 11
957 32, 34, 93
959 1
960 36, 40, 42, 43, 49
961 9, 10, 14
962 26, 30, 41, 63
963 2, 3, 6, 7, 8, 20, 23, 25, 26, 27, 28, 73
964 39, 40, 48
965 31, 32, 33, 35, 36, 56
966 1, 7, 14, 15
970 61

PROPERTY ACQUISITIONS – SUMMARY TABLE

TYPE	TOTAL
COM	8
GAR	4
IND	4
INST	2
PARK	10
PKG	36
R/C	14
RES	158
VL	404
TOTAL	640

Implementation of this redevelopment plan requires the acquisition of 640 properties – all of which are vacant. The balance (76%) of all (privately owned) properties not listed above (2,649), as well as 481 already government owned properties, will not be acquired. If a determination is made in the future those additional properties may have to be acquired, any such acquisition will take place only through formal amendment and re-approval and re-adoption of this redevelopment plan.


CRAMER HILL
AREAS IN NEED OF REDEVELOPMENT AND REHABILITATION
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY
CRAMER HILL
ACQUISTION MAP
DRESDNER ROBIN
LEGEND
TO BE ACQUIRED
TO BE REHABILITATED
STUDY AREA
808 BLOCK NUMBER

I. RELOCATION

As this ***Cramer Hill Redevelopment Plan*** does not require the acquisition of any type of occupied property, there will be no displacement of any occupants of residential, commercial, industrial or institutional property – and, consequently no need for relocation.

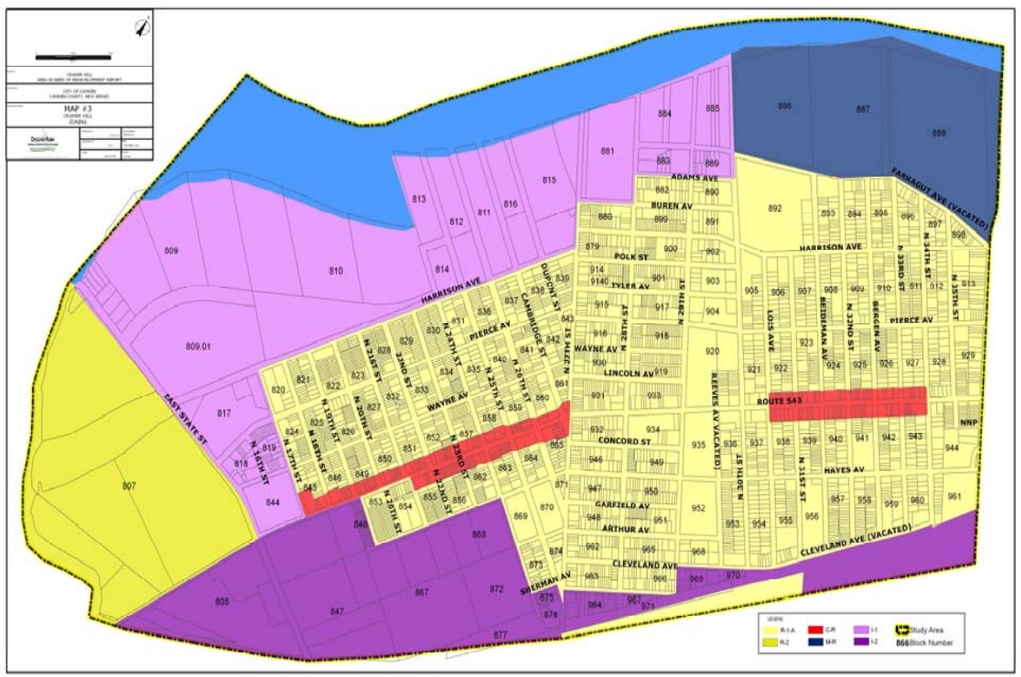
It is unknown at this time what, if any, occupied (residential, commercial or industrial) properties will be acquired for construction of the proposed public elementary school; however, if additional properties are needed, the NJ School Development Authority will manage the acquisition of occupied and vacant properties to build the school in Cramer Hill. Relocation of these households, businesses, and other property will also be managed by the SDA, and is outside the scope of this redevelopment plan.

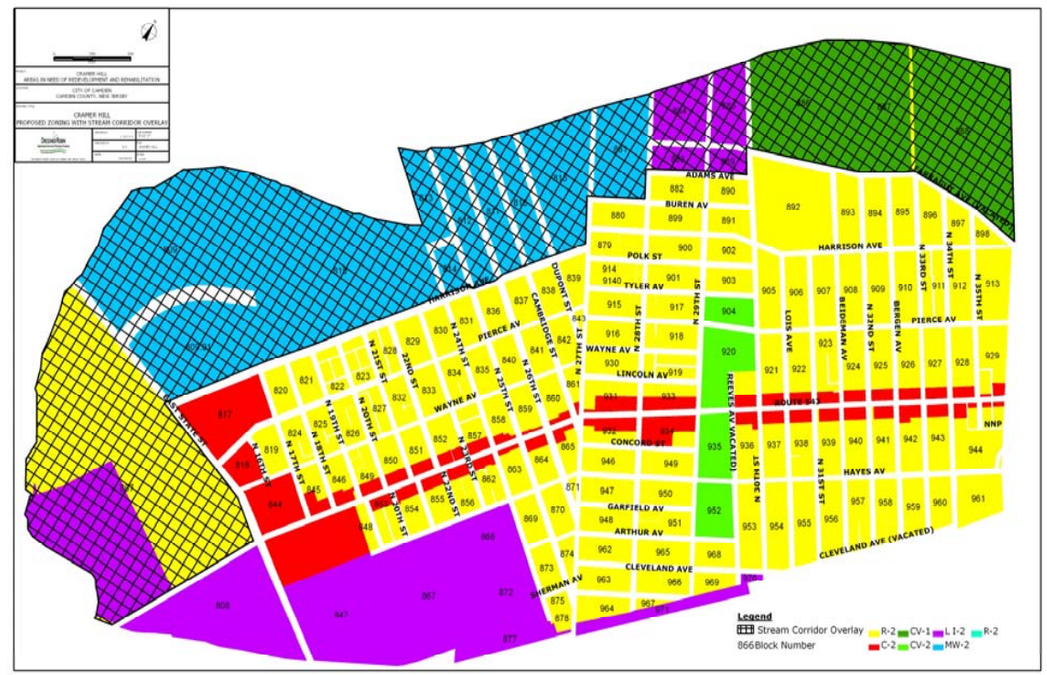
III. REGULATORY CONTROLS

A. PROPOSED PROPERTY USE REGULATIONS

The following descriptions and regulations are excerpts from and based upon the proposed Land Development Ordinance of the City of Camden (revised 2009). Where necessary, please consult the referenced section of the Zoning Code, when adopted, for more detailed information and guidance. Any and all citations of the proposed zoning code may change when adopted.

This ***Cramer Hill Redevelopment Plan*** updates the six existing zoning districts in Cramer Hill and proposes seven new zoning classifications and districts: R-2 Medium Density Residential, C-2 Neighborhood Commercial, L-I 2 Light Industrial, MW2 Mixed Waterfront 2, CV-1 and CV-2 Open Space Conservation, as well as S Stream and River Corridor Protection, to replace them, in order to revitalize Cramer Hill. These controls will promote an effective and complementary mix of land uses, while strategically focusing development throughout the redevelopment project area.





R-2 MEDIUM DENSITY RESIDENTIAL ZONE

The purpose of the Medium Density (30 units per acre) Residential District is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood.

1. PERMITTED USES The following principal uses shall be permitted in this district:
   - Single family and 2-Family (duplex) dwellings, detached, semi-detached or attached/row types.
   - Buildings, structures, and other uses owned and operated by the City of Camden, for municipal purposes.
   - Parks, playgrounds or recreation areas, community center buildings, and libraries.
   - Public, private, or parochial educational institutions.

2. ACCESSORY USES The following accessory uses shall be permitted in this zone:
   - Private parking garages and carports.
   - Swimming pools.
   - Fences and walls.
   - Signs.

3. PROHIBITED USES Any use not listed above, and specifically the following:
   - Lodging, boarding and/or rooming houses; and multi-family dwellings, or any combination thereof.
   - Wireless Telecommunication facilities.

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.

1. PERMITTED USES The following principal uses shall be permitted in this district:
   - 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 and art supplies, garden supplies, etc.
   - Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, Laundromats, travel agencies, etc.
   - Business services.
   - Convenience stores.
   - Banks, financial and insurance offices.
   - Clubs, social or fraternal.
   - Professional and private offices, office buildings and office complexes, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
   - Restaurants, sit-down only.
   - Shopping centers.
   - Public, private, or parochial educational institutions.
   - Buildings, structures and uses owned and operated by the City of Camden for municipal purposes.

- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Single and 2-Family dwellings, detached, semi-detached or townhouse types.
- Residential uses above non-residential first floor.
- Medical offices and facilities, including but limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.

2. ACCESSORY USES

The following accessory uses shall be permitted in this zone:

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

3. PROHIBITED USES Any uses not listed above shall be prohibited in this district, specifically the following:

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

L I-2 LIGHT INDUSTRIAL ZONE

This district is intended for light manufacturing and related uses.

1. PERMITTED USES This district is intended for:

- Manufacturing operations, such as electronics, machine parts and small component assembly, or preparing, processing or fabricating.
- Wholesaling of goods, including warehousing or storage of goods, and cargo in transit, provided that all activities and inventories are entirely within an enclosed structure, and that cargo is not harmful to humans.
- Scientific or research development laboratories.
- Office buildings and complexes.
- Pilot plant.
- Professional offices.
- Restaurants, including sit-down, carryout, and drive-through.
- Railroad passenger stations, and railroad facilities and uses.
- Lumber and building supply sales and storage.
- Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds, or recreation areas, community center buildings, and libraries.

2. ACCESSORY USES The following accessory uses shall be permitted in this zone:

- Off-street parking lots and parking structures, and private garages.
- Fences and walls
- Signs
- Railroad accessory uses

3. PROHIBITED USES

- Residential uses, except as living quarters for caretakers or watchmen.
- Explosives of any kind.
- Any use of materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing, or storage of explosives or sulfuric hydrochloric acid manufacturing.
- Automobile body shop
- Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- Signs, in any form
- Junk yards and automobile graveyards.
- Stockyards and slaughterhouses.
- Foundries, forge shops and boiler works.
- Lodging, boarding and rooming houses, group homes, multifamily dwellings, or any combination thereof.

MW-2 MIXED WATERFRONT ZONE

The purpose of this district is to provide for the balanced integration of 3 major types of development: residential, non-residential (commercial and/or institutional), and public open space.

1. PERMITTED USES This district is intended for:

- Semi-detached and attached 2-Family, and detached Multi-family, dwellings.
- Public, private, or parochial educational institutions.
- Buildings, structures and uses owned and operated by the City of Camden for municipal purposes
- Public parks, playgrounds or recreation areas, community center buildings, and libraries.
- Marinas, docks, wharfs, piers and boat and tackle shops.
- Retail goods and services.
- Commercial recreation facilities such as miniature golf, boat rentals, bike rentals, swimming pools, and food concessions.
- Offices, office buildings and office complexes.
- Restaurants, sit-down only.
- Childcare centers.
- Places of worship
- Family day care home.
- Community residence for the developmentally disabled, and community shelters for victims of domestic violence.
- Golf course.

2. ACCESSORY USES

- Off-street parking and private garages.
- Fences and walls.
- Signs.

3. PROHIBITED USES

- Lodging, boarding, rooming and/or group houses, or any combination thereof
- Auto body shop
- Junk yards and automobile graveyards.
- Lumber and building supply sales and storage
- Wholesale, storage and warehouse facilities

CV-1 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.

1. PERMITTED USES This district is intended for:

- Biking and Hiking trails
- Docks and fishing piers
- Small boat ramps
- Vista platforms
- Picnicking
- Bathing beaches
- Botanical gardens
- Wildlife refuges
- Interpretive trails for Nature study

2. ACCESSORY USES

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

3. PROHIBITED USES

- Motor vehicles of any type, including motorbikes, motorcycles, except on paved roadways, parking areas, boat launch drives, and other designated areas.
- Consumption or sale of alcoholic beverages.
- Expansion of any existing use all or part of which is within the zone, but is not consistent with the permitted uses listed above.
- Removal, excavation, dredging or filling of riverine materials, except as allowed by the State of New Jersey.
- Cutting of trees and underbrush, except for that necessary for the limited development of permitted uses; the removal of diseased, dying or dead trees and vegetation, or the removal of vegetation that presents safety or health hazards.

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.

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

2. ACCESSORY USES
   - Same as permitted in a CV-1 Zone

3. PROHIBITED USES
   - Same as prohibited in a CV-1 Zone

S STREAM AND RIVER CORRIDOR PROTECTION AND MANAGEMENT OVERLAY ZONE

The purpose of the Stream and River Corridor Protection and Management Zone is to protect, enhance and restore the shoreline cover; to preserve the natural flow of watercourses within the region; to maintain undisturbed the ecological balance between wildlife, plant and aquatic life which are dependent on watercourses; to retain variety and contrast in landscape; to protect scenic beauty; to provide natural buffer zones between incompatible land uses; to improve ground and surface water quality by controlling erosion and reducing effluent and nutrient flow from the shoreline; and thereby promote the health, safety and public welfare of the residents of Camden and adjacent jurisdictions. This Overlay Zone applies to Delaware River and Cooper River, and their adjacent one hundred (100) year flood zones, and their shorelines and land extending two hundred (200) feet from each stream bank, or landward one hundred (100) feet from the one hundred (100) year flood zone, whichever is the greater distance. The Stream and River Corridor Protection and Management Overlay Zone is an overlay district which shall be superimposed on other districts established by the Zoning Code of the City of Camden. All regulations applicable to such underlying districts shall remain in effect, except when the regulations in this Article impose a greater degree of control and regulation.

1. PERMITTED USES Those which are permitted in the underlying zone(s) are permitted In the Stream and River corridor Protection and Management Overlay Zone, provided that all requirements of this Article are satisfied

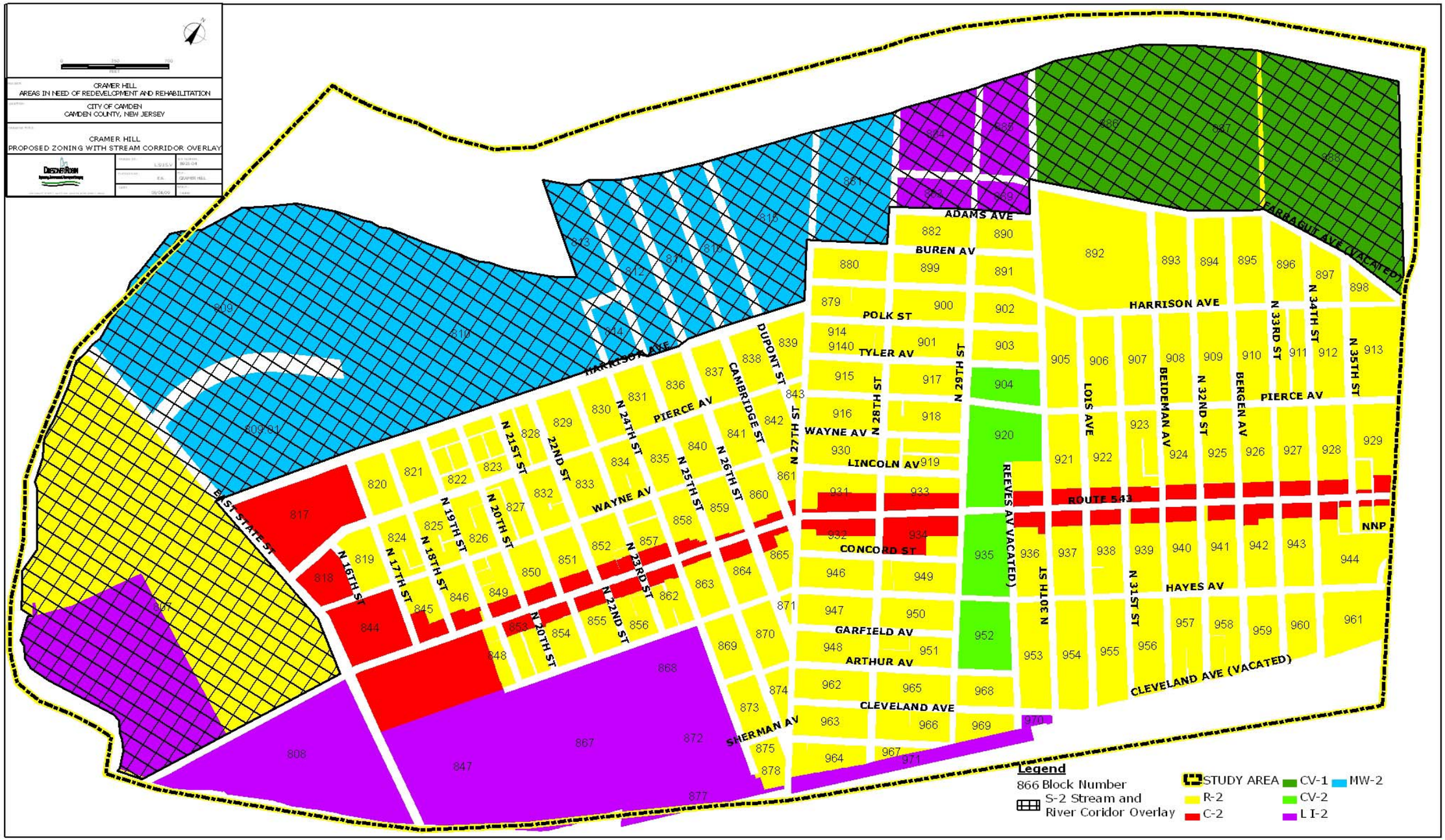
2. PROHIBITED USES:

The following uses are prohibited in the Stream and River Corridor Protection and Management Overlay Zone even though they may be permitted in the underlying zone. Any existing use in the Overlay Zone which is identified herein as a "prohibited use" may continue. Such use may not be extended or expanded unless it complies with this section of the City of Camden Land Use Ordinance.

- Storage or processing of materials that are flammable, poisonous, explosive, or which would be injurious to human, animal or fish and other aquatic life for purposes other than that of normal household use.
- Sanitary landfills, dumps, or other solid waste disposal facilities including any further encroachment toward the shoreline of existing sites.
- Removal, excavation, dredging or filling, of river materials, except as allowed by the State of New Jersey.
- Junk yards.
- Open storage of road salt, other de-icing chemicals, and excavated materials except when it is required and accessory as part of a primary water-dependent industrial or commercial use.
- Gasoline stations, carwashes, auto repair or auto body shops.
- Commercial metal plating or other metallurgical processes that involve use of hazardous chemicals.
- Chemical and bacteriological laboratories or manufacturing facilities.
- Dry cleaning establishments and Laundromats.
- Manufacturing facilities that produce any of the following: electrical equipment, pharmaceutical, plastic, fiberglass, rubber goods and textiles.
- Commercial food, photographic, or wood processing facilities.
- Offset, letter press and other printing establishments that use hazardous chemicals.
- Concrete plants, gravel or stone washing operations.
- Furniture stripping establishments.
- Machine shops, except as accessory to the primary, water-related use.
- Constructing, enlarging, altering, or moving building or structures
- Manure stockpiles.
- Pesticides, herbicides, and fungicide applications, with the exception of those reviewed and approved by the New Jersey Department of Agriculture.
- Uses prohibited in the CV-1 District.

3. BUFFER CORRIDOR: A buffer corridor along the waterways shall be retained in a natural and scenic condition. This shall be accomplished by prohibiting the building of any structures inside the corridor and promoting the use of native plants that will create habitat for fauna, a sense of privacy, and develop scenic views of the waterways, in accordance with the requirements set forth below for each type of underlying zone.

    - In residential zones, the buffer corridor shall extend thirty five (35) feet from the mean high water line.
    - In commercial and industrial zones, the buffer corridor shall extend fifty (50) feet from the mean high water line.
    - In MW-1, MW-2, CV-1 and CV-2 zones, the buffer corridor shall extend one hundred (100) feet from the mean high water line.


CRAMER HILL
AREAS IN NEED OF REDEVELOPMENT AND REHABILITATION
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY
CRAMER HILL
PROPOSED ZONING WITH STREAM CORRIDOR OVERLAY
DESCHER+ROBIN
ADAMS AVE
BUREN AV
HARRISON AVE
POLK ST
TYLER AV
PIERCE AV
WAYNE AV
LINCOLN AV
CONCORD ST
GARFIELD AV
ARTHUR AV
CLEVELAND AVE
HAYES AV
ROUTE 543
NNP
CLEVELAND AVE (VACATED)
ARRAGUIT AVE (VACATED)
REEVES AV (VACATED)
EAST STATE ST
SHERMAN AV
DUPONT ST
CAMBRIDGE ST
N 16TH ST
N 17TH ST
N 18TH ST
N 19TH ST
N 20TH ST
N 21ST ST
22ND ST
N 23RD ST
N 24TH ST
N 25TH ST
N 26TH ST
N 27TH ST
N 28TH ST
N 29TH ST
N 30TH ST
N 31ST ST
N 32ND ST
N 33RD ST
N 34TH ST
N 35TH ST
LOIS AVE
BEIDEMAN AV
BERGEN AV
Legend
866 Block Number
S-2 Stream and River Coridor Overlay
STUDY AREA
R-2
C-2
CV-1
CV-2
L I-2
MW-2

B. PROPOSED SITE DESIGN CONTROLS

The following requirements are proposed as standards for site design, and are referenced to such requirements contained in Article XXIV of the revised City of Camden Zoning Code.

1. AREA AND BULK REGULATIONS

   The table on the following page summarizes the regulations for Lot Area, Width, Building Coverage, Yards, and Building Heights, as they pertain to the various zoning districts called for by this redevelopment plan.

2. 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. In addition to these guidelines the following design controls shall be taken into consideration by designated developers:

   a. 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.

   b. Signage

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

   c. 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

   e. 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
   - Parking and Circulation: Sec. 577-229

   f. Traffic Circulation

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

   - Circulation: sec. 577-209
   - Street Design: Sec. 577-210 and 211

3. DESIGN REVIEW

All developers undertaking new developments and major renovations in the Redevelopment Area shall submit necessary site 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.

C. PROVISIONS TO MEET STATE/LOCAL REQUIREMENTS

1. CONFORMANCE

The ***Cramer Hill 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.

2. STATUTORY REQUIREMENTS

As described below, the ***Cramer Hill Redevelopment Plan*** fully complies with state statutes.

1. Relationship To Local Objectives: This Redevelopment Plan is sufficiently comprehensive and 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: The proposals of this Redevelopment Plan conform to intents of and are consistent with the ***FutureCAMDEN*** Master Plan 2002-2022, specifically (as shown in **bold**):
    - ***Medium density residential land use through redevelopment, infill and rehabilitation is recommended in the general area along State Street between Cooper River and River Avenue and south of River Avenue and 27th Street.***
    - *High density residential use is proposed along the riverfront between 25th and 27th Streets,* ***along with a commercial/open space marina land use at 25th & the riverfront***
    - ***Low density residential use involving rehabilitation and new housing infill development is proposed for areas north of River Avenue and east of 27th Street***
    - ***Create retail and a commercial/retail mixed use center***

generally at River Avenue and State Street as a new gateway into Cramer Hill.

- ***A light–rail (commuter rail) stop is proposed in the vicinity of 17th and Federal Streets. This future stop —in the Marlton neighbor-hood/RPA-- will improve resident accessibility to the proposed mixed-use commercial center.***
- ***Reorganize retail and commercial/retail land uses into compact retail centers along River Avenue from 17th Street to 27th Street and from 31st Street to 34th Street****. Create pedestrian open space plazas in these retail centers.*
- ***Create a new industrial access road from River Avenue to service proposed improvements to the light industrial areas along the Pavonia rail yards****.*
- ***Revitalization of Ablett Village public housing project, to consist of renovation of 330 units, site work improvements to change interior street patterns, upgrade the community building and playground areas.***
- ***Maintain alight industrial land use to include marine repair and service uses along the waterfront north of Adams Avenue and Buren Avenue****.*
- ***Redevelop the former Harrison Avenue landfill site into a mixed use development to include a recreation/open space component with public access to the riverfront****.*
- ***Continue greenway network along the entire length of the riverfront with linkages to similar open space use in Pennsauken Township****.*
- ***Renovate Veterans Junior High School and Sharp Elementary School. Build new Washington Elementary School****.*
- ***Refurbish recreational areas within Von Neida Park, Veterans Park at 26th and Hayes Streets****, and the park at 22nd Street and Harrison Avenue.*
- ***Upgrade existing recreation and open space and community facilities throughout the neighborhood. Build a new library (vicinity of State Street and River Avenue).***
- ***Provide for a pedestrian/bicycle trail connection between Adams and Farragut Streets at the northern end of Von Neida Park. Create additional small pocket park areas in the vicinity of 32nd Street and Hayes Avenue opposite Sharp Elementary School, 31st and Hayes Avenue opposite the Charter School, 32nd and 33rd Street in the vicinity of Pierce Avenue.***

Although the Periodic Reexamination of the 2002-22 Camden Master Plan (adopted March 6, 2008) does not specifically reference any neighborhood development goals or projects identified in the master plan, there was no indication that the City's overall development goals and themes had changed. Thus this Cramer Hill Redevelopment Plan's goals, objectives and projects remain consistent with those identified in the Camden Master Plan.

3. Relationship To Other Plans: This Redevelopment 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. As this Redevelopment Plan is substantially similar to recently revised zoning regulations, and since site plan review will require the approval of state environmental review, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of New Jersey, Camden, its contiguous municipalities and Camden County.

4. Relationship To Municipal Land Use Law: This Redevelopment Plan complies with the New Jersey 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: Although this Redevelopment Plan does not require the displacement nor relocation of occupants of any type of existing properties, any future amendment of this plan – subject to public review, hearing and approval by the Camden Planning Board and City Council – that requires displacement, will sufficiently describe the City of Camden's approach to the relocation of all displaced residents and businesses affected by implementation of such amendment to this Plan. In that instance, the City of Camden, or its designated agent, will provide displacees 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.

IV. STATUTORY REQUIREMENTS

A. COMPLIANCE WITH DEVELOPMENT REGULATIONS

1. Development and subdivision within the Redevelopment Area shall be governed by the requirements of this redevelopment plan, 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, through this redevelopment plan, ensure compliance of detailed design and improvement standards for development with those established by local, state, and federal regulations, the unique nature of parcels contained in a redevelopment area notwithstanding.

3. The designated 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.

B. DESIGNATION OF REDEVELOPMENT ENTITY AND REDEVELOPER

1. The governing body of the City of Camden has designated the **Camden Redevelopment Agency** as the Redevelopment Entity, i.e. 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 contracts with Redevelopers for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).

3. The designated Redeveloper(s) shall agree to retain interest acquired in the project until the completion of construction and development 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 City of Camden and/or Redevelopment Entity (N.J.S.A. 40:55D-53).

C. GENERAL PROVISIONS OF THE PLAN

Land use provisions and building requirements for the **Cramer Hill 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.

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 7 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 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 benefit projects or neighborhood amenities in the area(s) where such project construction shall occur, as specified by negotiated Redevelopment Agreement(s). Proposed benefit projects or amenities shall 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. However, any future modifications, expansions, etc. must comply with those land use regulations as well as design and development guidelines established through adoption of this redevelopment plan, even when said adoption has occurred after the approval of the original site plan or plat.

D. 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 **Cramer Hill 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 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 ***Cramer Hill Redevelopment Plan***. These include a variety of street and sidewalk improvements, street tree plantings, sewer and water system improvements etc. that should be incorporated within the City's ongoing capital maintenance and repair activities.

E. 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 ***Cramer Hill 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.

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 redevelopment projects, 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 a 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 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.”

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.

18. Improve vehicular circulation in the redevelopment area through roadway (re)design, improved signal timing, signage, and paving.

19. Improve 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 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.

F. TIME LIMITS

The following provisions with respect to time limits shall govern the Cramer Hill Redevelopment Plan:

1. REASONABLE TIME FOR DEVELOPMENT: The redeveloper of a project within the **Cramer Hill Redevelopment Area** shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in an Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)

2. 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 **Cramer Hill Redevelopment Plan.**

3. CERTIFICATES OF COMPLETION: Upon the issuance of a Certificate of Completion by the Redevelopment Entity, a redevelopment project (area) shall be deemed to be no longer in need of redevelopment for purposes of implementation of this Plan.

G. PROCEDURES FOR AMENDING THIS PLAN

This **Cramer Hill 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).

H. SUPERSEDENCE, REPEAL, AND SEVERABILITY

1. All ordinances or parts of ordinances inconsistent with this **Cramer Hill 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.

ATTACHMENT A: CRAMER HILL HUMAN CAPITAL PLAN