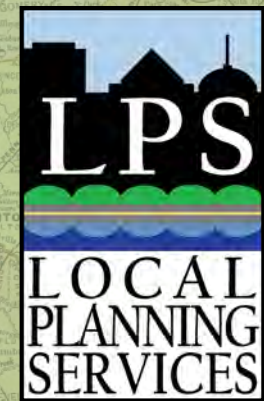




# Salem Waterfront Redevelopment Zone Plan



**JANUARY  
2018**



First Reading/  
Introduction:  
**February 20, 2018**

Endorsed by  
Planning Board:  
**February 22, 2018**

Second Reading/  
Adoption:  
**March 19, 2018**



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The original document, on file with the City of Salem, has been appropriately signed and sealed in accordance with the provisions of N.J.S.A. 45:14A-12 by Maria G. Connolly, PP, AICP – the Local Planning Services team leader for the preparation of this Redevelopment Plan.



# Plan Adoption Dates

December 17, 2015: Salem City Council adopts a resolution directing the Planning Board to conduct a preliminary investigation as to whether the study area is in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

February 2016: Preliminary Investigation for Determination of an Area in Need of Redevelopment Report completed.

February 18, 2016: Determination Report presented to the Salem Planning Board.

March 17, 2016: Salem Planning Board passes a resolution recommending that the Council officially designate the study area an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

April 18, 2016: Salem City Council passes a resolution determining the Waterfront Redevelopment Zone to be a condemnation Redevelopment Area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and directs the Planning Board to prepare a Redevelopment Plan.

February 22, 2018: Salem Planning Board passes a resolution endorsing the Salem Waterfront Redevelopment Plan and recommending that the City Council adopt the Redevelopment Plan.

March 19, 2018: Salem City Council adopts the Salem Waterfront Redevelopment Plan by ordinance.

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# Executive Summary

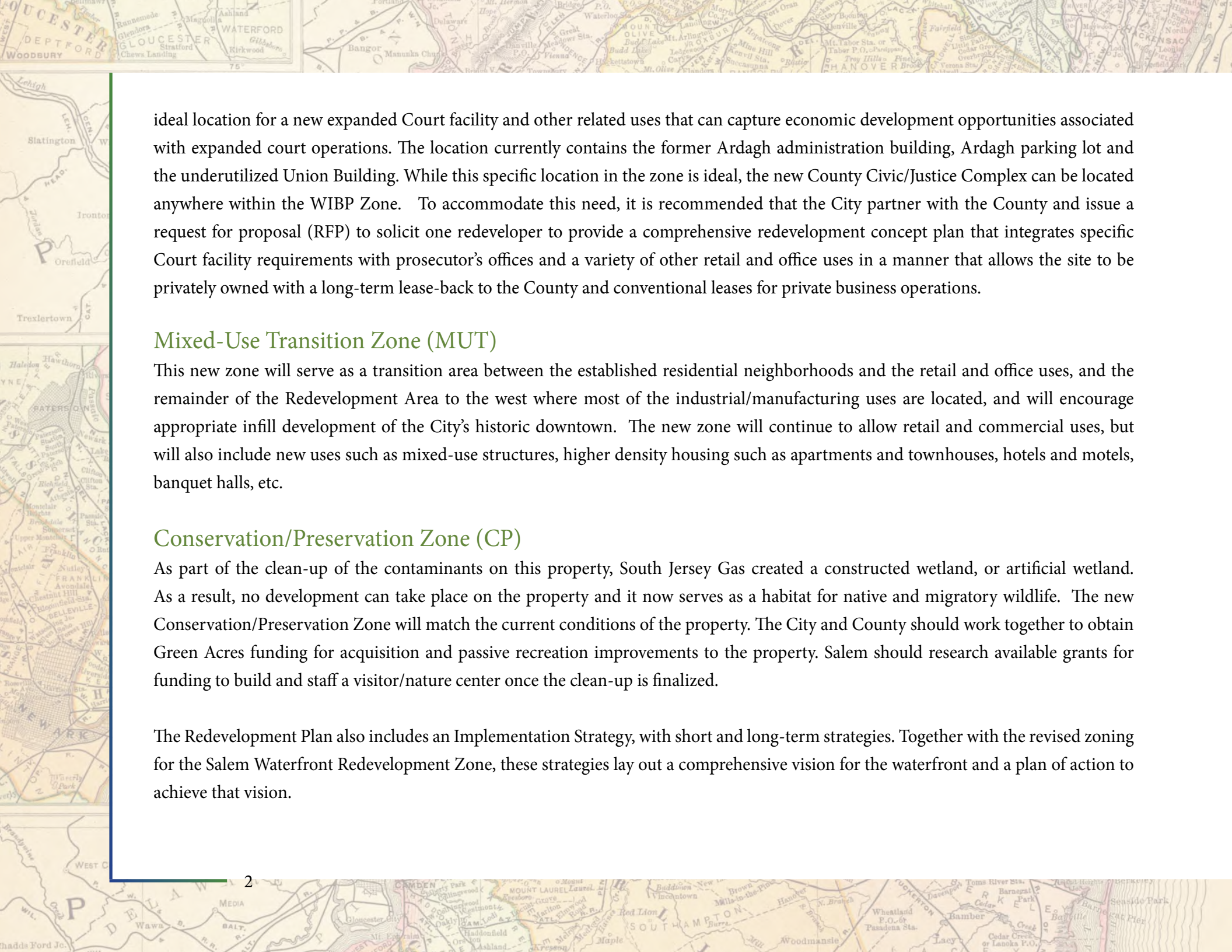
In March of 2014, the City of Salem submitted a planning services request to Local Planning Services (LPS) for assistance with the preparation of a Redevelopment Plan for its Port/Commercial Zone, which includes the City's Port of Salem. The port area has experienced a decline in manufacturing and industry, leaving this once-thriving harbor area in a state of deterioration and under-utilization. The Redevelopment Area encompasses roughly 212 acres and 142 parcels within the City, portions of which were previously designated as Areas in Need of Redevelopment, and are currently in a New Jersey Department of Environmental Protection (DEP) Brownfield Development Area (BDA). The Redevelopment Area consists largely of active and vacant industrial sites, former gasoline service stations, a former heating oil storage facility, and the closed Salem Sanitary Landfill. On April 18, 2016, the City Council officially designated the Salem Waterfront Redevelopment Zone as a condemnation Redevelopment Area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and directed the Planning Board to prepare a Redevelopment Plan.

LPS partnered with the City's Working Committee to prepare this Redevelopment Plan for the Salem Waterfront Redevelopment Zone. By setting out defined goals and a revised zoning ordinance, this Redevelopment Plan provides a framework to increase the City's real estate tax base; promote economic development; and revive the economic vitality of the waterfront area that has historically been an integral component of the City's economy. The Redevelopment Area is divided into three general zones described in the following pages, located on the map titled "City of Salem Proposed Zoning" (Map 7) and further refined by the zoning standards set forth in Appendix A.

## Waterfront Industrial Business Park Zone (WIBP)

This new zone embraces and promotes the manufacturing and commercial operations that have historically taken place in the M-1 and M-2 zones as permitted in the City's current Land Development Ordinance, while providing for more expanded uses consistent with the goals and objectives of the new zone.

In addition, the zone allows for the construction of a new County Civic/Justice Complex. The Salem County Superior Court must expand its facilities to accommodate both existing needs and additional needs necessitated by the Bail Reform Act. This new zone contains an



ideal location for a new expanded Court facility and other related uses that can capture economic development opportunities associated with expanded court operations. The location currently contains the former Ardagh administration building, Ardagh parking lot and the underutilized Union Building. While this specific location in the zone is ideal, the new County Civic/Justice Complex can be located anywhere within the WIBP Zone. To accommodate this need, it is recommended that the City partner with the County and issue a request for proposal (RFP) to solicit one redeveloper to provide a comprehensive redevelopment concept plan that integrates specific Court facility requirements with prosecutor's offices and a variety of other retail and office uses in a manner that allows the site to be privately owned with a long-term lease-back to the County and conventional leases for private business operations.

### Mixed-Use Transition Zone (MUT)

This new zone will serve as a transition area between the established residential neighborhoods and the retail and office uses, and the remainder of the Redevelopment Area to the west where most of the industrial/manufacturing uses are located, and will encourage appropriate infill development of the City's historic downtown. The new zone will continue to allow retail and commercial uses, but will also include new uses such as mixed-use structures, higher density housing such as apartments and townhouses, hotels and motels, banquet halls, etc.

### Conservation/Preservation Zone (CP)

As part of the clean-up of the contaminants on this property, South Jersey Gas created a constructed wetland, or artificial wetland. As a result, no development can take place on the property and it now serves as a habitat for native and migratory wildlife. The new Conservation/Preservation Zone will match the current conditions of the property. The City and County should work together to obtain Green Acres funding for acquisition and passive recreation improvements to the property. Salem should research available grants for funding to build and staff a visitor/nature center once the clean-up is finalized.

The Redevelopment Plan also includes an Implementation Strategy, with short and long-term strategies. Together with the revised zoning for the Salem Waterfront Redevelopment Zone, these strategies lay out a comprehensive vision for the waterfront and a plan of action to achieve that vision.

## Background & Purpose of this Planning Effort

During the 17th and 18th centuries, the City of Salem was an important port city engaged in shipbuilding and trade. As with many port cities around the country, Salem has experienced a decline in manufacturing and industry, leaving this once-thriving harbor area in a state of deterioration and under-utilization. When the industry left, so did the jobs, and now there are large buildings on the Salem River standing empty. Manufacturing jobs no longer represent the foundation of Salem's economy. Therefore, the properties along the Salem River are no longer used primarily for the functions that were originally intended. To remedy these existing conditions and bring jobs, commerce, and life back to the City's waterfront, the City of Salem chose to take action.



In March of 2014, the Mayor of the City of Salem, Charles Washington, Jr., submitted a planning services request to the Department of Community Affairs (DCA), Office of Local Planning Services (LPS) for assistance with the preparation of a Redevelopment Plan for its Port/Commercial Zone, which includes the City's Port of Salem ("Redevelopment Area", "Redevelopment Zone" or "Study Area"). The Redevelopment Area encompasses roughly 212 acres and 142 parcels within the City of Salem. Portions of the current Redevelopment Area were previously designated Areas in Need of Redevelopment and the City made the decision to consolidate and combine the previous Redevelopment Areas and establish an area boundary that is coincident with the City's designated New Jersey Department of Environmental Protection (DEP) Brownfield

Development Area (BDA). The new Redevelopment Area adopted by the Salem City Council on April 18, 2016, consists largely of active and vacant industrial sites, former gasoline service stations, a former heating oil storage facility, and the closed Salem Sanitary Landfill.

The purpose of the Salem Waterfront Redevelopment Zone Plan is to provide a vision, revised zoning and development regulations and plan implementation strategies for revitalizing this once-thriving manufacturing area. LPS will bring together background information and forward-thinking strategies to reimagine this industrial port.

## Previous Studies & Planning Efforts

The following documents were reviewed during assessment of the Redevelopment Area:

- County of Salem Master Plan and other related elements - October 1972
- City of Salem Comprehensive Plan - 1974
- City of Salem Master Plan - 1978
- City of Salem Master Plan Reexamination Report - 2002
- Salem County Final Cross-Acceptance Report - 2004
- City of Salem Open Space and Conservation Plan - July 16, 2009
- City of Salem Brownfield Development Area application to DEP and other documents related to BDA.
- City of Salem Chapter 130 - Land Use
- City of Salem Redevelopment Plan for Salem River Port Project - November 15, 1982
- City of Salem Ordinance 83-9 adopting Redevelopment Plan for Salem River Port Area - April 4, 1983



**Source of Picture:** Salem City Website

- Triad Associates - Strategic Plan for Economic and Community Revitalization - February 2, 1998
- Salem Main Street Revitalization Master Plan Land Use Regulation and Policy Review - September 2003
- City of Salem Main Street Redevelopment Plan - January 17, 2002
- City of Salem - East Ward Redevelopment Area Report - 2004
- City of Salem resolution and reports regarding the designation of Griffith Street and Walnut Street Redevelopment Areas - 2005
- Community Insights - Bringing Business Back to Downtown Report - December 29, 2008
- Community Insights - Bringing Business Back to Downtown Report, Market Analysis: Phase 2 Strategic Recommendations - February 9, 2009
- Stand Up for Salem Neighborhood Revitalization Tax Credit Program Application - November 19, 2010
- City of Salem – Master Plan Reexamination Report - 2012
- Judiciary Space Study for the New Jersey Superior Court - Salem County - 2015

## Planning Process

The designation of the Study Area (see Map 1 on following page) as an Area in Need of Redevelopment and the planning and design process of the Redevelopment Plan was a collaborative effort between LPS and the City of Salem. A project team consisting of four planners was assembled from LPS staff. After an initial site visit and meeting with municipal officials where the Study Area boundary was defined, LPS prepared a scope of services, which was agreed to by the Mayor. A Working Committee was formed and provided guidance and direction to the Redevelopment Plan. The Working Committee consisted of the BDA steering committee, which included the Mayor, a City Council representative, the municipal attorney, a volunteer professional planner with local expertise and members of a

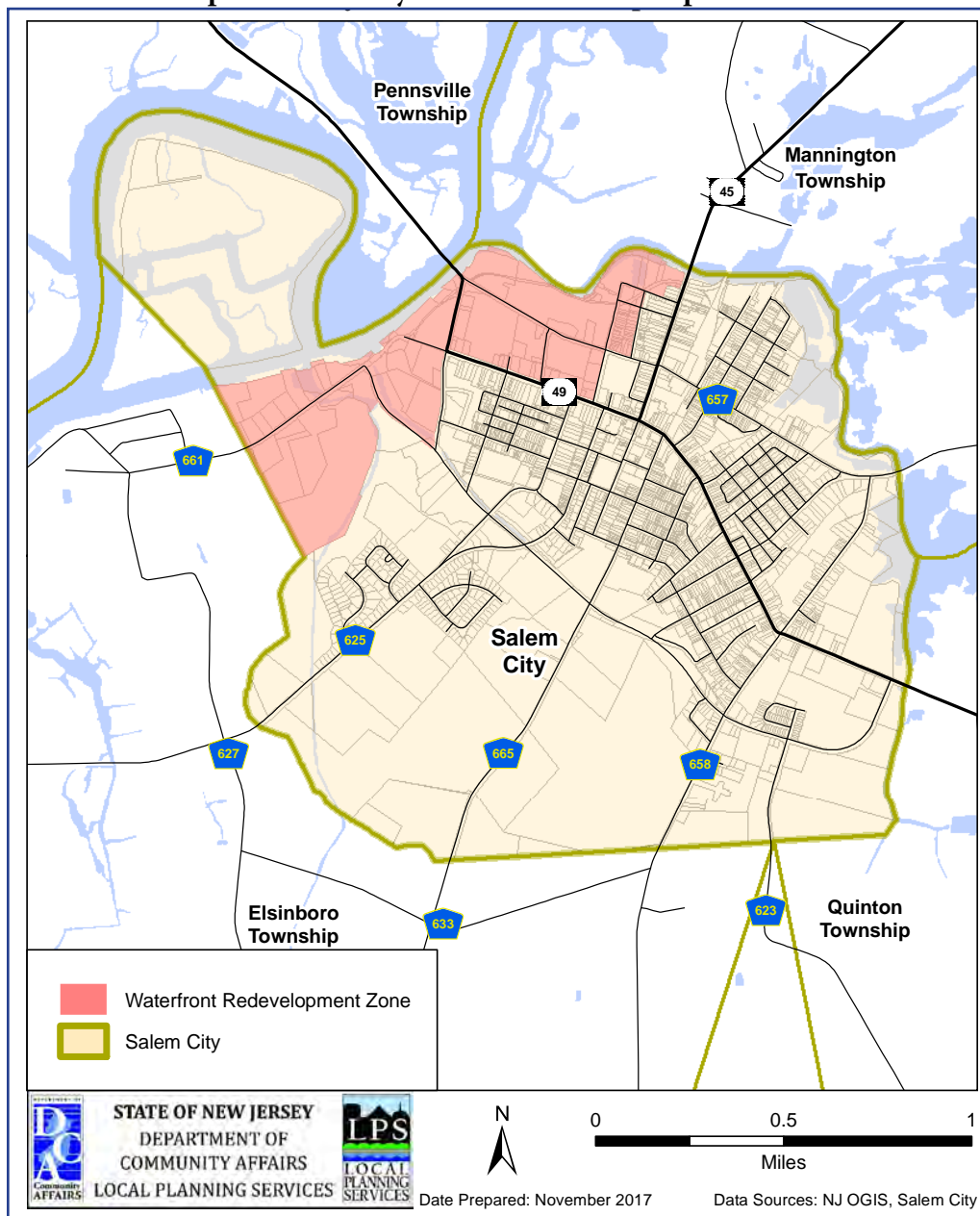


Source of Picture: Salem City Website

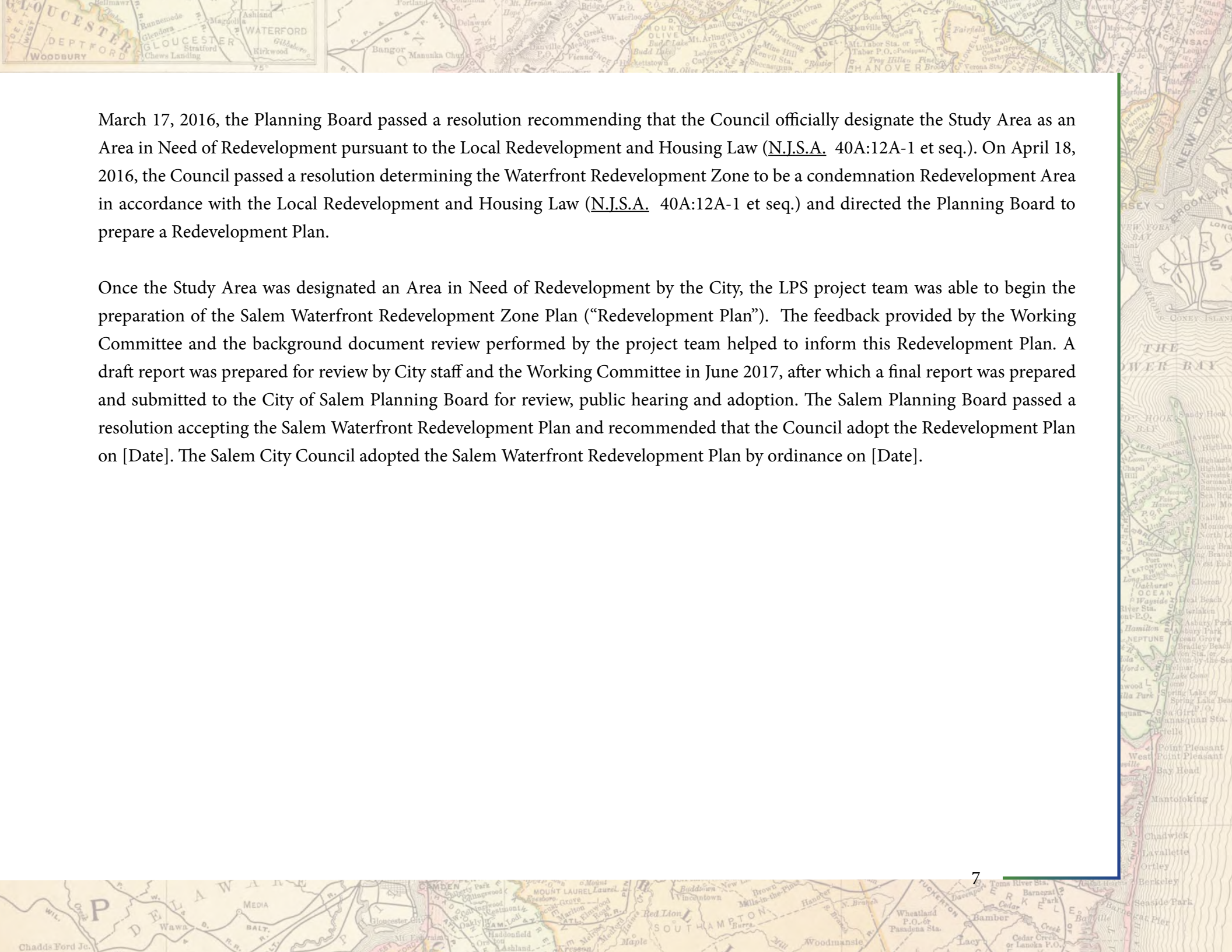
consulting firm that is currently assisting the City in forming a Department of Commerce. A total of eight meetings were held with the Working Committee. The LPS project team conducted numerous site visits to assess the existing conditions and characteristics of the Study Area. In addition, the LPS project team met with various industries and businesses, a representative from the U.S Army Corp. of Engineers, representatives from the South Jersey Port Corporation and Main Street Salem; and held conference calls with several pertinent parties such as South Jersey Gas, the County Engineer, New Jersey DOT, the operator of the Glass Works railroad branch and representatives from DEP.

On December 17, 2015, the Council of the City of Salem adopted a resolution directing the Planning Board to conduct a preliminary investigation to determine whether the Study Area is an area in need of redevelopment. A Preliminary Investigation for Determination of an Area in Need of Redevelopment Report, dated February 2016, was presented to the Planning Board on February 18, 2016. On

**Map 1 - Salem City Waterfront Redevelopment Zone**







March 17, 2016, the Planning Board passed a resolution recommending that the Council officially designate the Study Area as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). On April 18, 2016, the Council passed a resolution determining the Waterfront Redevelopment Zone to be a condemnation Redevelopment Area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and directed the Planning Board to prepare a Redevelopment Plan.

Once the Study Area was designated an Area in Need of Redevelopment by the City, the LPS project team was able to begin the preparation of the Salem Waterfront Redevelopment Zone Plan (“Redevelopment Plan”). The feedback provided by the Working Committee and the background document review performed by the project team helped to inform this Redevelopment Plan. A draft report was prepared for review by City staff and the Working Committee in June 2017, after which a final report was prepared and submitted to the City of Salem Planning Board for review, public hearing and adoption. The Salem Planning Board passed a resolution accepting the Salem Waterfront Redevelopment Plan and recommended that the Council adopt the Redevelopment Plan on [Date]. The Salem City Council adopted the Salem Waterfront Redevelopment Plan by ordinance on [Date].

# Goals of the Redevelopment Plan



**Source of Picture:** *Salem City Website*

This Redevelopment Plan provides a framework to transform the waterfront area into a vibrant space that is economically profitable and physically accessible to all residents of the City and neighboring towns by capitalizing on an exceptional waterfront location, as well as the rich industrial history of the City of Salem. The timing convergence of this Redevelopment Plan and a need to accommodate the growing physical space needs of the County Court system provides an additional opportunity to channel redevelopment into the area. By setting out defined goals and revising the zoning ordinance, this Redevelopment Plan is designed to increase the City’s real estate tax base; promote economic development; and revive the economic vitality of the waterfront area that has historically been an integral component of the City’s economy. The following

are broad goals for the Salem Waterfront Redevelopment Zone Plan. Goals that will be furthered by this Redevelopment Plan, which are in the current Salem Master Plan, are presented in the section “**Relationship of Redevelopment Plan to City of Salem Master Plan.**” More specific goals for individual zones are included in the “**Redevelopment Area Land Use Concept Plan & Zoning Ordinance**” section of this report.

## Goal 1

To promote the optimum use of Redevelopment Zone properties in order to increase property values within the Redevelopment Zone and to increase the property tax base of the City;

## Goal 2

To revitalize the waterfront area by permitting land uses that attract high-quality jobs, thereby creating an economically vibrant area for the benefit of local residents, visitors, employers and employees;

## Goal 3

To support the working waterfront by encouraging maritime and industrial businesses to locate on the waterfront, encouraging more port commerce and shipping, and ensuring that the waterfront infrastructure is well maintained;

## Goal 4

To continue to coordinate with City, State, County and Federal departments and agencies for the purpose of implementing strategies set out in this Redevelopment Plan, which includes the maintenance and eventual deepening of the shipping channel and improvements to the county railroad;

## Goal 5

To continue to encourage water-dependent facilities and uses in the Redevelopment Zone along the Salem River;

## Goal 6

To improve the appearance and safety of the waterfront area in order to attract shoppers, visitors and potential employers to the City of Salem;

## Goal 7

To remediate potentially known contaminated sites as part of the redevelopment process and the DEP Brownfield Development Area (BDA) process;



## Goal 8

To encourage infill development and spur reinvestment in vacant and underutilized parcels;

## Goal 9

To provide safe and enjoyable public access to the waterfront;

## Goal 10

To promote environmental conservation of areas that cannot be developed;

## Goal 11

To create a new mixed-use transition area that will complement and support the City of Salem and the existing retail and commercial uses along Broadway;

## Goal 12

To maximize the leveraging of public and private funds to accomplish comprehensive redevelopment;

## Goal 13

To ensure compliance with all applicable City, County and State requirements and standards for redevelopment;





### Goal 14

To promote the identity and history of Salem by continuing to allow industrial and manufacturing uses in the Redevelopment Zone; and

### Goal 15

To provide the residents of Salem County with a location for new adequate court facilities, situated within the City, that meet current safety, security and accessibility mandates; space and staffing needs; and additional retail/commercial needs associated with an expanded County Court operation.



Source of Picture: Salem City Website



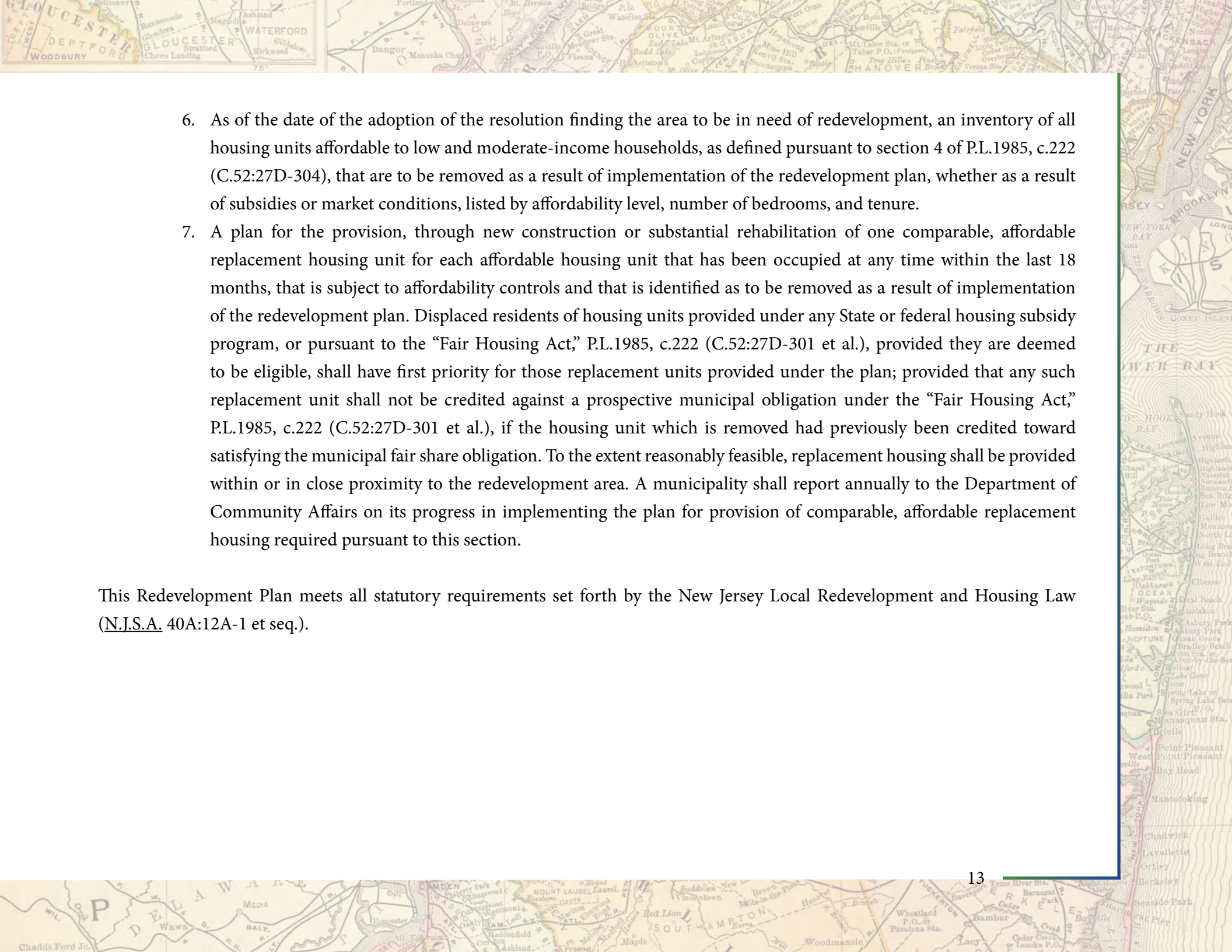


# LRHL Statutory Requirements of a Redevelopment Plan

Redevelopment is commonly recognized as a process governed by the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) that is undertaken in accordance with a redevelopment plan adopted by the municipality. The Local Redevelopment and Housing Law defines redevelopment as “clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement; the construction and provision for construction of residential, commercial, industrial, public or other structures; and the grant or dedication of spaces as may be appropriate or necessary, in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.”

Once a municipality designates an Area in Need of Rehabilitation or Redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), a redevelopment plan can be prepared. Statutory requirements of a redevelopment plan include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:


1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the redevelopment plan to:
  - The master plans of contiguous municipalities;
  - The master plan of the county in which the municipality is located; and
  - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).

- 
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
  7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.


This Redevelopment Plan meets all statutory requirements set forth by the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).



# Regional Context



The City of Salem is located in the western part of Salem County in southwestern New Jersey along the Salem River where the tributary drains into the Delaware River. It is bordered by Elsinboro Township to the west and south, Lower Alloways Creek Township to the south, Quinton Township to the east and to the north by the Fenwick Creek, the Salem River and Pennsville and Mannington Townships. Salem is 2.7 square miles and is the largest urban municipality in Salem County. Salem's urban core and the Redevelopment Area are located along the northern boundary of the City and are disconnected from surrounding municipalities by the Salem River and its tributaries. See Map 2 for a regional map.



Salem has excellent transportation access, with State Route 45 (known as Market Street) passing through the city, which has its southern terminus at its intersection with State Route 49 (known as Broadway within the City). State Routes 45 and 49 are the primary methods of access into the City and serve as the City's "main streets" within the City bounds. Several County Roads (657, 625, 661, 665, 658 & 623) serve the City. Located nearby are Interstate 295, the New Jersey Turnpike and the Delaware Memorial Bridge that provide connections to Wilmington, Philadelphia, Millville and Atlantic City. The City has limited public transportation, with New Jersey Transit offering bus service between the city and Philadelphia on the 401 route and local service on the 468 route. In 2005, the Route 49 drawbridge (built in 1927) that crosses the Salem River into Pennsville was replaced by the Veterans of Salem County Memorial Bridge, a fixed bridge.

The New Jersey State Development and Redevelopment Plan (SDRP) categorizes the entire City as part of the Rural (PA4) Planning Area. However, the City of Salem is identified as a Designated Regional Center by the State Planning Commission (SPC) and is a recognized Smart Growth Area. On December 2, 2013, the City designated its entirety as an Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).



Map 2 - Salem City and the Surrounding Regions



# City of Salem & Redevelopment Area History



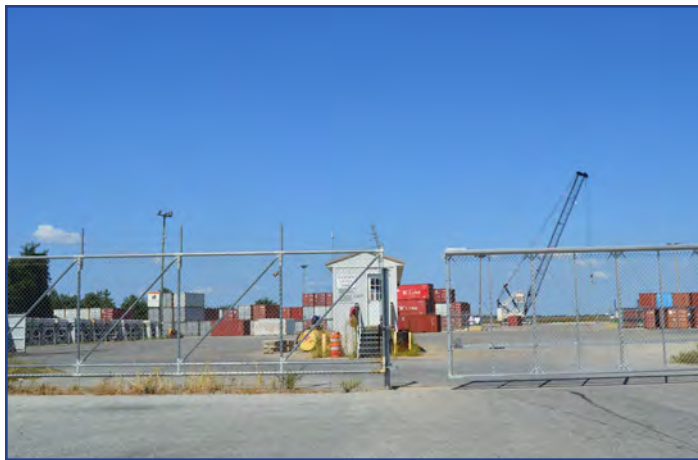
**Source of Picture:** *Salem City Website*

Salem is the county seat of Salem County, the state's most rural county. The name "Salem," in both the city and county, is derived from the Hebrew word shalom, meaning "peace." Salem was incorporated as a city by the New Jersey Legislature's Township Act of 1798 on February 21, 1798. It is a city rich in American history.

Historically, the Lenape tribe inhabited the Delaware estuary along with many other areas of what is now considered southern New Jersey. European settlement of the Salem area began in 1638 when the colony of New Sweden was established along the Salem River (then called Varkens Kill or Hogg Creek). In 1655, it was reclaimed as part of New Netherland and in 1664 it became part of the Province of New Jersey. In 1675, a land patent was given to John Fenwick, who founded the town.

The original impetus for settlement was the City's exceptional waterfront location, which was especially important in pre-industrial days. Salem's waterfront port ("Port of Salem"), a shallow-draft port on the Salem River, was designated a Port of Entry in 1682 by the royal commission of the British Crown. Ports of Entry are places where people or goods may lawfully enter a country, such as airports or seaports (in Salem's case, the seaport is a cargo port). During the seventeenth and eighteenth centuries, Salem was an important port engaged in shipbuilding and trade. The port received calls from Philadelphia, Boston and the Caribbean. During the American Revolution, it was occupied by the British in order to prevent supplies from reaching the American troops. Steamer service between Salem and Philadelphia began in 1825 and the Salem Railroad opened in 1863.

In the late nineteenth century, Salem's waterfront was a bustling port with three large manufacturing complexes at the water's edge and steam ships and sailing vessels plying the waterways. However, the industrial sector and shipping business have seen a decline in Salem, as they have in many port cities throughout the country. Over time, the glass manufacturing industry became the major employer in Salem. Anchor Hocking operated the oldest manufacturing facility for glass containers in the United States (established in 1863) on the Salem waterfront. Anchor Hocking became Anchor Glass, which was then purchased by the Ardagh Group in 2012. Ardagh's glass manufacturing operation closed down in 2014 and the facility is now used for limited storage and shipping with a nominal number of employees working at the facility. As a result, Salem has experienced a steady and significant economic decline over the past few decades, as evidenced by its population decline, loss of jobs and significantly reduced commercial activity.



The shipping business, while not as vibrant as it was historically, is still active along the Salem River. The City of Salem established a municipal port authority in 1982 (Chapter 52: Port Authority” City of Salem, New Jersey). The Port of Salem resumed international shipping operations and was re-designated as a water Port of Entry in 1984 by the United States Customs Service and became a Foreign Trade Zone (FTZ) in 1987 (further information on the FTZ is located in the next section of this report).

Current port operations consist of trans-loading operations that include the handling of bulk cargo such as construction aggregate, break bulk cargo and containers for clothing, fishing apparel, agricultural produce and other consumer goods. The port's survival, however, is dependent upon dredging by the federal government, which is needed on a regular basis. The shipping channel of the

Salem River is shallow, at a depth of 16 feet, which prohibits use by Handymax class ships (larger cargo vessels). Recently, the City has been working with various agencies to deepen the channel to 21 feet.

Salem is a City rich in history and contains several historic districts, with most of the historic eighteenth and nineteenth century structures located on Market and Broadway Streets. A prime example of a historically important building is the Old Salem County Courthouse, situated on the same block as the current Salem County Superior Court of New Jersey Courthouse. It is the oldest active courthouse in New Jersey and is the second-oldest courthouse in continuous use in the United States. The Courthouse was erected in 1735 during the reign of King George II

using locally manufactured bricks. The building was enlarged in 1817 and additionally enlarged and remodeled in 1908.



**Source of Picture:** *Salem City Website*

Its distinctive bell tower is essentially unchanged and the original bell sits in the courtroom. Salem County still uses the old courthouse for ceremonial proceedings, office space and the City uses the courtroom as its municipal courtroom (Salem County Chamber).

An additional historically important building is the Salem Municipal Building, a Queen Anne style structure that was originally constructed for the Salem National Bank Company in 1888. In 1924, the City purchased the building and moved it to a new location on New Market Street (NJ Historic Trust website).





## Foreign Trade Zone

The port area of the City is a designated FTZ. The FTZ designation establishes a geographical area where both domestic and foreign goods are subject to United States Customs regulations that are applied to commercial transactions that are outside of the United States. Located within or near a regulated Port of Entry, FTZs generally host business operations that are associated with loading, unloading, manufacturing, assembling and reshipping merchandise without being subject to Customs tariffs. By reducing tax expenses, FTZ regulations expand opportunities for businesses engaged in international trade to create and/or retain jobs and to be able to reinvest operating income. While U.S. Customs and Border Protection retains oversight of FTZ activities through the United States Homeland Security Council, enforcement is generally based on compliance review audits and periodic spot checks rather than an on-site presence of U.S. Customs personnel. Designated as FTZ #142, the Salem/Millville Zone is associated with the Philadelphia Port of Entry and is operated as a public utility by the South Jersey Port Corporation.

<http://enforcement.trade.gov/ftzpage/>

# Redevelopment Area Description

## Redevelopment Area Boundary

The Salem Waterfront Redevelopment Zone is located in the northwest boundary of the City of Salem and consists of 142 parcels (listed below) that are designated on the City's tax maps. According to the City's official tax records, the Redevelopment Area encompasses 211.74 acres. The lots range in size from ±0.1 acres to ±30 acres. The Redevelopment Area is bounded generally by Elsinboro Township to the west; the municipal landfill, Grieves Parkway, South Front Street and West Broadway to the south; Ward Street and Market Street to the east; and the Salem River and Fenwick Creek to the north. Tilbury Road (County Road 661) and Griffith Street (County Road 657) traverse the Redevelopment Area, with Tilbury Road running east to west on the west end of the Redevelopment Area and Griffith Street running north to south on the east side of the Redevelopment Area. The location of the Redevelopment Area is shown on Map 3.


**Table 1 - List of Properties in the Salem Waterfront Redevelopment Zone**

Block	Lot
1	1, 1.01, 3.01, 4, 4.01, 5, 7, 8, 9, 16, 17.01, 18, 19
2	8
3	1, 1.01, 2, 3, 22, 23, 24, 25, 26
4	1, 1.01, 2, 3, 4
5	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
7	1, 1.01, 2, 3, 11, 11.01, 13.01, 13.02, 14, 15, 16, 16.01
10	1, 1.01, 1.02, 1.03, 19, 32, 34, 35, 37, 38, 39, 40, 45
11	2, 26, 27, 28, 44, 45, 47, 48
12	1, 2, 3, 4, 16, 18, 19, 19.01, 23, 23.01, 24, 25
29	1, 1.01
46	1, 2, 3, 4, 5, 5.01, 6, 6.01, 7, 11, 11.01
47	1, 1.01, 2, 3, 3.01, 4, 5, 6
97	1, 2, 3, 4, 5, 6, 7, 8, 9, 9.01, 9.02, 9.03, 9.04, 10


### Map 3 - City of Salem Waterfront Redevelopment Zone



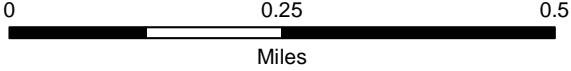
-  Waterfront Redevelopment Zone
-  Designated Blocks
-  Designated Lots



**STATE OF NEW JERSEY**  
DEPARTMENT OF  
COMMUNITY AFFAIRS



**LPS**  
LOCAL  
PLANNING  
SERVICES



Date Prepared: November 2017

Sources: NJGIS, Salem City

## Redevelopment Area Existing Conditions

The Redevelopment Area is located in a portion of the City characterized mostly by abandoned and deteriorating industrial/manufacturing structures; former gasoline service stations; a heating oil storage facility; vacant land including a closed, capped municipal landfill; a port area with some operating businesses and a private marina; a cemetery; and a few residential units. Many of the residential properties in the current R-2 Residential Zone along Fifth Street and Ward Street are abandoned or vacant, and in need of rebuilding or redevelopment. Further discussion of the existing conditions, current status and owner of each parcel located in the Redevelopment Area is located in Appendix B “**Site Ownership and Property Information.**”

The Redevelopment Area is mostly flat and already developed with existing buildings and other improvements. There are some wetlands in the northwestern portion of the area, on the South Jersey Gas property located along the Salem River to the north, the landfill property and on some parcels owned by the City located off Grieves Parkway toward the center of the Redevelopment Area. A branch of the operational 18-mile Salem branch county freight railroad, known as the Glass Works branch, runs through the Redevelopment Area and once served the port area. Portions of this branch were damaged by Superstorm Sandy and the County has since received FEMA funds to repair the bulkhead near the glass factory that was damaged during the storm. Additional County funding has been made available for track rehabilitation and the NJ Department of Transportation is planning to install crossings at Front Street (State Route 49). These projects are currently in the design phase and are expected to be completed shortly. When completed, this line will be available



**Source of Picture:** *Salem City Website*



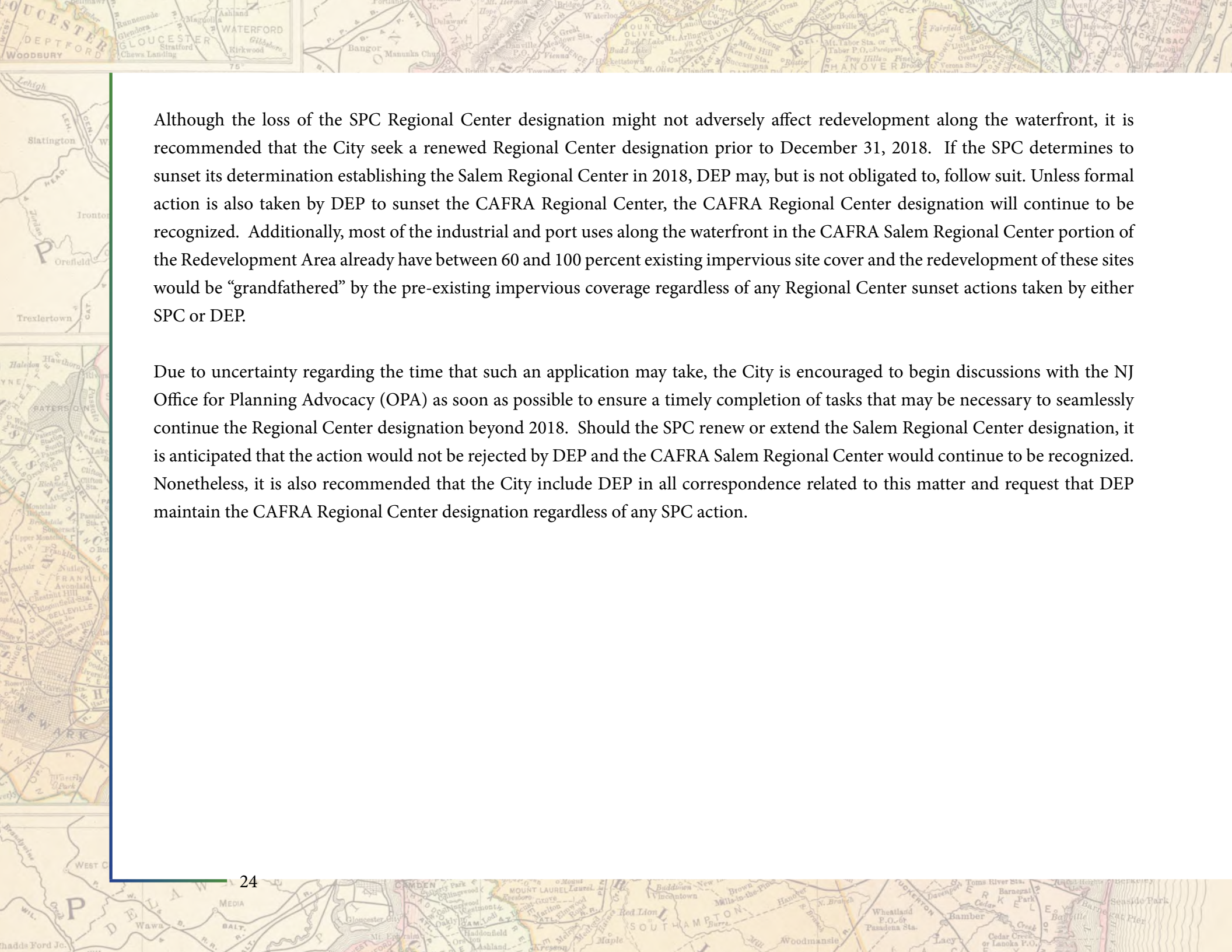


for full service terminating near the South Jersey Port Corporation dock with a spur to the southeast corner of Griffith and Front Streets.

A large majority of the Redevelopment Area is in a 100-year flood zone (approximately 80 percent). The Redevelopment Area has access to sewer and water through Salem's own public sewer and water system. The Redevelopment Area is surrounded by residential development, some retail/commercial uses and a Salem County Administration Building.

A portion of the Redevelopment Area (bounded by the Salem River, Tilbury Road, West Broadway, Front Street,

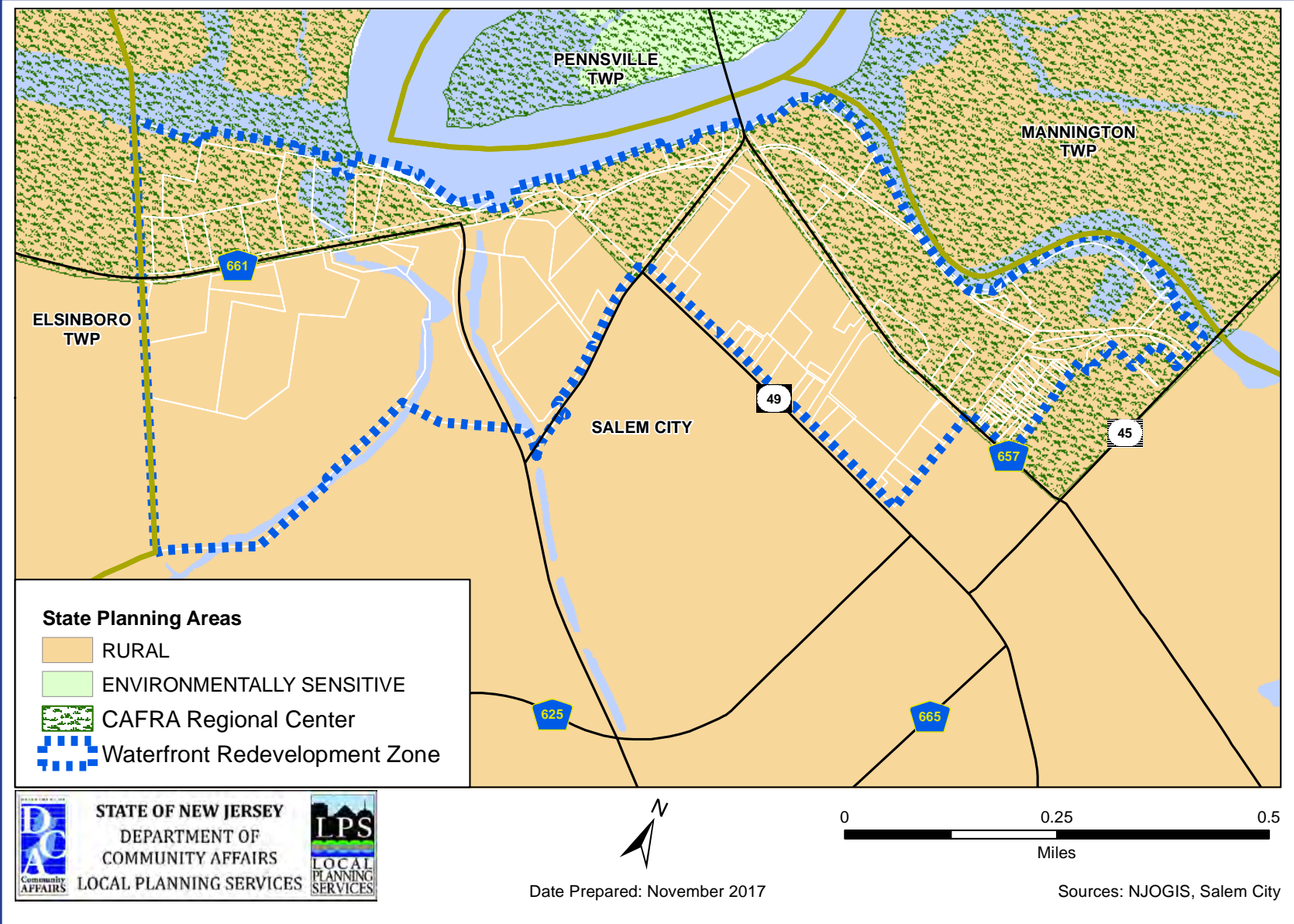
Griffith Street and Market Street) is located within a Coastal Area Facility Review Act (CAFRA) area (see Map 4). As a result of being designated as a Regional Center in the State Development and Redevelopment Guide Plan of 2001, this portion of the City is also a designated CAFRA Regional Center. The State Plan designation was scheduled to expire on December 31, 2015, but was extended for a three-year period to December 31, 2018 by the State Planning Commission (SPC) regulations that were amended on August 17, 2015. The most significant impact of the confluence of these regulations is the limitation on maximum impervious coverage permitted on sites within the CAFRA area. Currently, the maximum impervious coverage permitted on that portion of the Redevelopment Area within the DEP designated CAFRA Regional Center area is limited to no more than 80 percent of the acreage of the total land area on the site or the amount of impervious cover located on the site at the time a development application is submitted to DEP.



Although the loss of the SPC Regional Center designation might not adversely affect redevelopment along the waterfront, it is recommended that the City seek a renewed Regional Center designation prior to December 31, 2018. If the SPC determines to sunset its determination establishing the Salem Regional Center in 2018, DEP may, but is not obligated to, follow suit. Unless formal action is also taken by DEP to sunset the CAFRA Regional Center, the CAFRA Regional Center designation will continue to be recognized. Additionally, most of the industrial and port uses along the waterfront in the CAFRA Salem Regional Center portion of the Redevelopment Area already have between 60 and 100 percent existing impervious site cover and the redevelopment of these sites would be “grandfathered” by the pre-existing impervious coverage regardless of any Regional Center sunset actions taken by either SPC or DEP.

Due to uncertainty regarding the time that such an application may take, the City is encouraged to begin discussions with the NJ Office for Planning Advocacy (OPA) as soon as possible to ensure a timely completion of tasks that may be necessary to seamlessly continue the Regional Center designation beyond 2018. Should the SPC renew or extend the Salem Regional Center designation, it is anticipated that the action would not be rejected by DEP and the CAFRA Salem Regional Center would continue to be recognized. Nonetheless, it is also recommended that the City include DEP in all correspondence related to this matter and request that DEP maintain the CAFRA Regional Center designation regardless of any SPC action.

Map 4 - State Development and Redevelopment Plan and CAFRA Boundries



## Previously Designated Areas in Need of Redevelopment

Within the Redevelopment Area, two sub areas had been designated as Areas in Need of Redevelopment prior to the current designation (see Map 5). The first area, known as the Port District Redevelopment Area, was designated in 1983. It consists primarily of the municipally-owned landfill that has been recently capped as well as several general and light manufacturing/industrial business properties, port facilities and several properties that have remained vacant. This area was designated under the former “Redevelopment Agencies Law” of 1949, which has since been repealed.



The second area is known as the Griffith Street Redevelopment Area and was designated under the current Local Redevelopment and Housing Law of 1992 (N.J.S.A. 40A:12A-1 et seq.) adopted by Salem City in March 2005. This more recent designation included approximately 18 specific parcels that comprise just over 45 acres in the City’s M-1 and M-2 manufacturing zones. Most notably, the area includes several parcels owned by Ardagh, the glass bottle producing company that closed operations in 2014, ending 150 years of glass making in the City.

In order to ensure compliance with current statutory requirements, the Redevelopment Area was reincorporated into a new designation that includes the areas designated by the City in 1983 and 2005. The inclusion of all the lands that have been identified for redevelopment supports a revised and more comprehensive redevelopment zone and subsequent Redevelopment Plan.

## Brownfields Development Area and Contaminated Sites

Consolidating and combining the previous redevelopment areas ensures compliance with current legislation and establishes a boundary that is coincident with the City’s designated New Jersey Department of Environmental Protection (DEP) Brownfields Development Area (BDA).

A BDA is a geographic area identified by a municipality within which there are multiple properties that meet the definition of a “Brownfield” and are targeted for redevelopment. The BDA program is designed to help communities affected by multiple brownfields to plan for and implement remediation and reuse of those brownfields in a comprehensive and coordinated manner. BDA designation initiates a long-term partnership among the applicant steering committee, the host municipality, DEP and other involved agencies to focus available resources to develop and implement a strategic plan for remediation and reuse of the brownfield sites within the BDA. The Salem Industrial District BDA was designated in 2006, and has a very active steering committee. The City holds quarterly meetings with the BDA steering committee to go over the status of brownfield cleanups and redevelopment in the BDA.

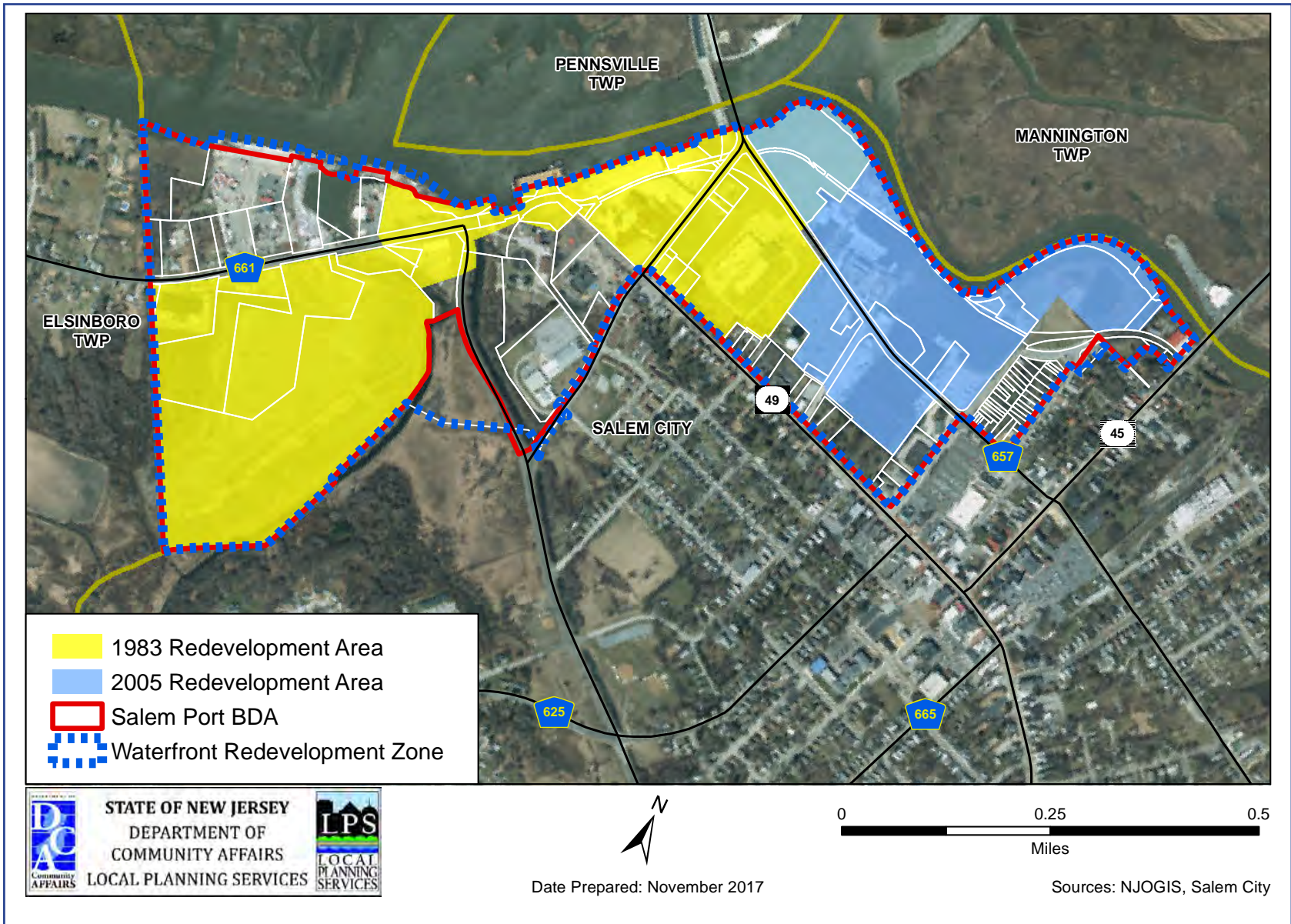


One incentive of having the BDA designation is that the municipality is eligible for the Hazardous Discharge Site Remediation Fund. This grant program was created in July 1993 to fund investigation and clean-up of brownfield sites. This fund includes a municipal grant program that provides for 100% of the investigation costs and 75% of the clean-up costs, up to \$5 million dollars. No ownership interest is required; however, a lien (for the amount expended for remedial action costs) is placed on the property if the municipality does not acquire the site. The municipality is required to have funding for the remaining 25% (funds can come from a potential developer). Another option for the 25% match is a low interest loan program.

The Salem Industrial District BDA contains approximately 76 of the 142 parcels in the proposed Waterfront Redevelopment Zone. The potential contaminants as reported by DEP are petroleum hydrocarbons, polynuclear aromatic hydrocarbons, metals and historic pesticides. Not all of the 76 parcels in the BDA are contaminated or are potentially contaminated. See Appendix B “**Site Ownership and Property Information**” for a description and brownfield status of each of the parcels.

In addition to consolidating and combining previous Redevelopment and Brownfields Development Areas, the Redevelopment Area boundary ensures that the area consists only of whole tax parcels and that those tax parcels reflect recent revisions to the City’s Official Tax Map. The location of the previous Redevelopment Areas, the BDA and the new revised Redevelopment Area is shown on Map 5.

Map 5 - Previous Redevelopment Areas and Current Brownfields Development Area





## Current Zoning in the Redevelopment Area

Currently, the majority of the Redevelopment Area is zoned M-2 General Manufacturing, with two M-1 Light Manufacturing zones, a small R-2 Residential area, a small RLC Residence Limited Commercial area, and three parcels located in the C-1 Retail Commercial zone. This zoning generally reflects the conditions on the ground. The current zoning designations in the Redevelopment Area are shown on Map 6 and are described as follows:

### COMMERCIAL DISTRICTS

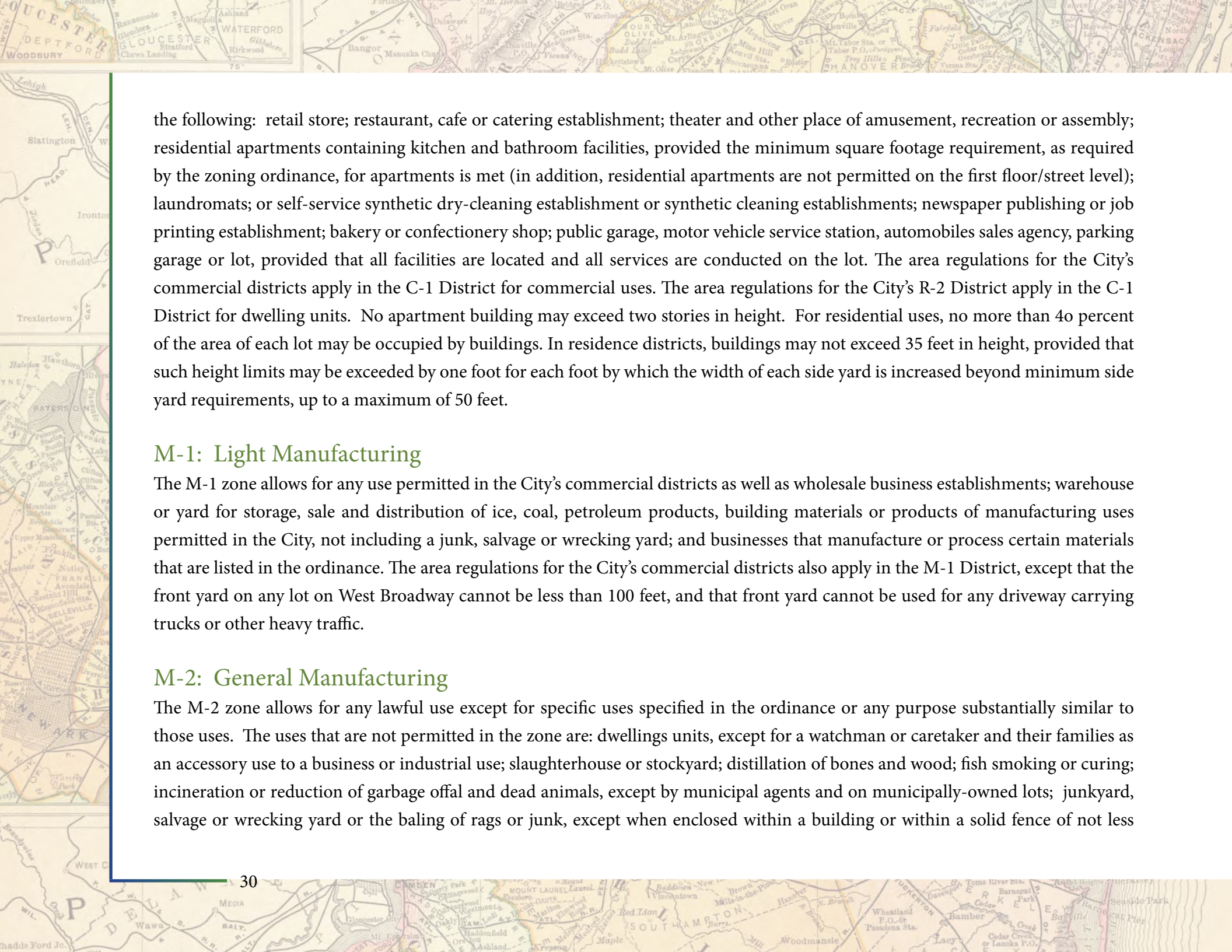
There are three classes of commercial districts in the City: RLC Residence - Limited Commercial, C-1 Retail Commercial and C-2 General Commercial Districts. For commercial properties, the commercial district regulations require that no more than 60 percent of the area of each lot be occupied by buildings. In the commercial districts as well as the M-1 District, no building may exceed 180 feet in height.

#### *RLC: Residence Limited Commercial*

The RLC District is one of three commercial districts in the City. This district is mostly a residential zone with limited commercial uses allowed. This zone allows all uses permitted by Part 3 in the R-2 Residence District; office or office building for administrative or executive offices, central or headquarters office building for a single concern or affiliated members; insurance or financial institution; governmental and public utility offices; professional office or office building; sales offices, private school; photograph or art studio; or dancing or music studio; personal service shops as listed in the ordinance; motor vehicle parking lot not to be used for the sale, servicing or dead storage of vehicles; club or lodge organized for fraternal or social purposes; or mortuary. The area regulations for the City's commercial districts apply in the RLC District for commercial uses. The area regulations for the City's R-2 District apply in the RLC District for dwelling units. No apartment building may exceed two stories in height. In residence districts, buildings may not exceed 35 feet in height, provided that such height limits may be exceeded by one foot for each foot by which the width of each side yard is increased beyond minimum side yard requirements, up to a maximum of 50 feet.

#### *C-1: Retail Commercial*

The C-1 District is one of three commercial districts in the City. The zone allows all uses permitted in the RLC district as well as



the following: retail store; restaurant, cafe or catering establishment; theater and other place of amusement, recreation or assembly; residential apartments containing kitchen and bathroom facilities, provided the minimum square footage requirement, as required by the zoning ordinance, for apartments is met (in addition, residential apartments are not permitted on the first floor/street level); laundromats; or self-service synthetic dry-cleaning establishment or synthetic cleaning establishments; newspaper publishing or job printing establishment; bakery or confectionery shop; public garage, motor vehicle service station, automobiles sales agency, parking garage or lot, provided that all facilities are located and all services are conducted on the lot. The area regulations for the City's commercial districts apply in the C-1 District for commercial uses. The area regulations for the City's R-2 District apply in the C-1 District for dwelling units. No apartment building may exceed two stories in height. For residential uses, no more than 40 percent of the area of each lot may be occupied by buildings. In residence districts, buildings may not exceed 35 feet in height, provided that such height limits may be exceeded by one foot for each foot by which the width of each side yard is increased beyond minimum side yard requirements, up to a maximum of 50 feet.

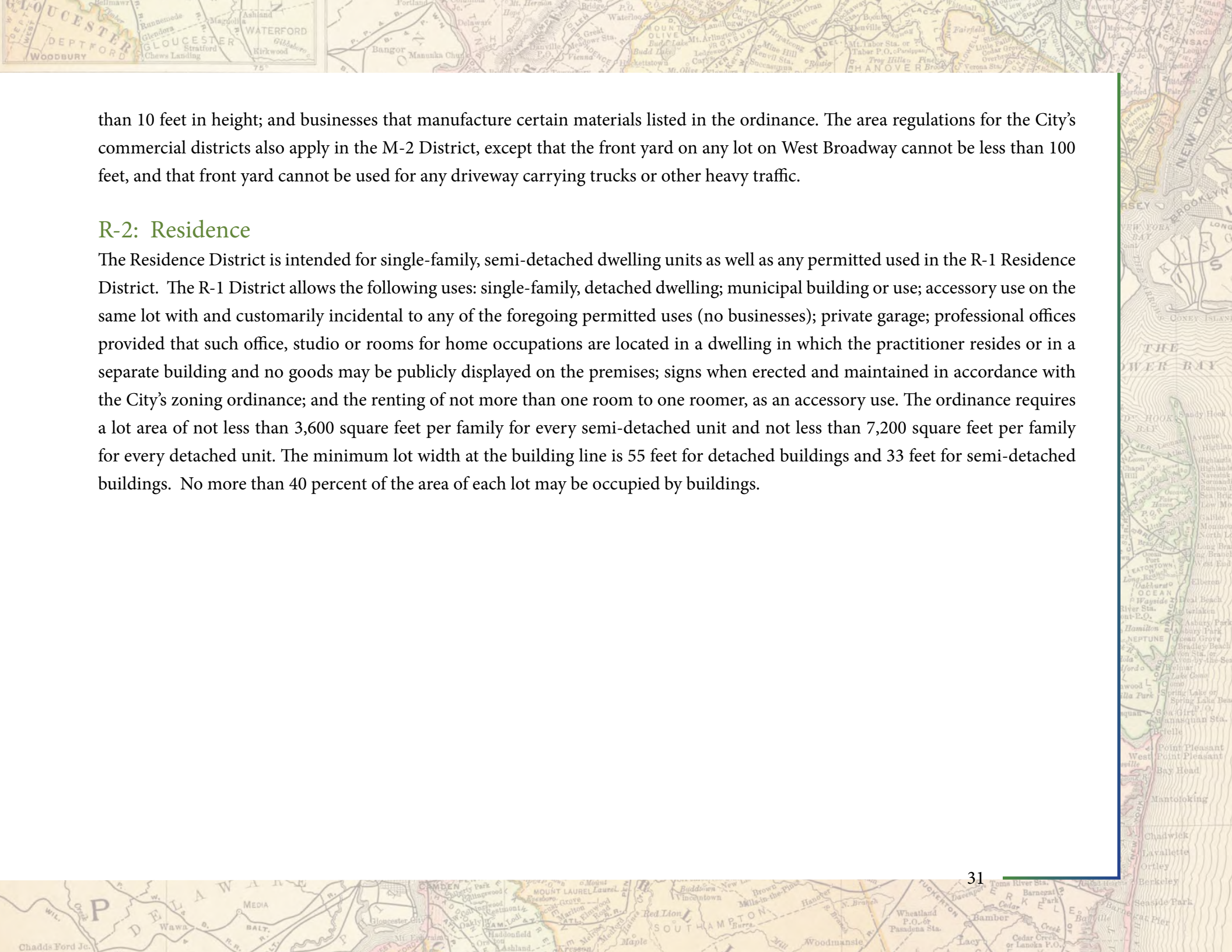
### M-1: Light Manufacturing

The M-1 zone allows for any use permitted in the City's commercial districts as well as wholesale business establishments; warehouse or yard for storage, sale and distribution of ice, coal, petroleum products, building materials or products of manufacturing uses permitted in the City, not including a junk, salvage or wrecking yard; and businesses that manufacture or process certain materials that are listed in the ordinance. The area regulations for the City's commercial districts also apply in the M-1 District, except that the front yard on any lot on West Broadway cannot be less than 100 feet, and that front yard cannot be used for any driveway carrying trucks or other heavy traffic.

### M-2: General Manufacturing

The M-2 zone allows for any lawful use except for specific uses specified in the ordinance or any purpose substantially similar to those uses. The uses that are not permitted in the zone are: dwellings units, except for a watchman or caretaker and their families as an accessory use to a business or industrial use; slaughterhouse or stockyard; distillation of bones and wood; fish smoking or curing; incineration or reduction of garbage offal and dead animals, except by municipal agents and on municipally-owned lots; junkyard, salvage or wrecking yard or the baling of rags or junk, except when enclosed within a building or within a solid fence of not less



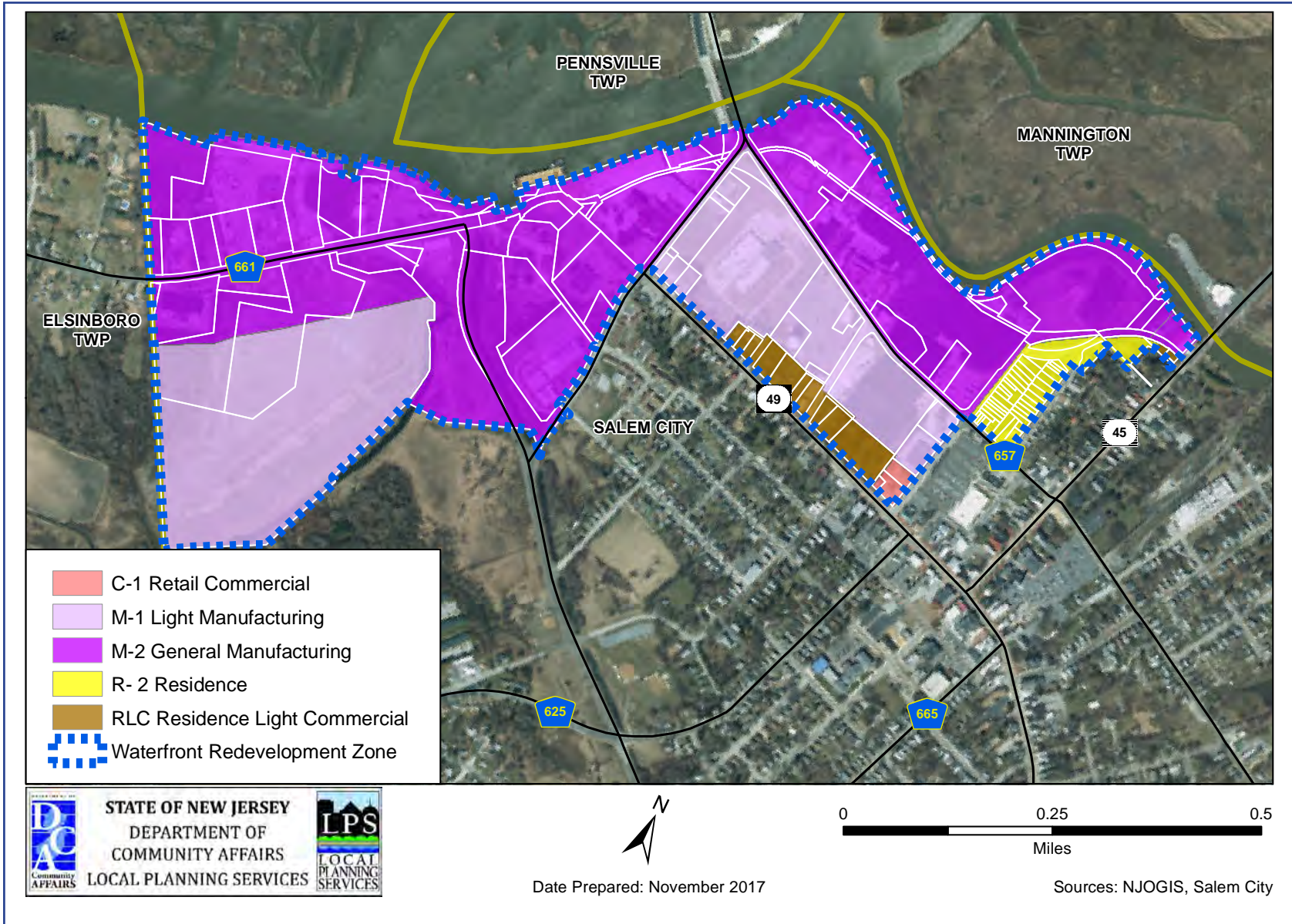


than 10 feet in height; and businesses that manufacture certain materials listed in the ordinance. The area regulations for the City's commercial districts also apply in the M-2 District, except that the front yard on any lot on West Broadway cannot be less than 100 feet, and that front yard cannot be used for any driveway carrying trucks or other heavy traffic.

## R-2: Residence

The Residence District is intended for single-family, semi-detached dwelling units as well as any permitted used in the R-1 Residence District. The R-1 District allows the following uses: single-family, detached dwelling; municipal building or use; accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses (no businesses); private garage; professional offices provided that such office, studio or rooms for home occupations are located in a dwelling in which the practitioner resides or in a separate building and no goods may be publicly displayed on the premises; signs when erected and maintained in accordance with the City's zoning ordinance; and the renting of not more than one room to one roomer, as an accessory use. The ordinance requires a lot area of not less than 3,600 square feet per family for every semi-detached unit and not less than 7,200 square feet per family for every detached unit. The minimum lot width at the building line is 55 feet for detached buildings and 33 feet for semi-detached buildings. No more than 40 percent of the area of each lot may be occupied by buildings.

Map 6 - City of Salem Existing Zoning



# Redevelopment Area Demographics

Demographic and economic data specifically for the Waterfront Redevelopment Area are neither readily available, (due to the size and characteristics of the area) nor particularly suitable for comparison (due to the regionally unique characteristics of the Redevelopment Area and the distinct differences between the Redevelopment Area and the rest of the City of Salem). Within the Redevelopment Area, there are fewer than 50 housing units, a significant number of which are vacant. Therefore much of the data are suppressed to protect confidentiality.

The industrial/manufacturing and multi-modal transportation nature of the area is such that its redevelopment will have regional impacts. Consequently, for the purposes of establishing metrics that can help inform the design of a successful redevelopment plan, this report looks at data for the City, Salem County and a three-county region consisting of Salem, Cumberland and Gloucester Counties. Data for the adjacent County of New Castle in the State of Delaware are excluded from this discussion due to overarching state policies that transcend the scope of what can be reasonably expected from a Salem City-based redevelopment plan.

Population in the City has been on a steady decline for the past 45 years with the most notable decreases being since 1990. From 1990 to 2000, the City lost approximately 14.9 percent of its residents followed by another 12.1 percent decrease from 2000 to 2010. Approximately 28 percent of the population decline in the City since 1990 was due to the County jail relocation to Mannington Township. Salem County has seen a very modest growth of approximately 1.2 percent over the same 20-year period while the tri-county region and the state have seen

population growth rates of 18.0 percent and 13.7 percent respectively for the same period.

According to the 2009-2014 American Community Survey 5-Year Estimates, the population of the Salem City has continued to decline, albeit at a much slower rate, since the 2010 Census. Down by approximately 1.9 percent since the last Decennial Census, the City's

**Table 2 - Population Trends 1990 to 2010**

Census Year	Salem City	Salem County	Tri-County Region	New Jersey
1990	6,883	65,294	433,429	7,730,188
2000	5,857	64,285	465,396	8,414,350
2010	5,146	66,083	511,269	8,791,894

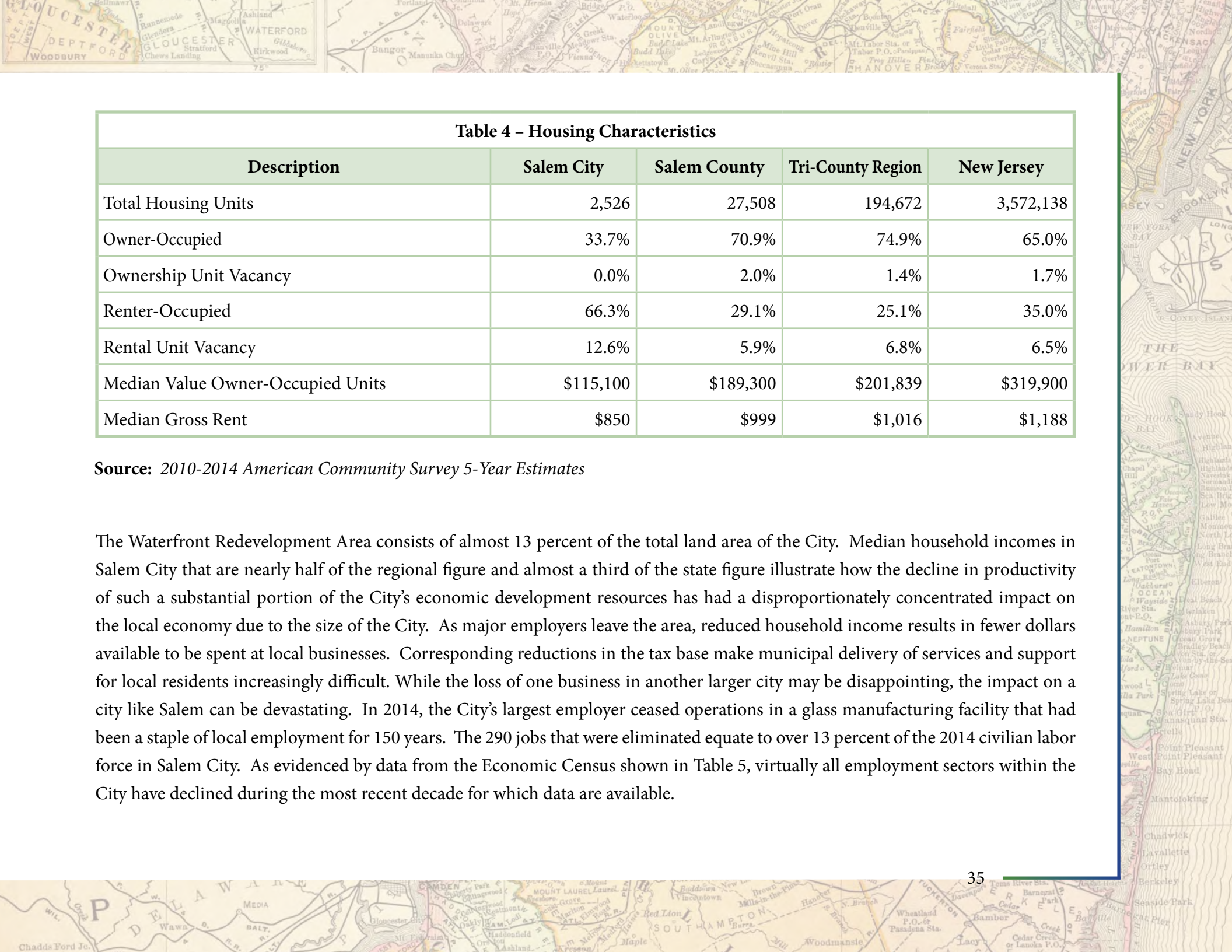
**Source:** U.S. Census Bureau Decennial Census

population of 5,045 compares to a small decrease of almost 0.9 percent in Salem County, a slight growth of 0.27 percent in the tri-county region and an increase of just over 0.9 percent statewide. When compared to county, regional and state averages, the Salem City population is slightly younger, more racially diverse and less affluent (see Table 3).

**Table 3 – Population Characteristics**

Characteristics	Salem City	Salem County	Tri-County Region	New Jersey
<b>Population and Race</b>				
Total Population	5,045	65,501	512,635	8,874,374
Median Age (years)	31.9	41.7	38.9	39.3
White alone	36.0%	80.5%	75.8%	68.7%
Black or African American	56.9%	14.3%	14.0%	13.5%
American Indian and Alaska Native	0.4%	0.2%	0.4%	0.2%
Asian	0.2%	0.9%	2.1%	8.8%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
Other Race	3.1%	2.1%	5.0%	6.3%
Two or more Races	3.5%	1.9%	2.7%	2.5%
Hispanic or Latino (of any race)	11.1%	7.5%	12.6%	18.6%
<b>Households</b>				
Total Households	1,927	24,665	179,499	3,188,498
Family Households	57.5%	68.6%	71.2%	69.3%
Non-Family Households	42.5%	31.4%	28.8%	30.7%
Average Household Size	2.62	2.66	2.86	2.78
Median Household Income	\$27,047	\$60,768	\$66,900	\$72,062
<b>Employment</b>				
Civilian Labor Force	2,212	33,057	261,402	4,688,186
Percent Unemployment	29.4%	12.4%	11.1%	9.7%

**Source:** 2010-2014 American Community Survey 5-Year Estimates

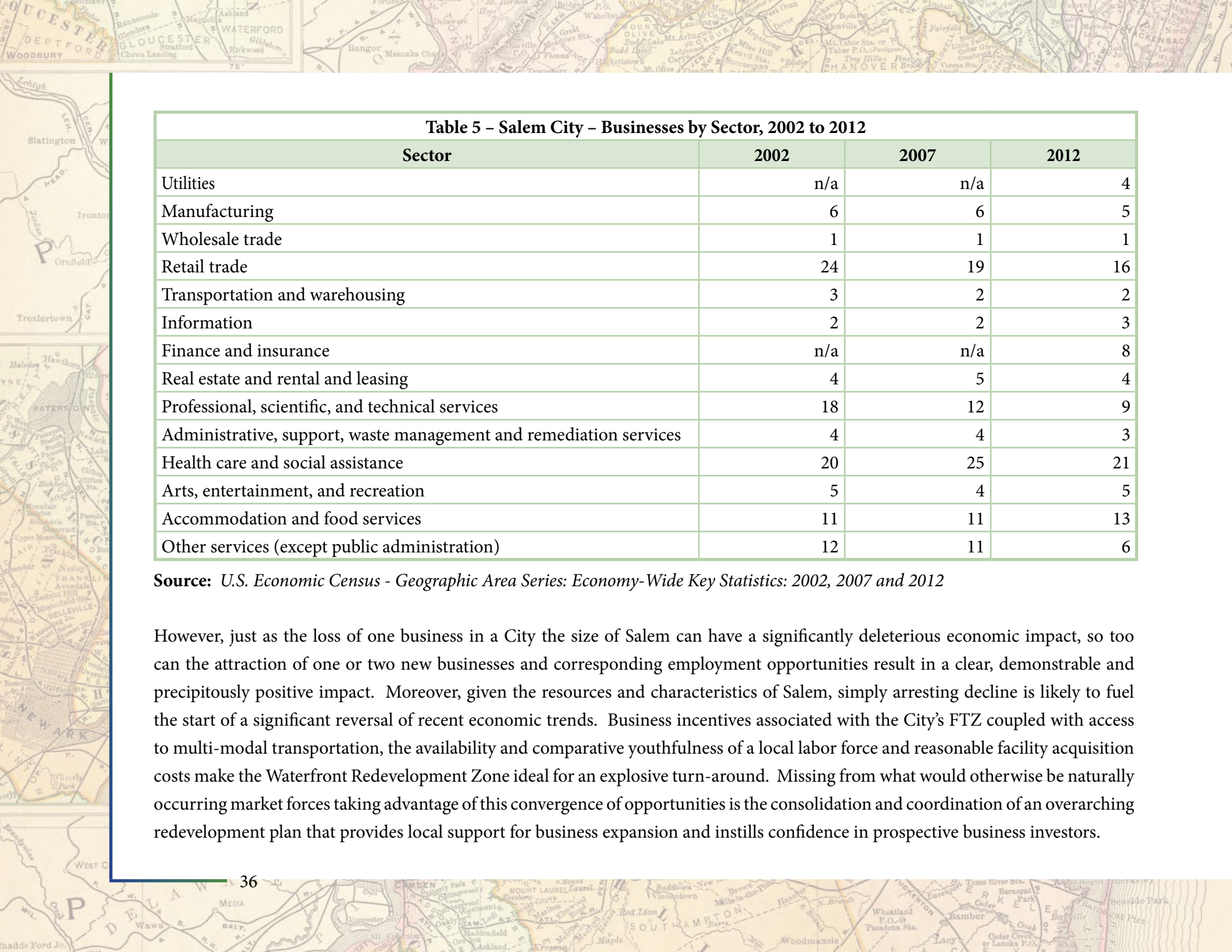


**Table 4 – Housing Characteristics**

Description	Salem City	Salem County	Tri-County Region	New Jersey
Total Housing Units	2,526	27,508	194,672	3,572,138
Owner-Occupied	33.7%	70.9%	74.9%	65.0%
Ownership Unit Vacancy	0.0%	2.0%	1.4%	1.7%
Renter-Occupied	66.3%	29.1%	25.1%	35.0%
Rental Unit Vacancy	12.6%	5.9%	6.8%	6.5%
Median Value Owner-Occupied Units	\$115,100	\$189,300	\$201,839	\$319,900
Median Gross Rent	\$850	\$999	\$1,016	\$1,188

**Source:** 2010-2014 American Community Survey 5-Year Estimates

The Waterfront Redevelopment Area consists of almost 13 percent of the total land area of the City. Median household incomes in Salem City that are nearly half of the regional figure and almost a third of the state figure illustrate how the decline in productivity of such a substantial portion of the City’s economic development resources has had a disproportionately concentrated impact on the local economy due to the size of the City. As major employers leave the area, reduced household income results in fewer dollars available to be spent at local businesses. Corresponding reductions in the tax base make municipal delivery of services and support for local residents increasingly difficult. While the loss of one business in another larger city may be disappointing, the impact on a city like Salem can be devastating. In 2014, the City’s largest employer ceased operations in a glass manufacturing facility that had been a staple of local employment for 150 years. The 290 jobs that were eliminated equate to over 13 percent of the 2014 civilian labor force in Salem City. As evidenced by data from the Economic Census shown in Table 5, virtually all employment sectors within the City have declined during the most recent decade for which data are available.



**Table 5 – Salem City – Businesses by Sector, 2002 to 2012**

Sector	2002	2007	2012
Utilities	n/a	n/a	4
Manufacturing	6	6	5
Wholesale trade	1	1	1
Retail trade	24	19	16
Transportation and warehousing	3	2	2
Information	2	2	3
Finance and insurance	n/a	n/a	8
Real estate and rental and leasing	4	5	4
Professional, scientific, and technical services	18	12	9
Administrative, support, waste management and remediation services	4	4	3
Health care and social assistance	20	25	21
Arts, entertainment, and recreation	5	4	5
Accommodation and food services	11	11	13
Other services (except public administration)	12	11	6

**Source:** U.S. Economic Census - Geographic Area Series: Economy-Wide Key Statistics: 2002, 2007 and 2012

However, just as the loss of one business in a City the size of Salem can have a significantly deleterious economic impact, so too can the attraction of one or two new businesses and corresponding employment opportunities result in a clear, demonstrable and precipitously positive impact. Moreover, given the resources and characteristics of Salem, simply arresting decline is likely to fuel the start of a significant reversal of recent economic trends. Business incentives associated with the City’s FTZ coupled with access to multi-modal transportation, the availability and comparative youthfulness of a local labor force and reasonable facility acquisition costs make the Waterfront Redevelopment Zone ideal for an explosive turn-around. Missing from what would otherwise be naturally occurring market forces taking advantage of this convergence of opportunities is the consolidation and coordination of an overarching redevelopment plan that provides local support for business expansion and instills confidence in prospective business investors.



# Redevelopment Area Economics and Market Analysis

Between 2007 and 2013, extensive studies<sup>1</sup> were completed to evaluate existing conditions, profiles and revitalization strategies oriented primarily towards the retail/commercial business sectors located within the Salem City downtown commercial district. The City's Waterfront Redevelopment Zone Plan focuses primarily on revitalizing the industrial/manufacturing/multi-modal transportation area of the City that is northwest of the downtown commercial area. Accordingly, the market analysis discussion in this Redevelopment Plan relies on the previously completed retail market analysis and focuses on market conditions that reflect the predominantly non-retail nature of the Redevelopment Area. Supporting information on local consumer demand and retail inventories can be found in reports prepared for the downtown commercial district.

The revitalization strategies that evolve from work done in the downtown area are distinct from those that are included in the Waterfront Redevelopment Zone Plan and care must be taken to ensure that the Waterfront Redevelopment Zone Plan does not conflict with those strategies. Accordingly, the Redevelopment Plan seeks to support downtown revitalization strategies by creating jobs that will enable an increase in local income being spent at local businesses as well as an increase in non-local traffic that will rely on local businesses for goods and services without creating competition for downtown businesses. One of the longer term goals included in the downtown strategic plan specifically seeks to use the waterfront area as an "attraction" that could become an "integral feature of the downtown." Likewise, the Waterfront Redevelopment Zone plan relies on proximity to the downtown commercial area as a resource that will enhance the attractiveness of the redevelopment area to future business prospects.

In support of this dynamic between the City's existing general commercial district and the pursuit of employment opportunities in the City's existing general manufacturing areas, this Redevelopment Plan focuses on those commercial and industrial uses that are not typically associated with the "downtown." The New Jersey Department of Labor and Workforce Development (LWD) compiles data on industries throughout the State and periodically releases Long-Term Industry Employment Projections by county and industry sector.

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<sup>1</sup>See *Community Insights™ reports and Market Profile prepared by JGSC Group, LLC*

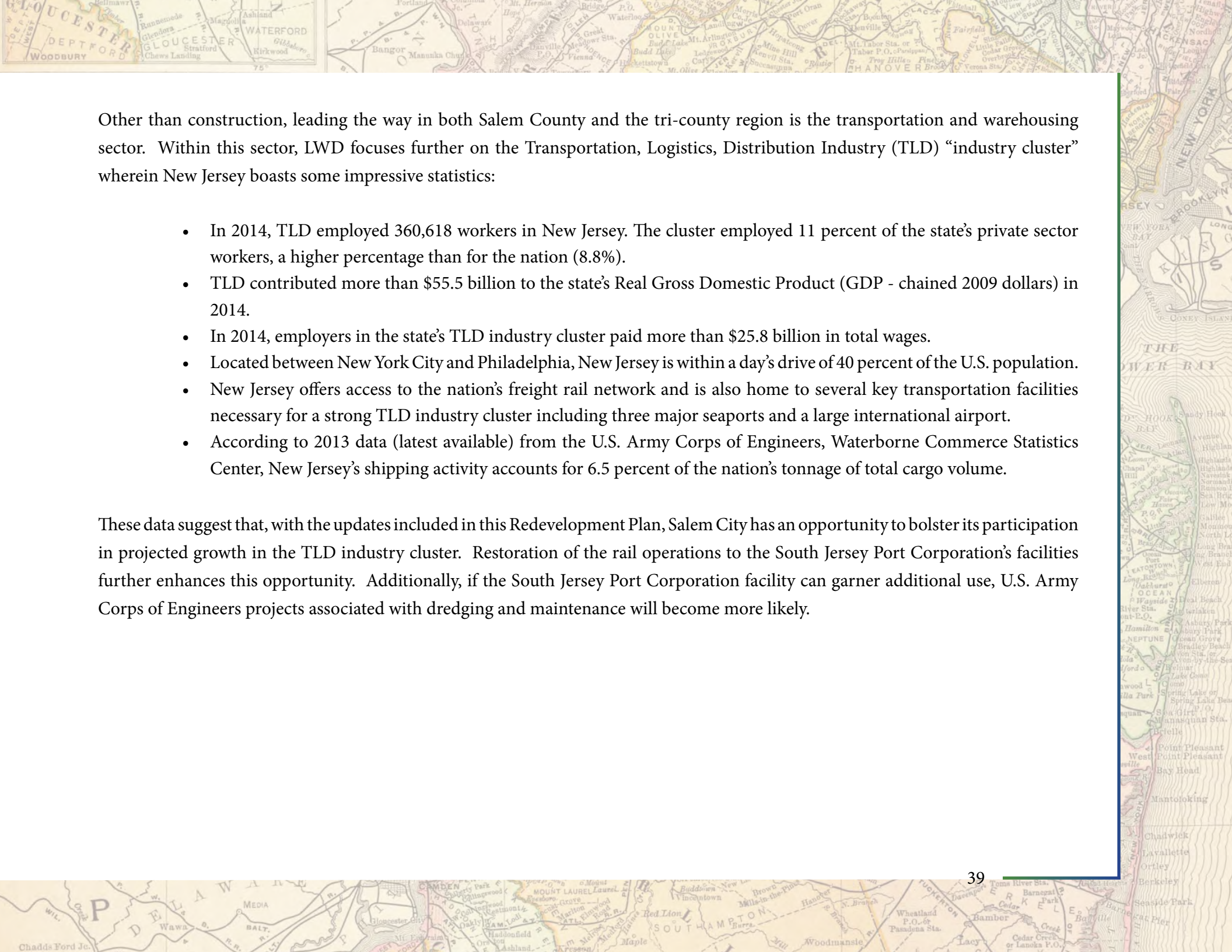
As can be seen from an excerpt from the most recent set of LWD projections (2012 to 2022) shown in Table 6, most industries in the Cumberland, Gloucester and Salem tri-county reflect varying degrees of growth or stability. LWD sees the manufacturing industry as declining. Within Salem County alone, LWD categorizes the construction, wholesale trade and transportation/warehousing sectors with the highest levels of projected growth.

**Table 6 - Long-Term Occupational Employment Projections 2012 to 2022**

Industry Sector	Projected Annual Growth Rate Salem County	Salem County Outlook	Projected Annual Growth Rate Tri-County Region	Tri-County Outlook
Total All Industries	0.5	Stable	0.5%	Growing
Goods Producing	0.4	Stable	0.5%	Growing
Construction	2.2	Growing	2.3%	Growing
Manufacturing	-0.4	Declining	-0.3%	Declining
Trade, Transportation, and Utilities	0.1	Stable	0.6%	Growing
Leisure and Hospitality	0.4	Stable	0.8%	Growing
Wholesale Trade	0.9	Growing	1.0%	Growing
Transportation and Warehousing	1.0	Growing	1.5%	Growing
Administrative/Support/Waste Management and Remediation	1.0	Growing	0.3%	Stable
Accommodation and Food Services	0.4	Stable	0.8%	Growing

**Source:** NJ Department of Labor and Workforce Development - Industry Employment Projections 2012 - 2022





Other than construction, leading the way in both Salem County and the tri-county region is the transportation and warehousing sector. Within this sector, LWD focuses further on the Transportation, Logistics, Distribution Industry (TLD) “industry cluster” wherein New Jersey boasts some impressive statistics:

- In 2014, TLD employed 360,618 workers in New Jersey. The cluster employed 11 percent of the state’s private sector workers, a higher percentage than for the nation (8.8%).
- TLD contributed more than \$55.5 billion to the state’s Real Gross Domestic Product (GDP - chained 2009 dollars) in 2014.
- In 2014, employers in the state’s TLD industry cluster paid more than \$25.8 billion in total wages.
- Located between New York City and Philadelphia, New Jersey is within a day’s drive of 40 percent of the U.S. population.
- New Jersey offers access to the nation’s freight rail network and is also home to several key transportation facilities necessary for a strong TLD industry cluster including three major seaports and a large international airport.
- According to 2013 data (latest available) from the U.S. Army Corps of Engineers, Waterborne Commerce Statistics Center, New Jersey’s shipping activity accounts for 6.5 percent of the nation’s tonnage of total cargo volume.

These data suggest that, with the updates included in this Redevelopment Plan, Salem City has an opportunity to bolster its participation in projected growth in the TLD industry cluster. Restoration of the rail operations to the South Jersey Port Corporation’s facilities further enhances this opportunity. Additionally, if the South Jersey Port Corporation facility can garner additional use, U.S. Army Corps of Engineers projects associated with dredging and maintenance will become more likely.

# Redevelopment Area Land Use Concept Plan & Zoning Ordinance

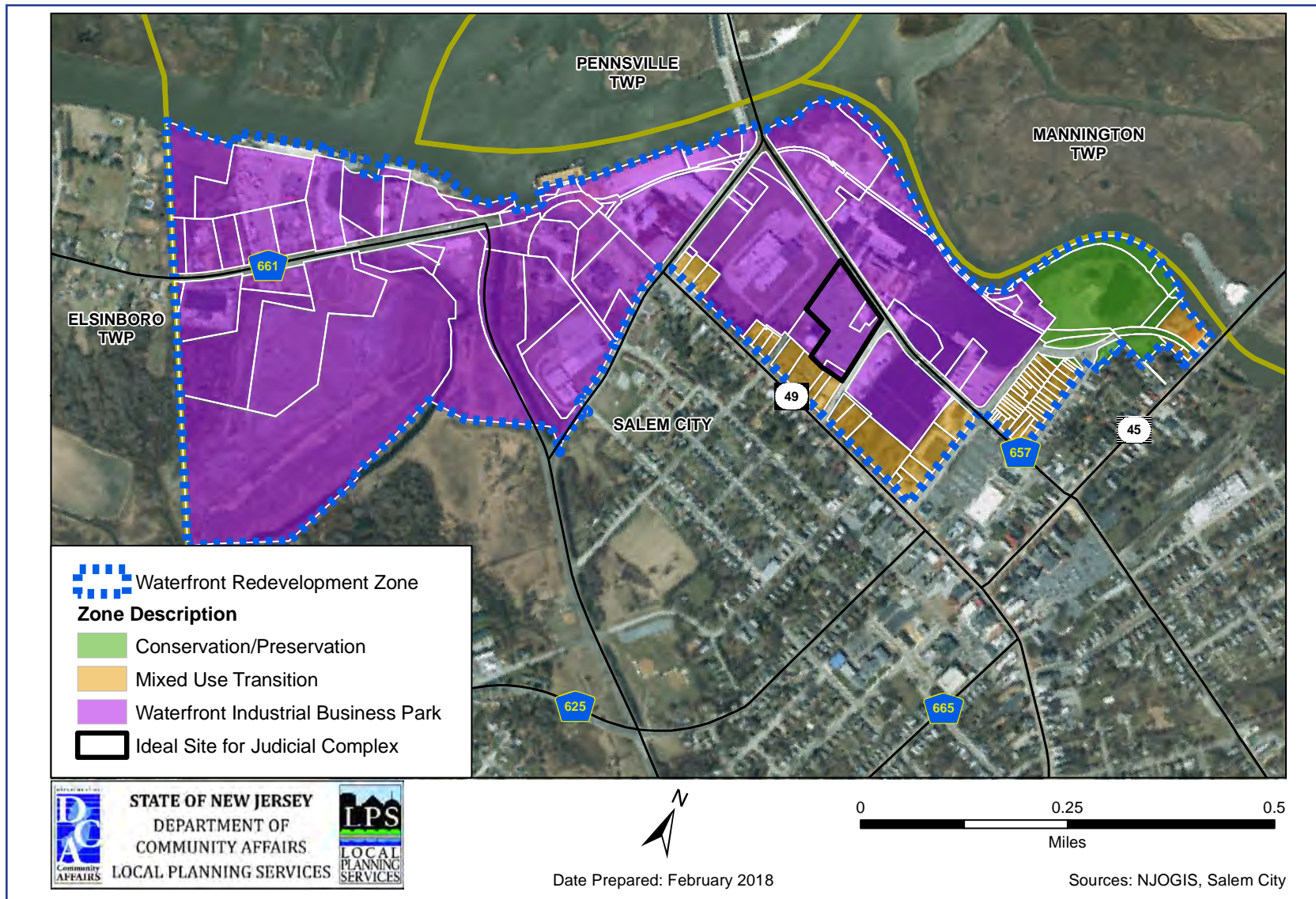
## Salem Waterfront Redevelopment Zone Vision

This Redevelopment Plan envisions a Redevelopment Zone with a range of land uses that coexist in harmony: a waterfront that is a thriving home for maritime, industrial and manufacturing businesses; a mixed-use transition zone that contains a complementary mix of residential, public uses, retail, commercial, and other personal service establishments; a new county court facility/ justice complex with adequate facilities to serve the needs of Salem County residents; and nearby open space where residents of the City and neighboring towns are provided with public access to the waterfront. To accomplish this vision, the Redevelopment Area is divided into three general zones described below, located on the map titled “City of Salem Proposed Zoning” (Map 7) and further refined by the zoning standards set forth in Appendix A.



# Salem Waterfront Redevelopment Zone Land Use Plan

## Map 7 - City of Salem Proposed Zoning



# Waterfront Industrial Business Park Zone Analysis

This zone currently consists of the M-2 General Manufacturing and the M-1 Light Manufacturing Zones, which encompass 90% of the Redevelopment Area. The zone currently consists primarily of a closed municipally-owned landfill; the City's active sewage treatment facility; several general and light manufacturing/industrial business properties, including a large portion of an underutilized glass manufacturing and distribution facility (Ardagh); port facilities; a public marina; former gasoline service stations; and several properties that have remained vacant.



This zone also contains an ideal location for a new County Civic/Justice Complex, which is specifically identified as Block 11; Lots 28, 47 and 48, located along Fourth and Griffith Streets. The site consists primarily of a parking area that was associated with the Ardagh glass manufacturing and distribution facility and two structures that include a small administration building formerly used by Ardagh Glass and a small building that was used by the Molders, Pottery, Plastics & Allied Workers Local 157 as a Union Hall. While this specific site is in an ideal location, the zoning in the Waterfront Industrial Park Zone allows the new County Civic/Justice Complex to be located in any part of the new zone.



Ideal location for new County Civic/Justice Complex:



### Redevelopment Goals

- To revitalize the waterfront area by permitting land uses that attract high-quality jobs, thereby creating an economically vibrant area for the benefit of local residents, visitors, employers and employees;
- To continue to encourage water-dependent facilities and uses in the Redevelopment Zone along the Salem River;
- To support the working waterfront by encouraging maritime and industrial businesses to locate on the waterfront, encouraging more port commerce and shipping, and ensuring that the waterfront infrastructure is maintained;
- To improve the appearance and safety of the waterfront area in order to attract shoppers, visitors and potential employers to the City of Salem;
- To remediate potentially contaminated sites as part of the redevelopment process and the DEP BDA process;
- To encourage infill development and spur reinvestment in vacant and underutilized parcels;
- To provide safe and enjoyable public access to the waterfront with the public marina;
- To continue to allow industrial, manufacturing, assembly and warehouse uses permitted by the current zoning ordinance.





## County Civic/Justice Complex Goals

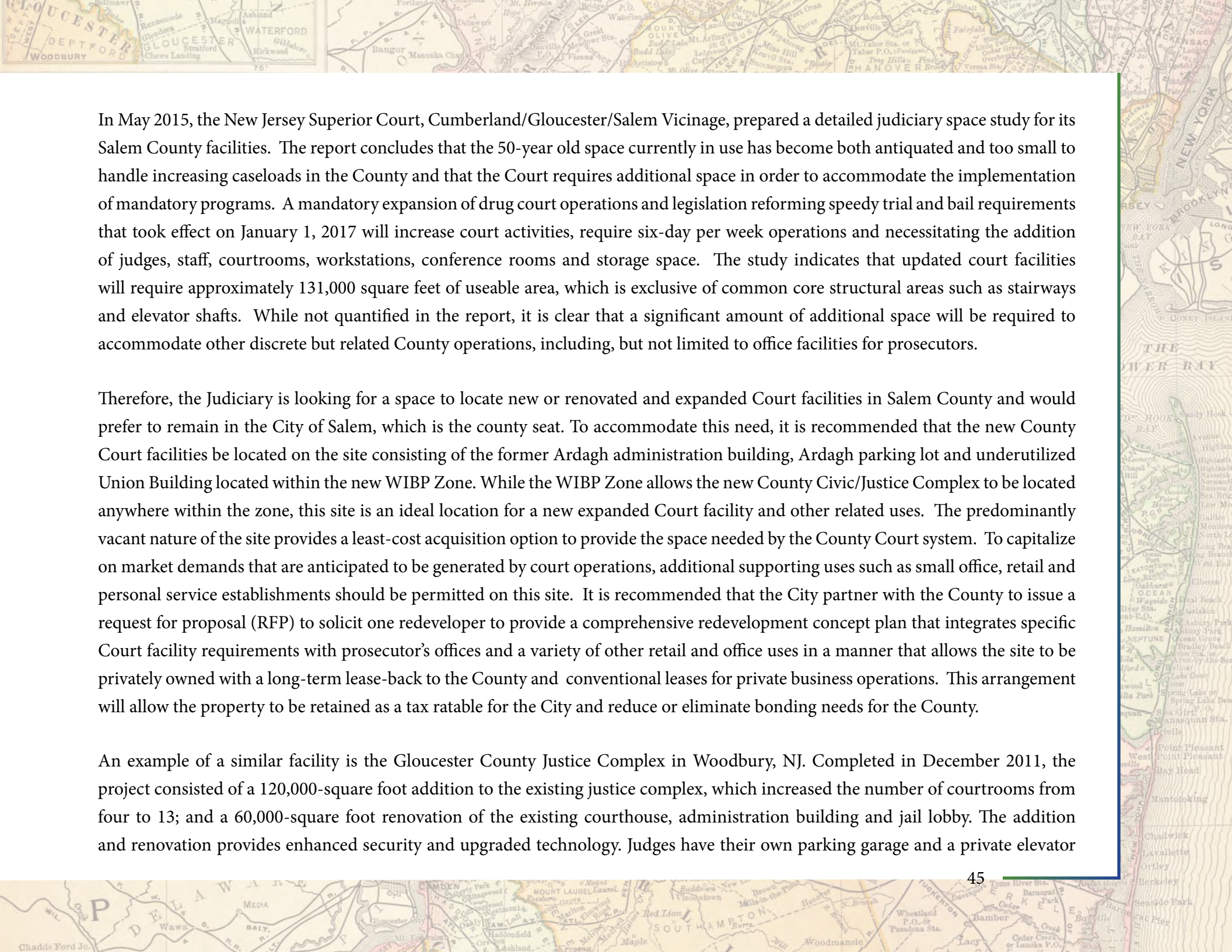
- To provide the residents of Salem County with a location for new adequate court facilities, situated within the City, that meet current safety, security and accessibility mandates; space and staffing needs; and impending court processing legislation;
- To provide additional retail/commercial needs associated with an expanded Court operation;
- To provide a catalyst that will trigger rejuvenation of the surrounding neighborhood, increasing development opportunities, population, income, employment, housing values and level of safety.

## Recommendations

Change the zoning to the Waterfront Industrial Business Park (WIBP). Most of the properties in this zone are located on Tilbury Road and Griffith Street and if remediated or are not environmentally impacted, could add economic development opportunities to the zone. This new zone embraces and promotes the manufacturing and commercial operations that have historically taken place in the M-1 and M-2 zones as permitted in the City's current Land Development Ordinance, while providing for more expanded uses consistent with the goals and objectives of the new zone as follows:

1. The addition of other types of uses related to industrial/manufacturing processing that are not specifically detailed in the current ordinance such as trucking terminals, transit sheds and hauling stations.
2. The addition of additional uses that need large plats of land to operate such as: educational and research institutions; wholesale business establishments; outlet stores; commercial greenhouses; and solar and wind energy facilities.
3. The addition of entertainment and related uses such as art studios/galleries and artist live/work studios; museums; taverns and breweries; nightclubs and lounges; health and fitness clubs; hotels and motels; theatres; and banquet halls.
4. The addition of water-dependent uses such as marinas and related commercial uses; commercial recreation facilities; and natural resource recreation, nature conservancy and nature centers.

The new WIBP zone also allows for County, Municipal and other government facilities, which would allow for a new County Civic/Justice Complex to be located within the new zone. The Salem County Superior Court currently occupies two facilities within the City of Salem: the Salem County Courthouse located at 92 Market Street and the Fenwick Building located directly across the street at 85 Market Street.

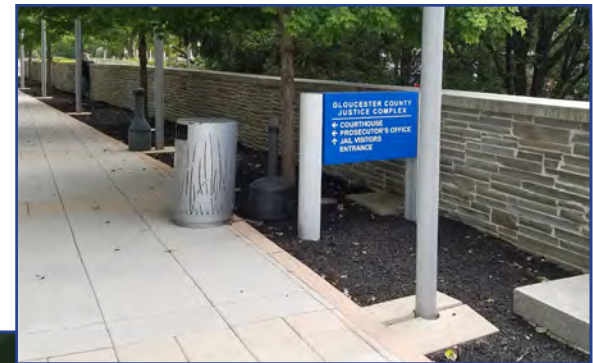


In May 2015, the New Jersey Superior Court, Cumberland/Gloucester/Salem Vicinage, prepared a detailed judiciary space study for its Salem County facilities. The report concludes that the 50-year old space currently in use has become both antiquated and too small to handle increasing caseloads in the County and that the Court requires additional space in order to accommodate the implementation of mandatory programs. A mandatory expansion of drug court operations and legislation reforming speedy trial and bail requirements that took effect on January 1, 2017 will increase court activities, require six-day per week operations and necessitating the addition of judges, staff, courtrooms, workstations, conference rooms and storage space. The study indicates that updated court facilities will require approximately 131,000 square feet of useable area, which is exclusive of common core structural areas such as stairways and elevator shafts. While not quantified in the report, it is clear that a significant amount of additional space will be required to accommodate other discrete but related County operations, including, but not limited to office facilities for prosecutors.

Therefore, the Judiciary is looking for a space to locate new or renovated and expanded Court facilities in Salem County and would prefer to remain in the City of Salem, which is the county seat. To accommodate this need, it is recommended that the new County Court facilities be located on the site consisting of the former Ardagh administration building, Ardagh parking lot and underutilized Union Building located within the new WIBP Zone. While the WIBP Zone allows the new County Civic/Justice Complex to be located anywhere within the zone, this site is an ideal location for a new expanded Court facility and other related uses. The predominantly vacant nature of the site provides a least-cost acquisition option to provide the space needed by the County Court system. To capitalize on market demands that are anticipated to be generated by court operations, additional supporting uses such as small office, retail and personal service establishments should be permitted on this site. It is recommended that the City partner with the County to issue a request for proposal (RFP) to solicit one redeveloper to provide a comprehensive redevelopment concept plan that integrates specific Court facility requirements with prosecutor's offices and a variety of other retail and office uses in a manner that allows the site to be privately owned with a long-term lease-back to the County and conventional leases for private business operations. This arrangement will allow the property to be retained as a tax ratable for the City and reduce or eliminate bonding needs for the County.

An example of a similar facility is the Gloucester County Justice Complex in Woodbury, NJ. Completed in December 2011, the project consisted of a 120,000-square foot addition to the existing justice complex, which increased the number of courtrooms from four to 13; and a 60,000-square foot renovation of the existing courthouse, administration building and jail lobby. The addition and renovation provides enhanced security and upgraded technology. Judges have their own parking garage and a private elevator

that brings them directly to their own chambers and prisoners are brought into the courtrooms through more secure doors. The addition also includes secure underground parking, Family Division Court Services, finance offices, criminal division offices, and all support offices and facilities. While there are no private retail, offices or similar uses adjoined directly to the court buildings, there are private professional offices not affiliated with the courthouse or county located in the new Justice Complex parking deck on the side that faces North Broad Street.



Another example is the Linden Social Justice Complex Redevelopment Plan that LPS completed in 2015 with the assistance of the NJIT School of Architecture Graduate Program Design Studio. The Redevelopment Plan, which has been adopted by Linden's governing body, proposes a new 60,000 square foot Social Justice Complex on a currently vacant and underutilized property along St. George's Avenue on the Roselle Borough/City of Linden municipal boundary. The proposed Social Justice Complex includes the following uses:

- Linden Police Department
- Shared Roselle & Linden Municipal Courts
- Shared Roselle & Linden Offices of Emergency Management

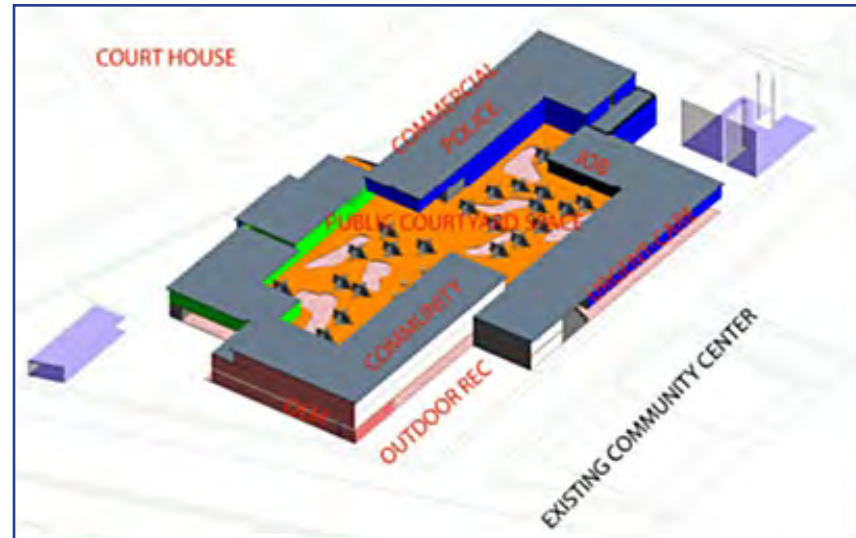


- Roselle & Linden Family Support Center & Job Opportunities Office
- Urgent Health Care
- Family Success & Employment Center
- Outdoor Public Space

In addition, the proposed zoning permits the following uses: retail, personal services, banks, pharmacies, restaurants and other similar uses. In the Linden Redevelopment Plan, the new Social Justice Complex was envisioned to be the catalyst that would trigger a change to the area, bringing an increase in development, population, income, employment, housing values and level of safety.

## Mixed-Use Transition Zone Analysis

This zone currently consists mainly of the RLC Residence Light Commercial Zone and small parts of the C-1 Retail Commercial and the M-1 Light Manufacturing Zones. The zone is located along West Broadway, the westerly portion of Fifth Street, the residential buildings between Fifth and Ward Streets, and the Royal Port Antiques properties. The zone currently contains an antique store, fire house, vacant newspaper printing business, vacant gas station,



**Source of Picture:** Linden Social Justice Center architectural design visioning completed by NJIT School of Architecture Graduate Program Design Studio 2014



vacant garage, library, cemetery and associated historic house, liquor store, vacant lots, Verizon building, residential uses and office buildings.

## Goals

- Create a transition area between established residential neighborhoods with retail services and the industrial/manufacturing areas of the Redevelopment Area;
- Provide flexible zoning by allowing a mix of uses, such as mixed-use structures, retail shops, professional offices and higher density residential that will complement and support the City of Salem and the existing retail and commercial uses along Broadway.



## Recommendations

Change the zoning to the Mixed-Use Transition Zone (MUT) in order to encourage appropriate infill development of the City's historic downtown. New opportunities for restaurants, retail and residential will add vitality and draw visitors to the area. This zone will serve as a transition area between the established residential neighborhoods and the retail and office uses, and the remainder of the Redevelopment Area to the west where most of the industrial/manufacturing uses are located. The new zone will continue to allow retail and commercial uses, in addition to new uses such as mixed-use structures, higher density housing such as apartments and townhouses, hotels and motels and banquet halls. A transition zone in this location will provide a needed balance while promoting the goals and objectives of the Waterfront Industrial Business Park Zone.

## Conservation/Preservation Zone Analysis

This zone currently consists mainly of the M-2 General Manufacturing Zone and a small portion of the R-2 Residence zone. It is located between the Salem River to the north and Hancock Street to the south. The zone contains the former coal gas site operated by South Jersey Gas; a former freight terminal that was previously owned by the City but is now under the ownership of South Jersey Gas;

and some vacant properties owned by Salem City. An agreement was reached between the City and South Jersey Gas that provided that South Jersey Gas would take ownership of all the parcels and clean up the contamination on the property. All buildings have been demolished and the property has been capped. Ongoing monitoring of contaminants is taking place at the site.



## Goals

- To improve the appearance and safety of the waterfront area in order to attract shoppers, visitors and potential employers to the City of Salem;
- To remediate potentially contaminated sites as part of the redevelopment process and the DEP BDA process;
- To provide safe and enjoyable public access to the waterfront;
- To promote environmental conservation of areas that cannot be developed.

## Recommendations

Change the zoning to the Conservation/Preservation Zone (CP). As part of the clean-up of the contaminants on this property, South Jersey Gas created a constructed (artificial) wetland. As a result, no development can take place on the property and it now serves as a habitat for native and migratory wildlife. See the section “**Salem Waterfront Redevelopment Zone Open Space Concept Plan**” for more specific recommendations for this property.

# Salem Waterfront Redevelopment Zone Ordinance

The Ordinance and Zoning Map that amends the zoning for the Salem Waterfront Redevelopment Zone is located in Appendix A – and includes Schedule A (Use Restrictions) and Schedule B (Bulk Requirements) and Schedule C (Zoning Map).

## Salem Waterfront Redevelopment Zone Open Space Concept Plan Analysis

The City adopted an Open Space and Recreation Plan in February 2009, which was updated in July 2009. Existing open space and potential open space, both public and private, for recreational use were identified and inventoried. Some potential open space locations in the Redevelopment Area are: the Salem City Landfill located on Tilbury Road, which the largest undeveloped parcel; the South Jersey Gas parcel, which is next largest parcel; and smaller vacant lots scattered throughout the zone, such as the former Heinz site and lots on Fifth Street and Market Street.





## Goals

- To improve the appearance and safety of the waterfront area in order to attract shoppers, visitors and potential employers to the City of Salem;
- To remediate potentially contaminated sites as part of the redevelopment process and the DEP BDA process;
- To provide safe and enjoyable public access to the waterfront;
- To promote environmental conservation of areas that cannot be developed;

## Recommendations

Public access and recreational activities on the Salem waterfront are limited due to safety and liability concerns and the operations of industrial and maritime businesses in the vicinity. However, opportunities for limited public access can be provided at specific points where it does not infringe on the activity of the working waterfront. One of the recommendations discussed above is changing the current zoning for the National Freight Salem Terminal/South Jersey Gas property from M-2 and R-2 to Conservation/Preservation, thus creating a zone that could provide safe access to Salem's waterfront area and increase recreational opportunities now that the site has been remediated.

The City does not currently own the National Freight Salem Terminal/South Jersey Gas property. As discussed earlier, an agreement was reached between the City and South Jersey Gas that provided that South Jersey Gas would take ownership of all the parcels and clean up the contamination on the property. As part of the clean-up of the contaminants on this property, South Jersey Gas created a constructed (artificial) wetland. As a result, no development can take place on the property and it now serves as a habitat for native and migratory wildlife. All buildings have been demolished and the entire property has been capped with fill surcharge. Monitoring of contaminants is taking place at the site and a Response Action Outcome (RAO) from DEP will be issued momentarily. During the cleanup process, there were plans to convert the property into a wetlands interpretation center. Infrastructure and parking were put into place for this, but the plans for the center did not materialize. The property now sits vacant and is fenced in.

The City and County should work together to obtain Green Acres funding for acquisition and passive recreation improvements to the property. The City should apply for available grants for funding to build and staff a visitor center on-site once re-acquired by the City

or the County. If funding can be secured, the visitor center could become a destination for nature and wildlife enthusiasts, as well as school groups, to learn about the important environmental contributions of the Mannington Meadows. The center could also host educational camps for area youth during school breaks and the summer. As stated above, visitor parking and roadways have already been completed on the site. The City could partner with Salem County to provide nature programming for residents, schools and visitors to the historic county seat. There are many resources for funding for passive recreation activities through DEP Green Acres, New Jersey Audubon Society, The Nature Conservancy, Trust for Public Land and the NJ Conservation Foundation. Bringing an experienced nature education provider to the site, such as The Natural Lands Trust, the Audubon Society or the Littoral Society could help the City provide recreational activities without having to handle the day-to-day operations and the perpetual maintenance that will be required. As an example, Morris County has a successful partnership with the United States Fish and Wildlife Service to provide resource management in the National Wildlife Refuge, while the County provides the educational component and manages visitors to the sensitive area.

Because of the continuing monitoring of the site, there is a possibility of liability that the City of Salem may want to investigate. As long as the primary purpose of the area is passive recreation, such as birding, walking, photography, which does not disturb the soil, there is little chance of harming visitors. At this time, more active recreation such as sports that would require excavation for facilities or disruption of the soil with cleats or equipment would not be advised. In addition, the edge of the property has unimproved access to water. Potential property stewards would need to investigate how to make the water visible to guests without exposing them to the perils of unrestricted water access.



Examples:



Source of Pictures above: *Friends of the Great Swamp, Morris County, New Jersey*




Source of Picture: *Barretto Point Park* <https://www.nycgovparks.org>

*Barretto Point Park is located along the waterfront in a desolate industrial area of the South Bronx and was the location of an abandoned sand and gravel pit that reopened in 2006 as an 11-acre park. This park offers views of the water without access, thus reducing risk of injury. The terraced amphitheater provides performing arts space in a natural environment.*



# Relationship of Redevelopment Plan Objectives to City of Salem Master Plan



The City of Salem adopted its Comprehensive Plan in 1974. Salem's most recent Master Plan Reexamination Report was completed in 2012. According to the Comprehensive Plan and the 2012 report, the redevelopment of this Redevelopment Area would further the planning goals of the City in several areas:

- Encourage types of development and uses which, while consistent with other policies and goals, will increase the financial capacity of the City to provide the required community services and facilities;
- Preserve and strengthen the four basic roles of Salem: a residential community, a County Seat, a regional commercial center, a source of industrial employment;
- Encourage the location of additional industries in appropriate areas, and the continued expansion of existing industries;
- Provide for adequate community facilities, including programs to meet social, cultural and recreational needs; and
- Provide for safe and convenient circulation within the City and to points beyond.

The 2012 Reexamination Report makes the following recommendations with regard to the Salem Waterfront Area:

- Waterfront development planning along all waterfront areas of the City; and
- The City should continue to develop programs for enhanced recreation and cultural activities.

The 2002 Main Street Revitalization Master Plan specifically focuses on bringing the waterfront back to Salem, using the industrial base to create economic activity while re-imagining the potential of the river. This Redevelopment Plan is fully consistent with, and serves to implement, the City of Salem's Master Plan.





# Relationship of the Redevelopment Plan to Municipal Development Regulations

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Redevelopment Plan supersedes the use, bulk, and design standard provisions of the City's Land Use Development Regulations. Other development regulations of the City of Salem shall remain applicable except as supplemented or amended by this Redevelopment Plan. Where this Redevelopment Plan contains no applicable standard, the provisions of the municipal development ordinances shall apply.



# Relationship of Redevelopment Plan to Plans of other Jurisdictions



## Relationship to Master Plans of Contiguous Municipalities

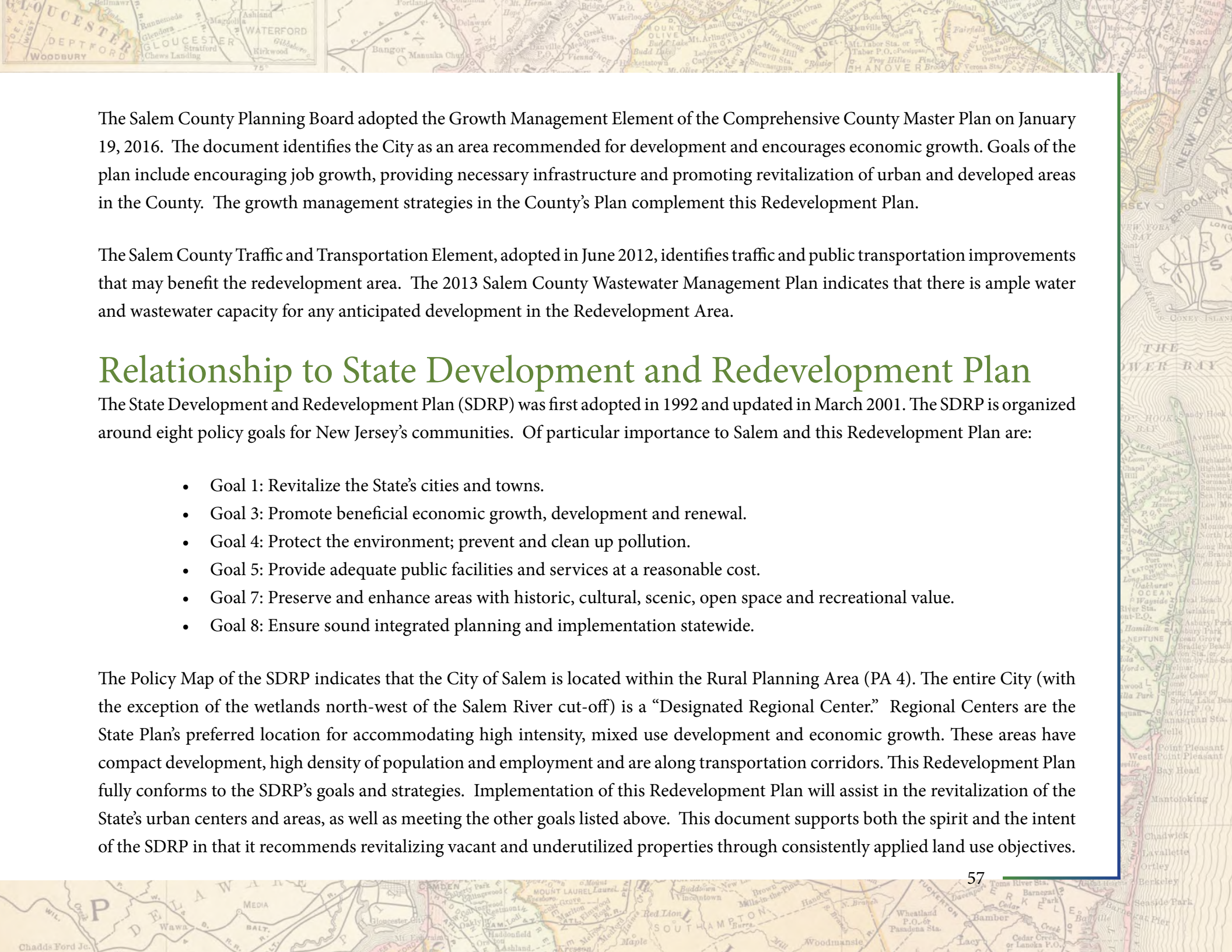
The New Jersey Local Redevelopment and Housing Law ([N.J.S.A. 40A:12A-7.a.\(5\)](#)) indicates that a redevelopment plan shall include “any significant relationship of the redevelopment plan to (a) the master plan of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan.”

Salem City is bordered by Elsinboro Township to the west and south, Lower Alloways Creek Township to the south, Quinton Township to the east and Mannington and Pennsville Townships to the north. Salem’s urban core and the Redevelopment Area are located along the northern boundary and disconnected from surrounding municipalities by the Salem River and its tributaries.

As a regional center in an otherwise rural setting, it can be expected that Salem’s current zoning and land use patterns are not always congruent with the adjacent municipalities. Much of the lands west and north of Salem City are wetlands and in the CAFRA area. Outside of the City, only a few areas along Route 49 (Quinton Township) and Route 45 (Mannington Township) are developed and within a sewer service area. However, the recommendations set forth in the Redevelopment Plan are compatible with the historic development patterns of the Redevelopment Area’s immediate surroundings and do not directly conflict with the master plans of the neighboring municipalities.

## Relationship to the Salem County Master Plan

The County of Salem’s Plan for Comprehensive Development was adopted in October of 1972. There appears to be no conflict with the county master plan. The county master plan emphasizes that it is more and more important to channel urban growth into areas that are suitable for urban development. This goal is met in this Redevelopment Plan by providing for the economic revitalization of one of the County’s commercial and industrial bases.



The Salem County Planning Board adopted the Growth Management Element of the Comprehensive County Master Plan on January 19, 2016. The document identifies the City as an area recommended for development and encourages economic growth. Goals of the plan include encouraging job growth, providing necessary infrastructure and promoting revitalization of urban and developed areas in the County. The growth management strategies in the County's Plan complement this Redevelopment Plan.

The Salem County Traffic and Transportation Element, adopted in June 2012, identifies traffic and public transportation improvements that may benefit the redevelopment area. The 2013 Salem County Wastewater Management Plan indicates that there is ample water and wastewater capacity for any anticipated development in the Redevelopment Area.

## Relationship to State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) was first adopted in 1992 and updated in March 2001. The SDRP is organized around eight policy goals for New Jersey's communities. Of particular importance to Salem and this Redevelopment Plan are:

- Goal 1: Revitalize the State's cities and towns.
- Goal 3: Promote beneficial economic growth, development and renewal.
- Goal 4: Protect the environment; prevent and clean up pollution.
- Goal 5: Provide adequate public facilities and services at a reasonable cost.
- Goal 7: Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- Goal 8: Ensure sound integrated planning and implementation statewide.

The Policy Map of the SDRP indicates that the City of Salem is located within the Rural Planning Area (PA 4). The entire City (with the exception of the wetlands north-west of the Salem River cut-off) is a "Designated Regional Center." Regional Centers are the State Plan's preferred location for accommodating high intensity, mixed use development and economic growth. These areas have compact development, high density of population and employment and are along transportation corridors. This Redevelopment Plan fully conforms to the SDRP's goals and strategies. Implementation of this Redevelopment Plan will assist in the revitalization of the State's urban centers and areas, as well as meeting the other goals listed above. This document supports both the spirit and the intent of the SDRP in that it recommends revitalizing vacant and underutilized properties through consistently applied land use objectives.

# Acquisition, Demolition and Relocation Plan

On April 18, 2016, the Salem City Council passed a resolution determining the Waterfront Redevelopment Zone to be a condemnation Redevelopment Area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and directed the Planning Board to prepare a Redevelopment Plan. All properties located within this Redevelopment Area may be acquired in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), Eminent Domain Act of 1971, P.L. 1971, c.361 (N.J.S.A. 20:3-1 et seq.) and this Redevelopment Plan. Any buildings located thereon may be demolished or adaptively reused. Any properties in this Redevelopment Area that are acquired by the City of Salem may be subsequently sold or transferred to a selected redeveloper in accordance with this Redevelopment Plan.

The City will seek to implement the Redevelopment Plan in cooperation with the existing property owners, interested stakeholders and/or any future owner who may acquire the property in fee simple. Any current site occupants will be provided with relocation assistance in accordance with applicable state law (New Jersey Relocation Assistance Law (P.L. 1967, c.79 (N.J.S.A. 52:31B-1 et seq.) and Relocation Assistance Act, P.L. 1971, c.362 (N.J.S.A. 20:4-1 et seq.)). As of the adoption of this Redevelopment Plan, no low or moderate-income housing are to be removed as a result of implementation of the Redevelopment Plan.





# Permitted Redevelopment Actions

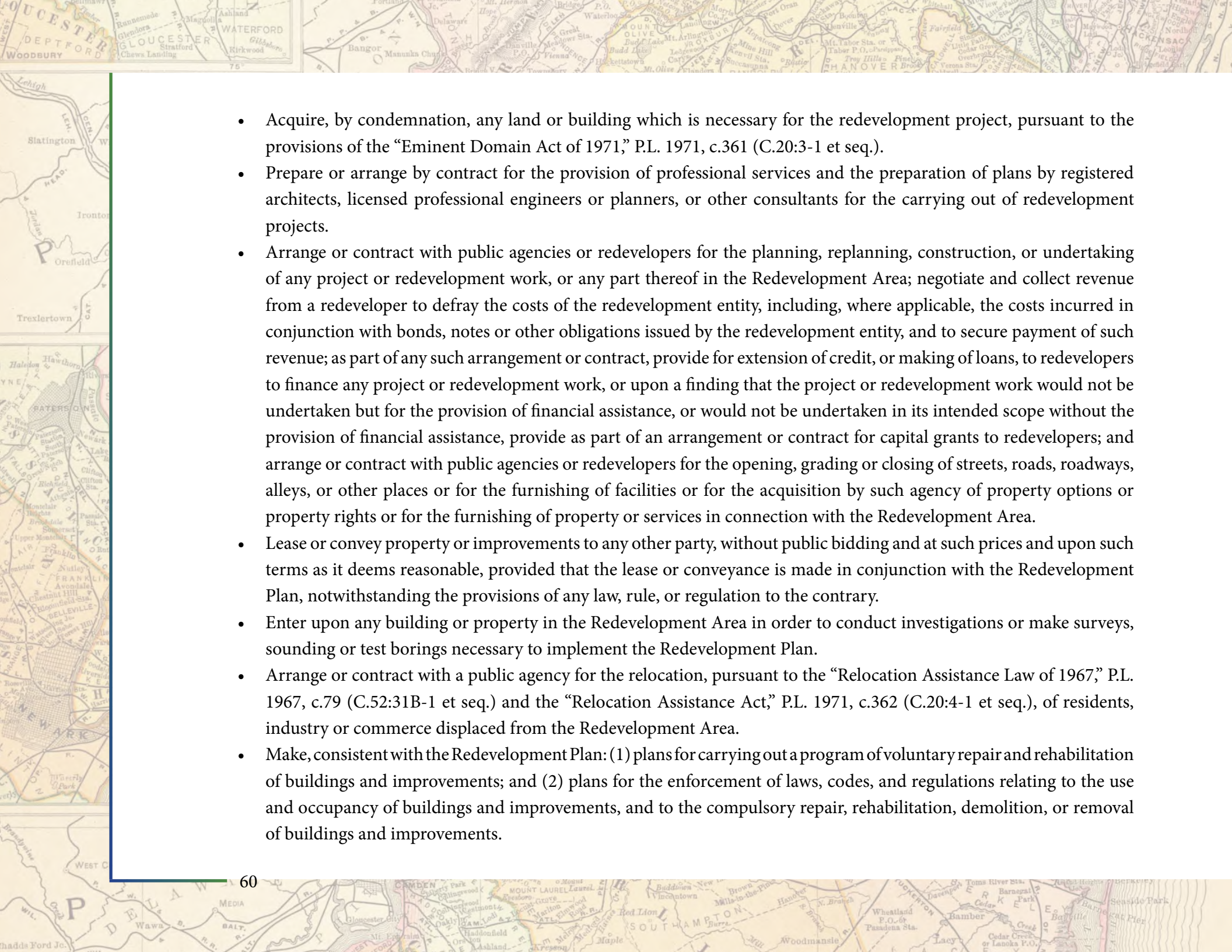
## Redevelopment Entity

The Salem City Council shall be the redevelopment entity pursuant to N.J.S.A. 40A-12A-4.c that is responsible for implementing this Redevelopment Plan and administering redevelopment projects within the designated Redevelopment Area as set forth in N.J.S.A. 40A-12A-8.

## Role of the City/Redevelopment Entity

Pursuant to N.J.S.A. 40A:12A-8, upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c.79 (C.40A:12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. The following actions may be taken by the City and/or the Salem City Council, acting as the redevelopment entity for this Redevelopment Plan, to implement this Redevelopment Plan and to address the conditions that contribute to the underutilization and need for rehabilitation and redevelopment:

- Undertake redevelopment/rehabilitation projects and, for this purpose, issue bonds in accordance with the provisions of Section 29 of P.L 1992, c.79 (N.J.S.A. 40A:12A-29).
- Provide infrastructure and rehabilitation improvements necessary to support new development, including, but not limited to roadways; facilities; bulkhead; water and sewer service or other utilities; drainage; streetscape and site improvements and environmental controls.
- Undertake site remediation in compliance with DEP and City requirements.
- Demolish existing structures, rehabilitate existing structures and construct new structures in furtherance of the Redevelopment Plan.
- Provide financial assistance and incentives in support of rehabilitation and redevelopment, including short- and long-term tax incentives.
- Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22).



- Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (C.20:3-1 et seq.).
- 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 for the carrying out of redevelopment projects.
- Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof in the Redevelopment Area; 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 redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or 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 or contract for capital grants to redevelopers; and 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 the furnishing of property or services in connection with the Redevelopment Area.
- 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 that the lease or conveyance is made in conjunction with the Redevelopment Plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.
- Enter upon any building or property in the Redevelopment Area in order to conduct investigations or make surveys, sounding or test borings necessary to implement the Redevelopment Plan.
- Arrange or contract with a public agency for the relocation, pursuant to the “Relocation Assistance Law of 1967,” P.L. 1967, c.79 (C.52:31B-1 et seq.) and the “Relocation Assistance Act,” P.L. 1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from the Redevelopment Area.
- Make, consistent with the Redevelopment Plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

- Publish and disseminate information concerning the Redevelopment Area, Redevelopment Plan or project within the Redevelopment Area.
- Take other actions necessary for implementation of the Redevelopment Plan subject to authorization of the approving body.

## Redeveloper Selection

The Salem City Council shall designate a redeveloper(s) to effectuate all or part of the Redevelopment Plan either through a resolution or an interim Memorandum of Agreement (MOA), conditioned upon execution of a redeveloper agreement within a specific time period. If a final redevelopment agreement is not executed with the timeframe specified in the interim MOA, the conditional redeveloper(s) designation shall expire. Once a redevelopment agreement has been executed, the redeveloper agreement shall be permanent for the life of the agreement. No development may be undertaken by an entity other than the designated redeveloper(s) for the areas so designated without approval of the Salem City Council. The redeveloper(s) shall be selected based on the entity's experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper's ability to implement the goals and objectives of the Redevelopment Plan.

## Negotiation of Redeveloper Agreement

Once a redeveloper(s) has been selected, the Salem City Council may enter into agreements, leases, deeds, financial agreements, and other instruments with the redeveloper(s) for the purpose of effectuating the Redevelopment Plan consistent with the requirements of N.J.S.A. 40A:12A-9. The Salem City Council shall be responsible in negotiating the terms and conditions of each redeveloper agreement by which specific entities are authorized to undertake redevelopment activities in accordance with this Redevelopment Plan. As part of such negotiations, the Council shall review the conceptual project plans submitted by the proposed redeveloper and shall be authorized to include within the redeveloper agreement descriptions of such projects in sufficient detail to govern that which the redeveloper is authorized to construct, including exceptions from design standards. The Redevelopment Agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any general development plan, conditional use, site plan, and/or subdivision approval.



## Effect of Redevelopment Agreement

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for redevelopment to the Salem City Planning Board in accordance with the terms of the Redevelopment Agreement and Redevelopment Plan, among other rights that may be granted by the Salem City Council. In addition, the execution of the Redevelopment Agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Salem City Council and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan. However, any amendment to the Redevelopment Plan must proceed through the same public notice and hearing process as applies to the initial adoption of the Redevelopment Plan.

## Conveyance of Land

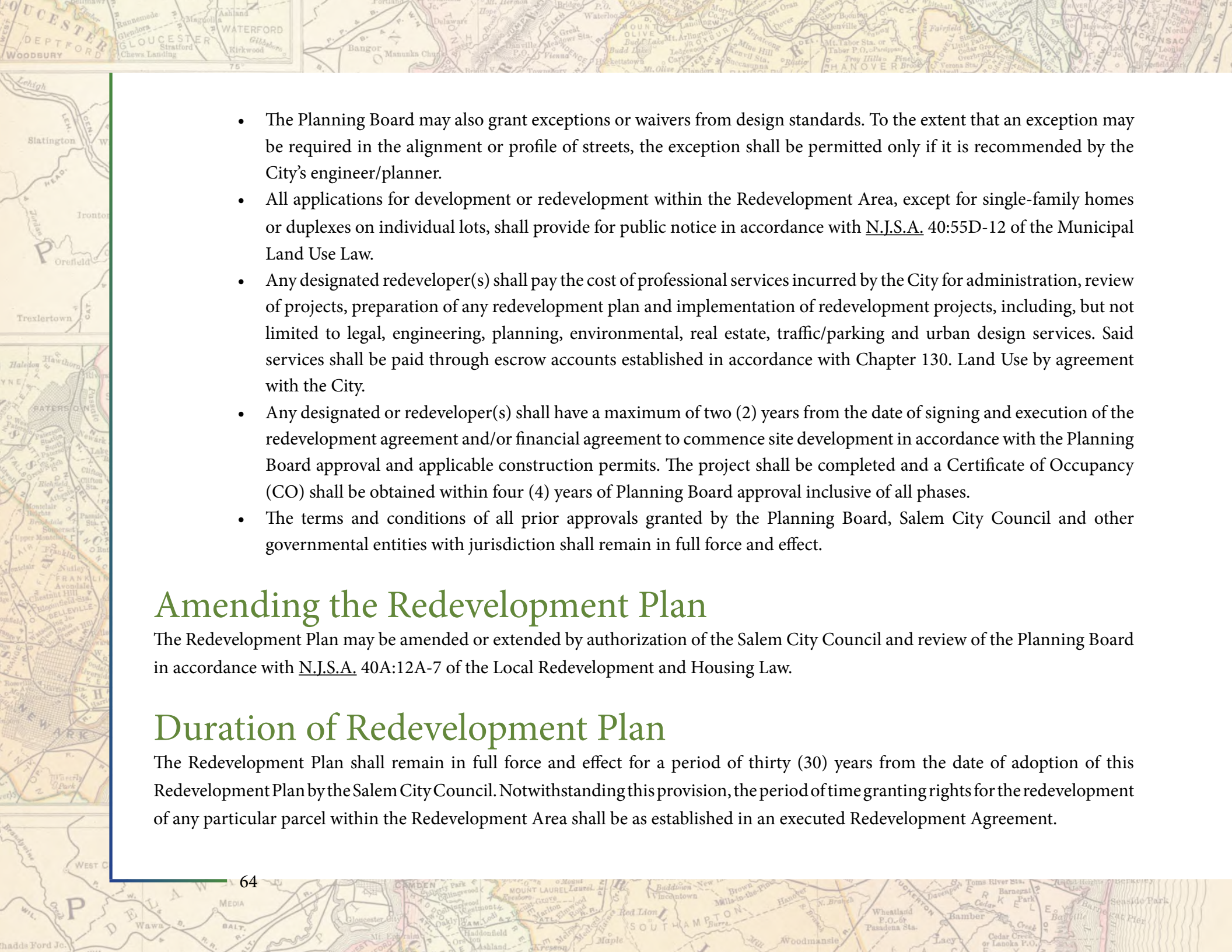
The Salem City Council may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area, which becomes available to disposal by the municipality as a result of public action under this Redevelopment Plan. The City reserves the right to formulate an agreement under any of the above-referenced arrangements and to enforce resale covenants.



# Administration of the Redevelopment Plan

## Approval Process

- All development within the Redevelopment Area shall be consistent with the provisions of the Redevelopment Plan, including, but not limited to permitted uses, bulk requirements and special development requirements set forth herein.
- Prior to submission for formal development review by the Planning Board, each redeveloper shall submit detailed plans to the Salem City Council for its review. The Salem City Council shall certify the consistency of the detailed plans with the Redevelopment Plan. The Salem City Council's approval of such submission shall be based on whether the plans conform to the Redevelopment Plan and the redeveloper agreement. If the Salem City Council determines that the plans are non-conforming, the Salem City Council shall advise the Redeveloper of the issues that give rise to such non-conformance. The redeveloper shall then revise the plans and resubmit them as many times as necessary to receive approval from the Salem City Council. After approval of the proposed plans by the Salem City Council, the redeveloper shall submit the plans to the Planning Board for its review and approval.
- Site Plan and subdivision review shall be conducted by the Planning Board in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) No permits shall be issued without prior review and approval of the Planning Board where the Board has jurisdiction as per the Municipal Land Use Law.
- A site plan, subdivision plan, architectural plan and other information typically required as part of the City's development application checklist shall be submitted by the Redeveloper(s) for Planning Board review and approval prior to commencement of new construction or rehabilitation of an existing structure in order to determine compliance with the adopted Redevelopment Plan and the redeveloper agreement.
- The Planning Board may grant relief from the bulk, parking and sign requirements of the adopted Redevelopment Plan contained herein where there is a hardship or the granting of such relief will promote the purposes of said plan consistent with the standards established in N.J.S.A. 40:55D-70(c). Any deviation from permitted use standards, height of a principal structure standards, expansion of a nonconforming use, or any other deviation that would necessitate the granting of a variance under N.J.S.A. 40:55D-70(d) shall be addressed as an amendment to the Redevelopment Plan.

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- The Planning Board may also grant exceptions or waivers from design standards. To the extent that an exception may be required in the alignment or profile of streets, the exception shall be permitted only if it is recommended by the City's engineer/planner.
  - All applications for development or redevelopment within the Redevelopment Area, except for single-family homes or duplexes on individual lots, shall provide for public notice in accordance with N.J.S.A. 40:55D-12 of the Municipal Land Use Law.
  - Any designated redeveloper(s) shall pay the cost of professional services incurred by the City for administration, review of projects, preparation of any redevelopment plan and implementation of redevelopment projects, including, but not limited to legal, engineering, planning, environmental, real estate, traffic/parking and urban design services. Said services shall be paid through escrow accounts established in accordance with Chapter 130. Land Use by agreement with the City.
  - Any designated or redeveloper(s) shall have a maximum of two (2) years from the date of signing and execution of the redevelopment agreement and/or financial agreement to commence site development in accordance with the Planning Board approval and applicable construction permits. The project shall be completed and a Certificate of Occupancy (CO) shall be obtained within four (4) years of Planning Board approval inclusive of all phases.
  - The terms and conditions of all prior approvals granted by the Planning Board, Salem City Council and other governmental entities with jurisdiction shall remain in full force and effect.

## Amending the Redevelopment Plan

The Redevelopment Plan may be amended or extended by authorization of the Salem City Council and review of the Planning Board in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

## Duration of Redevelopment Plan

The Redevelopment Plan shall remain in full force and effect for a period of thirty (30) years from the date of adoption of this Redevelopment Plan by the Salem City Council. Notwithstanding this provision, the period of time granting rights for the redevelopment of any particular parcel within the Redevelopment Area shall be as established in an executed Redevelopment Agreement.



## Definition of Terms

The use and understanding of terms shall be consistent with the definitions listed in N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law; Sections N.J.S.A. 40:55D-3 to 7 of the Municipal Land Use Law; and Chapter 130. Land Use, the development regulations of Salem City.

## Severability

The aforementioned provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.



# State Incentives and other Tax Incentives



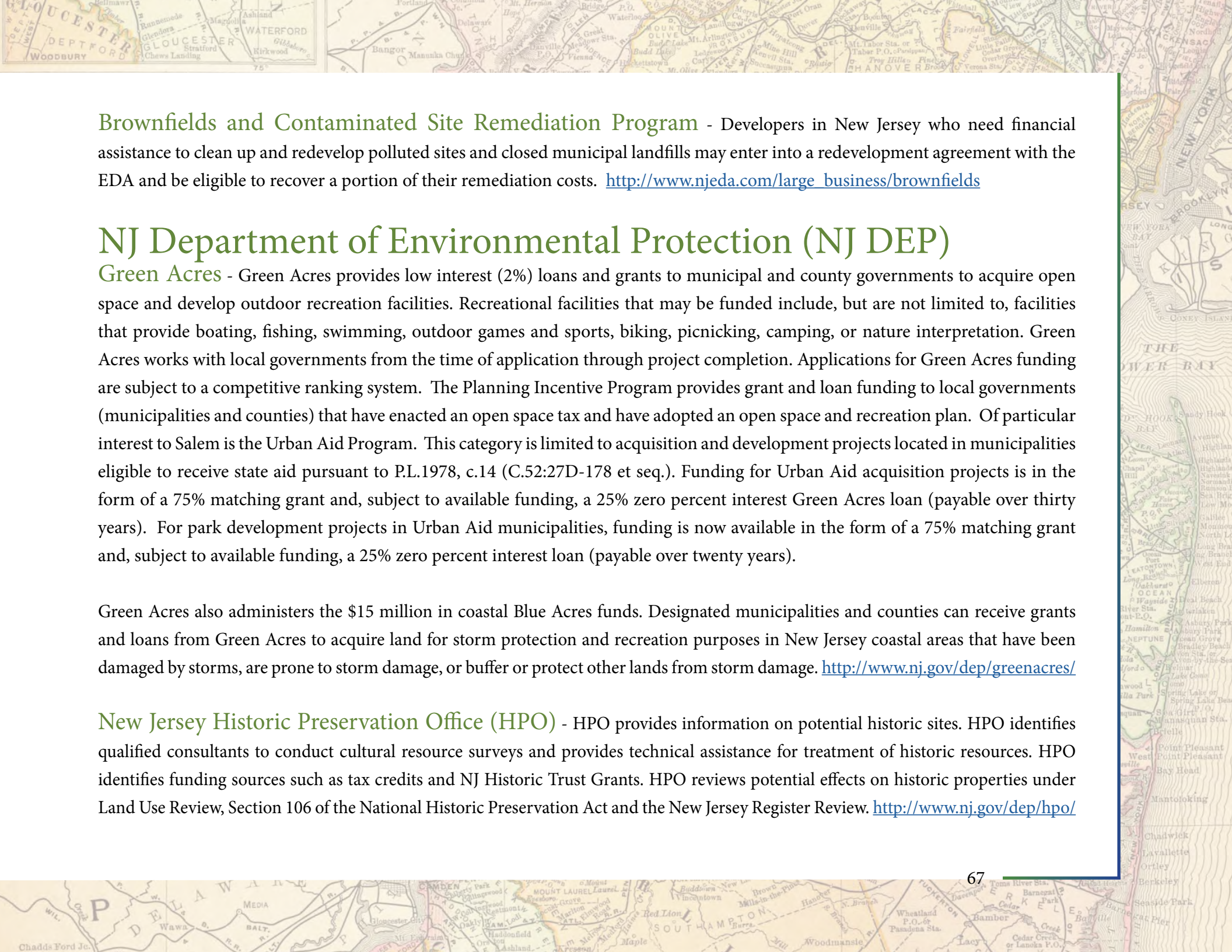
## NJ Economic Development Authority (EDA)

The New Jersey Economic Development Authority (EDA) supports business growth in New Jersey for businesses of all sizes, but small business has been a core focus. EDA provides low-interest financing through bonds, loan participations, loan guarantees and direct loans with a choice of variable or fixed interest rates. The EDA can provide longer repayment schedules than those offered by traditional lenders. Programs include:

**Grow NJ** – The Grow New Jersey Assistance Program is the State’s main job creation and retention incentive program. Businesses that are creating or retaining jobs in New Jersey may be eligible for tax credits ranging from \$500 to \$5,000 per job, per year; with bonus credits ranging from \$250 to \$3,000 per job, per year (award amounts vary based on applicable criteria) provided the business is located in a Qualified Incentive Area. [http://www.njeda.com/financing\\_incentives/Programs/grow\\_nj](http://www.njeda.com/financing_incentives/Programs/grow_nj)

**ERG** – The Economic Redevelopment Growth (ERG) Program is New Jersey’s key developer incentive program. The ERG program provides incentive grants of up to 75% of the annual incremental State tax and/or local tax revenue for development projects where a financing gap exists. The development project must be located in areas targeted for growth in the state, including State Planning Areas 1, 2 and designated State Development and Redevelopment Plan (SDRP) centers. A financing gap must exist. [http://www.njeda.com/large\\_business/economic\\_redevelopment\\_growth](http://www.njeda.com/large_business/economic_redevelopment_growth)

**Bond Financing Program** - Creditworthy manufacturing companies, 501(c)(3) not-for-profit organizations, and exempt facilities in New Jersey may be eligible for long-term financing under the Bond Financing Program. Through a federally authorized program, the EDA issues conduit tax-exempt private activity bonds, the proceeds of which are used to provide financing. Borrowers must meet the eligibility requirements outlined in the Internal Revenue Code (IRC) in order to qualify for tax-exempt bond financing. [http://www.njeda.com/financing\\_incentives/programs/bond\\_financing](http://www.njeda.com/financing_incentives/programs/bond_financing)

A background map of New Jersey and surrounding areas, including parts of Pennsylvania, Delaware, and New York. The map shows various towns, cities, and geographical features. The text is overlaid on this map.

**Brownfields and Contaminated Site Remediation Program** - Developers in New Jersey who need financial assistance to clean up and redevelop polluted sites and closed municipal landfills may enter into a redevelopment agreement with the EDA and be eligible to recover a portion of their remediation costs. [http://www.njeda.com/large\\_business/brownfields](http://www.njeda.com/large_business/brownfields)

## NJ Department of Environmental Protection (NJ DEP)

**Green Acres** - Green Acres provides low interest (2%) loans and grants to municipal and county governments to acquire open space and develop outdoor recreation facilities. Recreational facilities that may be funded include, but are not limited to, facilities that provide boating, fishing, swimming, outdoor games and sports, biking, picnicking, camping, or nature interpretation. Green Acres works with local governments from the time of application through project completion. Applications for Green Acres funding are subject to a competitive ranking system. The Planning Incentive Program provides grant and loan funding to local governments (municipalities and counties) that have enacted an open space tax and have adopted an open space and recreation plan. Of particular interest to Salem is the Urban Aid Program. This category is limited to acquisition and development projects located in municipalities eligible to receive state aid pursuant to P.L.1978, c.14 (C.52:27D-178 et seq.). Funding for Urban Aid acquisition projects is in the form of a 75% matching grant and, subject to available funding, a 25% zero percent interest Green Acres loan (payable over thirty years). For park development projects in Urban Aid municipalities, funding is now available in the form of a 75% matching grant and, subject to available funding, a 25% zero percent interest loan (payable over twenty years).

Green Acres also administers the \$15 million in coastal Blue Acres funds. Designated municipalities and counties can receive grants and loans from Green Acres to acquire land for storm protection and recreation purposes in New Jersey coastal areas that have been damaged by storms, are prone to storm damage, or buffer or protect other lands from storm damage. <http://www.nj.gov/dep/greenacres/>

**New Jersey Historic Preservation Office (HPO)** - HPO provides information on potential historic sites. HPO identifies qualified consultants to conduct cultural resource surveys and provides technical assistance for treatment of historic resources. HPO identifies funding sources such as tax credits and NJ Historic Trust Grants. HPO reviews potential effects on historic properties under Land Use Review, Section 106 of the National Historic Preservation Act and the New Jersey Register Review. <http://www.nj.gov/dep/hpo/>



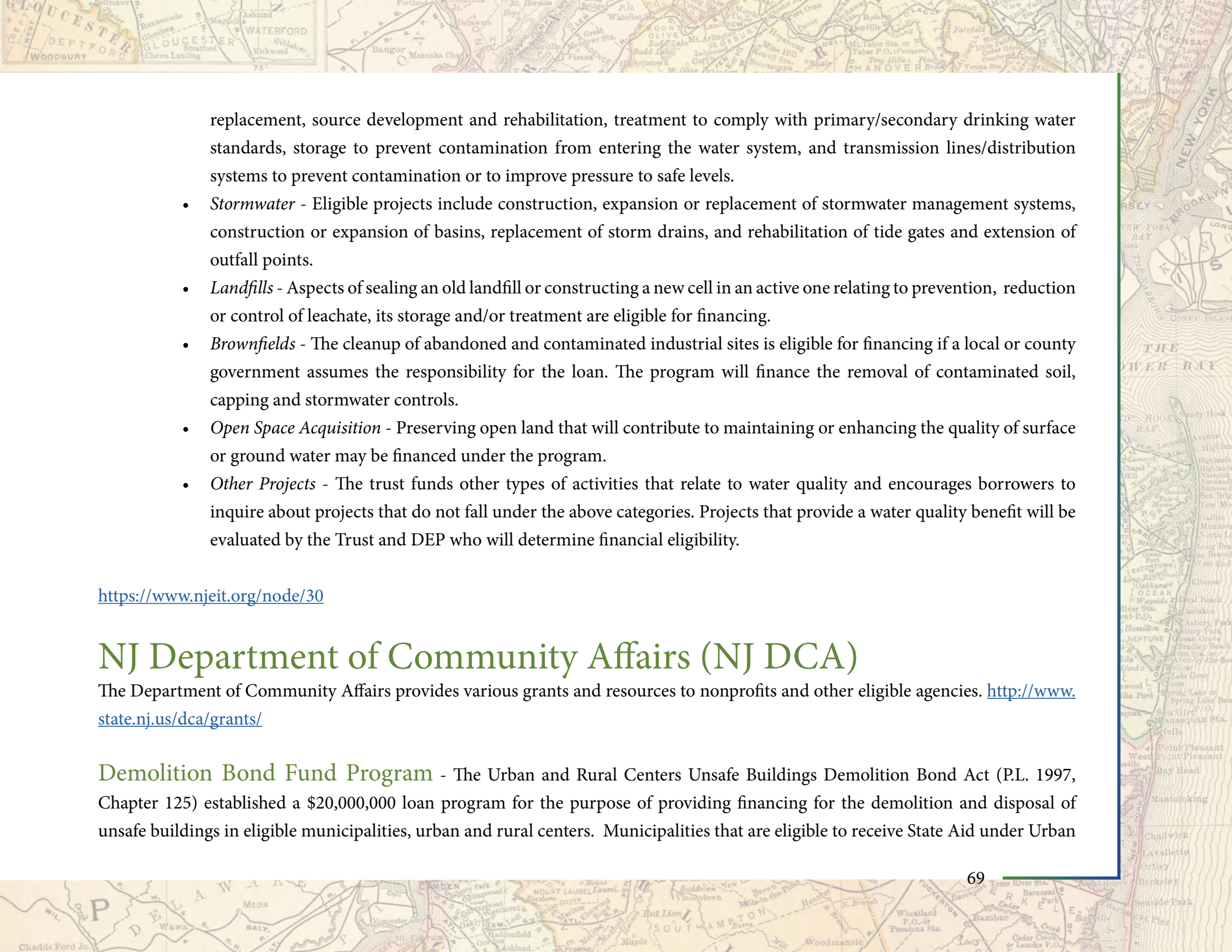
**Historic Preservation Certified Local Government Grants (CLG)** - The purposes of the CLG Program are: (1) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining standards consistent with the National Historic Preservation Act, and the Secretary of the Interior’s “Standards and Guidelines for Archeology and Historic Preservation;” (2) to enrich, develop, and help maintain local historic preservation programs in cooperation and coordination with the NJ State Historic Preservation Office (SHPO); and (3) to provide financial and technical assistance to further these purposes. <http://www.nj.gov/dep/hpo/3preserve/local.htm>

**Hazardous Discharge Site Remediation Fund Loans & Grants (HDSRF)** – To provide grants to public entities (municipalities, counties, and redevelopment entities) for 100% of the costs of the investigation and a portion of the costs (25% to 75% depending on the end use) of the cleanup of contaminated sites identified as areas specifically in need of redevelopment. To provide grants to public entities for 75% of the costs to clean up contaminated sites specifically located in a designated BDA. Other grants and loans are available for brownfield sites not located within a designated BDA by DEP. [http://www.nj.gov/dep/srp/finance/hdsrf/hdsrf\\_chart.htm](http://www.nj.gov/dep/srp/finance/hdsrf/hdsrf_chart.htm)

**New Jersey Clean Communities Grant** - To provide financial assistance for the implementation of litter abatement programs in eligible municipalities and counties within the State. The Clean Communities Grants are entitlement grants. Grant amounts are based on population, housing units, road mileage, etc. At present, only seven municipalities are NOT eligible to receive Clean Communities Funding. They are: Loch Arbour (Monmouth), Millstone Borough (Somerset), Pine Valley (Camden), Rockleigh (Bergen), Tavistock (Camden), Teterboro (Bergen) and Walpack (Sussex). [http://www.nj.gov/dep/grantandloanprograms/lga\\_ccpg.htm](http://www.nj.gov/dep/grantandloanprograms/lga_ccpg.htm)

**NJ Environmental Infrastructure Trust** - The New Jersey Environmental Infrastructure Trust provides low-cost financing for the construction of environmental infrastructure projects that enhance and protect ground and surface water resources, ensure the safety of drinking water supplies, and make possible responsible and sustainable economic development.

- *Wastewater* - Almost any project associated with sewage collection, treatment or disposal is eligible for financing, including correction of inflow/infiltration problems, sludge management and combined sewer overflow.
- *Drinking Water* - Eligibility applies to projects that address federal safe drinking water health standards. This includes



replacement, source development and rehabilitation, treatment to comply with primary/secondary drinking water standards, storage to prevent contamination from entering the water system, and transmission lines/distribution systems to prevent contamination or to improve pressure to safe levels.

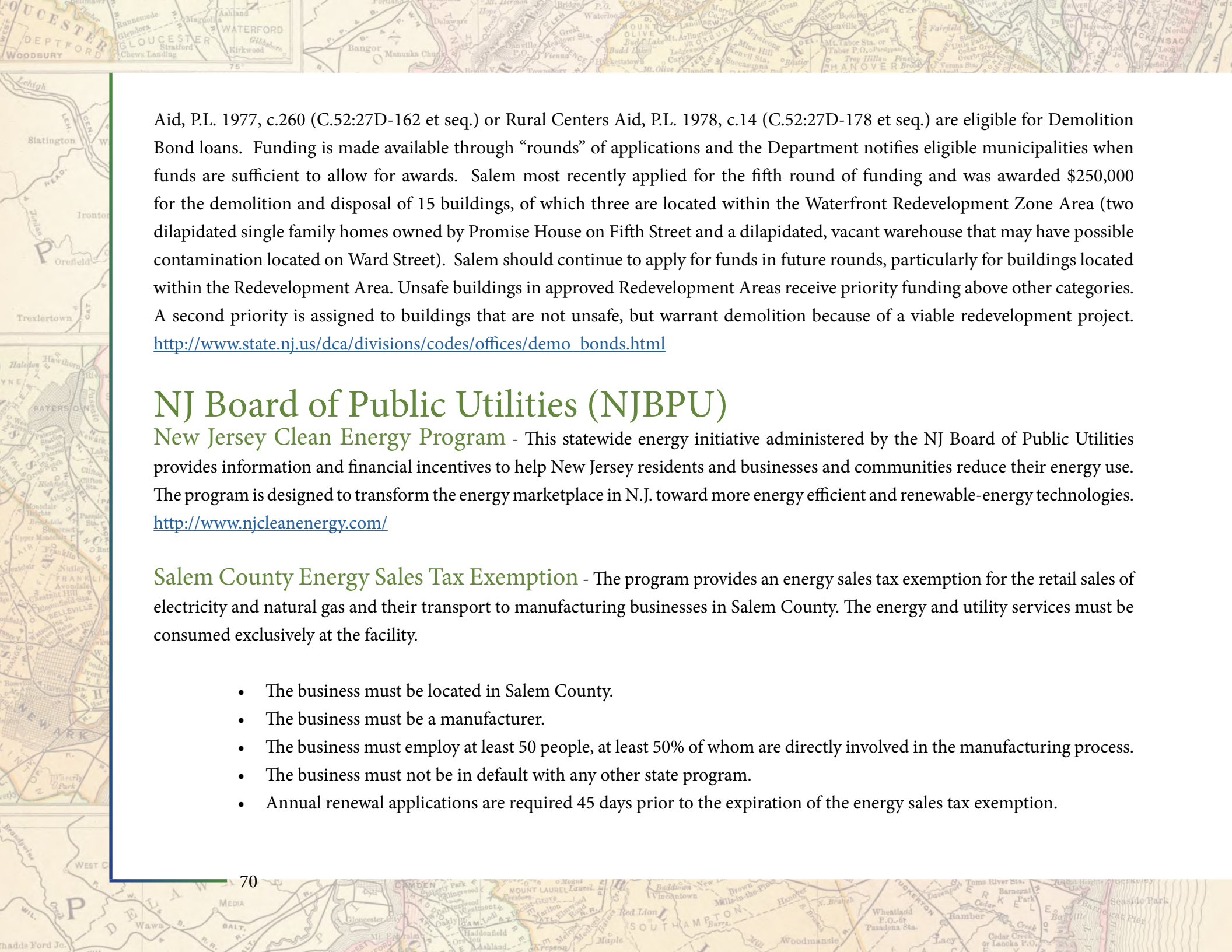
- *Stormwater* - Eligible projects include construction, expansion or replacement of stormwater management systems, construction or expansion of basins, replacement of storm drains, and rehabilitation of tide gates and extension of outfall points.
- *Landfills* - Aspects of sealing an old landfill or constructing a new cell in an active one relating to prevention, reduction or control of leachate, its storage and/or treatment are eligible for financing.
- *Brownfields* - The cleanup of abandoned and contaminated industrial sites is eligible for financing if a local or county government assumes the responsibility for the loan. The program will finance the removal of contaminated soil, capping and stormwater controls.
- *Open Space Acquisition* - Preserving open land that will contribute to maintaining or enhancing the quality of surface or ground water may be financed under the program.
- *Other Projects* - The trust funds other types of activities that relate to water quality and encourages borrowers to inquire about projects that do not fall under the above categories. Projects that provide a water quality benefit will be evaluated by the Trust and DEP who will determine financial eligibility.

<https://www.njeit.org/node/30>

## NJ Department of Community Affairs (NJ DCA)

The Department of Community Affairs provides various grants and resources to nonprofits and other eligible agencies. <http://www.state.nj.us/dca/grants/>

**Demolition Bond Fund Program** - The Urban and Rural Centers Unsafe Buildings Demolition Bond Act (P.L. 1997, Chapter 125) established a \$20,000,000 loan program for the purpose of providing financing for the demolition and disposal of unsafe buildings in eligible municipalities, urban and rural centers. Municipalities that are eligible to receive State Aid under Urban



Aid, P.L. 1977, c.260 (C.52:27D-162 et seq.) or Rural Centers Aid, P.L. 1978, c.14 (C.52:27D-178 et seq.) are eligible for Demolition Bond loans. Funding is made available through “rounds” of applications and the Department notifies eligible municipalities when funds are sufficient to allow for awards. Salem most recently applied for the fifth round of funding and was awarded \$250,000 for the demolition and disposal of 15 buildings, of which three are located within the Waterfront Redevelopment Zone Area (two dilapidated single family homes owned by Promise House on Fifth Street and a dilapidated, vacant warehouse that may have possible contamination located on Ward Street). Salem should continue to apply for funds in future rounds, particularly for buildings located within the Redevelopment Area. Unsafe buildings in approved Redevelopment Areas receive priority funding above other categories. A second priority is assigned to buildings that are not unsafe, but warrant demolition because of a viable redevelopment project. [http://www.state.nj.us/dca/divisions/codes/offices/demo\\_bonds.html](http://www.state.nj.us/dca/divisions/codes/offices/demo_bonds.html)

## NJ Board of Public Utilities (NJBPU)

**New Jersey Clean Energy Program** - This statewide energy initiative administered by the NJ Board of Public Utilities provides information and financial incentives to help New Jersey residents and businesses and communities reduce their energy use. The program is designed to transform the energy marketplace in N.J. toward more energy efficient and renewable-energy technologies. <http://www.njcleanenergy.com/>

**Salem County Energy Sales Tax Exemption** - The program provides an energy sales tax exemption for the retail sales of electricity and natural gas and their transport to manufacturing businesses in Salem County. The energy and utility services must be consumed exclusively at the facility.

- The business must be located in Salem County.
- The business must be a manufacturer.
- The business must employ at least 50 people, at least 50% of whom are directly involved in the manufacturing process.
- The business must not be in default with any other state program.
- Annual renewal applications are required 45 days prior to the expiration of the energy sales tax exemption.



The background of the slide is a detailed topographic map of New Jersey and its neighboring states, including Pennsylvania, Delaware, and New York. The map shows various towns, cities, and geographical features like mountains and water bodies. The title 'NJ Department of Transportation (NJDOT) Local Aid and Economic Development' is overlaid on the map in a green, serif font.

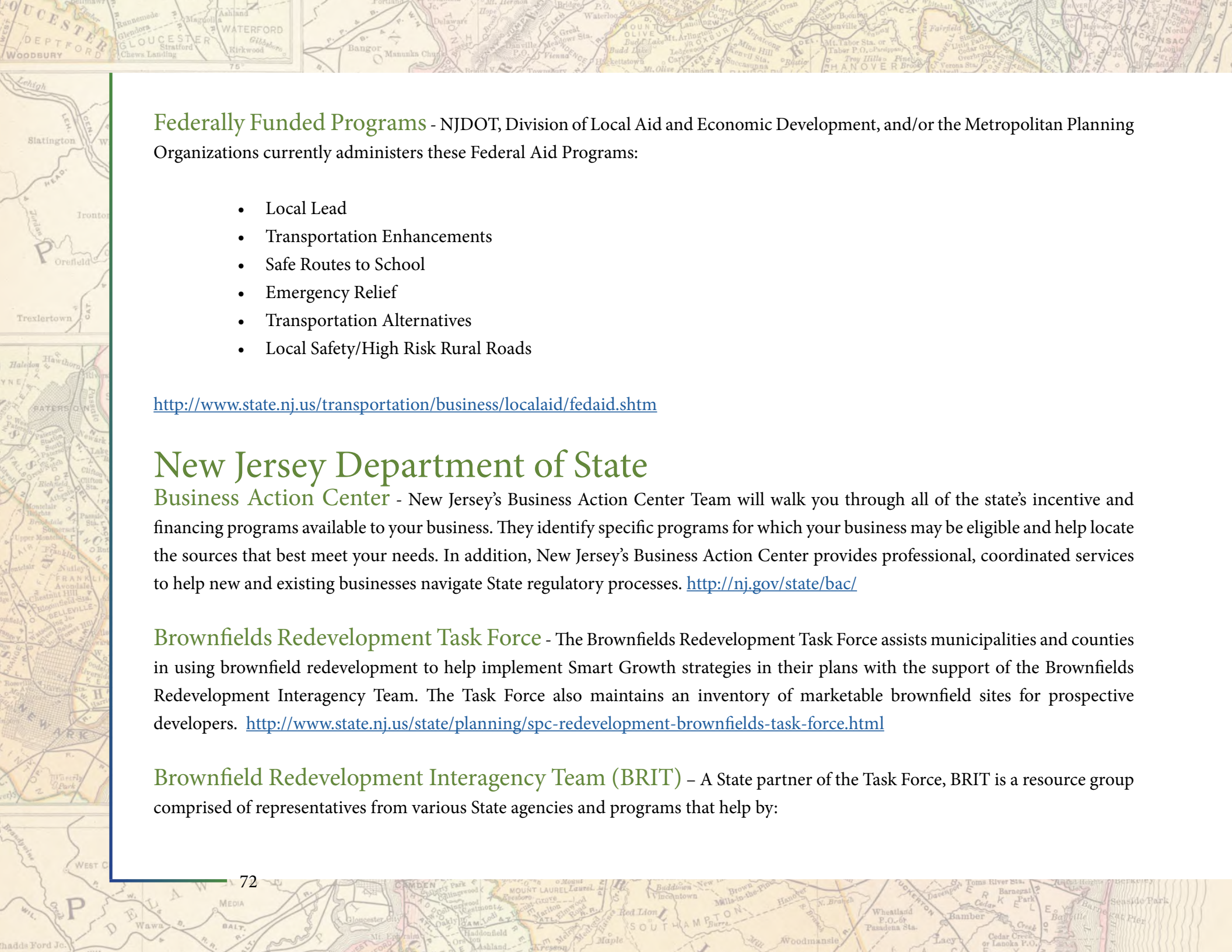
# NJ Department of Transportation (NJDOT)

## Local Aid and Economic Development

The State Aid Program is one method by which the New Jersey Department of Transportation (NJDOT) can work with county and municipal governments to improve the efficiency and effectiveness of the state's transportation system. The Transportation Trust Fund (TTF) has provided the opportunity for State assistance to local governments for road, bridge, and other transportation projects. <http://www.state.nj.us/transportation/business/localaid/stateaid.shtm>

Following are the State funded programs administered by the NJDOT Local Aid Division:

- Municipal Aid - Funds are allocated to the county based on a formula considering population and road mileage. Municipalities submit applications for funding within each county. Additional funding is allotted for Urban Aid municipalities.
- County Aid - Funds are allocated to the county based on a formula considering population and road mileage. Counties submit annual transportation plans to apply for funds.
- Local Aid Infrastructure Fund - Subject to funding for appropriation, the program is established to address emergencies or regional needs throughout the State. Any county or municipality may apply at any time.
- Bikeways - The program provides funds to counties and municipalities to promote bicycling as an alternative mode of transportation.
- Safe Streets to Transit - In 2006, the State of New Jersey announced a comprehensive Pedestrian Safety Initiative. One element of that initiative administered by the New Jersey Department of Transportation (NJDOT) is the Safe Streets to Transit (SSTT) program. This program provides funding to counties and municipalities in improving access to transit facilities and all nodes of public transportation.
- Transit Village - The Division of Local Aid and Economic Development's Transit Village Grant program will award grants for non-traditional transportation-related projects to New Jersey municipalities designated as Transit Villages. These are municipalities which have made a commitment to grow in the area surrounding a transit facility.



**Federally Funded Programs** - NJDOT, Division of Local Aid and Economic Development, and/or the Metropolitan Planning Organizations currently administers these Federal Aid Programs:

- Local Lead
- Transportation Enhancements
- Safe Routes to School
- Emergency Relief
- Transportation Alternatives
- Local Safety/High Risk Rural Roads

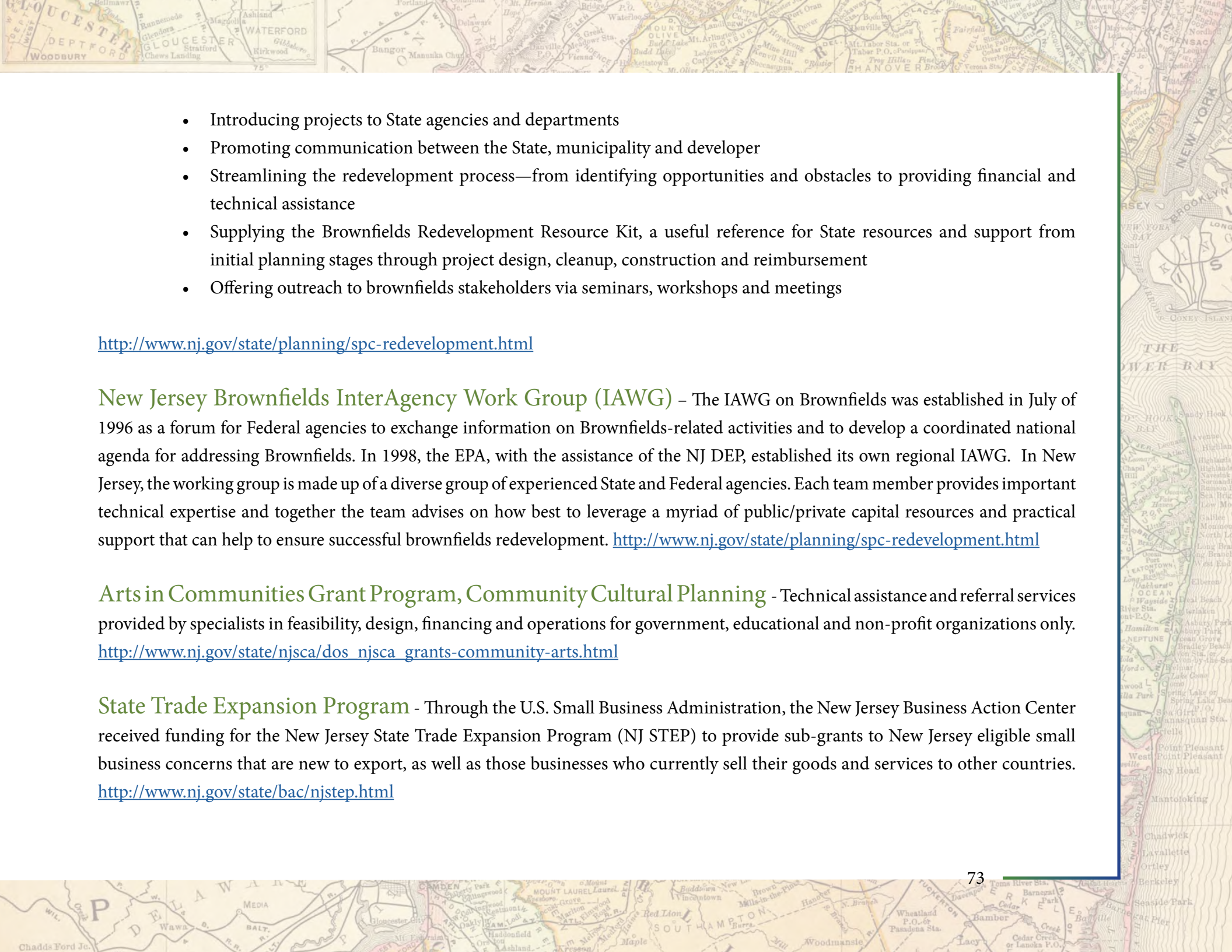
<http://www.state.nj.us/transportation/business/localaid/fedaaid.shtm>

## **New Jersey Department of State**

**Business Action Center** - New Jersey's Business Action Center Team will walk you through all of the state's incentive and financing programs available to your business. They identify specific programs for which your business may be eligible and help locate the sources that best meet your needs. In addition, New Jersey's Business Action Center provides professional, coordinated services to help new and existing businesses navigate State regulatory processes. <http://nj.gov/state/bac/>

**Brownfields Redevelopment Task Force** - The Brownfields Redevelopment Task Force assists municipalities and counties in using brownfield redevelopment to help implement Smart Growth strategies in their plans with the support of the Brownfields Redevelopment Interagency Team. The Task Force also maintains an inventory of marketable brownfield sites for prospective developers. <http://www.state.nj.us/state/planning/spc-redevelopment-brownfields-task-force.html>

**Brownfield Redevelopment Interagency Team (BRIT)** – A State partner of the Task Force, BRIT is a resource group comprised of representatives from various State agencies and programs that help by:

- 
- Introducing projects to State agencies and departments
  - Promoting communication between the State, municipality and developer
  - Streamlining the redevelopment process—from identifying opportunities and obstacles to providing financial and technical assistance
  - Supplying the Brownfields Redevelopment Resource Kit, a useful reference for State resources and support from initial planning stages through project design, cleanup, construction and reimbursement
  - Offering outreach to brownfields stakeholders via seminars, workshops and meetings

<http://www.nj.gov/state/planning/spc-redevelopment.html>

**New Jersey Brownfields InterAgency Work Group (IAWG)** – The IAWG on Brownfields was established in July of 1996 as a forum for Federal agencies to exchange information on Brownfields-related activities and to develop a coordinated national agenda for addressing Brownfields. In 1998, the EPA, with the assistance of the NJ DEP, established its own regional IAWG. In New Jersey, the working group is made up of a diverse group of experienced State and Federal agencies. Each team member provides important technical expertise and together the team advises on how best to leverage a myriad of public/private capital resources and practical support that can help to ensure successful brownfields redevelopment. <http://www.nj.gov/state/planning/spc-redevelopment.html>

**Arts in Communities Grant Program, Community Cultural Planning** - Technical assistance and referral services provided by specialists in feasibility, design, financing and operations for government, educational and non-profit organizations only.

[http://www.nj.gov/state/njsca/dos\\_njsca\\_grants-community-arts.html](http://www.nj.gov/state/njsca/dos_njsca_grants-community-arts.html)

**State Trade Expansion Program** - Through the U.S. Small Business Administration, the New Jersey Business Action Center received funding for the New Jersey State Trade Expansion Program (NJ STEP) to provide sub-grants to New Jersey eligible small business concerns that are new to export, as well as those businesses who currently sell their goods and services to other countries.

<http://www.nj.gov/state/bac/njstep.html>

# NJ Department of Labor and Workforce Development

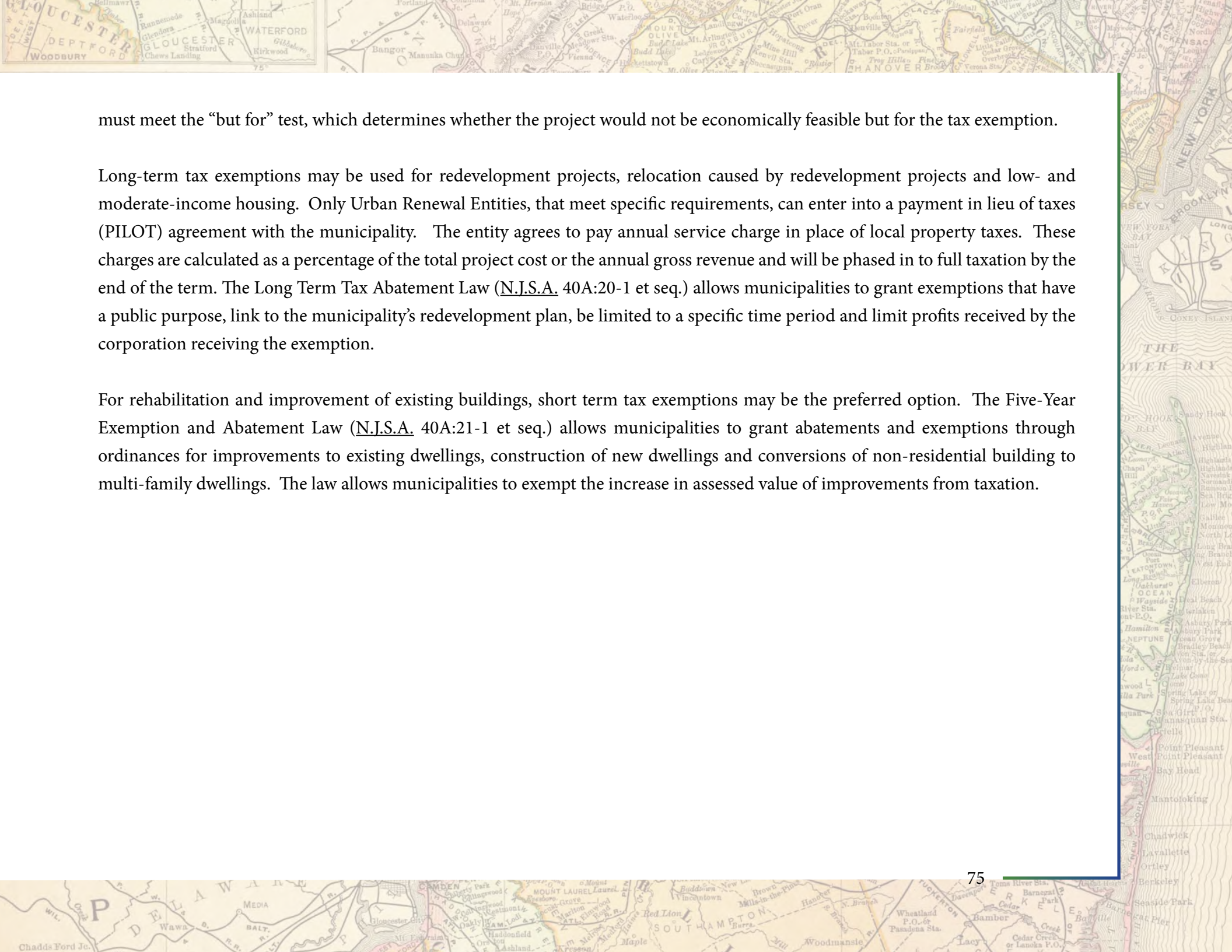
The Department of Labor's Division of Workforce Development provides a variety of services focused on developing current and future employees and helps to match job seekers with employers. These services include: Adult Basic Education, GED preparation, Employee Training Grants, Apprenticeship Training and a One Stop Career Center.

## Tax Abatements associated with Redevelopment Areas

Tax exemptions and abatements are used typically in urban areas with high local property rates to attract development to Areas in Need of Redevelopment or Rehabilitation designated pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). According to the Redevelopment Handbook, A Guide to Rebuilding New Jersey's Communities 2nd Edition, "by designating an area in need of redevelopment and adopting a redevelopment plan for an area, a municipality is given the authority to offer both short-term (five-year) tax abatements and exemptions and long-term (up to 30 year) tax exemptions as a financial incentive to attract new development and redevelopment."



Determining when and how to use these tools is an important decision for local leaders. Attracting new development must be weighed against the impact the tax exemption may have to the school and municipal revenues. Public buy-in is important and should be developed throughout this process. To justify whether the tax exemptions make fiscal and economic sense, municipalities may require developers to provide a fiscal impact analysis. Projects that receive tax exemptions or abatements



must meet the “but for” test, which determines whether the project would not be economically feasible but for the tax exemption.

Long-term tax exemptions may be used for redevelopment projects, relocation caused by redevelopment projects and low- and moderate-income housing. Only Urban Renewal Entities, that meet specific requirements, can enter into a payment in lieu of taxes (PILOT) agreement with the municipality. The entity agrees to pay annual service charge in place of local property taxes. These charges are calculated as a percentage of the total project cost or the annual gross revenue and will be phased in to full taxation by the end of the term. The Long Term Tax Abatement Law ([N.J.S.A. 40A:20-1 et seq.](#)) allows municipalities to grant exemptions that have a public purpose, link to the municipality’s redevelopment plan, be limited to a specific time period and limit profits received by the corporation receiving the exemption.

For rehabilitation and improvement of existing buildings, short term tax exemptions may be the preferred option. The Five-Year Exemption and Abatement Law ([N.J.S.A. 40A:21-1 et seq.](#)) allows municipalities to grant abatements and exemptions through ordinances for improvements to existing dwellings, construction of new dwellings and conversions of non-residential building to multi-family dwellings. The law allows municipalities to exempt the increase in assessed value of improvements from taxation.

# Redevelopment Plan Implementation Strategy (Next Steps)

To realize the goals put forth in this Redevelopment Plan, the following set of strategies are recommended. Together with the revised zoning for the Salem Waterfront Redevelopment Zone, these strategies lay out a comprehensive vision for the waterfront and a plan of action to achieve that vision.

## **1. Begin to implement the recommendations in the “Bringing Business Back to Salem.” Market Analysis Phase 2 Strategic Recommendations by Community Insights, February 2009**

This implementation strategy report prepared by Community Insights provides immediate and long-term goals and recommendations that are essential for revitalization to take place in the City of Salem, and specifically, in the downtown district. Many of the recommendations in the Community Insights Report are small steps that the City can take right now. Some of these strategies include: (1) Addressing the perception of crime, and convey a sense of security in Salem; (2) Creating more market-rate housing in the downtown, to increase both population density and average household income within the marketplace; (3) Increasing visitor awareness by marketing downtown Salem.

## **2. Market Salem and the Salem Waterfront Redevelopment Zone**

Two of the strategies addressed in the Community Insights report were to “Expand the market to become a destination” and “Increasing visitor awareness by marketing downtown Salem.” To this end, the City



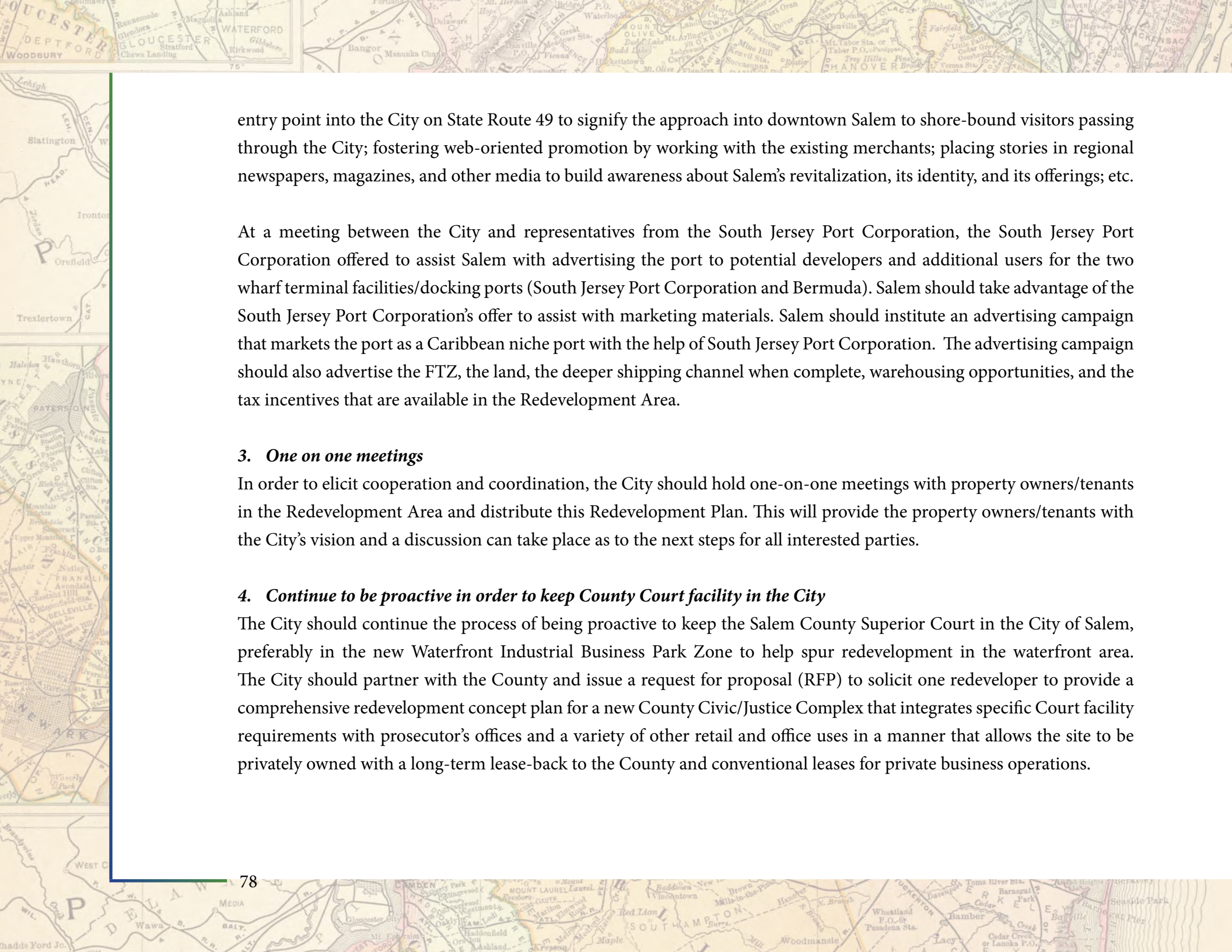
Source of Picture: Salem Main Street Facebook Page

must take a proactive approach to seek opportunities that will encourage developers to redevelop the Waterfront Redevelopment Zone. One of the ways to achieve this is to market Salem and the Waterfront Redevelopment Zone. As the Community Insights Report suggests, it is important to create a “buzz” that will attract visitors, new residents and employers to come to Salem. Salem will have to advertise in unconventional ways in order to attract the attention of the new generation of millennials. While Salem’s low housing and commercial sale pricing may be viewed in a negative fashion by some, it can be used to Salem’s advantage. Guerrilla marketing can be used to market in areas where people are priced out, such as gentrifying sections of Philadelphia and Collingswood. By targeting market niches of particularly the “millennial” cohort, Salem can present itself as an affordable “new frontier” for artisans, entrepreneurs, and “makers” who are looking for an eclectic environment for living, working and creating. Gateway entrance signs; wayfinding signs; flyers with maps, real estate pricing and QR codes for more information; and food truck events are just some ways to attract people to come to Salem to live, shop and locate their businesses. Guerrilla marketing is a low-cost marketing technique that leverages putting up printed materials in public places and spaces in conjunction with digital outreach, particularly focused on social media in order to attract a bigger audience. Salem should consider using these tactics at places such as the Philadelphia Art Institute, Drexel University, University of Pennsylvania, Olde City, Fishtown and other neighborhoods with rapidly increasing rents.

Salem has a new Department of Commerce that can be instrumental in this task. The Community Insights Report offers several low-cost recommendations that the City can use to market itself such as: including a billboard on the western



**Source of Picture:** *Salem Main Street Facebook Page*



entry point into the City on State Route 49 to signify the approach into downtown Salem to shore-bound visitors passing through the City; fostering web-oriented promotion by working with the existing merchants; placing stories in regional newspapers, magazines, and other media to build awareness about Salem's revitalization, its identity, and its offerings; etc.

At a meeting between the City and representatives from the South Jersey Port Corporation, the South Jersey Port Corporation offered to assist Salem with advertising the port to potential developers and additional users for the two wharf terminal facilities/docking ports (South Jersey Port Corporation and Bermuda). Salem should take advantage of the South Jersey Port Corporation's offer to assist with marketing materials. Salem should institute an advertising campaign that markets the port as a Caribbean niche port with the help of South Jersey Port Corporation. The advertising campaign should also advertise the FTZ, the land, the deeper shipping channel when complete, warehousing opportunities, and the tax incentives that are available in the Redevelopment Area.

### ***3. One on one meetings***

In order to elicit cooperation and coordination, the City should hold one-on-one meetings with property owners/tenants in the Redevelopment Area and distribute this Redevelopment Plan. This will provide the property owners/tenants with the City's vision and a discussion can take place as to the next steps for all interested parties.

### ***4. Continue to be proactive in order to keep County Court facility in the City***

The City should continue the process of being proactive to keep the Salem County Superior Court in the City of Salem, preferably in the new Waterfront Industrial Business Park Zone to help spur redevelopment in the waterfront area. The City should partner with the County and issue a request for proposal (RFP) to solicit one redeveloper to provide a comprehensive redevelopment concept plan for a new County Civic/Justice Complex that integrates specific Court facility requirements with prosecutor's offices and a variety of other retail and office uses in a manner that allows the site to be privately owned with a long-term lease-back to the County and conventional leases for private business operations.



### 5. *Connect the waterfront to the downtown*

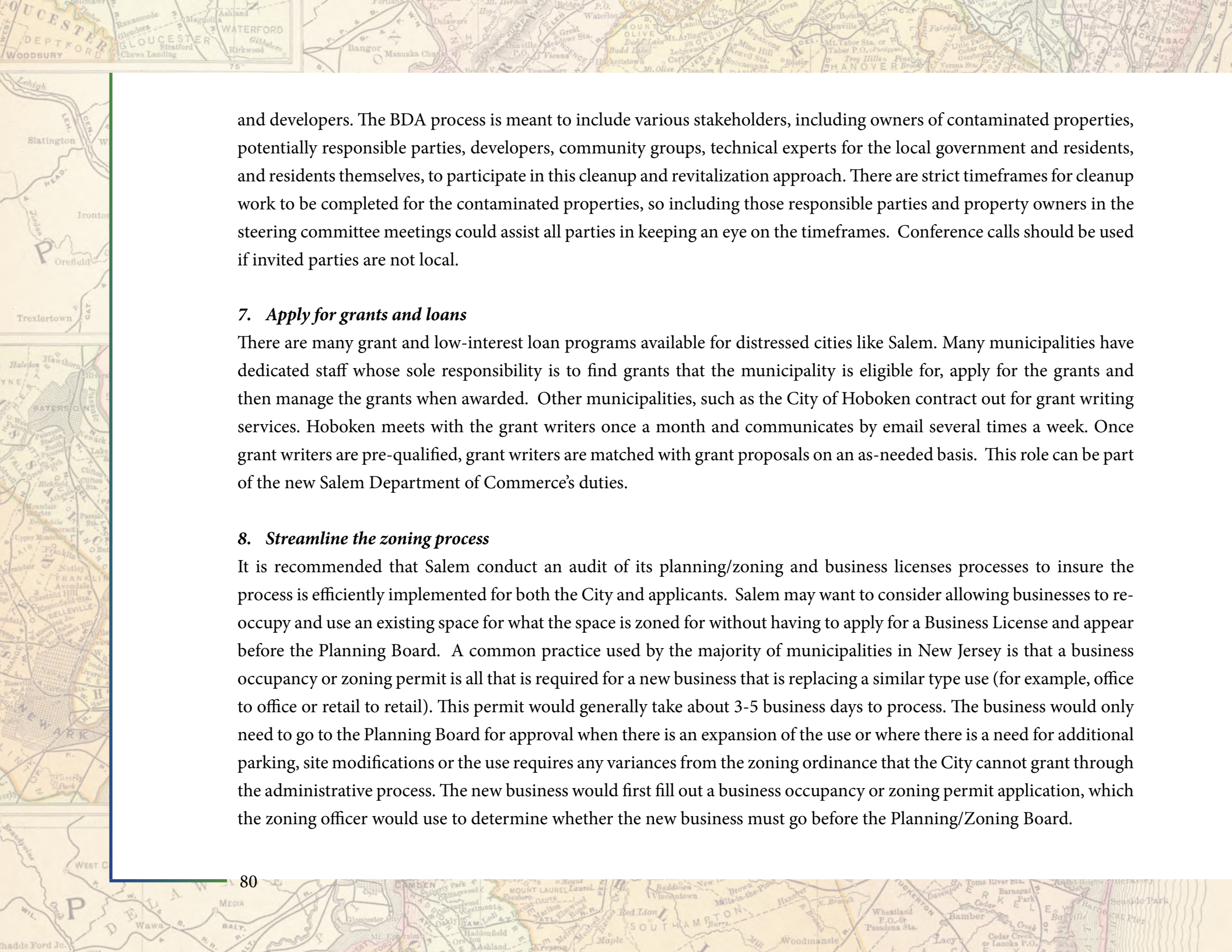
By creating a mixed-use transition zone between the existing Broadway region and the industrial/manufacturing region along the waterfront, a connection is being made between the waterfront area and downtown Salem. As the Community Insights Report suggests, by making this connection you can increase shopping visits and also inspire more interest for people to live and work in downtown Salem. It will support the City and the existing retail and commercial uses along Broadway rather than compete with it.



The other way a connection can be made between the waterfront and downtown Salem is to provide waterfront access to the Salem River. Recreational activities, such as kayaking and canoeing, piers, riverfront walkways, and public boat ramps may not be possible on the Salem waterfront. There are active businesses on the waterfront that are not compatible with public access and port access is restricted in some areas due to Homeland Security regulations. While public access is not possible or desirable on every stretch of the waterfront, limited public access can be provided at specific points where it does not infringe on the activity of the working waterfront, especially at the National Freight Salem Terminal Property as discussed in section “**Redevelopment Area Land Use Concept Plan & Zoning Ordinance.**” As further described in that section, the City and County should work together to obtain Green Acres funding for acquisition and to build and staff a nature visitor center on-site.

### 6. *Continue to hold quarterly BDA/Redevelopment Area steering committee meetings*

As discussed in a previous section of this report, Salem has an active BDA steering committee that meets frequently. These frequent meetings should continue and the steering committee should invite special guests to the meetings so the City can be kept apprised as to the latest activities. Guests should include, but are not limited to: South Jersey Port Corporation; Salem County; Army Corp of Engineers; Salem Main Street representatives; and property owners, tenants



and developers. The BDA process is meant to include various stakeholders, including owners of contaminated properties, potentially responsible parties, developers, community groups, technical experts for the local government and residents, and residents themselves, to participate in this cleanup and revitalization approach. There are strict timeframes for cleanup work to be completed for the contaminated properties, so including those responsible parties and property owners in the steering committee meetings could assist all parties in keeping an eye on the timeframes. Conference calls should be used if invited parties are not local.

### **7. *Apply for grants and loans***

There are many grant and low-interest loan programs available for distressed cities like Salem. Many municipalities have dedicated staff whose sole responsibility is to find grants that the municipality is eligible for, apply for the grants and then manage the grants when awarded. Other municipalities, such as the City of Hoboken contract out for grant writing services. Hoboken meets with the grant writers once a month and communicates by email several times a week. Once grant writers are pre-qualified, grant writers are matched with grant proposals on an as-needed basis. This role can be part of the new Salem Department of Commerce's duties.

### **8. *Streamline the zoning process***

It is recommended that Salem conduct an audit of its planning/zoning and business licenses processes to insure the process is efficiently implemented for both the City and applicants. Salem may want to consider allowing businesses to re-occupy and use an existing space for what the space is zoned for without having to apply for a Business License and appear before the Planning Board. A common practice used by the majority of municipalities in New Jersey is that a business occupancy or zoning permit is all that is required for a new business that is replacing a similar type use (for example, office to office or retail to retail). This permit would generally take about 3-5 business days to process. The business would only need to go to the Planning Board for approval when there is an expansion of the use or where there is a need for additional parking, site modifications or the use requires any variances from the zoning ordinance that the City cannot grant through the administrative process. The new business would first fill out a business occupancy or zoning permit application, which the zoning officer would use to determine whether the new business must go before the Planning/Zoning Board.

**9. Incorporate the Redevelopment Plan into Salem’s Master Plan as part of the periodic master plan reexamination report required pursuant to the Municipal Land Use Law**

The most recent 2012 Master Plan Reexamination Report does not conflict in any way with this Redevelopment Plan and, in fact, is fully consistent with the City’s Master Plan by furthering the goals from the Master Plan for the Redevelopment Waterfront Zone, as further discussed in section “**Relationship of Redevelopment Plan Objectives to City of Salem Master Plan.**” However, taking this step ensures that the Redevelopment Plan and the related zoning ordinance are fully recognized as the presiding regulations for the Redevelopment Area.

**10. CAFRA designation**


As discussed in a previous section of this report, the CAFRA Regional Center designation will expire on December 31, 2018, which may affect the amount of maximum impervious coverage permitted on sites within the CAFRA area. To preserve the maximum development potential on Redevelopment Area sites that are within the CAFRA area, it is recommended that the City seek a renewed Center Designation from the State Planning Commission prior to the expiration. Due to uncertainty regarding the time that such an application may take to process, the City should begin discussions with the NJ Office for Planning Advocacy (OPA) as soon as possible to ensure seamless regulatory impact.



Source of Picture: Salem Main Street Facebook Page



# Appendix A: Salem Waterfront Redevelopment Zone Ordinance



Land use districts created under the auspices of the Salem Waterfront Redevelopment Zone Plan supersede any other zoning or zone district maps previously adopted by the City of Salem and are depicted on the map titled “Salem Waterfront Redevelopment Zone Map” (Schedule C) which is incorporated by reference herein. The districts delineated on this map pertain only to the Salem Waterfront Redevelopment Zone designated pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) by the Council of the City of Salem on April 18, 2016. Neither the zone districts shown on this map nor any land use regulations adopted as part of the Salem Waterfront Redevelopment Zone Plan are intended to alter any other provisions of Land Development Ordinance of the City of Salem.

In the event of any conflict or inconsistency between the provisions of this Salem Waterfront Redevelopment Zone Plan and the provisions of the Land Development Ordinance of the City of Salem or previous redevelopment plans adopted by the City, the Salem Waterfront Redevelopment Zone Plan shall govern. Definitions of words and phrases used herein rely on definitions set forth in Chapter 130 Article II of the Land Development Regulations of the City of Salem unless otherwise specified. The general text of the City’s Redevelopment Plan includes various examples and descriptions of land uses being proposed to implement the goals and objectives of the Redevelopment Plan. In the event that illustrative descriptions within the body of the Redevelopment Plan present any conflicts with the following, the land use regulations adopted as part of the Salem Waterfront Redevelopment Zone Plan will take precedence.

The Land Use Plan sets forth both the specific and general recommendations for the redevelopment of the Salem Waterfront Redevelopment Zone. Permitted uses are presented in a tabular format in Schedule A - Use Restrictions while Bulk and Area Standards are delineated in Schedule B - Salem Waterfront Redevelopment Zone Bulk Standards. The specific application of the land use and development requirements of the Redevelopment Plan, shall be as follows:

## Permitted Uses

The following uses shall be permitted within Salem Waterfront Redevelopment Zone as shown in Exhibit A.



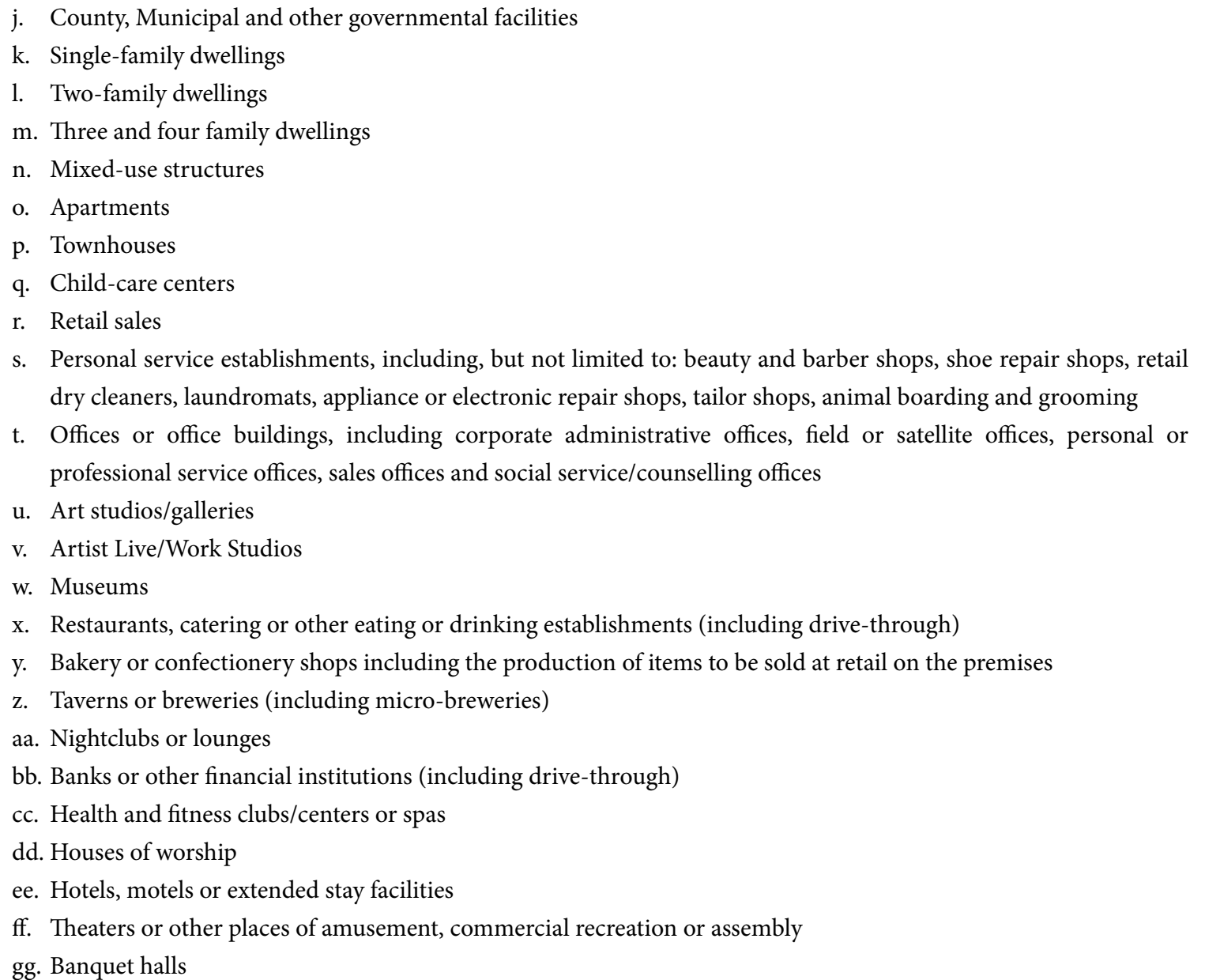
## A. Mixed Use Transition (MUT)

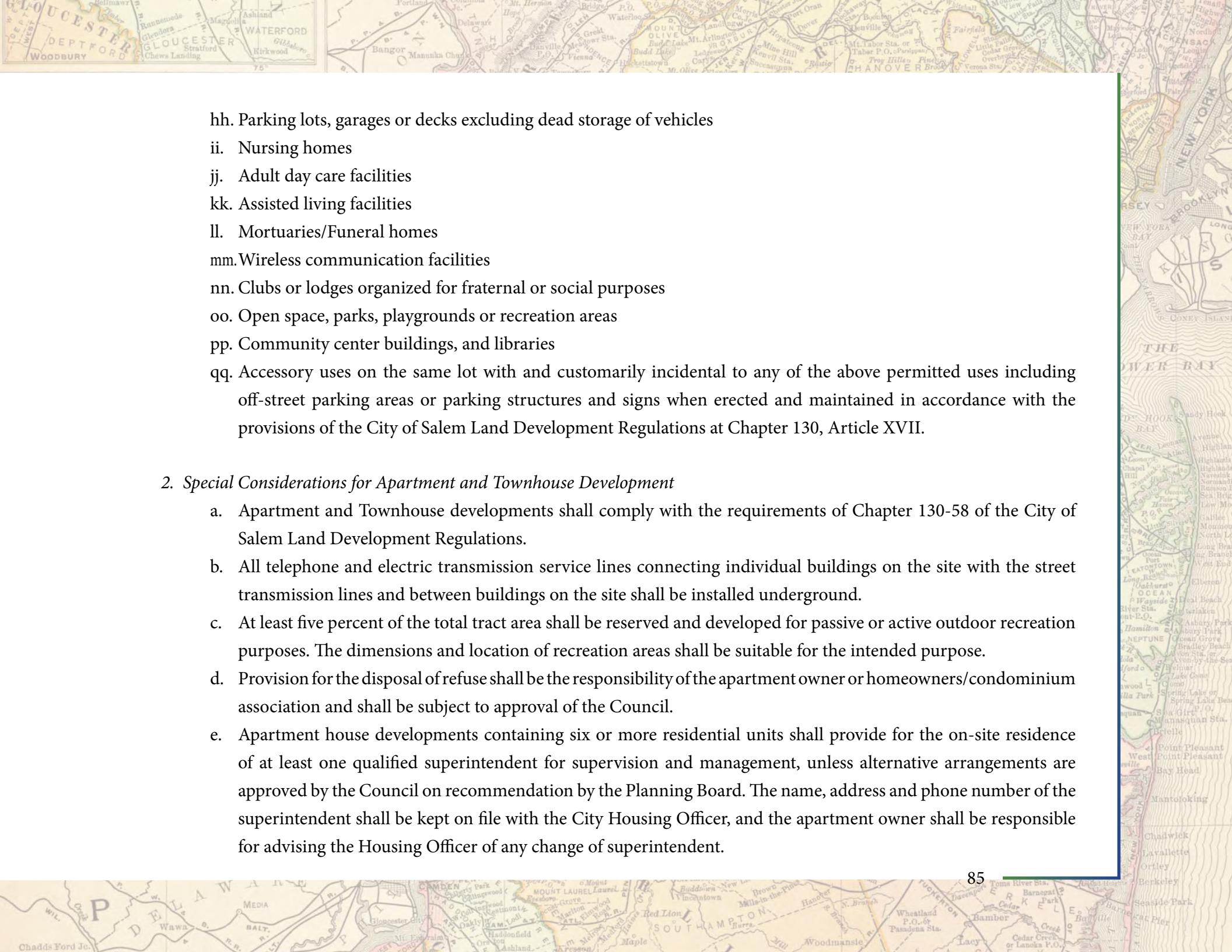
### 1. Purpose and Applicability

The Mixed Use Transition Zone is designed to encourage appropriate infill development of peripheral areas of the City's historic downtown while providing new opportunities for restaurants, retail and residential uses. This zone serves as a transition area between established residential, retail and office uses and the remainder of the Redevelopment Area to the west. The new zone will continue to allow retail and commercial uses, but will also include new uses including mixed use structures and higher density housing.

In the Mixed Use Transition Zone, a building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

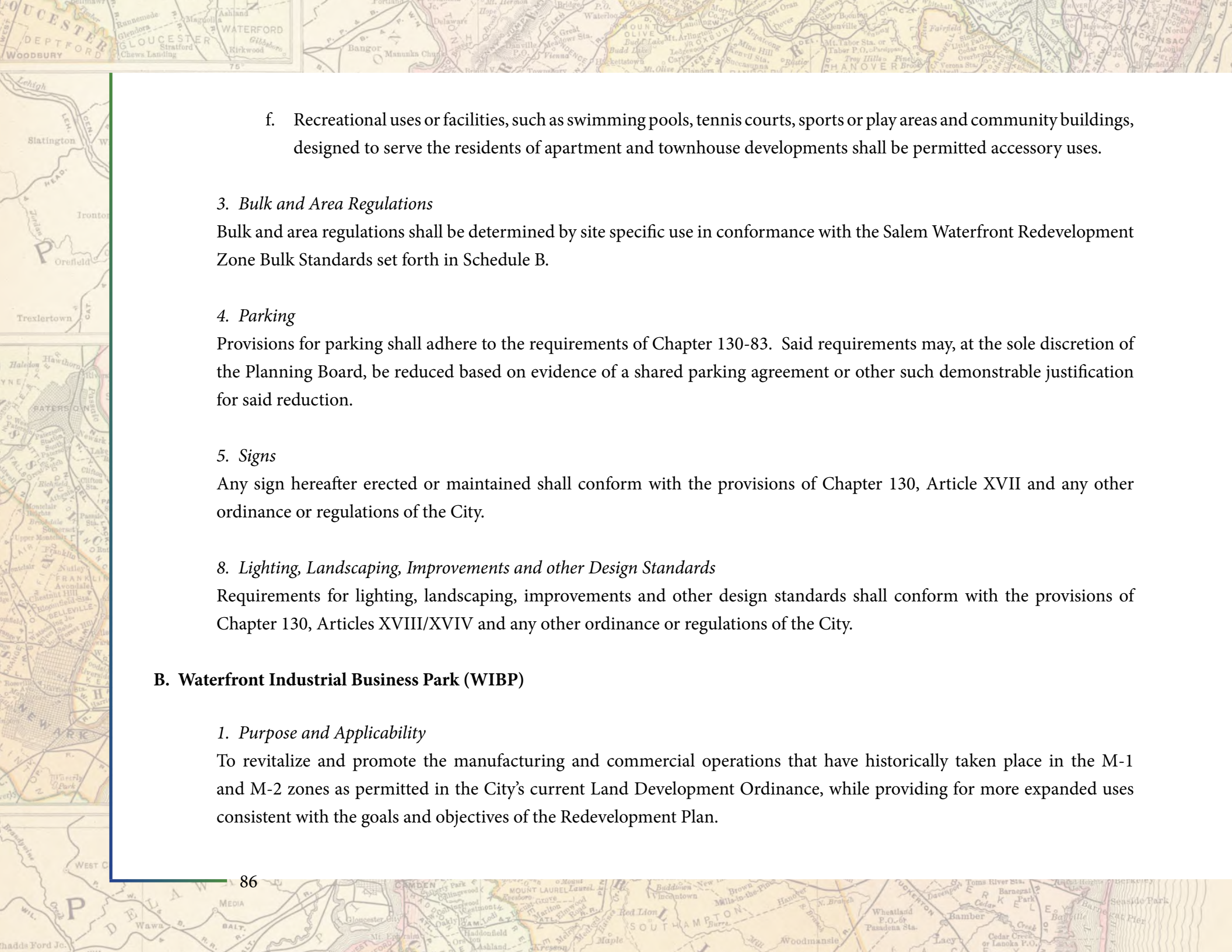
- a. Single-family detached dwellings
- b. Single-family attached, semidetached and townhouse dwellings, provided that adjoining dwellings with which there is a common wall are erected at the same time.
- c. Apartment house or townhouse development, designed and maintained as a unified project, under private ownership or under condominium ownership.
- d. Educational or research institutions
- e. Automobile-oriented businesses including car washes, servicing centers and retail parts sales but excluding retail fuel sales
- f. Print shops including newspaper/magazine, cartons/packaging and bookbinding
- g. Natural resource recreation, nature conservancy and nature centers
- h. Contractor, craftsmen or general consumer service/repair shops or other types of machine shops
- i. Private schools, photography or art studios, dance, music or recording studios (subject to additional soundproofing or vibration suppression requirements when a proposed use might interfere with the normal use and enjoyment of an adjoining property)

- 
- j. County, Municipal and other governmental facilities
  - k. Single-family dwellings
  - l. Two-family dwellings
  - m. Three and four family dwellings
  - n. Mixed-use structures
  - o. Apartments
  - p. Townhouses
  - q. Child-care centers
  - r. Retail sales
  - s. Personal service establishments, including, but not limited to: beauty and barber shops, shoe repair shops, retail dry cleaners, laundromats, appliance or electronic repair shops, tailor shops, animal boarding and grooming
  - t. Offices or office buildings, including corporate administrative offices, field or satellite offices, personal or professional service offices, sales offices and social service/counselling offices
  - u. Art studios/galleries
  - v. Artist Live/Work Studios
  - w. Museums
  - x. Restaurants, catering or other eating or drinking establishments (including drive-through)
  - y. Bakery or confectionery shops including the production of items to be sold at retail on the premises
  - z. Taverns or breweries (including micro-breweries)
  - aa. Nightclubs or lounges
  - bb. Banks or other financial institutions (including drive-through)
  - cc. Health and fitness clubs/centers or spas
  - dd. Houses of worship
  - ee. Hotels, motels or extended stay facilities
  - ff. Theaters or other places of amusement, commercial recreation or assembly
  - gg. Banquet halls

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- hh. Parking lots, garages or decks excluding dead storage of vehicles
  - ii. Nursing homes
  - jj. Adult day care facilities
  - kk. Assisted living facilities
  - ll. Mortuaries/Funeral homes
  - mm. Wireless communication facilities
  - nn. Clubs or lodges organized for fraternal or social purposes
  - oo. Open space, parks, playgrounds or recreation areas
  - pp. Community center buildings, and libraries
  - qq. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses including off-street parking areas or parking structures and signs when erected and maintained in accordance with the provisions of the City of Salem Land Development Regulations at Chapter 130, Article XVII.

## 2. *Special Considerations for Apartment and Townhouse Development*

- a. Apartment and Townhouse developments shall comply with the requirements of Chapter 130-58 of the City of Salem Land Development Regulations.
- b. All telephone and electric transmission service lines connecting individual buildings on the site with the street transmission lines and between buildings on the site shall be installed underground.
- c. At least five percent of the total tract area shall be reserved and developed for passive or active outdoor recreation purposes. The dimensions and location of recreation areas shall be suitable for the intended purpose.
- d. Provision for the disposal of refuse shall be the responsibility of the apartment owner or homeowners/condominium association and shall be subject to approval of the Council.
- e. Apartment house developments containing six or more residential units shall provide for the on-site residence of at least one qualified superintendent for supervision and management, unless alternative arrangements are approved by the Council on recommendation by the Planning Board. The name, address and phone number of the superintendent shall be kept on file with the City Housing Officer, and the apartment owner shall be responsible for advising the Housing Officer of any change of superintendent.

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- f. Recreational uses or facilities, such as swimming pools, tennis courts, sports or play areas and community buildings, designed to serve the residents of apartment and townhouse developments shall be permitted accessory uses.

### 3. *Bulk and Area Regulations*

Bulk and area regulations shall be determined by site specific use in conformance with the Salem Waterfront Redevelopment Zone Bulk Standards set forth in Schedule B.

### 4. *Parking*

Provisions for parking shall adhere to the requirements of Chapter 130-83. Said requirements may, at the sole discretion of the Planning Board, be reduced based on evidence of a shared parking agreement or other such demonstrable justification for said reduction.

### 5. *Signs*

Any sign hereafter erected or maintained shall conform with the provisions of Chapter 130, Article XVII and any other ordinance or regulations of the City.

### 8. *Lighting, Landscaping, Improvements and other Design Standards*

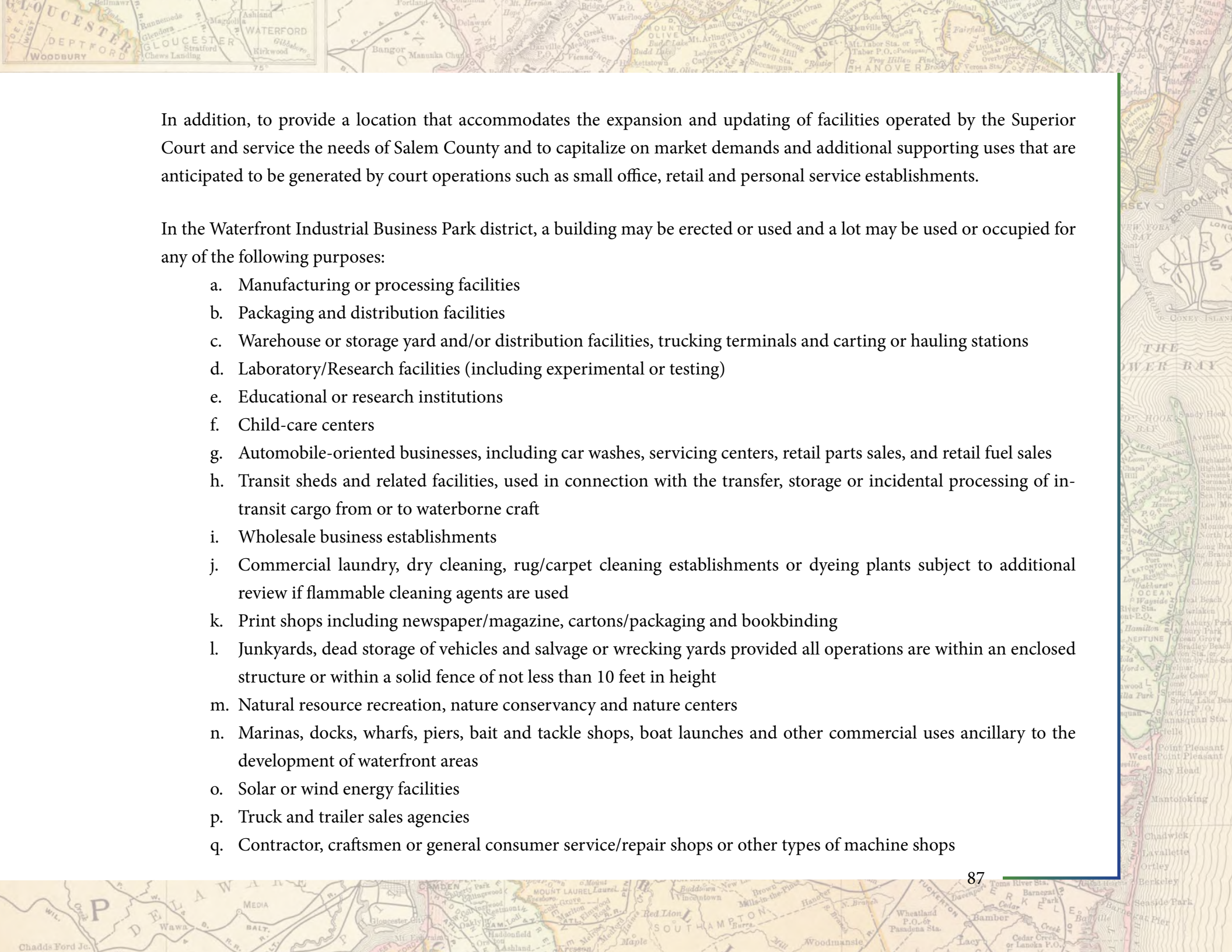
Requirements for lighting, landscaping, improvements and other design standards shall conform with the provisions of Chapter 130, Articles XVIII/XVIV and any other ordinance or regulations of the City.

## **B. Waterfront Industrial Business Park (WIBP)**

### 1. *Purpose and Applicability*

To revitalize and promote the manufacturing and commercial operations that have historically taken place in the M-1 and M-2 zones as permitted in the City's current Land Development Ordinance, while providing for more expanded uses consistent with the goals and objectives of the Redevelopment Plan.

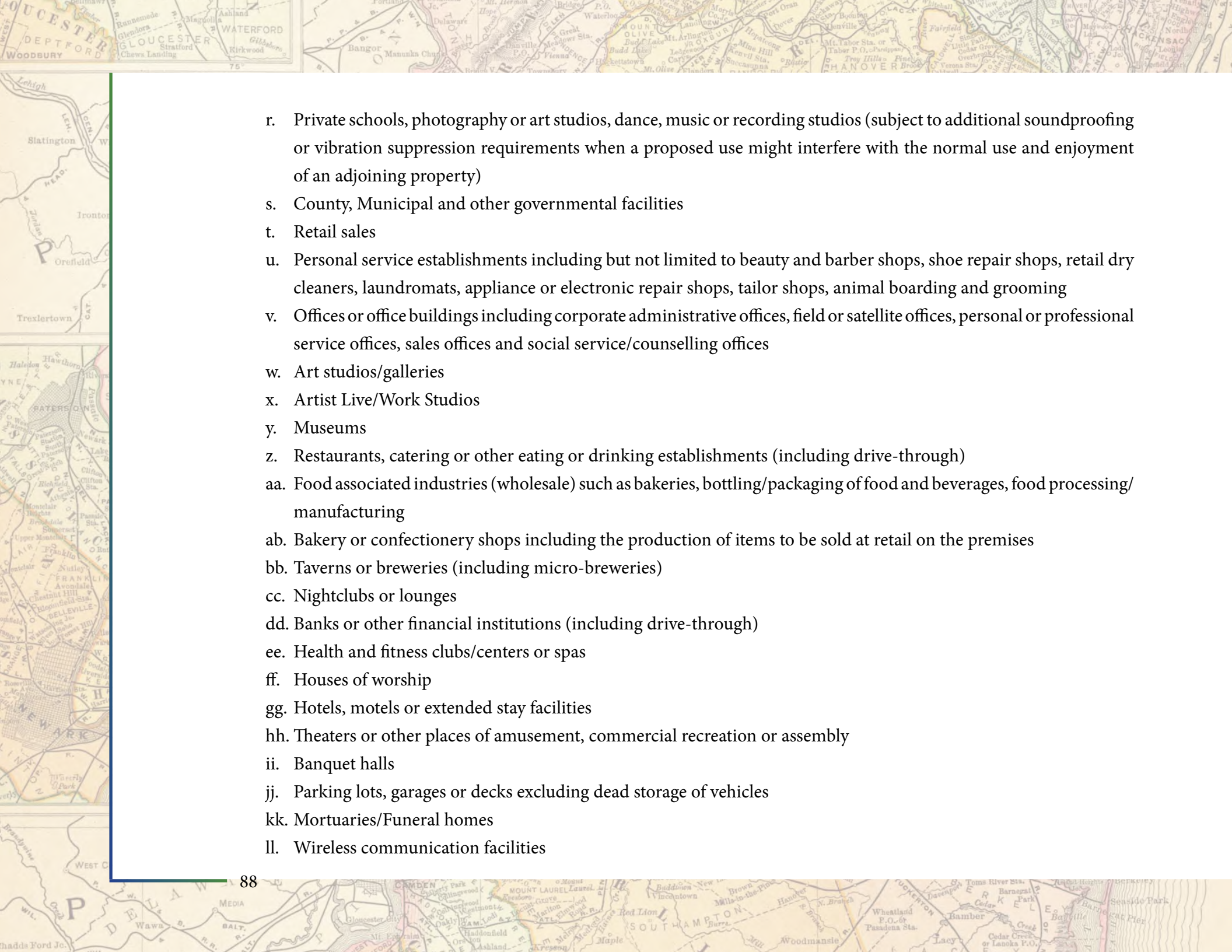




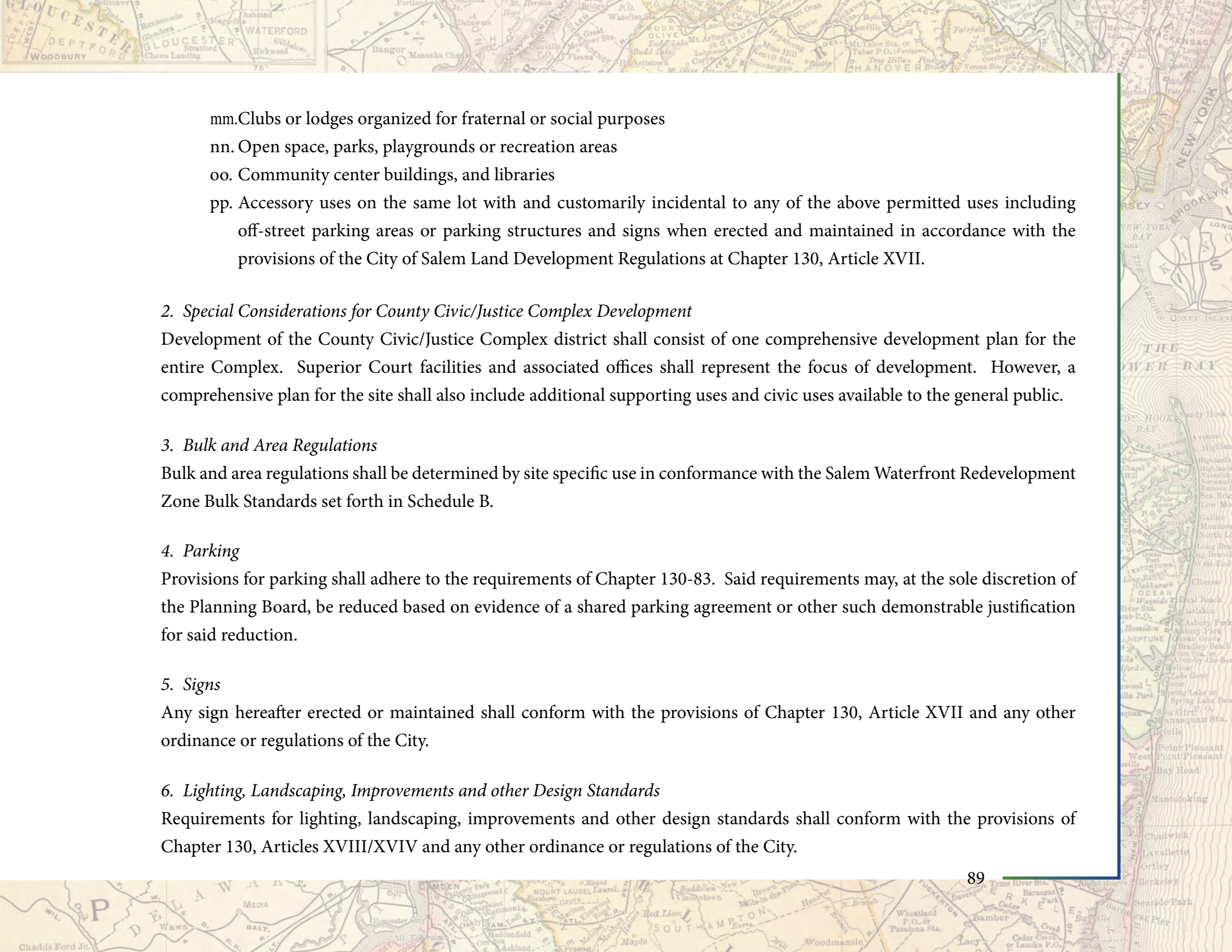
In addition, to provide a location that accommodates the expansion and updating of facilities operated by the Superior Court and service the needs of Salem County and to capitalize on market demands and additional supporting uses that are anticipated to be generated by court operations such as small office, retail and personal service establishments.

In the Waterfront Industrial Business Park district, a building may be erected or used and a lot may be used or occupied for any of the following purposes:

- a. Manufacturing or processing facilities
- b. Packaging and distribution facilities
- c. Warehouse or storage yard and/or distribution facilities, trucking terminals and carting or hauling stations
- d. Laboratory/Research facilities (including experimental or testing)
- e. Educational or research institutions
- f. Child-care centers
- g. Automobile-oriented businesses, including car washes, servicing centers, retail parts sales, and retail fuel sales
- h. Transit sheds and related facilities, used in connection with the transfer, storage or incidental processing of in-transit cargo from or to waterborne craft
- i. Wholesale business establishments
- j. Commercial laundry, dry cleaning, rug/carpet cleaning establishments or dyeing plants subject to additional review if flammable cleaning agents are used
- k. Print shops including newspaper/magazine, cartons/packaging and bookbinding
- l. Junkyards, dead storage of vehicles and salvage or wrecking yards provided all operations are within an enclosed structure or within a solid fence of not less than 10 feet in height
- m. Natural resource recreation, nature conservancy and nature centers
- n. Marinas, docks, wharfs, piers, bait and tackle shops, boat launches and other commercial uses ancillary to the development of waterfront areas
- o. Solar or wind energy facilities
- p. Truck and trailer sales agencies
- q. Contractor, craftsmen or general consumer service/repair shops or other types of machine shops



- r. Private schools, photography or art studios, dance, music or recording studios (subject to additional soundproofing or vibration suppression requirements when a proposed use might interfere with the normal use and enjoyment of an adjoining property)
- s. County, Municipal and other governmental facilities
- t. Retail sales
- u. Personal service establishments including but not limited to beauty and barber shops, shoe repair shops, retail dry cleaners, laundromats, appliance or electronic repair shops, tailor shops, animal boarding and grooming
- v. Offices or office buildings including corporate administrative offices, field or satellite offices, personal or professional service offices, sales offices and social service/counselling offices
- w. Art studios/galleries
- x. Artist Live/Work Studios
- y. Museums
- z. Restaurants, catering or other eating or drinking establishments (including drive-through)
- aa. Food associated industries (wholesale) such as bakeries, bottling/packaging of food and beverages, food processing/manufacturing
- ab. Bakery or confectionery shops including the production of items to be sold at retail on the premises
- bb. Taverns or breweries (including micro-breweries)
- cc. Nightclubs or lounges
- dd. Banks or other financial institutions (including drive-through)
- ee. Health and fitness clubs/centers or spas
- ff. Houses of worship
- gg. Hotels, motels or extended stay facilities
- hh. Theaters or other places of amusement, commercial recreation or assembly
- ii. Banquet halls
- jj. Parking lots, garages or decks excluding dead storage of vehicles
- kk. Mortuaries/Funeral homes
- ll. Wireless communication facilities



mm. Clubs or lodges organized for fraternal or social purposes

nn. Open space, parks, playgrounds or recreation areas

oo. Community center buildings, and libraries

pp. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses including off-street parking areas or parking structures and signs when erected and maintained in accordance with the provisions of the City of Salem Land Development Regulations at Chapter 130, Article XVII.

## 2. *Special Considerations for County Civic/Justice Complex Development*

Development of the County Civic/Justice Complex district shall consist of one comprehensive development plan for the entire Complex. Superior Court facilities and associated offices shall represent the focus of development. However, a comprehensive plan for the site shall also include additional supporting uses and civic uses available to the general public.

## 3. *Bulk and Area Regulations*

Bulk and area regulations shall be determined by site specific use in conformance with the Salem Waterfront Redevelopment Zone Bulk Standards set forth in Schedule B.

## 4. *Parking*

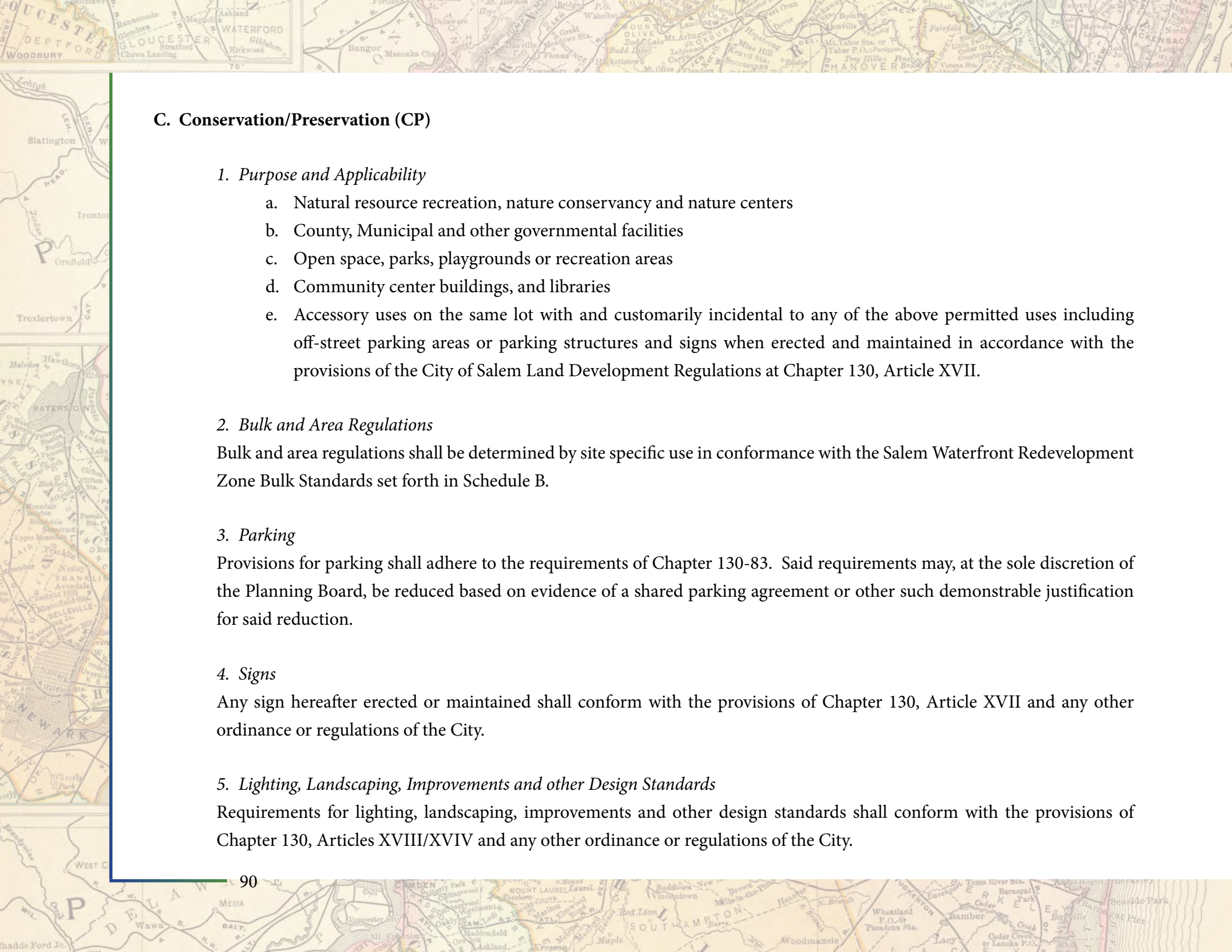
Provisions for parking shall adhere to the requirements of Chapter 130-83. Said requirements may, at the sole discretion of the Planning Board, be reduced based on evidence of a shared parking agreement or other such demonstrable justification for said reduction.

## 5. *Signs*

Any sign hereafter erected or maintained shall conform with the provisions of Chapter 130, Article XVII and any other ordinance or regulations of the City.

## 6. *Lighting, Landscaping, Improvements and other Design Standards*

Requirements for lighting, landscaping, improvements and other design standards shall conform with the provisions of Chapter 130, Articles XVIII/XIV and any other ordinance or regulations of the City.



## C. Conservation/Preservation (CP)

### 1. Purpose and Applicability

- a. Natural resource recreation, nature conservancy and nature centers
- b. County, Municipal and other governmental facilities
- c. Open space, parks, playgrounds or recreation areas
- d. Community center buildings, and libraries
- e. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses including off-street parking areas or parking structures and signs when erected and maintained in accordance with the provisions of the City of Salem Land Development Regulations at Chapter 130, Article XVII.

### 2. Bulk and Area Regulations

Bulk and area regulations shall be determined by site specific use in conformance with the Salem Waterfront Redevelopment Zone Bulk Standards set forth in Schedule B.

### 3. Parking

Provisions for parking shall adhere to the requirements of Chapter 130-83. Said requirements may, at the sole discretion of the Planning Board, be reduced based on evidence of a shared parking agreement or other such demonstrable justification for said reduction.

### 4. Signs

Any sign hereafter erected or maintained shall conform with the provisions of Chapter 130, Article XVII and any other ordinance or regulations of the City.

### 5. Lighting, Landscaping, Improvements and other Design Standards

Requirements for lighting, landscaping, improvements and other design standards shall conform with the provisions of Chapter 130, Articles XVIII/XVIV and any other ordinance or regulations of the City.

# Schedule A - Salem Waterfront Redevelopment Zone Use Restrictions

PERMITTED USES	WIBP Waterfront Industrial Business Park	MUT Mixed Use Transition	CP Conservation/ Preservation
Manufacturing or processing facilities	X		
Packaging and distribution facilities	X		
Warehouse or storage yard and/or distribution facilities, trucking terminals and carting or hauling stations	X		
Laboratory/Research facilities (including experimental or testing)	X		
Educational or research institutions	X	X	
Automobile-oriented businesses, including car washes, servicing centers, retail parts sales, and retail fuel sales	X	X	
Transit sheds and related facilities, used in connection with the transfer, storage or incidental processing of in-transit cargo from or to waterborne craft	X		
Wholesale business establishments	X		
Commercial laundry, dry cleaning, rug/carpet cleaning establishments or dyeing plants subject to additional review if flammable cleaning agents are used	X		
Print shops including newspaper/magazine, cartons/packaging and bookbinding	X	X	

PERMITTED USES	WIBP Waterfront Industrial Business Park	MUT Mixed Use Transition	CP Conservation/ Preservation
Junkyards, dead storage of vehicles and salvage or wrecking yards provided all operations are within an enclosed structure or within a solid fence of not less than 10 feet in height	X		
Natural resource recreation, nature conservancy and nature centers	X	X	X
Marinas, docks, wharfs, piers, bait and tackle shops, boat launches and other commercial uses ancillary to the development of waterfront areas	X		
Solar or wind energy facilities	X		
Truck and trailer sales agencies	X		
Contractor, craftsmen or general consumer service/repair shops or other types of machine shops	X	X	
Private schools, photography or art studios, dance, music or recording studios (subject to additional soundproofing or vibration suppression requirements when a proposed use might interfere with the normal use and enjoyment of an adjoining property)	X	X	
County, Municipal and other governmental facilities	X	X	X
Single-family dwellings		X	
Two-family dwellings		X	
Three and four family dwellings		X	

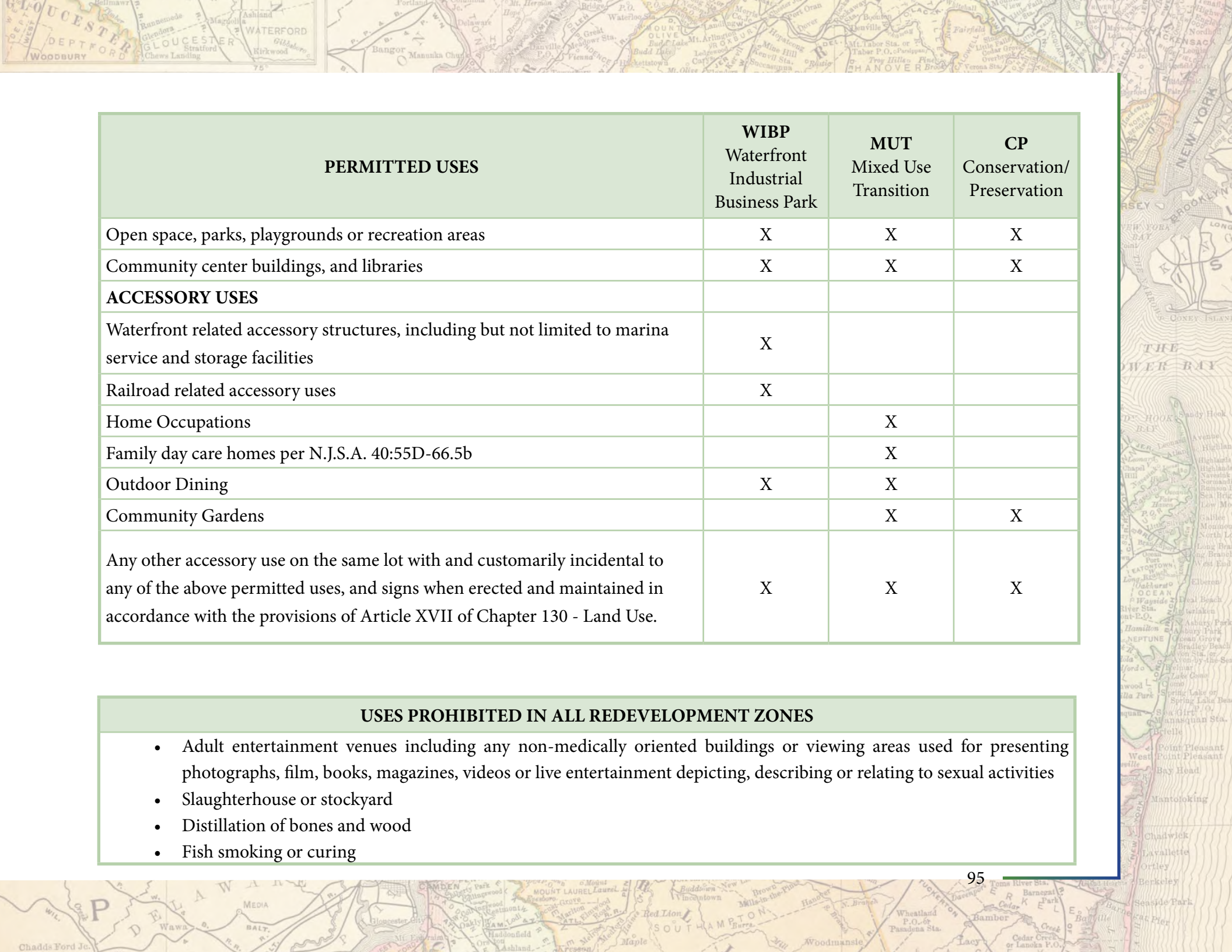


PERMITTED USES	WIBP Waterfront Industrial Business Park	MUT Mixed Use Transition	CP Conservation/ Preservation
Mixed-use structures		X	
Apartments		X	
Townhouses		X	
Child-care centers	X	X	
Retail sales	X	X	
Personal service establishments including but not limited to beauty and barber shops, shoe repair shops, retail dry cleaners, laundromats, appliance or electronic repair shops, tailor shops, animal boarding and grooming	X	X	
Offices or office buildings including corporate administrative offices, field or satellite offices, personal or professional service offices, sales offices and social service/counselling offices	X	X	
Art studios/galleries	X	X	
Artist Live/Work Studios	X	X	
Museums	X	X	
Restaurants, catering or other eating or drinking establishments (including drive-through)	X	X	
Food associated industries (wholesale) such as bakeries, bottling/packaging of food and beverages, food processing/manufacturing	X		



PERMITTED USES	WIBP Waterfront Industrial Business Park	MUT Mixed Use Transition	CP Conservation/ Preservation
Bakery or confectionery shops including the production of items to be sold at retail on the premises	X	X	
Taverns or breweries (including micro-breweries)	X	X	
Nightclubs or lounges	X	X	
Banks or other financial institutions (including drive-through)	X	X	
Health and fitness clubs/centers or spas	X	X	
Houses of worship	X	X	
Hotels, motels or extended stay facilities	X	X	
Theaters or other places of amusement, commercial recreation or assembly	X	X	
Banquet halls	X	X	
Parking lots, garages or decks excluding dead storage of vehicles	X	X	
Nursing homes		X	
Adult day care facilities		X	
Assisted living facilities		X	
Mortuaries/Funeral homes	X	X	
Wireless communication facilities	X	X	
Clubs or lodges organized for fraternal or social purposes	X	X	





PERMITTED USES	WIBP Waterfront Industrial Business Park	MUT Mixed Use Transition	CP Conservation/ Preservation
Open space, parks, playgrounds or recreation areas	X	X	X
Community center buildings, and libraries	X	X	X
<b>ACCESSORY USES</b>			
Waterfront related accessory structures, including but not limited to marina service and storage facilities	X		
Railroad related accessory uses	X		
Home Occupations		X	
Family day care homes per N.J.S.A. 40:55D-66.5b		X	
Outdoor Dining	X	X	
Community Gardens		X	X
Any other accessory use on the same lot with and customarily incidental to any of the above permitted uses, and signs when erected and maintained in accordance with the provisions of Article XVII of Chapter 130 - Land Use.	X	X	X

<b>USES PROHIBITED IN ALL REDEVELOPMENT ZONES</b>
<ul style="list-style-type: none"> <li>• Adult entertainment venues including any non-medically oriented buildings or viewing areas used for presenting photographs, film, books, magazines, videos or live entertainment depicting, describing or relating to sexual activities</li> <li>• Slaughterhouse or stockyard</li> <li>• Distillation of bones and wood</li> <li>• Fish smoking or curing</li> </ul>



## USES PROHIBITED IN ALL REDEVELOPMENT ZONES

- Incineration or reduction of garbage offal and dead animals, except by municipal agents and on municipally owned lots
- Magnesium foundries
- Leather and fur tanning, curing, finishing and dyeing
- Coke oven operation
- Storage of fertilizer manufactured from organic materials, explosives or fireworks
- Manufacture or refinement of:
  - Asphalt or asphalt products;
  - Explosives or fireworks;
  - Fertilizer manufactured from organic materials;
  - Glue, size or gelatin;
  - Rubber or latex;
  - Sulfurous, sulfuric, nitric, picric or hydrochloric or other offensive or corrosive acids;
  - Metal and metal ores, refining, smelting and alloying (except precious and rare metals); or
  - Carbon, charcoal, lampblack or synthetic liquid from coal
- Chemical manufacture of calcium carbide, cellulose nitrating of cotton, rayon or any other process which, under modern manufacturing practice, ordinarily involves noxious odors or danger from fire or explosion

## Schedule B - Salem Waterfront Redevelopment Zone Bulk Standards

Zone and Use	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setbacks (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover <sup>2</sup>	Maximum Building Height (feet)
<b>WIBP Waterfront Industrial Business Park</b>											
<b>All uses unless otherwise specified</b>	<b>40,000</b>	<b>N/A</b>	<b>150</b>	<b>200</b>	<b>10</b>	<b>5</b>	<b>10</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>200</b>
<b>Laboratory/Research facility, experimental or testing</b>	<b>20,000</b>	<b>N/A</b>	<b>100</b>	<b>150</b>	<b>10</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>50</b>
<b>Educational or research institution</b>	<b>20,000</b>	<b>N/A</b>	<b>100</b>	<b>150</b>	<b>10</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>50</b>
<b>Automobile-oriented businesses</b>	<b>20,000</b>	<b>N/A</b>	<b>125</b>	<b>160</b>	<b>20</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>90%</b>	<b>35</b>
<b>Wholesale business establishment</b>	<b>20,000</b>	<b>N/A</b>	<b>100</b>	<b>150</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>50</b>
<b>Commercial laundry, dry cleaning, rug/carpet cleaning establishment or dyeing plant</b>	<b>20,000</b>	<b>N/A</b>	<b>100</b>	<b>150</b>	<b>10</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Natural resource recreation, nature conservancy and nature center</b>	<b>5,000</b>	<b>N/A</b>	<b>50</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>10</b>	<b>20%</b>	<b>30%</b>	<b>25</b>

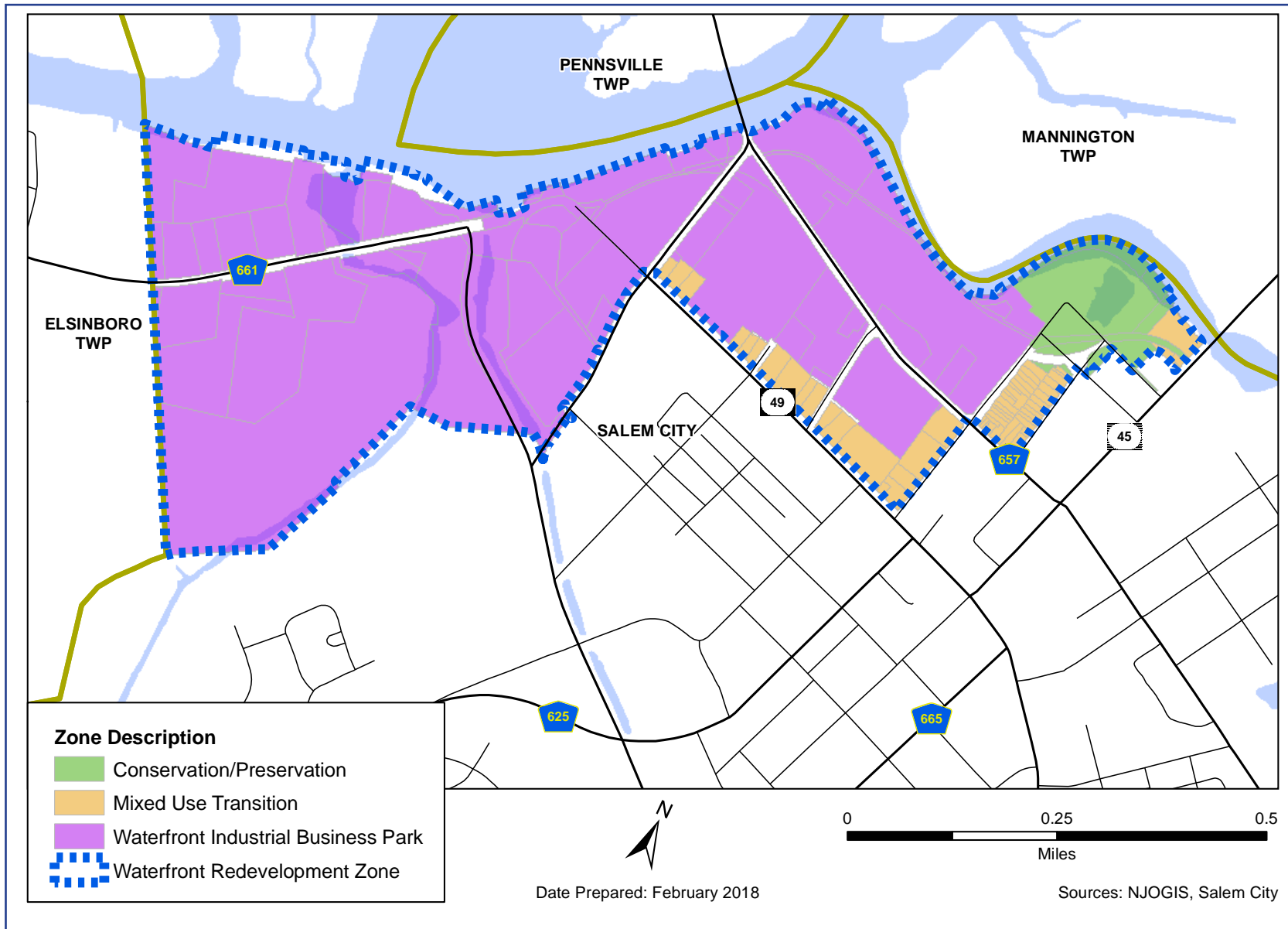
<sup>2</sup>Subject to additional limitations set forth under Coastal Area Facilities Review Act regulations (N.J.A.C. 7:7-1 et seq.)

<b>Zone and Use</b>	<b>Minimum Lot Area (square feet)</b>	<b>Maximum Density (d.u. per acre)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Front Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Combined Side Yard Setbacks (feet)</b>	<b>Rear Yard Setback (feet)</b>	<b>Maximum Percent Building Cover</b>	<b>Maximum Percent Total Lot Cover<sup>2</sup></b>	<b>Maximum Building Height (feet)</b>
<b>Marinas, docks, wharfs, piers, bait and tackle shops and boat launches</b>	1,000	N/A	20	50	5	5	10	N/A	25%	35%	15
<b>Contractor, craftsmen's or general service and repair shop or other type of machine shops</b>	20,000	N/A	100	150	10	5	10	20	60%	80%	35
<b>Municipal and other governmental facilities</b>	40,000	N/A	150	200	10	5	10	20	60%	80%	80
<b>MUT Mixed Use Transition Zone</b>											
<b>All uses unless otherwise specified</b>	20,000	N/A	100	120	10	5	15	20	60%	80%	55
<b>Automobile-oriented businesses including car washes, servicing centers and retail parts sales but excluding retail fuel sales</b>	20,000	N/A	125	160	20	5	15	20	60%	90%	35
<b>Natural resource recreation, nature conservancy and nature centers</b>	5,000	N/A	50	100	10	5	15	10	40%	50%	35
<b>Municipal and other governmental facilities</b>	40,000	N/A	150	200	10	5	10	20	60%	80%	55

<b>Zone and Use</b>	<b>Minimum Lot Area (square feet)</b>	<b>Maximum Density (d.u. per acre)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Front Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Combined Side Yard Setbacks (feet)</b>	<b>Rear Yard Setback (feet)</b>	<b>Maximum Percent Building Cover</b>	<b>Maximum Percent Total Lot Cover<sup>2</sup></b>	<b>Maximum Building Height (feet)</b>
<b>Child-care centers</b>	<b>8,000</b>	<b>N/A</b>	<b>80</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Retail sales</b>	<b>5,000</b>	<b>N/A</b>	<b>50</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Personal service establishments including but not limited to beauty and barber shops, shoe repair shops, retail dry cleaners, laundromats, appliance or electronic repair shops, tailor shops, animal boarding and grooming</b>	<b>5,000</b>	<b>N/A</b>	<b>50</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Art studios/galleries</b>	<b>5,000</b>	<b>N/A</b>	<b>50</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Artist Live/Work Studios</b>	<b>8,000</b>	<b>6</b>	<b>80</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>40</b>
<b>Museums</b>	<b>10,000</b>	<b>N/A</b>	<b>100</b>	<b>100</b>	<b>10</b>	<b>10</b>	<b>N/A</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Restaurants, catering or other eating or drinking establishments (including drive-through)</b>	<b>6,000</b>	<b>N/A</b>	<b>60</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Taverns or breweries (including micro-breweries)</b>	<b>6,000</b>	<b>N/A</b>	<b>60</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Nightclubs or lounges</b>	<b>6,000</b>	<b>N/A</b>	<b>60</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Banks or other financial institutions (including drive-through)</b>	<b>5,000</b>	<b>N/A</b>	<b>50</b>	<b>100</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>
<b>Health and fitness clubs/centers or spas</b>	<b>10,000</b>	<b>N/A</b>	<b>100</b>	<b>100</b>	<b>10</b>	<b>10</b>	<b>N/A</b>	<b>20</b>	<b>60%</b>	<b>80%</b>	<b>35</b>

Zone and Use	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setbacks (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover <sup>2</sup>	Maximum Building Height (feet)
Single-family dwellings	3,500	12.5	30	100	10	5	N/A	20	40%	60%	35
Two-family dwellings	4,000	20	40	100	10	5	15	20	40%	60%	35
Three and four family dwellings	5,000	30	50	100	10	5	15	20	50%	70%	40
Townhouse Tract	22,500	16	180	125	10	10	N/A	20	50%	70%	35
Townhouse Units	1,360	16	20	68	18	N/A	N/A	N/A	70%	80%	35
Apartments	40,000	30	200	200	10	5	15	20	25%	75%	45
Mixed-use structures	40,000	22	200	200	10	5	15	20	25%	80%	55
<b>CP Conservation/Preservation</b>											
All uses	N/A	N/A	N/A	N/A	20	20	40	20	20%	30%	25

## Schedule C - SALEM WATERFRONT REDEVELOPMENT ZONE MAP



# Appendix B: Site Ownership and Property Information

The following abbreviations are used in the individual property descriptions in this section:

- PA: Preliminary Assessment
- SI: Site Investigation
- RAO: Response Action Outcome
- DEP: New Jersey Department of Environmental Protection

## City of Salem Properties

The City owns 25 lots within the Redevelopment Area, mostly due to tax foreclosure:

### Municipal Site #1: Salem City Landfill



**Location:** Tilbury Road

**Total Acreage:** 51.63 acres

**Current Zoning:** M-1 & M-2

**Redevelopment Zone:** Waterfront Industrial Business Park





**Brownfield site:** Yes

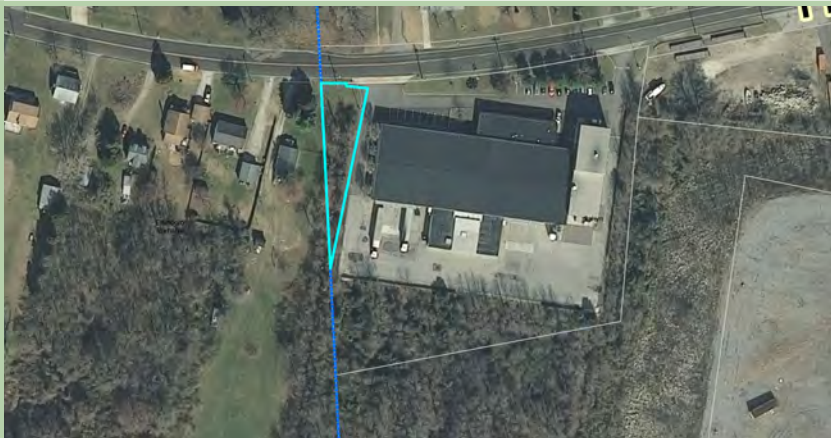
**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 47/Lots 2-4

**Owner:** City of Salem

**Current Status:** This property consists of a properly closed municipal landfill currently undergoing post-closure monitoring. The property does not contain any structures. The landfill was in operation for approximately 30 years accepting municipal waste and closed in 1988. In 1995, Soil Safe Incorporated entered into an agreement with the City to construct an environmental cap on the landfill in exchange for Soil Safe using their recyclable material, non-hazardous, petroleum contaminated soil as the raw material for the cap. The method of capping was unconventional but received approval from DEP. The capping was completed in 2005. The landfill site was to be used for storage of sea containers and the slope was tested to withstand 500 pounds per square foot (psf). Sea containers usually have a contact stress of 125 psf each (usually they are stacked 2-high). A PA was done on the capped landfill in 2008 on behalf of the City (and also on lot 5 which is owned by the County of Salem). The property is located within both 100- and 500-year flood zones according to data obtained from FEMA. Based on the PA findings, no further investigation is warranted or proposed on the property. Further engineering studies would need to be performed on the property before any development could take place. Any development on the property would be situated on top of the cap.

### Municipal Site #2: City Park



**Location:** Tilbury Road



**Total Acreage:** 0.18 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

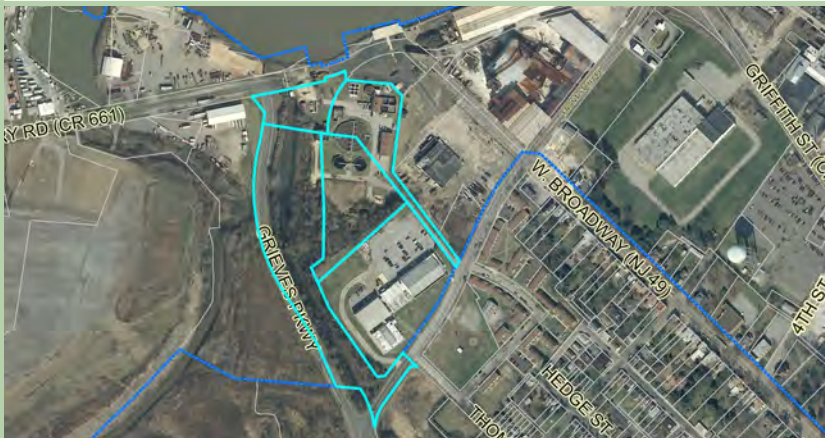
**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 47/Lots 3.01

**Owner:** City of Salem

**Current Status:** This site appears to be a small grass and tree covered triangular lot between the border of Elsinboro Township and the Sterigenics International facility (directly to the east).

### Municipal Site #3: Salem Sewage Treatment Facility



**Location:** Grievess Parkway

**Total Acreage:** 12.84 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes



**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 46/Lots 11.01; Block 46/Lot 1 (pumping station); Block 46/Lot 3; Block 46/Lot 5

**Owner:** City of Salem

**Current Status:** City of Salem active sewage treatment facility

### Municipal Site #4: Firehouse



**Location:** 75 Fifth Street

**Total Acreage:** 0.85 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 12/Lot 3

**Owner:** City of Salem

**Current Status:** Existing Salem firehouse- Liberty Fire Company #2



## Municipal Site #5: Salem Library



**Location:** 112 W Broadway

**Total Acreage:** 0.09 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

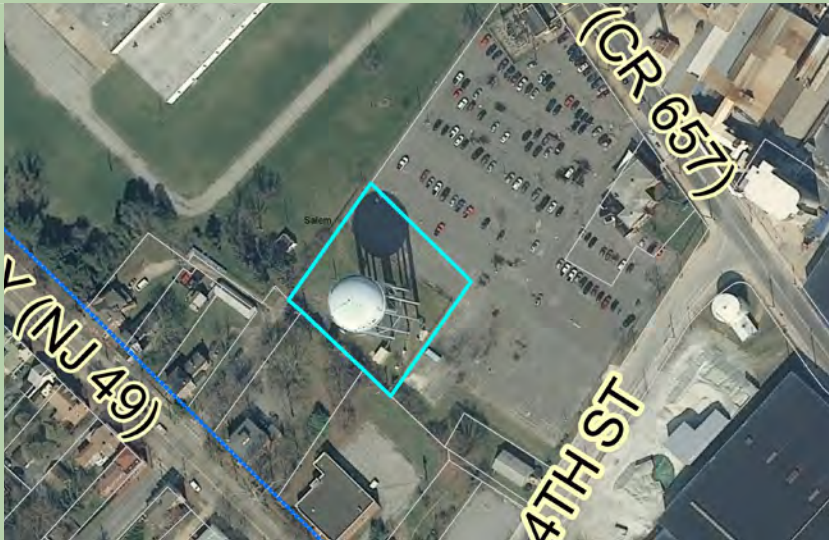
**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 12/Lot 18

**Owner:** City of Salem

**Current Status:** Existing City of Salem Library

## Municipal Site #6: City Water Tower



**Location:** 20N Third Street

**Total Acreage:** 0.91 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 11/Lot 2

**Owner:** City of Salem

**Current Status:** Existing water tower

## Municipal Site #7: Tri-County Oil Property



**Location:** 1 Front Street

**Total Acreage:** 0.47 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes, former heating oil bulk storage facility and former gasoline service station. A PA and a SI were completed on the property and remediation is currently underway. Concrete on the property was removed and the site is fenced.

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 7/Lot 11

**Owner:** City of Salem

**Current Status:** Vacant, grassy lot to the west of the 49 bridge



## Municipal Site #8: Other City of Salem Properties



**Location:** Hancock Street

**Total Acreage:** 0.51 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Conservation/  
Preservation

**Brownfield site:** Yes, part of the National Freight Salem Terminal Property/South Jersey Gas site

**Surrounding Land Uses:** Industrial; Vacant

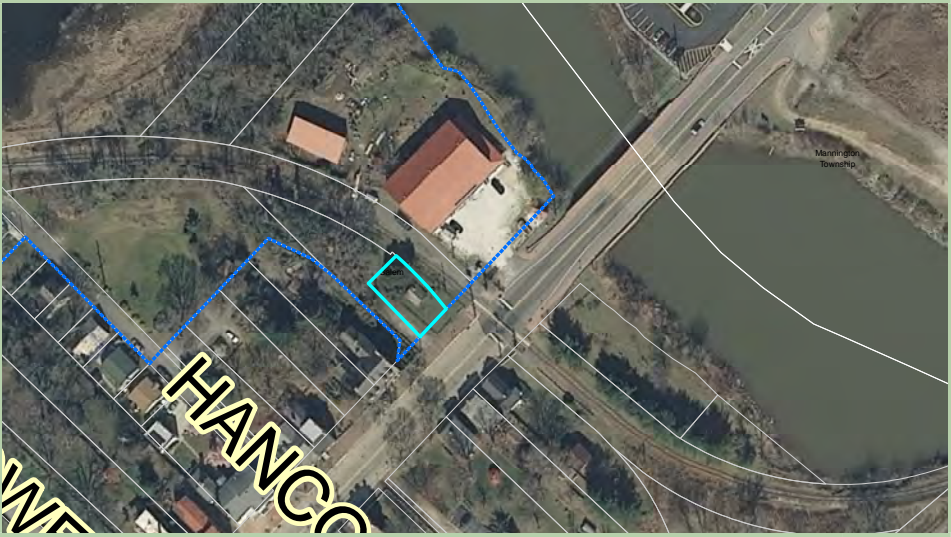
**Block & Lot:** Block 1/Lots 4, 4.01

**Owner:** City of Salem

**Current Status:** Riparian buffer



## Municipal Site #9: Other City of Salem Properties

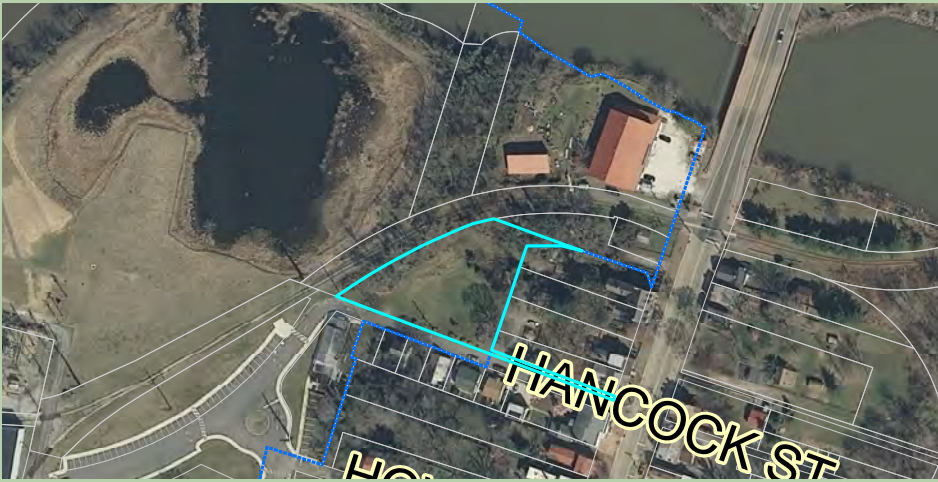


<b>Location:</b> Market Street	
<b>Total Acreage:</b> 0.08 acres	
<b>Current Zoning:</b> RLC	<b>Redevelopment Zone:</b> Mixed Use Transition
<b>Brownfield site:</b> No	
<b>Surrounding Land Uses:</b> Industrial; Residential; Vacant	
<b>Block &amp; Lot:</b> Block 1/Lot 8	
<b>Owner:</b> City of Salem	
<b>Current Status:</b> Contains a historical log cabin representing first Swedish settlers	





## Municipal Site #10: Other City of Salem Properties



**Location:** Market Street

**Total Acreage:** 0.72 acres

**Current Zoning:** RLC

**Redevelopment Zone:** Conservation/Preservation

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 1/Lot 9

**Owner:** City of Salem

**Current Status:** Open, vacant lot behind residential houses with small amount of frontage on Market Street. Access can be obtained through Hancock Street. Railroad track is located to the rear of the property.



## Municipal Site #11: Other City of Salem Properties



**Location:** Fifth & Ward Street

**Total Acreage:** 0.28 acres

**Current Zoning:** R-2

**Redevelopment Zone:** Conservation/Preservation (Block 5/  
Lot 1); Mixed Use Transition (Block 5/Lot 2)

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 5/Lots 1-2

**Owner:** City of Salem

**Current Status:** Open, vacant corner lots

## Municipal Site #12: Other City of Salem Properties



**Location:** Ward Street

**Total Acreage:** 0.55 acres

**Current Zoning:** R-2

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** Lot 17 is part of a brownfield site (McCarthy's Bar). Lot 15 contains a dilapidated, former machine shop associated with an excavation company. Lot 15 is suspected of containing above ground and underground storage tanks and possible petroleum contamination. DEP approved an application in 2007 for investigation and cleanup costs. No investigatory studies have been completed to date. The City has been awarded loan funds from the DCA Demolition Bond Loan program to demolish the machine shop. The remaining lots are not brownfield sites.

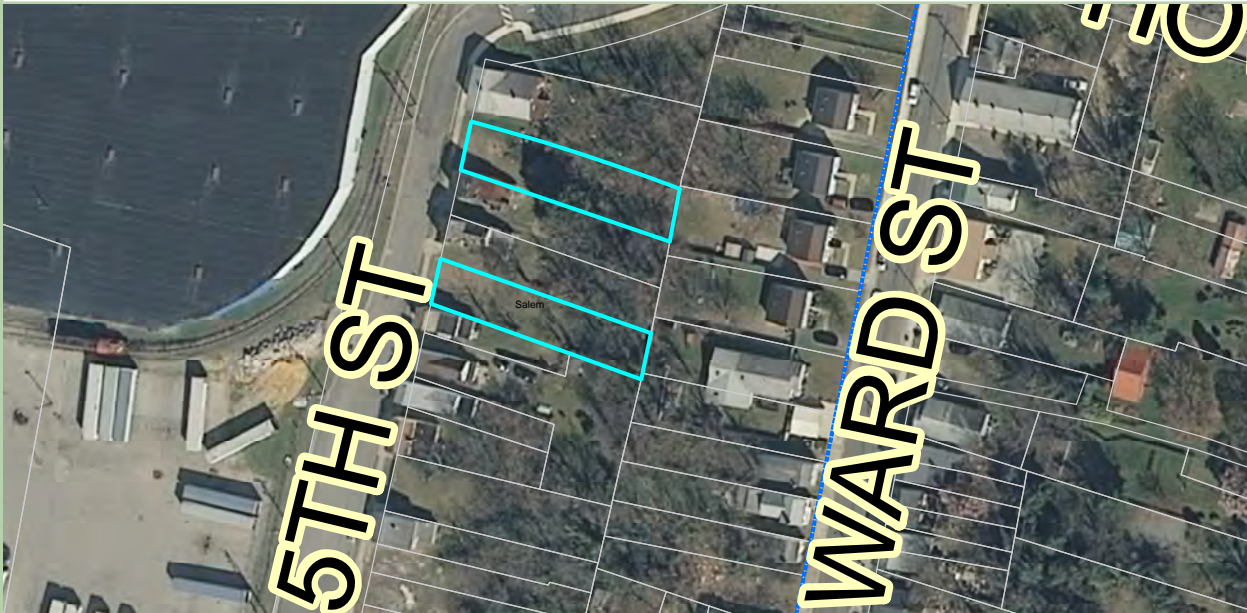
**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 5/Lots 12-15, 17

**Owner:** City of Salem

**Current Status:** Boarded up single family homes (12, 13); Vacant Lot (14); Abandoned, dilapidated former machine shop (15); concrete, gravel parking area that was previously the location of McCarthy's Bar (17)

**Municipal Site #13: Other City of Salem Properties**



<b>Location:</b> Fifth Street	
<b>Total Acreage:</b> 0.26 acres	
<b>Current Zoning:</b> R-2	<b>Redevelopment Zone:</b> Mixed Use Transition
<b>Brownfield site:</b> No	
<b>Surrounding Land Uses:</b> Industrial; Residential; Vacant	
<b>Block &amp; Lot:</b> Block 5/Lots 25, 28	
<b>Owner:</b> City of Salem	
<b>Current Status:</b> Vacant Lots	

# Non City-Owned Properties

## Non-municipal Site #1: Single Family Homes



**Location:** Ward Street & Fifth Street

**Total Acreage:** 1 acre

**Current Zoning:** R-2

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 5/Lots 3-7, 9-11, 35, 33(vacant lot owned by same owner as 35), 28-32, 36-38 (vacant lots)

**Owner:** Various

**Current Status:** Single family homes and vacant lots

## Non-municipal Site #2: Dilapidated Boarded up Single Family Homes



**Location:** Fifth Street

**Total Acreage:** 0.24 acres

**Current Zoning:** R-2

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 5/Lots 26, 27

**Owner:** Promise House, Inc.

**Current Status:** Dilapidated boarded up single family homes. The City has been awarded loan funds from the DCA Demolition Bond Loan program to demolish these two buildings.

### Non-municipal Site #3: Duplex



**Location:** 36-38 Fifth Street

**Total Acreage:** 0.18 acres

**Current Zoning:** R-2

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 5/Lot 24

**Owner:** Collier, Paul M.

**Current Status:** Duplex

## Non-municipal Site #4: Vacant Lot



**Location:** 188-190 Griffith Street

**Total Acreage:** 0.22 acres

**Current Zoning:** R-2

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** Yes

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 5/Lot 16

**Owner:** Danchak & Danchak, LLC

**Current Status:** Vacant, grassy, corner lot. This lot previously contained McCarthy's Bar, which was demolished in 2010. DEP approved an application in 2007 for investigation and cleanup costs. A PA and a SI were completed on the property. The SI was approved by DEP on April 18, 2011.



## Non-municipal Site #5: Single Family Homes



Location: Griffith Street

Total Acreage: 0.43 acres

Current Zoning: R-2

**Redevelopment Zone: Mixed Use Transition**

**Brownfield site:** No

Surrounding Land Uses: Industrial; Residential; Vacant

Block & Lot: Block 5/Lot 18, 42-44

**Owner:** Various

**Current Status:** Single family homes

## Non-municipal Site #6: Frontier Playhouse



**Location:** 172 Griffith Street

**Total Acreage:** 0.13 acres

**Current Zoning:** R-2

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential

**Block & Lot:** Block 5/Lots 39-41

**Owner:** Promise House, Inc.

**Current Status:** Residential uses. Corner property use unknown

## Non-municipal Site #7: Cooke Properties



Location: 17 Market Street

Total Acreage: 1.32 acres

Current Zoning: M-2 & RLC

Redevelopment Zone: Mixed Use Transition

**Brownfield site:** No

Surrounding Land Uses: Industrial; Residential; Vacant

Block & Lot: Block 1/Lots 5, 7

**Owner:** Cooke, Michael and Suzanne M

**Current Status:** Lot 5 houses Royal Port Antiques; Lot 7 is a driveway that opens onto Market Street. Former location of Town and County Plant Food, Inc.

## Non-Municipal Site #8: Former Newspaper Business



**Location:** 93 Fifth Street

**Total Acreage:** 1.14 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 12/Lot 2

**Owner:** Penn Jer Adv Inc.

**Current Status:** Former South Jersey Times newspaper business

## Non-Municipal Site #9: Vacant Commercial Building



**Location:** 115 Fifth Street

**Total Acreage:** 0.43 acres

**Current Zoning:** C-1

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 12/Lot 1

**Owner:** Salem County Historical Society

**Current Status:** Vacant commercial building recently purchased by the Salem County Historical Society

## Non-Municipal Site #10: Vacant Gas Station



**Location:** 116 W Broadway

**Total Acreage:** 0.46 acres

**Current Zoning:** C-1

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** Yes

**Surrounding Land Uses:** Industrial; Residential; Vacant

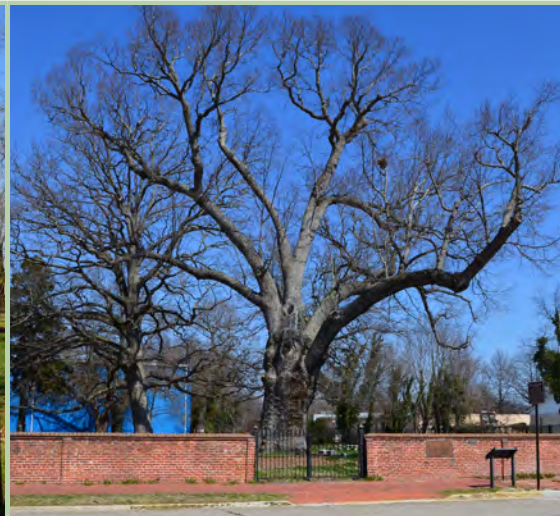
**Block & Lot:** Block 12/Lot 16

**Owner:** Kettelberger, Stephen

**Current Status:** Former Sunoco Service Station. Underground storage tanks may exist on property. DEP approved an application in 2007 for investigation and cleanup costs. No investigatory studies have been completed to date.



## Non-Municipal Site #11: Salem Friends Cemetery & the Salem Oak



**Location:** 112 W. Broadway

**Total Acreage:** 2.81 acres

**Current Zoning:** RLC

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

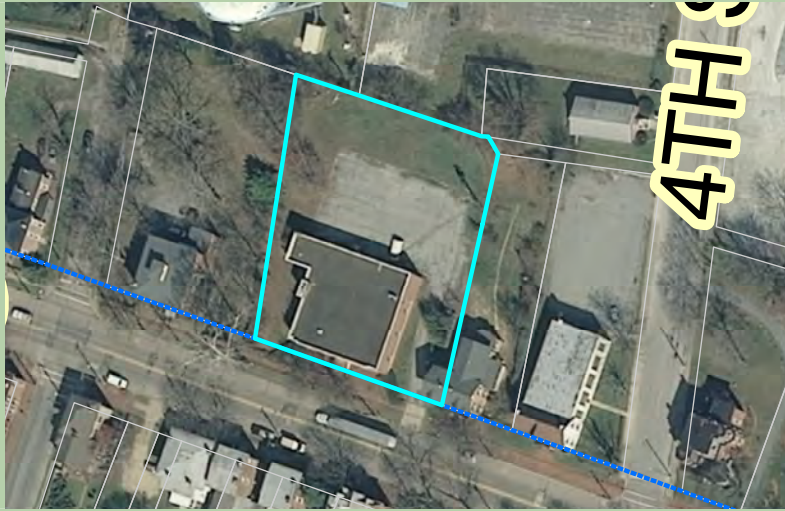
**Block & Lot:** Block 12/Lots 23-25

**Owner:** Salem Mo Mtg of Religious Soc Frs

**Current Status:** Properties contain the Salem Friends Cemetery, the historic Salem Oak and Oakhearst House. Estimated to be more than 500 years old, the Salem Oak is a landmark tree under whose branches Salem's founder John Fenwick is said to have first met with local Lenni Lenape Indians in 1675. See more at: <http://www.visitnj.org/nj-historic-sites-memorials/salem-oak-friends-burial-ground#sthash.dhMzwREK.dpuf>



## Non-Municipal Site #12: Verizon Building



**Location:** 186 W. Broadway

**Total Acreage:** 0.84 acres

**Current Zoning:** RLC

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 11/Lot 27

**Owner:** Verizon C/O

**Current Status:** Existing Verizon Building



## Non-Municipal Site #13: Vacant Commercial Building



**Location:** 90 W. Broadway

**Total Acreage:** 0.46 acres

**Current Zoning:** RLC

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 11/Lot 45

**Owner:** Barbara Fam Holdings, LLC

**Current Status:** Existing vacant commercial building

## Non-Municipal Site #14: Single Family Home



**Location:** 88 W. Broadway

**Total Acreage:** 0.46 acres

**Current Zoning:** RLC

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 11/Lot 44

**Owner:** Foglietta, Michael & Debra J

**Current Status:** Existing single family home

## Non-Municipal Site #15: Apartment Building



**Location:** 82 W. Broadway

**Total Acreage:** 0.61 acres

**Current Zoning:** RLC

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 11/Lot 26

**Owner:** The Pastry Prince, LLC

**Current Status:** Existing apartment building

## Non-Municipal Site #16: Residential Buildings



**Location:** W. Broadway

**Total Acreage:** 0.7 acres

**Current Zoning:** RLC

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 10/Lots 37-39

**Owner:** Various

**Current Status:** Various residential buildings

## Non-Municipal Site #17: Union Building



**Location:** 27 Fourth Street

**Total Acreage:** 0.2 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 11/Lot 48

**Owner:** GBBA Local 157

**Current Status:** Small union commercial building

## Non-Municipal Site #18: Industrial Building



**Location:** Griffith Street

**Total Acreage:** 12.06 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 10/Lot 1

**Owner:** Murad Partnership

**Current Status:** Large industrial building formally known as Falcon Power. Space within the property has been leased out over the years. Most recently, a company that provides specialty concrete products known as Empire Blended has leased the entire facility and is beginning a second operation. Empire Blended plans on purchasing the property from Murad and expanding the facility.

## Non-Municipal Site #19: Franklin Bank



**Location:** 18 Front Street

**Total Acreage:** 0.56 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 10/Lot 1.01

**Owner:** Franklin Bank

**Current Status:** Existing banking facility

## Non-Municipal Site #20: Former Firehouse



**Location:** 28 Front Street

**Total Acreage:** 0.43 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 10/Lot 19

**Owner:** Lanard, Robert

**Current Status:** Former firehouse



## Non-Municipal Site #21: Vacant Land & Revival Fellowship Church



**Location:** Front Street

**Total Acreage:** 1.60 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 10/Lot 1.02 (vacant lot), Lot 35 (church)

**Owner:** Revival Fellowship Church

**Current Status:** Small church and vacant grass lot used for church parking

## Non-Municipal Site #22: Bader's Citgo Service Station



**Location:** 40 West Broadway Street

**Total Acreage:** 0.62 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** Yes

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 10/Lots 34, 40

**Owner:** Bader, Louis

**Current Status:** Former Citgo Service Center. Currently a vacant, unpaved lot. DEP approved an application in 2007 for investigation and cleanup costs. A PA/SI were completed on the property. Underground storage tanks were removed in 2011. Remediation on the site is ongoing.

## Non-Municipal Site #23: Liquor Store



**Location:** 44 W Broadway Street

**Total Acreage:** 0.43 acres

**Current Zoning:** M-1

**Redevelopment Zone:** Mixed Use Transition

**Brownfield site:** No

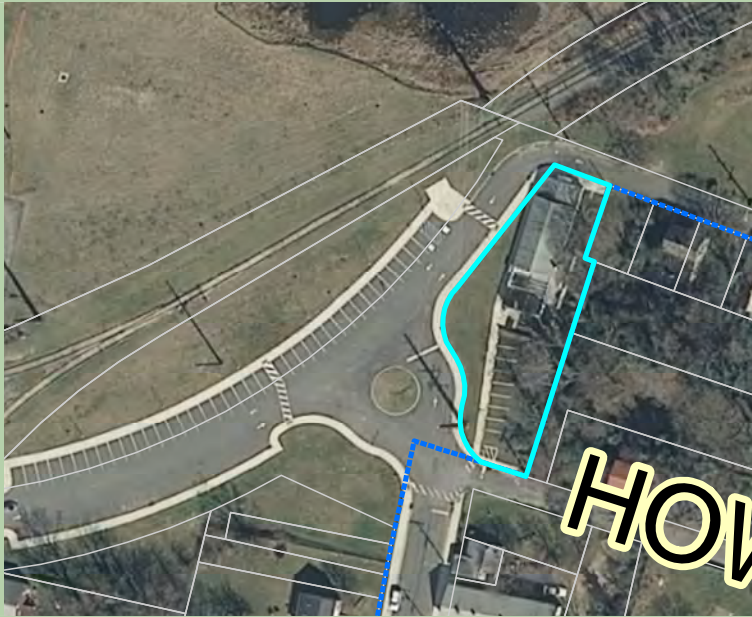
**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 10/Lot 32

**Owner:** Singh, Parveen

**Current Status:** Existing liquor store

## Non-Municipal Site #24: St. Mark's Church



**Location:** 12 Hancock Street

**Total Acreage:** 0.34 acres

**Current Zoning:** R-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

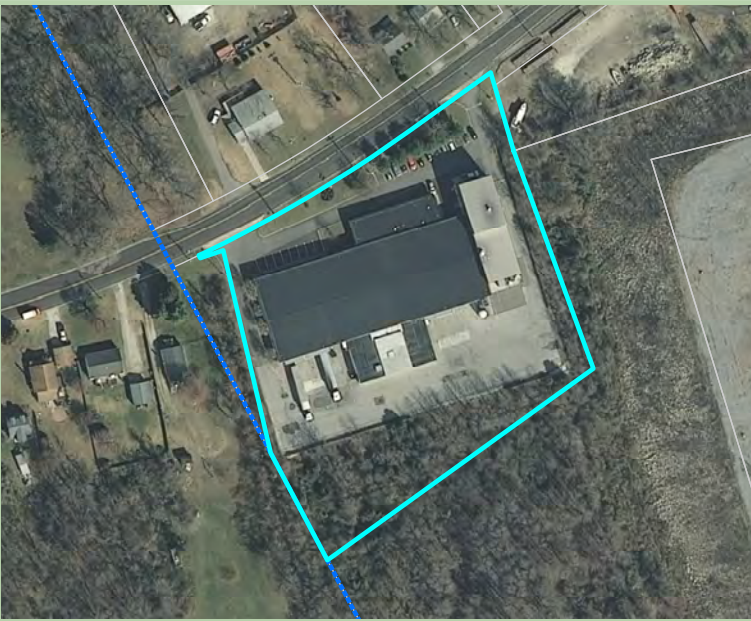
**Block & Lot:** Block 2/Lot 8

**Owner:** St. Mark's Church of Living God

**Current Status:** Existing church and parking lot



## Non-Municipal Site #25: Sterigenics International Corporation



Location: 75 Tilbury Road

Total Acreage 3.23 acres

Current Zoning: M-2

**Redevelopment Zone: Waterfront Industrial Business Park**

**Brownfield site:** No

Surrounding Land Uses: Industrial; Residential; Vacant

Block & Lot: Block 47/Lots 1.01

**Owner:** Sterigenics Corporation

**Current Status:** Commercial building providing food irradiation



## Non-Municipal Site #26: Tilbury Road Associates Properties



**Location:** Tilbury Road

**Total Acreage:** 1.37 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 47/Lot 1

**Owner:** Tilbury Road Associates

**Current Status:** This site appears to be a partially vacant parcel to the east of the Sterigenics International facility containing storage containers, boats and debris. There is a truck turnabout on the property with a storage garage. Tilbury Road Associates is Bermuda International Terminals' real estate holding company.

## Non-Municipal Site #27: Tilbury Road Associates Properties



Location: Tilbury Road

Total Acreage: 11.1 acres

Current Zoning: M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

Surrounding Land Uses: Industrial; Vacant

Block & Lot: Block 97/Lots 1-3. Probably also lots 5 and 6 (property records are blank for these lots).

**Owner:** Tilbury Road Associates

**Current Status:** Lot 1 is a docking port with shipping containers; Lot 2 is a small, wooded vacant lot; Lot 3 contains a single family home and a garage in the back.

## Non-Municipal Site #28: Single family Homes



**Location:** 80, 82, 84 Tilbury Road

**Total Acreage:** 1.07 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 97/Lot 4

**Owner:** Spina, Lynda Jean K

**Current Status:** Single family homes between the Tilbury Road Associates properties



## Non-Municipal Site #29: Salem County Property



**Location:** Tilbury Road

**Total Acreage:** 1.33 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes. DEP lists it as a brownfield site along with the landfill site.

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 47/Lots 5

**Owner:** Salem County

**Current Status:** Vacant, wooded, grassy parcel that provides drainage between landfill property and South Jersey Port Corporation property

## Non-Municipal Site #30: South Jersey Port Corporation Properties



**Location:** Tilbury Road

**Total Acreage:** 8.99 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes. DEP lists it as a brownfield site along with the landfill site.

**Surrounding Land Uses:** Industrial; Vacant

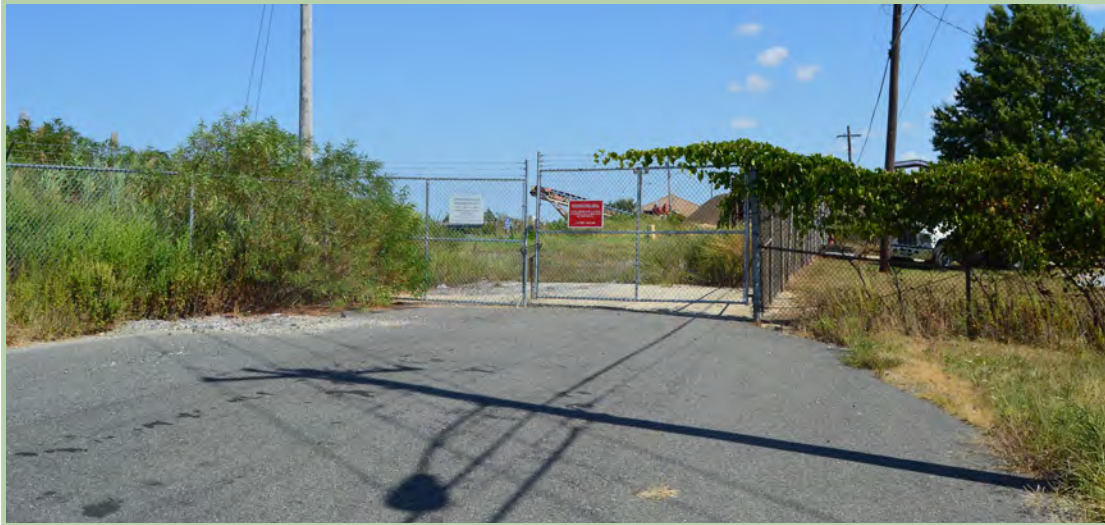
**Block & Lot:** Block 47/Lots 6; Block 46/Lot 11

**Owner:** South Jersey Port Corporation

**Current Status:** This appears to be a partially vacant parcel to the east of the county owned drainage parcel and west of Grieves Parkway containing storage containers and a large storage garage. This property, including the garage, is leased to Bermuda International Terminals.



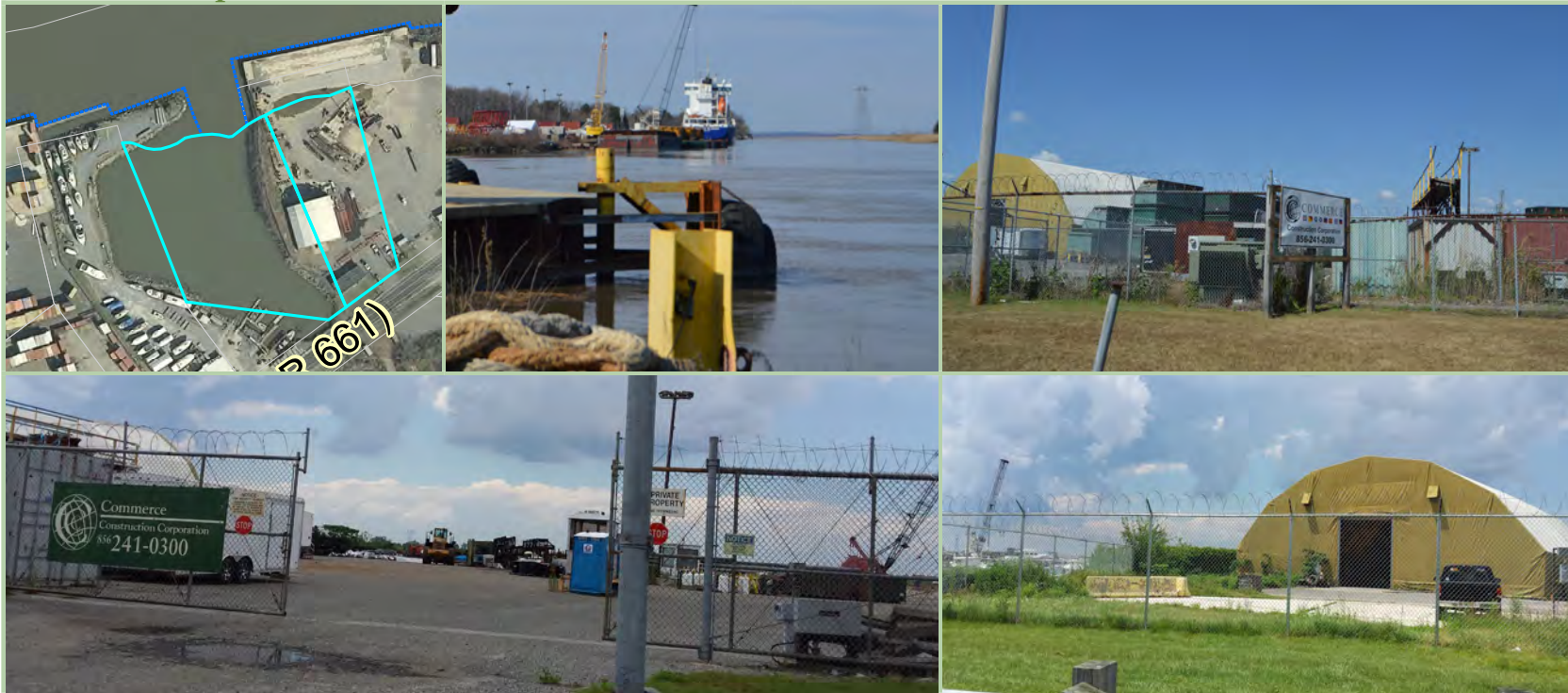
# Non-Municipal Site #31: South Jersey Port Corporation Properties





<b>Location:</b> Along the River, West Broadway, Tilbury Road	
<b>Total Acreage:</b> 7.55 acres	
<b>Current Zoning:</b> M-2	<b>Redevelopment Zone:</b> Waterfront Industrial Business Park
<b>Brownfield site:</b> DEP lists Block 97/Lot 9 as a possible brownfield site. Environmental issues are unknown and a PA/SI is proposed.	
<b>Surrounding Land Uses:</b> Industrial; Vacant	
<b>Block &amp; Lot:</b> Block 46/Lot 2; Block 46/Lot 4; Block 29/Lot 1; Block 29/Lot 1.01; Block 7/Lot 1.01; Block 97/Lots 9, 9.04	
<b>Owner:</b> South Jersey Port Corporation	
<b>Current Status:</b> Docking ports with a storage shed and storage containers. In 1996, the Salem Municipal Port Authority (SMPA) and South Jersey Port Corporation executed an agreement that transferred the existing FTZ over to South Jersey Port. Separately, the City conveyed ownership of the land to South Jersey Port, in exchange for the State's agreement to forgive SMPA's debt, and a payment in lieu of taxes (PILOT) agreement.	

## Non-Municipal Site #32: Bermuda International Terminals



**Location:** 128 Tilbury Rd

**Total Acreage:** 3.27 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes, DEP lists Lots 9.01 and 9.02 as possible brownfield sites. Environmental issues are unknown and a PA/SI is proposed.

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 97/Lots 9.01, 9.02

**Owner:** Bermuda International Terminals Inc.

**Current Status:** Active docking port and storage facility for Bermuda International Shipping. Bermuda ships products from the US and Canada to Bermuda.

## Non-Municipal Site #33: Mid-Atlantic Shipping



**Location:** Tilbury Road

**Total Acreage:** 0.25 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes, DEP lists Lot 9.03 as a possible brownfield site. Environmental issues are unknown and a PA/SI is proposed.

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 97/Lot 9.03

**Owner:** Mid-Atlantic Shipping/NJ DEP

**Current Status:** Riparian lease. Mid-Atlantic operates the wharf, while Bermuda International Terminals Inc. owns the property.

## Non-Municipal Site #34: Barbers Basin Marina



**Location:** 108 Tilbury Rd

**Total Acreage:** 2.73 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 97/Lot 7

**Owner:** Jones, Joey W & Andrea B

**Current Status:** Recreational private marina

## Non-Municipal Site #35: Salem County Marina Property



**Location:** Tilbury Rd

**Total Acreage:** 0.41 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 97/Lot 8

**Owner:** Salem County

**Current Status:** County property but it looks like it is used by the private marina





## Non-Municipal Site #36: Powell Property



**Location:** Tilbury Rd

**Total Acreage:** 3.58 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes, DEP approved an application in 2007 for investigation and possible cleanup costs. No investigatory studies have been completed to date. Environmental issues are unknown and a PA/SI is proposed.

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 97/Lot 10

**Owner:** Powell, Clement S & Linda J. Harwood

**Current Status:** Vacant, wooded property along the waterfront



## Non-Municipal Site #37: Cooper Interconnect



**Location:** 23 S Front Street

**Total Acreage:** 5.39 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 46/Lot 5.01

**Owner:** Barbara, Eddis & Company

**Current Status:** Large industrial building sits on the property that once housed Cooper Interconnect, a local manufacturing plant for wiring and system connections that closed in 2013. Now leased by a soil company.

## Non-Municipal Site #38: Corbett Enterprises



Location: 35 West Broadway

Total Acreage: 5.67 acres

Current Zoning: M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes. DEP approved an application in 2007 for investigation and possible cleanup costs. No investigatory studies have been completed to date. Environmental issues are unknown and a PA/SI is proposed.

Surrounding Land Uses: Industrial

Block & Lot: Block 46/Lots 6, 6.01, 7

**Owner:** Corbett Waterway, LLC

**Current Status:** The property contains a deteriorated, industrial building and debris/storage containers that was formerly the location of GE Fabricators, Inc. and a supermarket. The property is owned by Corbett Waterway, LLC. Corbett stores and ships sand products from its sand pit in Quinton Township, NJ from the docks on the waterfront. Corbett leases the dock from South Jersey Port Corporation for its shopping operation. Corbett does not use the building and property for the sand business. In March 2008, the City signed an agreement with Evergreen Recycling, LLC for Evergreen to conduct a recycling operation on the properties (as well as properties owned by South Jersey Port Corporation at the time). Evergreen received a Solid Waste Facility permit from DEP to operate the recycling facility on April 15, 2015. However, no recycling operations are currently taken place on the site. Note: As of mid-2017, Corbett sold the property to Eastern Concrete Materials, Inc. Eastern Concrete Materials continues to ship sand products from this location.

## Non-Municipal Site #39: AluChem Inc.



**Location:** W Broadway & Front Street

**Total Acreage:** 6.46 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes. DEP approved an application in 2007 for investigation and cleanup costs. AluChem is currently conducting PA/SI work on the property. Current status of investigation/cleanup is unknown.

**Surrounding Land Uses:** Industrial

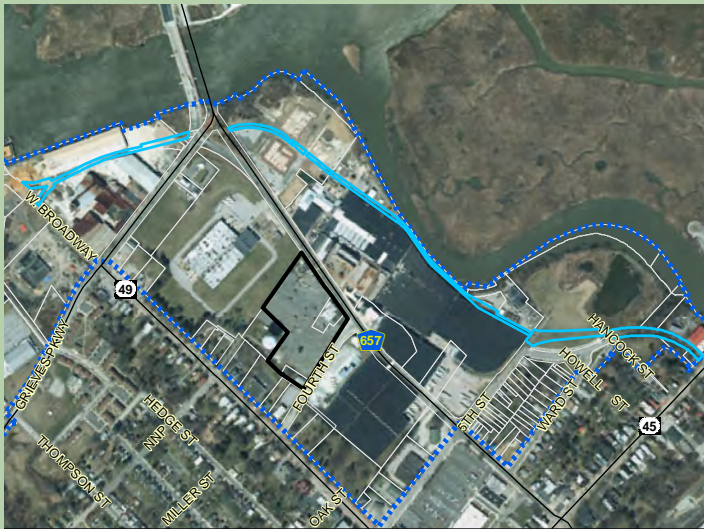
**Block & Lot:** Block 7/Lots 1-3, 13.01

**Owner:** AluChem, Inc.

**Current Status:** Property contains multiple vacant, dilapidated industrial buildings, process areas, storage buildings with a concrete/gravel parking area.



## Non-Municipal Site #40: Salem County Railroad



**Location:** Front Street to West Broadway, Fifth & Griffith Street

**Total Acreage:** 0.64 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park (Block 3/Lot 25; Block 4/Lots 2-4; Block 7/Lot 16); Conservation/Preservation (Block 1/Lots 16, 18)

**Brownfield site:** DEP lists Block 7/Lot 16 (railroad tracks between Aluchem building and South Jersey Port storage buildings) as a brownfield site with the Aluchem property.

**Surrounding Land Uses:** Industrial

**Block & Lot:** Block 7/Lot 16; Block 4/Lots 2-4; Block 3/Lot 25; Block 10/Lot 45; Block 1/Lots 16, 18

**Owner:** Salem County Board of Chosen Freeholders

**Current Status:** County railroad



## Non-Municipal Site #41: New Jersey Department of Transportation Roads/Bridge



**Location:** Front Street

**Total Acreage:** acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** No

**Surrounding Land Uses:** Industrial; Residential; Vacant

**Block & Lot:** Block 7/Lot 11.01, 13.02, 14, 15, 16.01; Block 10/Lot 1.03

**Owner:** NJ Department of Transportation

**Current Status:** Road and bridge

## Non-Municipal Site #42: Anchor Glass/Ardagh Glass



**Location:** Griffith Street

**Total Acreage:** 24.45 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Block 4/Lots 1, 1.01 are brownfield sites. The Heinz Company operated a large processing plant on the site from 1905 to 1978. Anchor Glass purchased the property. Remediation was performed on the property and the building was demolished.

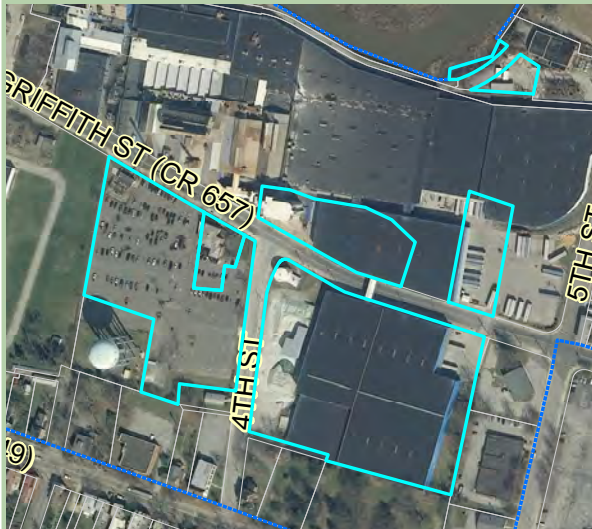
**Surrounding Land Uses:** Industrial

**Block & Lot:** Block 4/Lots 1, 1.01; Block 3/Lots 23, 26; Block 12/Lots 4, 19.01

**Owner:** Ardagh Glass Container Inc.

**Current Status:** Property contains multiple industrial buildings/storage buildings used for glass manufacturing operations with a concrete/gravel parking area. The glass manufacturer company closed the business in 2014. Some storage and shipping still takes place on site.

## Non-Municipal Site #43: Salem Friends Properties



**Location:** Griffith Street, Fifth Street

**Total Acreage:** 12.84 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** DEP lists Block 3/Lot 2 (riparian buffer), and Lot 3 (storage buildings) as a brownfield site with the Atlantic City Electric property.

**Surrounding Land Uses:** Industrial

**Block & Lot:** Block 3/Lots 2-3, 22, 24; Block 12/Lot 19; Block 11/Lot 28 (administration building), 47 (parking lot)

**Owner:** Salem Mo Mtg of Religious Soc Frs & Ardagh Glass Container Inc. (Block 11/Lots 28 & 47)

**Current Status:** These properties contain industrial and administrative buildings, parking areas, receiving area, and a water tower owned by Ardagh Glass. The glass manufacturer company closed the business in 2014. Some storage and shipping still takes place on site.





### Non-Municipal Site #44: Atlantic City Electric Co.



**Location:** 17-25 Fifth Street

**Total Acreage:** 1.15 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

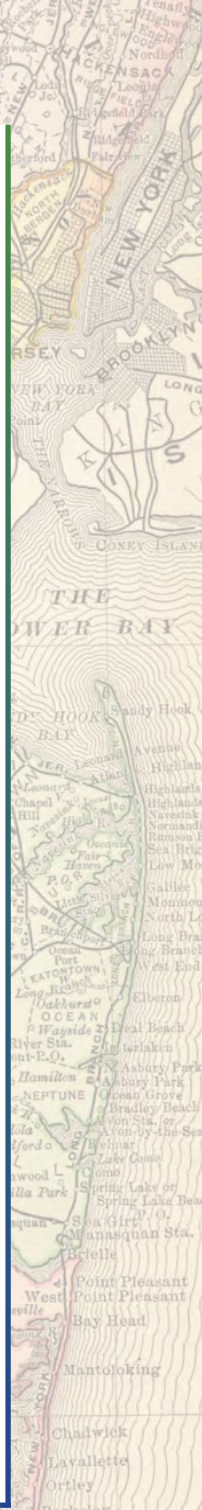
**Brownfield site:** Yes, DEP approved an application for investigation and cleanup costs. A PA and a SI were completed on the property. The SI was approved by DEP on January 23, 2012.

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 3/Lots 1; possibly Block 3/Lot 1.01(owner unknown-0.02 acres)

**Owner:** Atlantic City Electric Company

**Current Status:** An asphalt-paved industrial property containing transformers and multiple buildings adjacent to the Fenwick Creek waterfront



## Non-Municipal Site #45: National Freight Salem Terminal Property/South Jersey Gas



**Location:** Fifth Street

**Total Acreage:** 10.12 acres

**Current Zoning:** M-2

**Redevelopment Zone:** Waterfront Industrial Business Park

**Brownfield site:** Yes, this is a former coal gas site operated by South Jersey Gas and a former freight terminal previously owned by the City. An agreement was reached between the City and South Jersey Gas that stipulated that South Jersey Gas would take ownership of all the parcels and clean up the property. All buildings have been demolished and the entire property has been capped with fill surcharge. Monitoring of contaminants is taking place at the site and a RAO is pending.

**Surrounding Land Uses:** Industrial; Vacant

**Block & Lot:** Block 1/Lots 1, 1.01, 3.01, 17.01, 19

**Owner:** South Jersey Gas

**Current Status:** Vacant, grassy wetlands. No development can take place at this site.

# Appendix C: Salem City Council Resolution Designating Study Area an Area in Need of Redevelopment

## CITY OF SALEM RESOLUTION 2016-81

### A RESOLUTION DETERMINING THE WATERFRONT REDEVELOPMENT ZONE TO BE A CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW OF THE STATE OF NEW JERSEY

**WHEREAS**, the City Council passed Resolution 2015-168 pursuant to N.J.S.A. 40A:12A- 6 authorizing and directing the Salem City Planning Board (“the Planning Board”) to undertake a preliminary investigation to determine whether a certain area described therein (and hereinafter referred to as “the Waterfront Redevelopment Zone”) meets the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“the State Redevelopment Law”), for a redevelopment area; and

**WHEREAS**, Resolution 2015-168 specifically stated that the redevelopment area determination shall authorize the use of all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter a “Condemnation Redevelopment Area”); and

**WHEREAS**, after due notice having been published and mailed in accordance with the State Redevelopment Law, the Planning Board conducted a Public Hearing on February 18, 2016, which was adjourned and continued on March 17, 2016, which included review of the Preliminary Investigation Report and testimony from Louis Joyce, PP, AICP regarding the same; and

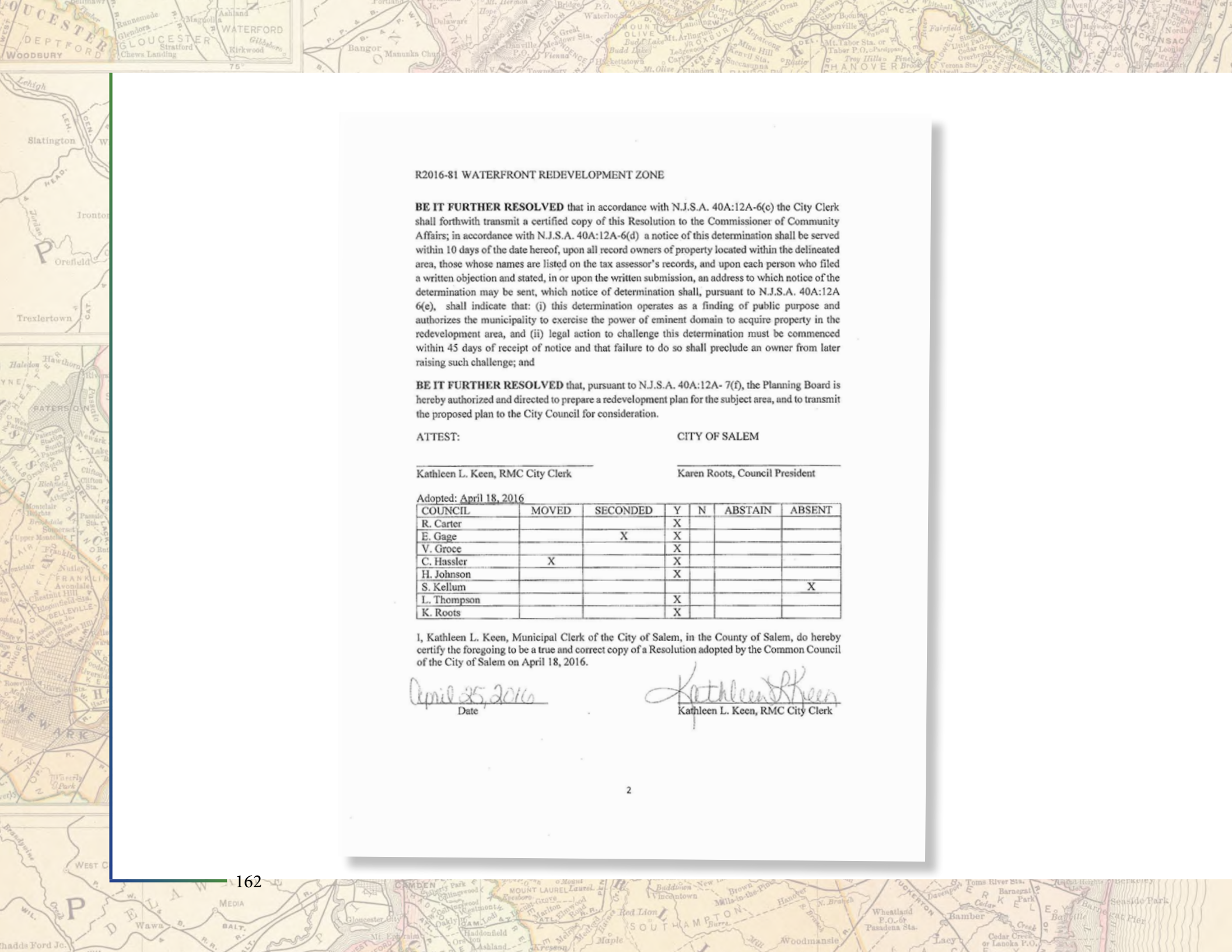
**WHEREAS**, upon the conclusion of the Public Hearing on March 17, 2016 the Planning Board duly deliberated including consultation of the Board’s Planner and Solicitor, and concluded that the subject area does meet the statutory criteria; and

**WHEREAS**, the City Council is in receipt of Resolution 2016-009 adopted by the Planning Board, pursuant to N.J.S.A. 40A:12A-6, recommending that the subject area, more particularly delineated on the map attached hereto as Exhibit “A”, be determined by the City Council to be a redevelopment area; and

**WHEREAS**, the City Council has reviewed the matter, including a presentation from the City Solicitor regarding the same, and has concluded that good and sufficient cause exists to determine and declare the subject area to be a Condemnation Redevelopment Zone;

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Common Council of the City of Salem in the County of Salem and State of New Jersey that subject area, more particularly delineated on the map attached hereto as Exhibit “A”, is hereby determined by the City Council to be a Condemnation Redevelopment Area in accordance with the State Redevelopment Law; and





**R2016-81 WATERFRONT REDEVELOPMENT ZONE**

**BE IT FURTHER RESOLVED** that in accordance with N.J.S.A. 40A:12A-6(c) the City Clerk shall forthwith transmit a certified copy of this Resolution to the Commissioner of Community Affairs; in accordance with N.J.S.A. 40A:12A-6(d) a notice of this determination shall be served within 10 days of the date hereof, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection and stated, in or upon the written submission, an address to which notice of the determination may be sent, which notice of determination shall, pursuant to N.J.S.A. 40A:12A-6(e), shall indicate that: (i) this determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and (ii) legal action to challenge this determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge; and

**BE IT FURTHER RESOLVED** that, pursuant to N.J.S.A. 40A:12A-7(f), the Planning Board is hereby authorized and directed to prepare a redevelopment plan for the subject area, and to transmit the proposed plan to the City Council for consideration.

ATTEST:

CITY OF SALEM

Kathleen L. Keen, RMC City Clerk

Karen Roots, Council President

Adopted: April 18, 2016

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage		X	X			
V. Groce			X			
C. Hassler	X		X			
H. Johnson			X			
S. Kellum						X
L. Thompson			X			
K. Roots			X			

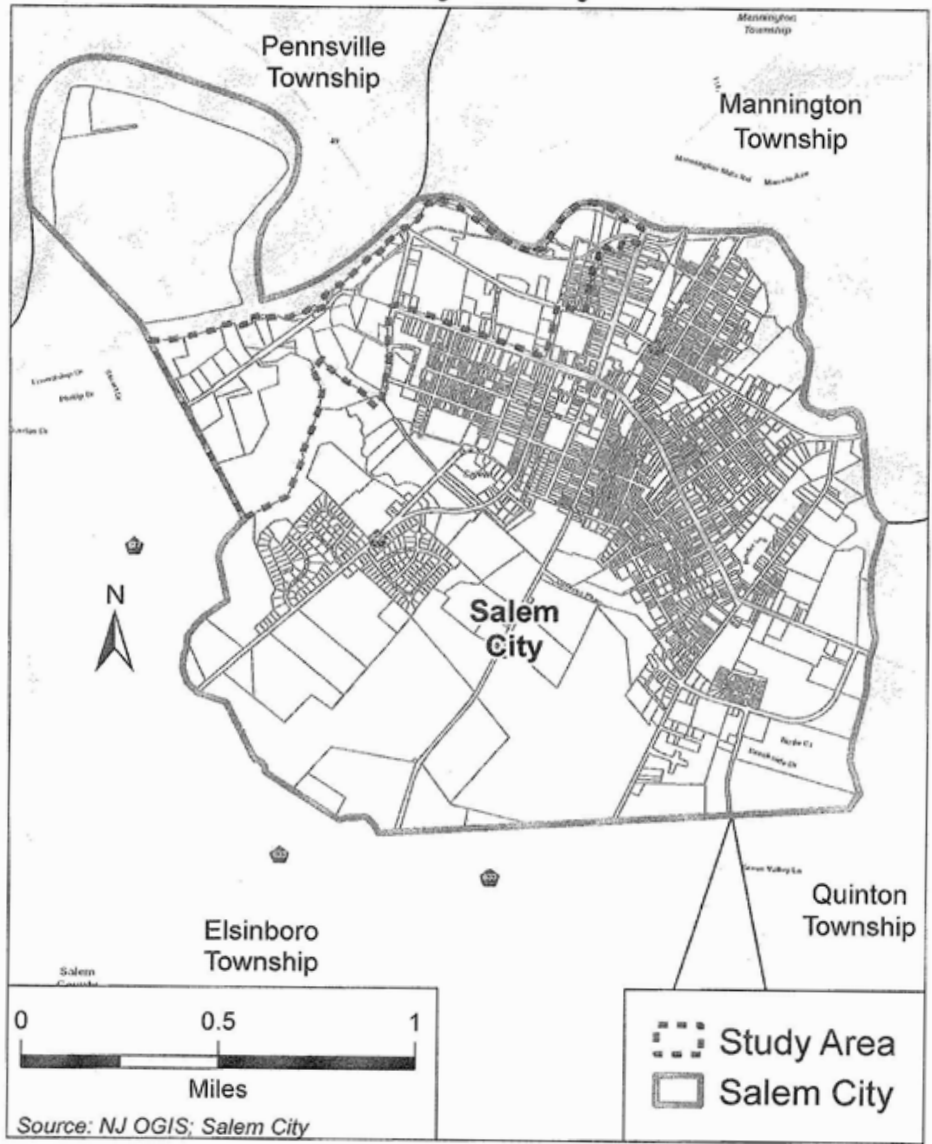
I, Kathleen L. Keen, Municipal Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council of the City of Salem on April 18, 2016.

April 25, 2016  
Date

*Kathleen L. Keen*  
Kathleen L. Keen, RMC City Clerk



# Salem City Study Area



# Appendix D: Salem City Council Ordinance Adopting the Salem Waterfront Redevelopment Plan

## CITY OF SALEM

### ORDINANCE 1802

#### AN ORDINANCE OF THE CITY OF SALEM ADOPTING A REDEVELOPMENT PLAN FOR THE WATERFRONT REDEVELOPMENT AREA

**WHEREAS**, City Council adopted Resolution 2015-168 pursuant N.J.S.A. 40A:12A-6 authorizing and directing the Salem City Planning Board (“Planning Board”) to undertake an investigation to determine whether a certain area described therein (“Waterfront Redevelopment Zone”) met the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ; and

**WHEREAS**, by Resolution 2016-009 of the Planning Board, the Planning Board recommended that the subject area more particularly described on the map attached to Exhibit A of the City Council Resolution 2015-168 be determined by the City Council to be a redevelopment area; and

**WHEREAS**, City Council thereafter adopted Resolution 2016-81 declaring the Waterfront Redevelopment Zone to be a Condemnation Redevelopment Area in accordance with the Local Redevelopment and Housing Law; and

**WHEREAS**, by City Council Resolution 2016-81, pursuant to N.J.S.A. 40A:12A-7(f), the Planning Board was authorized and directed to prepare a redevelopment plan for the subject area and to transmit the same to the City for consideration; and

**WHEREAS**, the Waterfront Redevelopment Zone Plan , dated February 6, 2018 was prepared by the State of New Jersey, Local Planning Services in the Department of Community Affairs ; and

**WHEREAS**, the Planning Board has referred the plan to the City for adoption.

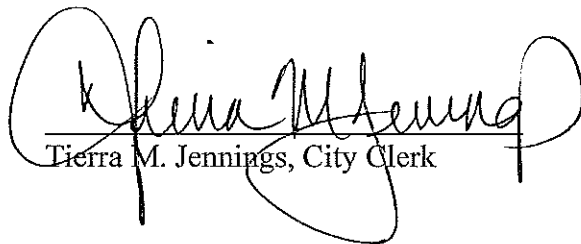
**BE IT ORDAINED** by the Common Council of the City of Salem, in the County of Salem and State of New Jersey as follows:

1. The Redevelopment Plan for the Waterfront Redevelopment Zone in the City of Salem, New Jersey prepared by the State Local Planning Services in the Department of Community Affairs filed in the City Clerk's Offices on or about February 13, 2018 and as revised and endorsed by the Planning Board on February 22, 2018, at its regular Planning Board Meeting, incorporated herein by reference as if set forth in its entirety, a copy of which is on file with the City Clerk, ("Redevelopment Plan") meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7 and is otherwise in conformance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
2. The Redevelopment Plan is consistent with the City of Salem Master Plan or is designed to effectuate the master plan;
3. The zoning district map of the City of Salem is hereby amended to incorporate the provisions of the Salem Waterfront Redevelopment Zone Plan which is depicted on the map titled "Salem Waterfront Redevelopment Zone Map" ( Schedule C of the Plan ) and which shall supersede the applicable provisions of the zoning or zone district maps previously adopted by the City.
4. The Redevelopment Plan is hereby adopted.

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances of the City of Salem heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of any inconsistency.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect as provided by law.

**ATTEST:**

  
Tierra M. Jennings, City Clerk

**CITY OF SALEM**

  
Karen Roots, Council President

**Introduced: February 20, 2018**

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage	X		X			
V. Groce			X			
H. Johnson						X
S. Kellum		X	X			
L. Thompson						X
R. Walker			X			
K. Roots			X			

**NOTICE** is hereby given that the foregoing Ordinance was introduced and passed at the meeting of the Common Council of the City of Salem on February 20, 2018 and further said Council will hold a hearing and consider said ordinance for final passage at a meeting to be held on March 19, 2018 at 6:30 p.m. at the Salem City Municipal Building at which time all persons interested may appear for or against the passage of said Ordinance.

**Amendment: March 19, 2018**

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage	X		X			
V. Groce			X			
H. Johnson		X	X			
S. Kellum						X
L. Thompson						X
R. Walker			X			
K. Roots			X			



**Public Hearing Held: March 19, 2018**

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage	X		X			
V. Groce		X	X			
H. Johnson			X			
S. Kellum						X
L. Thompson						X
R. Walker			X			
K. Roots			X			

**Adoption: March 19, 2018**


COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
E. Gage	X		X			
V. Groce		X	X			
H. Johnson			X			
S. Kellum						X
L. Thompson						X
R. Walker			X			
K. Roots			X			

Introduced: February 20, 2018

Published: February 25, 2018  
Public Hearing: March 19, 2018  
Final Adoption: March 19, 2018  
Final Publication:

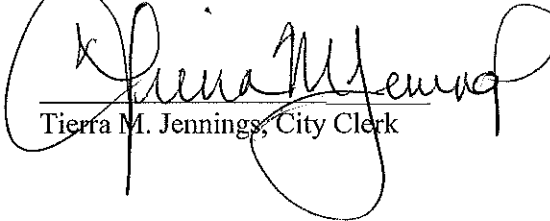
3/19/18  
Date

APPROVED BY MAYOR:

  
Charles Washington, Jr., Mayor

I, Tierra M. Jennings, City Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Common Council of the City of Salem on March 19, 2018.

3/19/18  
Date

  
Tierra M. Jennings, City Clerk



