



ATTACHMENT 12

Acquisitions and Displacements

Technical Report

Glassboro-Camden Line FEIS
February 2021

Prepared by:



Prepared for:



Project information contained in this document, including estimated limits of disturbance that could result with construction or operation of the proposed GCL, is based on conceptual design parameters that represent a reasonably conservative basis for conducting environmental analyses. As the proposed GCL is advanced through preliminary engineering and construction, efforts will continue to be made to further refine the design and minimize the project footprint. These refinements may result in the potential to avoid and further reduce the adverse effects outlined in this document and as described within this Environmental Impact Statement.

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Foreword

Following the issuance of the Draft Environmental Impact Statement (November 2nd, 2020), revisions have been made to this Technical Report (Attachment 12, “Acquisitions and Displacements Technical Report”) in preparation of the Final Environmental Impact Statement as follows:

- Section 2, Page 2: Text added to explain the analysis methodology and determination of acquisitions, displacements and the significance of impacts.
- Section 6.2, Pages 12-17: One property in Mantua Township presented as a full acquisition in the Draft Environmental Impact Statement (DEIS) has been corrected to a *de minimis* acquisition; associated calculations have been adjusted accordingly.
- Section 8, Page 19: Added an additional source to the references list.
- After the release of the Draft Environmental Impact Statement, refinements to the Acquisitions and Displacements Analysis presented herein were conducted by the GCL Project Team, resulting in changes to several acquisition determinations. Tables, analyses and calculations throughout the report have been updated accordingly. Specifically, the following seven acquisition effects were reconsidered between Draft and Final EIS:
 - Refinement to the proposed Limit of Disturbance (LOD) mapping file resulted in five parcels, which were identified as full acquisitions in the DEIS, being determined not to be properties that would be fully or even partially acquired; specifically, parcels 0408_477_42, 0408_489_55, 0414_187_17, 0414_187_9, and 0414_192_9.02.
 - Parcel 0810_278.01_4.01, previously identified as a full acquisition in the DEIS (due to potential for the proposed GCL limiting access to the southern portion of the property) was downgraded to a partial acquisition, as further inspection clarified that the portion of the proposed LOD mapping file crossing the parcel’s access was intended to represent proposed sidewalk and pedestrian facilities, which would improve access to the parcel; a partial acquisition would still be required for the northern portion of the parcel.
 - Parcel 0815_82.01_2, previously identified as a full acquisition in the DEIS (due to the potential for the proposed GCL to preclude use of this property’s driveway, which currently serves “drive-through” activity for the business) was downgraded to a *de minimis* acquisition, as the permanent LOD would not encroach on the property to such an extent; however, a conservative interpretation assumes that some minor portion of this driveway may still be affected and require minor reconfiguration to maintain functionality.
- Minor editorial and typographical revisions, as well as formatting adjustments, have been made as appropriate

1 INTRODUCTION

This report provides a summary of potential property acquisitions and resulting displacements of businesses or residents that would be required for implementation of the Glassboro-Camden Line (the GCL). All permanent impacts, whether resulting from permanent operational features and conditions of the GCL, or temporary construction activities are considered herein. Where temporary construction activities may impact parcels in such a way that they would be restored to pre-construction conditions following the completion of the proposed GCL will be outlined as preliminary engineering of the project advances. Descriptions of the type of acquisition and the associated impacts are provided herein.

Project information contained in this document, including estimated limits of disturbance that could result with construction or operation of the proposed GCL, is based on conceptual design parameters that represent a reasonably conservative basis for conducting environmental analyses. As the proposed GCL is advanced through preliminary engineering and construction, efforts will continue to be made to further refine the design and minimize the project footprint. These refinements may result in the potential to avoid and further reduce the adverse effects outlined in this document and as described within this Environmental Impact Statement.

1.1 Project Description

The GCL Project is a proposed 18-mile expansion of transit service in Southern New Jersey that would traverse eleven communities between Camden City and Glassboro Borough. These communities, listed from north to south, include the following within Camden County — Camden City, Gloucester City, and Brooklawn Borough — and the following communities within Gloucester County — Westville Borough, Woodbury City, Woodbury Heights Borough, Deptford Township, Wenonah Borough, Mantua Township, Pitman Borough, and Glassboro Borough.

The GCL would restore passenger rail service primarily within an existing Conrail freight right-of-way (ROW) using light rail vehicles similar to the NJ TRANSIT River LINE. The light rail would run on new dedicated tracks and/or be separated from the freight trains temporarily. The proposed project would provide 14 new transit stations in addition to an existing station at the Walter Rand Transportation Center (WRTC) and two vehicle maintenance facilities. With the proposed project, existing levels of freight operations would be unaffected as the current single freight track would remain undisturbed.

The Glassboro-to-Camden corridor comprises substantial railroad ROW and existing rail infrastructure, which interconnects communities in southern New Jersey. Historically, these communities developed around passenger rail service that once had been available in the Glassboro-to-Camden corridor, but which has not been operating since the 1960s. The GCL would reinstate public transportation among these communities and connect them with the broader, regional public transportation network to allow residents access throughout the corridor and to important regional employment centers.

2 PRINCIPAL CONCLUSIONS

In compliance with state-level statutes governing acquisitions, displacements, and relocation requirements for public transportation projects, a detailed analysis of acquisitions and displacements was conducted for the project. The analysis presented in this Technical Report represents a reasonably conservative “hard look” at potential impacts related to property acquisitions and displacements that could result. No determination of impact significance (magnitude) related to acquisitions is provided, and it is assumed that the project sponsor prior to construction of the proposed GCL would continue to develop design refinements that would minimize property acquisitions and displacements to the extent practicable. For acquisitions and displacements that cannot be avoided, the project sponsor prior to the construction of the proposed GCL would identify and provide the appropriate payment, compensation, and/or relocation for acquired properties.

As detailed in this Technical Report, the results of analyses indicate that the construction and long-term operation of the proposed GCL would impact 211 parcels across Camden and Gloucester counties, including temporary impacts to eight parcels, and permanent impacts to 203 parcels. Of the 203 parcels permanently affected by the proposed GCL, 39 would be full acquisitions, 32 would be partial acquisitions, and 140 would be de minimis acquisitions. The full acquisition of 39 parcels, if it is determined that further minimization is not possible, could result in significant adverse impacts to eight commercial and six residential parcels, or impacts are included in the assessment of an associated parcel. These full acquisitions would, in turn, generate the displacement of an estimated nine businesses (approximately 92 employees total) and 20 residents living within 8 single- or multi-family residential properties. The other 27 parcels that would be fully acquired feature a range of uses but are not actively used for commercial or residential purposes. Therefore, no significant impacts would result on these 27 parcels because acquiring them would not result in the displacement of businesses or residents.

Pending project sponsor consultation with the affected property owners, design of the GCL will be further refined, to the extent practicable, to avoid full acquisitions that would result in displacements and relocations. However, for displacements that cannot be avoided, the project sponsor would, in compliance with federal and state regulations, provide just compensation for the full acquisition of the affected properties and assist displaced businesses and residents in identifying alternative locations within relatively close proximity to the properties that would be fully acquired.

However, given that the project would only result in the full acquisition of 0.14 percent of all parcels located within a ½-mile of the proposed GCL corridor and stations, the project’s potential impact to the study area’s overall housing supply and employment would be minor. Furthermore, the provision of enhanced transit service along the project corridor would likely result in increased development activity nearby, thereby stimulating the production of new developments that would create additional commercial properties and residential units.

3 LEGAL AND REGULATORY FRAMEWORK

The Eminent Domain Act of 1971 (N.J.S.A. 20:3-1) governs actions for the acquisition of property and payment of just compensation to property owners. All types of property, real and personal, tangible and intangible, are subject to the power of eminent domain provided a valid public purpose exists for the proposed use of such property. The Act provides a four-step condemnation process: 1) an attempt to resolve the acquisition outside of litigation through bona fide negotiations between the condemnor and the property owner; 2) in lieu thereof, final disposition by judgment of the authority and due exercise of the power of eminent domain by the condemnor; 3) non-binding arbitration of the issue of just compensation by commissioners appointed by the court; and 4) trial of the issue of just compensation. The Act applies to all legal proceedings in which: property is being condemned or required to be condemned; the amount of compensation to be paid for such condemnation is being fixed; the persons entitled to such compensation and their interests therein are being determined; and all other matters incidental to or arising therefrom are being adjudicated.

When full acquisition is required, resulting in displacement and relocation of businesses and residents, the Relocation Assistance Law of 1967 (N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Act of 1971 (N.J.S.A. 20:4-1 et seq.) ensure the equitable treatment of individuals, families, businesses (including nonprofit organizations), and farm operations. The Eviction Law (N.J.S.A. 2A:18-61.1 et seq.) also requires locations assistance.

Pursuant to the Relocation Assistance Program, the government agency acquiring the property must send a plan, called a Workable Relocation Assistance Plan (WRAP), to the New Jersey Department of Community Affairs (NJDCA) for review. The WRAP must show the number of people, businesses, or farm operations impacted by the relocation plan and then must demonstrate that there are enough comparable replacement housing units or business sites in the area for the people to find new homes, apartments, or business locations. Each government entity must designate the individual who will carry out the obligation established by law. Departmental approval of WRAPs is required before relocation activities may commence.

Once the WRAP has been approved, the government agency informs the tenants, residents, business owners, or farms that they are being moved; the government agency must also tell the tenants, residents, business owners, or farms that the municipality will help them find another place to live or conduct business and that they have the right to appeal the actions. More details on NJDCA's relocation assistance program can be found here: <http://www.state.nj.us/dca/divisions/codes/offices/relocation.html>.

4 METHODOLOGY

This section describes the study area used to determine the type and geographic boundary of acquisitions needed and the methodology used to define acquisition type and the extent of displacements. The proposed acquisitions and displacements were identified using conceptual engineering design information and approximate right-of-way requirements.

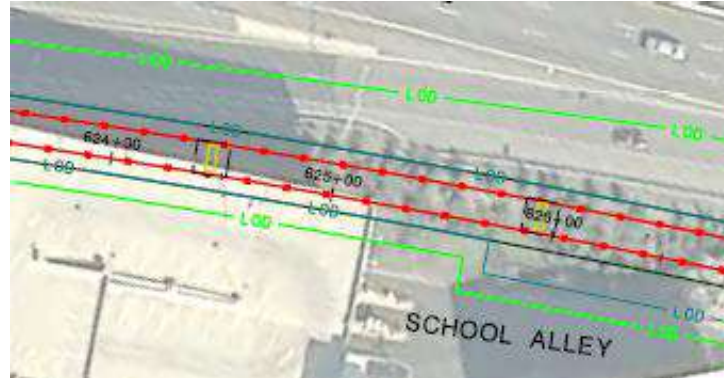
4.1 Study Area

When complete, the operational footprint of the GCL would include the proposed alignment, as well as station areas, park-and-ride lots, traction power substations, maintenance facilities, storage yards, signal houses, and other supporting infrastructure. Collectively, these permanent components are defined as the Limit of Proposed Features (LOPF) in the Project conceptual engineering design plans. Any portion of a property, whole or in part, within the LOPF would require acquisition.

Beyond the LOPF, additional space is needed during construction of the GCL to allow for material deliveries, construction vehicle maneuvering, equipment storage and lay down locations, and other construction-related activities. This additional space, combined with the LOPF, is defined as the Limit of Disturbance (LOD) for the Project. Where construction activities have permanent impacts on properties outside the LOPF, but within the LOD, full acquisitions may be necessary. However, most impacts to properties located outside of the LOPF but within the LOD would be temporary in nature and would only require a temporary construction easement.

Figure 1, “Relationship Between Limit of Proposed Features (LOPF) and Limit of Disturbance (LOD) to Limit of Disturbance (LOD),” illustrates the typical limits of the LOPF and LOD as shown in the conceptual engineering design plans.

Figure 1: Relationship Between Limit of Proposed Features (LOPF) and Limit of Disturbance (LOD)



4.2 Acquisition Types

The GCL would require the acquisition of both public and private properties. Three types of acquisitions are defined for the private parcels within project LOD:

- Full – a full acquisition entails the purchase of an entire parcel and is required when (1) an entire parcel is located within the LOPF, or (2) a portion of a parcel is in the LOPF or LOD and the Project would have a direct physical or operational impact on the parcel that effectively deprives the property owner of reasonable economic use or value of the property. Examples of full acquisition include: the primary building of the parcel is within the LOPF, or all the access driveways are within the LOPF, or

more than 50 percent of the parcel area is within the LOPF. In either case, the entire parcel must be purchased at fair market value and the displaced businesses and/or residences must be adequately compensated and provided relocation assistance.

- Partial – a partial acquisition entails the purchase of a portion of a parcel and is required when a portion of a parcel is in the LOPF and is needed to accommodate the Project’s operational needs. This would occur if, for example, a portion of a commercial parking lot fronting the proposed alignment is required, but not the adjacent commercial building located away from the proposed alignment on the remainder of the property. Partial acquisitions allow for the continued economic viability or use of the remaining property; however, compensation must be paid for the portion of property to be acquired as well as for the decrease in value of the remaining economic use. For the purposes of this attachment, it is assumed that partial acquisitions would not trigger displacement or the need for relocation.
- De minimis – a de minimis acquisition entails the purchase of a small, minor portion of a parcel within the LOPF. In contrast to a partial acquisition, a de minimis acquisition is for property that would not adversely affect the features, attributes, or activities on the property. Examples of de minimis acquisition include: only a small portion of landscaping of the parcel is within the LOPF (less than 50 percent), or only small accessories (fence and shed) are within the LOPF. Compensation must be paid for the portion of property to be acquired, but it is assumed that there is no decrease in value in the property’s economic use and displacement or relocation is not necessary.

4.3 Analytical Approach

The methods and tools used to initially identify and categorize potential acquisitions consisted of a review of Geographic Information System (GIS) land use layers made available by the Delaware Valley Regional Planning Commission (DVRPC), land parcel and ownership information provided by Camden and Gloucester Counties, as well as a visual observation using satellite imagery from Google and Bing. Additional ownership data was obtained, as needed, from ReportAll’s PARLAY 2.0 parcel data layer for Google Earth. This information was mapped in GIS and layered with the LOPF and LOD to identify all parcels potentially impacted by the GCL. Direct physical impacts to primary buildings, accessory structures, parking, access driveways, and landscaping (a general term used in the GIS analysis to capture open areas without structures, parking, or access drives, generally consisting of grassy lawns, vegetation, dense woods, or unimproved vacant land) were identified on all parcels.

Based on this evaluation, the level of acquisition (full, partial, or de minimis) required is identified. Parcels with active railroad use that are owned by railroad and transportation entities, such as Conrail, New Jersey Transit (NJ TRANSIT), Norfolk Southern, New Jersey Department of Transportation (NJDOT), and Delaware River Port Authority (DRPA), as well as parcels owned by local governments, were excluded from the acquisitions and displacements analysis.

Next, to better understand the resulting data, parcels were grouped and summarized based upon land use, county, and municipality. The affected parcels were further evaluated through photographs linked from parcel data, and Google Street View is used as a supplemental resource to further validate the type

of acquisition. For full acquisitions, existing businesses or residences were noted. In cases where full acquisitions would result in the displacement of existing businesses or residences, the following additional steps were taken to quantify the number of employees or residents, depending on the availability of data:

- The number of employees was estimated by researching the company on LinkedIn, InfoUSA, and other employment sites, or by counting the number of vehicles or parking spaces in the parking lot.
- The number of residential units was estimated based on Google Street View and multiplied by the 2017 average number of people per household for the state of New Jersey (2.55)¹ to determine the number of residents.

Lastly, the affected tax value and municipal tax revenue loss is discussed qualitatively. Once final design is complete, and acquisitions have been finalized, a more detailed quantitative analysis of specific parcel tax values and potential tax revenue losses at a municipality level can be determined.

This attachment addresses direct property impacts. As noted, temporary impacts where a temporary easement rather than a permanent acquisition may be required are not addressed in this attachment. In addition, this attachment does not address the impacts of the project on parks and open space properties, which are addressed in Attachment 9, “Parklands Technical Report.” Other effects to the land uses on the properties, such as visual impacts and noise and vibration impacts, are discussed in Attachment 10, “Air Quality Technical Report,” and Attachment 11, “Noise and Vibration Technical Report,” respectively. Broader changes in land use and neighborhoods that could be induced by the project are addressed in Attachment 3, “Man-Made Resources Technical Report.”

5 AFFECTED ENVIRONMENT

The proposed GCL is a proposed 18 mile expansion of transit service in Southern New Jersey that would traverse eleven communities between Camden City and Glassboro Borough. These communities, listed from north to south, include the following within Camden County - Camden City, Gloucester City, and Brooklawn Borough - and the following communities within Gloucester County - Westville Borough, Woodbury City, Woodbury Heights Borough, Deptford Township, Wenonah Borough, Mantua Township, Pitman Borough, and Glassboro Borough.

The proposed GCL would restore passenger rail service primarily within an existing Conrail freight right-of-way (ROW) using light rail vehicles similar to the NJ TRANSIT River LINE. The light rail would operate on new dedicated tracks with peak service operating every 15 minutes.

The proposed GCL would provide 14 new transit stations, including five “walk-up” stations, four “moderate park-and-ride” stations, and five “park-and-ride” stations in addition to an existing station at the Walter Rand Transportation Center (WRTC) and two vehicle maintenance facilities. In general, this new transit service would operate at-grade, but some portions would be grade-separated by viaducts

¹ State of New Jersey, Department of Labor and Workforce Development, Annual Demographic Profile for New Jersey 2001 – 2017. Accessed April 6, 2018: http://www.nj.gov/labor/lpa/dmograph/adprof/adp_index.html

carrying the rail infrastructure over existing roads and waterways. Four quadrant gated crossings would be used at at-grade roadway crossings along the GCL corridor.

In Camden County, 69 parcels are directly impacted by the GCL. Residential single- and multi-family parcels, as well as commercial parcels constitute the majority of direct impacts within the county, accounting for approximately 16 (11 parcels), 43 (30 parcels), and 14 percent (10 parcels), respectively, of the directly impacted parcels within Camden County. Vacant parcels constitute 10 percent (7 parcels) of directly impacted parcels. Parcels with a manufacturing use constitute six percent (4 parcels) of the directly impacted parcels.

At the County level, approximately 52 percent (36 parcels) of all directly impacted parcels are located in Gloucester City, with 33 percent of its directly impacted parcels having a multi-family residential land use designation. The City of Camden has 41 percent (28 parcels) of all directly impacted parcels within Camden County, with 61 percent (17 parcels) of these impacts affecting parcels with multi-family residential land use. Approximately 7 percent (5 parcels) of the directly impacted parcels within Camden County are located in Brooklawn Borough. Directly impacted parcels in Brooklawn Borough include one parcel with each of the following land use designations: commercial, community services, recreation, residential multi-family, and residential single-family. Further information on directly impacted parcels in Camden County by land use is presented in Table 1, “Number of Parcels Directly Impacted by Land Use Category – Camden County.”

Table 1: Number of Parcels Directly Impacted by Land Use Category – Camden County

Land Use Category	Camden City	Gloucester City	Brooklawn Borough	County Total
Agriculture				0
Commercial		9	1	10
Community Services	2		1	3
Manufacturing		4		4
Parking: Commercial				0
Parking: Community Services	1			1
Parking: Multi-Family				0
Parking: Recreation				0
Recreation			1	1
Residential: Multi-Family	17	12	1	30
Residential: Single-Family		10	1	11
Transportation				0
Utility	2			2
Vacant	6	1		7
Water				0
Wooded				0
TOTAL	28	36	5	69

Source: WSP, 2020.

In Gloucester County, 142 parcels are directly impacted by the GCL. Residential single-family and commercial parcels constitute the majority of direct impacts within the county, accounting for approximately 48 (68 parcels) and 30 percent (42 parcels), respectively, of the directly impacted parcels within Gloucester County. Parcels with a manufacturing use constitute seven percent (10 parcels) of the directly impacted parcels. Based on the analysis, no multi-family residential properties would be directly impacted by the proposed project; however, impacts to parking at two multi-family residential properties in Westville Borough and one in Glassboro Borough are anticipated.

At the County level, approximately 39 percent (55 parcels) of all directly impacted parcels are located in Glassboro Borough, with 58 percent of its directly impacted parcels having a single-family residential land use designation. With 19 percent of the county total (27 parcels), Westville Borough has the second most directly impacted parcels. Within Westville, single-family residential and commercial properties account for the majority of its directly impacted parcels at 63 percent (17 parcels) and 22 percent (6 parcels), respectively. Approximately 14 percent (20 parcels) of the directly impacted parcels within Gloucester County are located in Deptford Township, which ranks third within the county. The majority of Deptford's directly impacted parcels have a commercial land use designation (13 parcels or 65 percent), which accounts for 31 percent of the 42 commercial properties directly impacted within Gloucester County. Further information on directly impacted parcels in Gloucester County by land use is presented in Table 2, "Number of Parcels Directly Impacted by Land Use Category – Gloucester County."

Table 2: Number of Parcels Directly Impacted by Land Use Category – Gloucester County

Land Use Category	Westville Borough	Deptford Township	West Deptford Township	Woodbury City	Woodbury Heights Borough	Wenonah Borough	Mantua Township	Pitman Borough	Glassboro Borough	County Total
Agriculture							2		1	3
Commercial	6	13		11	2		2	5	3	42
Community Services				1					4	5
Manufacturing	1						1		8	10
Parking: Commercial	1									1
Parking: Community Services									2	2
Parking: Multi-Family	2								1	3
Parking: Recreation									1	1
Recreation										0
Residential: Multi-Family										0
Residential: Single-Family	17	7		2	1	1	7	1	32	68
Transportation										0
Utility							1			1
Vacant									2	2
Water										0
Wooded						1	2		1	4
TOTAL	27	20	0	14	3	2	15	6	55	142

Source: WSP, 2020.

6 ENVIRONMENTAL CONSEQUENCES

This section describes the type of acquisition and direct physical impacts that would result to properties from the No-Action Alternative and the proposed GCL. Impacts are described by type of acquisition, extent of parcel acquired, impacted land use by county, municipality, and parcel, and the number and type of displacements and relocations.

6.1 No-Action Alternative

In the No-Action Alternative, the GCL would not be constructed. Therefore, there would be no property acquired and no displacements or relocations.

6.2 The Proposed GCL

During the planning process opportunities to avoid and minimize effects to properties were actively considered. Overall project effects were reduced by remaining within the existing right-of-way whenever possible. However, in cases where impacts could not be avoided, steps were taken to minimize the project's anticipated effects, including altering drainage and retaining/fill plans to prevent or minimize the project encroachment on property outside the right-of-way.

The proposed project would result in permanent impacts to a combined total of 211 parcels, as indicated in Table 1, "Number of Parcels Directly Impacted by Land Use Category – Camden County" and Table 2, "Number of Parcels Directly Impacted by Land Use Category – Gloucester County." Of the 69 parcels in Camden County, 12 would require full acquisition, 22 would require partial acquisition, and 35 would involve a de minimis acquisition. Approximately 75 percent of the full acquisitions (9 parcels) are in Camden City while 17 percent (two parcels) are in Gloucester City and eight percent (one parcel) are in Brooklawn Borough. Directly impacted parcels within Gloucester City account for 60 percent (34 parcels) of all partial and de minimis acquisitions (57 combined) within Camden County, along with 33 percent (19 parcels) in Camden City, and seven percent (four parcels) in Brooklawn Borough. Details on acquisition type in Camden County by land use is provided in more detail in Table 3, "Number of Parcels Directly Impacted by Acquisition Type – Camden County."

In Camden County, approximately 33 (four parcels) and 17 percent (two parcels) of the full acquisitions have direct impacts to primary buildings or accessory structures, respectively. Approximately 64 percent (14 parcels) of the partial acquisitions have direct impacts to accessory structures while 27 percent (six parcels) have direct impacts to parking. Approximately 45 percent (10 parcels) of the partial acquisitions have direct impacts to access driveways while 64 percent (14 parcels) have impacts to landscaping.² All impacts from de minimis acquisitions are to landscaping (34 of 35 parcels) and/or small structures including fences and sheds (six parcels).

While partial and de minimis impacts do not reduce the full economic use of property, the impacts may have the potential to make lots non-conforming and affect the future expansion of building footprints or

² Some parcels experience impacts to multiple features, such as an accessory structure and parking or parking and access driveways.

the potential for future subdivision of land. The nuances of these impacts to individual lots would be addressed in the compensation provided. Additional details for each parcel, including parcel size and type of physical direct impact, are found in Appendix A, “Acquisition Details by County, Parcel, Number, Municipality, Land Use, Size, Type, and Impact.”

Table 3: Number of Parcels Directly Impacted by Acquisition Type – Camden County

Land use category	Camden City			Gloucester City			Brooklawn Borough			County Total			
	F	P	D	F	P	D	F	P	D	F	P	D	TOTAL
Agriculture										0	0	0	0
Commercial				2	5	2		1		2	6	2	10
Community Services		2						1		0	3	0	3
Manufacturing						4				0	0	4	4
Parking: Commercial										0	0	0	0
Parking: Community Services		1								0	1	0	1
Parking: Multi-Family										0	0	0	0
Parking: Recreation										0	0	0	0
Recreation							1			1	0	0	1
Residential: Multi-Family	5		12		10	2			1	5	10	15	30
Residential: Single-Family					1	9			1	0	1	10	11
Transportation										0	0	0	0
Utility			2							0	0	2	2
Vacant	4	1	1			1				4	1	2	7
Water										0	0	0	0
Wooded										0	0	0	0
TOTAL	9	4	15	2	16	18	1	2	2	12	22	35	69

Notes: Acquisitions: F = Full; P = Partial, D = De minimis

Source: WSP, 2020.

Of the 142 directly impacted parcels in Gloucester County, 19 percent (27 parcels) would require full acquisition, seven percent (ten parcels) would require partial acquisition, and 74 percent (105 parcels) would involve a de minimis acquisition. Of the full acquisitions in Gloucester County, 59 percent (16 parcels) are located in Glassboro Borough while 19 percent (five parcels) are in Westville Borough. For partial acquisitions, 40 percent (four parcels) are located in Glassboro Borough while Woodbury City is home to 30 percent (three parcels), with two partial acquisitions in Mantua Township and one in Woodbury Heights. In terms of de minimis acquisitions, Glassboro Borough (33 percent or 35 parcels), Westville Borough (21 percent or 22 parcels), Deptford Township (19 percent or 20 parcels), and Mantua Township (10 percent or 11 parcels) have the highest percentages. Details on acquisition type in Gloucester County by land use is provided in more detail in Table 4, “Number of Parcels Directly Impacted by Acquisition Type – Gloucester County.”

In Gloucester County, approximately 44 percent (12 parcels) of the full acquisitions are due to impacts to the parcel’s primary building while 22 percent (six parcels) have impacts to accessory structures. Approximately 33 percent (9 parcels) of the full acquisitions have direct impacts to parking areas. Impacts from partial acquisitions are to landscaping (60 percent), parking (50 percent), accessory structures (50 percent), and access driveways (10 percent). Impacts from de minimis acquisitions primarily affect

landscaping or small accessory structures including fences and sheds. Additional details for each parcel, including parcel number, municipality, land use, area of direct impact, proportion of parcel directly impacted, acquisition type, and the features of the parcel that would be directly impacted by the GCL, are provided in Appendix A, “Acquisition Details by County, Parcel, Number, Municipality, Land Use, Size, Type, and Impact.”

Table 4: Number of Parcels Directly Impacted by Acquisition Type – Gloucester County

Land Use Category	Westville Borough			Deptford Township			West Deptford Township			Woodbury City			Woodbury Heights Borough			Wenonah Borough			Mantua Township			Pitman Borough			Glassboro Borough			County Total						
	F	P	D	F	P	D	F	P	D	F	P	D	F	P	D	F	P	D	F	P	D	F	P	D	F	P	D	F	P	D	F	P	D	TOTAL
Agriculture																				1	1									1	0	1	2	3
Commercial	4		2			13				2	2	7		1	1					1	1	1		4		1	2	7	5	30	42			
Community Services											1														1	2	1	1	3	1	5			
Manufacturing			1															1							7		1	8	0	2	10			
Parking: Commercial			1																									0	0	1	1			
Parking: Community Services																											2	0	0	2	2			
Parking: Multi-Family	1		1																								1	1	0	2	3			
Parking: Recreation																											1	0	0	1	1			
Recreation																												0	0	0	0			
Residential: Multi-Family																												0	0	0	0			
Residential: Single-Family			17			7						2	1					1			7			1	7		25	8	0	60	68			
Transportation																												0	0	0	0			
Utility																					1							0	0	1	1			
Vacant																										1	1	0	1	1	2			
Water																												0	0	0	0			
Wooded																		1	1		1				1			2	0	2	4			
TOTAL	5	0	22	0	0	20	0	0	0	2	3	9	1	1	1	0	0	2	2	2	11	1	0	5	16	4	35	27	10	105	142			

Note: Acquisitions: F = Full; P = Partial, D = De minimis

Source: WSP, 2020.

The 39 full acquisitions would result in displacements of employees and residents in municipalities up and down the GCL corridor. Specifically, the GCL would result in the displacement of approximately nine businesses across eight parcels, affecting approximately 15 employees each, on average. Notably, a larger business, which was designated as Manufacturing and is located at the southern end of Gloucester County in Glassboro Borough near the Route 55 Industrial Center (0806_59.01_6), would be impacted as well. Due to the nature of the business (Transportation/Warehousing), the total number of employees impacted was unclear, but was estimated to be at least 30. Full acquisitions would also impact an estimated 20 residents across eight single- or multi-family residences situated on six parcels. Details on the locations of displacements are provided in Table 5, “Potential Business and Residential Impacts Generated by Full Acquisitions.”

The other 27 parcels that would be fully acquired feature a range of uses but are not actively used for commercial or residential purposes. Therefore, no significant impacts would result on these 27 parcels because acquiring them would not result in the displacement of businesses or residents. One of these 27 parcels (0408_175_12.01) contains a commercial structure that was previously occupied by a CVS with approximately 10-19 employees, and is currently vacant. Given that the parcel is currently for sale and there are no plans for its reuse, the property has been assumed to be vacant for the purposes of this analysis. However, given that the proposed GCL would alter the property and potentially reduce the viability of reuse of the existing structure for similar commercial purposes in the future, this analysis assumes that the vacant property would be acquired by the project sponsor in order to implement the GCL.

Given the relatively small number of full acquisitions (39) compared to the large number of parcels along the entire corridor, the GCL’s potential impact to overall housing supply and employment would be minimal, as the project would only fully acquire approximately 0.14 percent of all parcels within walking distance to the proposed corridor and station areas. A more detailed evaluation of potential revenue losses would be completed at the completion of final design, when the details of the GCL corridor have been finalized, with impacts and acquisitions minimized to the extent feasible.

7 MITIGATION

Pending project sponsor consultation with the affected property owners, design refinements will be recommended to the extent practicable to avoid full acquisitions that would require displacements and relocations. For displacements that cannot be avoided, the project sponsors would provide relocation assistance in accordance with the legal and regulatory frameworks outlined in Section 3, “Legal and Regulatory Framework.”

Table 5: Potential Business and Residential Impacts Generated by Full Acquisitions

Parcel Pin	County	Municipality	Address/Location	Current Land Use ³	Parcel Area (sf)	Impact Type(s)	Owner Name/ Business Name	Comments	Businesses Impacted	Estimated Employees Displaced	Residences Impacted	Estimated Residents Displaced
0408_175_12.01	Camden	Camden City	525 MARTIN LUTHER KING BL	Commercial	55,815	Primary Building, Parcel Access	Camden Equities LLC					
0408_386_91	Camden	Camden City	830 MT VERNON ST	Residential: Multi-Family	1,497	Landscaping	Luis Ruiz	No buildings on site. Requires majority of parcel.				
0408_386_106	Camden	Camden City	1029 SO 9 TH ST	Residential: Multi-Family	1,456	Landscaping	Troy Sprull	No buildings on site. Requires majority of parcel.				
0408_386_107	Camden	Camden City	1031 SO 9 TH ST	Residential: Multi-Family	1,179	Landscaping	Sadie Money	No buildings on site. Requires majority of parcel.				
0408_386_109	Camden	Camden City	NS CHESTNUT 240 E 8 TH ST	Vacant	1,623	Landscaping	Gilbert & Sadie Money	No buildings on site. Requires majority of parcel.				
0408_386_110	Camden	Camden City	823 CHESTNUT ST	Residential: Multi-Family	2,021	Access and Landscaping	Anjanette C Davis	No buildings on site. Requires majority of parcel.				
0408_392_32	Camden	Camden City	818 CHESTNUT ST	Vacant	4,893	Landscaping	COOPER LANNING SQ REN SCHOOL FAC	Vacant, requires majority of parcel.				
0408_404_90	Camden	Camden City	773-793 KAIGHN AVE	Residential: Multi-Family	14,302	Primary Building	Reinoso Pena, Ismael Bienvenido/South Jersey Store Fixtures and Refrigeration Co. Inc. ⁴	Business	1	3		
0408_470_26	Camden	Camden City	619 CARL MILLER BLVD	Vacant	54,922	Accessory Structure and Landscaping	Camden Rescue Mission Inc	Appears to be a small unused building on the parcel.				
0414_136.02_61	Camden	Gloucester City	806 MARKET ST	Commercial	2,206	Primary Building	PEDRICK, STEVEN/SF Pedrick Construction Company & Fuel Oil ⁵	Business	1	10-19		
0414_147.01_3	Camden	Gloucester City	700 MONMOUTH ST	Commercial	7,676	Primary Building	STIG LLC	LOD intersects with café outer wall.	1	10-19		
0407_18_21	Camden	Brooklawn Borough	107 N WILSON AVE	Recreation	9,626	Landscaping	CASTAGNA, ANDREW D & ANNE M					
0821_47_47	Gloucester	Westville Borough	326 BROADWAY	Commercial	17,485	Primary Building, Parking	RON'S SERVICE STATION INC	Automotive business, primary building impacted.	1	N/A		
0821_47_46	Gloucester	Westville Borough	346 BROADWAY	Commercial	30,741	Parking & Landscaping	KELSCH, DEBORAH	Broken pavement and overflow parking.				
0821_47_49	Gloucester	Westville Borough	336 BROADWAY	Commercial	58,740	Landscaping	KELSCH, DEBORAH	Vacant, patchy asphalt and overgrown brush				
0821_47_45	Gloucester	Westville Borough	368 BROADWAY	Commercial	30,587	Primary Building & Parcel Access	KELSCH, DEBORAH/Kelsch Associates Inc. of New Jersey ⁶	Business	1	10		
0821_47_44	Gloucester	Westville Borough	400 BROADWAY	Parking: Multi-Family	7,500	Accessory Structure, Parking, & Parcel Access	SET THE MARKET LLC	Parking for multifamily home next door. Impact to access requires full taking.			2	5.1

³ Land use classifications were determined by overlaying the DVRPC's Land Use shapefile with the parcels shapefiles provided by Camden and Gloucester Counties.

⁴ <https://www.manta.com/c/mmc4py6/south-jersey-store-fixture-refrigeration-co-inc>

⁵ <https://www.manta.com/c/mm4nfss/s-f-pedrick-construction-co>

⁶ <https://www.manta.com/c/mm782d/kelsch-associates-inc-of-new-jersey>

Table 5: Potential Business and Residential Impacts Generated by Full Acquisitions (continued)

Parcel pin	County	Municipality	Address/Location	Current Land Use ⁽¹⁾	Parcel Area (sf)	Impact Type(s)	Owner Name/ Business Name	Comments	Businesses Impacted	Estimated Employees Displaced	Residences Impacted	Estimated Residents Displaced
0822_150.02_2	Gloucester	Woodbury	118 E RED BANK AVE	Commercial	16,988	Primary Building	BUTLER, EILEEN M		2	N/A		
0822_140_1	Gloucester	Woodbury	555 GLASSBORO RD	Commercial	21,197	Primary Building & Parking	GLOUCESTER COUNTY PACKING CO/Red Eagle Produce & Ice Cream ⁷	Business	1	11		
0823_80_1	Gloucester	Woodbury Heights Borough	523 CHESTNUT AVE	Residential: Single-Family	761,395	Parking, Access & Landscaping	WOODBURY HEIGHTS DEVELOPMENT LLC	Vacant land, full parcel impacted.				
0810_250_4.02	Gloucester	Mantua Township	380 COLUMBIA DR	Manufacturing	537,904	Landscaping	R & H LAMBS ROAD LLC	Wooded, vacant				
0810_251.09_20	Gloucester	Mantua Township	OFF GRAY FOX CIRCLE	Wooded	36,375	Landscaping, Majority of Parcel	UNKNOWN C/O MANTUA TWP					
0815_76_3	Gloucester	Pitman Borough	58 COMMERCE AVE	Commercial	7,480	Parking & Access. Structure	DECKER, JOHN W JR	Parcel is used as overflow parking for car service station across the street at George's Auto Body (75 Commerce Ave, 0815_77_3).				
0806_44_22	Gloucester	Glassboro Borough	17 S ACADEMY ST	Residential: Single-Family	8,272	Primary Building	ROY T INVESTMENTS LLC	One single-family residence.			1	2.55
0806_44_22.02	Gloucester	Glassboro Borough	S ACADEMY ST (BACK)	Residential: Single-Family	2,530	Landscaping	SABER, MARK P & STACEY	Wooded area behind home to be acquired.				
0806_45_1	Gloucester	Glassboro Borough	138 S MAIN ST	Community Services	104,161	Parking, Access & Landscaping	BETHLEHEM UNITED CHURCH OF CHRIST	In the portion abutting County Road 553, this parcel backs up to Bethlehem United Church of Christ's primary building (0806_45_2). Acquisition of this parcel would directly eliminate 10 parking spaces for that use and may potentially impact pick-up/drop-off activities and use of the ADA ramp that leads to the back of the church.				
0806_45_17	Gloucester	Glassboro Borough	102 S MAIN ST	Residential: Single Family	17,882	Primary Building	BARNES, HARRY S	One single-family residence			1	2.55
0806_45_18	Gloucester	Glassboro Borough	38 S MAIN ST	Residential: Single-Family	13,113	Primary Building, Accessory Structure & Parcel Access	AFFINITY PROPERTIES LLC	One multi-family residence with two units			2	5.10
0806_45_18.01	Gloucester	Glassboro Borough	S MAIN ST	Residential: Single Family	4,773	Landscaping	SCHAFFER, JOHN M	Impacts the majority of the site – no dwelling unit currently constructed on parcel. Wooded portion behind previous parcel.				
0806_45_19	Gloucester	Glassboro Borough	36 S MAIN ST	Residential: Single-Family	16,735	Primary Building, Accessory Structure & Landscaping	SCHAFFER, JOHN M	One single family residence and accessory structure in backyard.			1	2.55
0806_59.01_3	Gloucester	Glassboro Borough	72 SEWELL ST	Manufacturing	24,771	Primary Building	CLAUSER, MICHAEL & BONNIERIN	One single-family residence			1	2.55
0806_59.01_4	Gloucester	Glassboro Borough	FALCON AVE	Manufacturing	112,289	Parking & Access	GLASSBORO ASSOCIATES LP	Large paved area at the Route 55 Industrial Center currently holding truck containers				
0806_59.01_5	Gloucester	Glassboro Borough	SEWELL ST (BACK)	Manufacturing	145,820	Primary Building & Accessory Structure	GLASSBORO ASSOCIATES LP	Large structure at the Route 55 Industrial Center				

⁷ <https://www.manta.com/c/mmnbvf/red-eagle-produce>

Table 5: Potential Business and Residential Impacts Generated by Full Acquisitions (continued)

Parcel pin	County	Municipality	Address/Location	Current Land Use ⁽¹⁾	Parcel Area (sf)	Impact Type(s)	Owner Name/ Business Name	Comments	Businesses Impacted	Estimated Employees Displaced	Residences Impacted	Estimated Residents Displaced
0806_59.01_6	Gloucester	Glassboro Borough	70-86 SEWELL ST	Manufacturing	840,467	Primary Building & Parking	GLASSBORO ASSOCIATES LP	Large structure at the Route 55 Industrial Center	1	~30+ ⁸		
0806_59.01_7	Gloucester	Glassboro Borough	FALCON AVE	Manufacturing	40,446	Accessory Structure	GLASSBORO ASSOCIATES LP	Vacant area and paved area for truck containers, small accessory building for storage.				
0806_59.01_8	Gloucester	Glassboro Borough	SIXTH AVE	Manufacturing	52,437	Primary Building, Landscaping, & Parcel Access	GLASSBORO ASSOCIATES LP					
0806_155_1	Gloucester	Glassboro Borough	SEWELL ST	Manufacturing	290,549	Parcel Access & Landscaping	GLASSBORO ASSOCIATES LP	Eliminates full access point to business in parcel 0806_59.01_6.				
0806_59_14	Gloucester	Glassboro Borough	FALCON AVE	Residential: Single Family	33,545	Landscaping	GLASSBORO ASSOCIATES LP	Parcel appears to be vacant.				
0806_59_15	Gloucester	Glassboro Borough	FALCON AVE	Wooded	82,146	Landscaping	GLASSBORO ASSOCIATES LP	Wooded/Vacant				

⁸ Total number of employees impacted is unclear, estimated at approximately 30 based on parking lot size and business type.

8 REFERENCES

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Appendix A: Acquisition Details by County, Parcel, Number, Municipality, Land Use, Size, Type, and Impact

Permanently Impacted, Privately-Held Parcels; Sequenced by Municipality from North to South; Arranged in Ascending Order of Parcel PIN within Each Municipality⁹												
Parcel Pin	County	Municipality	Address/Location	Owner Name	Current Land Use ¹⁰	Acquisition Type	Permanent Impact Type(s)	Total Parcel Area (sf)	Property Area/Percentage Considered for Analysis Purposes ¹¹			
									Permanent Impact – Area (sf)	Permanent Impact - Percentage	Temporary Impact – Area (sf)	Temporary Impact - Percentage
0408_1443_1	Camden	Camden City	NW CORNER NEWTON & HADDON	COOPER HEALTH SYSTEM; %BILL SMITH	Parking: Community Services	Partial	Parking; Landscaping	22,303	4,061	18.2%	6,123	27.5%
0408_1443_2	Camden	Camden City	3 COOPER PLAZA	COOPER MEDICAL SVS; %BILL SMITH	Community Services	Partial	Accessory Structure; Parking; Landscaping	100,745	1,721	1.7%	4,999	5.0%
0408_1443_6	Camden	Camden City	3 COOPER PLAZA	COOPER MEDICAL SVS; %BILL SMITH	Community Services	Partial	Accessory Structure; Parking; Landscaping	60,429	256	0.4%	1,480	2.4%
0408_175_12.01	Camden	Camden City	525 MARTIN LUTHER KING BL	CAMDEN EQUITIES, LLC	Vacant	Full	Primary Building; Access/Driveway	45,392	7,870	17.3%	9,035	19.9%
0408_386_106	Camden	Camden City	1029 SO 9TH ST	SPRULL, TROY	Residential: Multi-Family	Full	>50% of Parcel	1,456	659	45.2%	1,261	86.6%
0408_386_107	Camden	Camden City	1031 SO 9TH ST	MONEY, SADIE	Residential: Multi-Family	Full	>50% of Parcel	1,179	634	53.7%	1,075	91.2%
0408_386_109	Camden	Camden City	NS CHESTNUT 240 E 8TH ST	MONEY, GILBERT & SADIE	Vacant	Full	>50% of Parcel	1,623	1,039	64.0%	1,623	100.0%
0408_386_110	Camden	Camden City	823 CHESTNUT ST	DAVIS, ANJANETTE C	Residential: Multi-Family	Full	>50% of Parcel; Access/Driveway	2,021	201	9.9%	1,122	55.5%
0408_386_91	Camden	Camden City	830 MT VERNON ST	RUIZ, LUIS	Residential: Multi-Family	Full	>50% of Parcel; Accessory Structure	1,497	431	28.8%	1,416	94.6%
0408_392_32	Camden	Camden City	818 CHESTNUT ST	COOPER LANNING SQ REN SCHOOL FAC	Vacant	Full	>50% of Parcel	4,893	3,107	63.5%	4,375	89.4%
0408_392_34	Camden	Camden City	814 CHESTNUT ST	COOPER LANNING SQ REN SCHOOL FAC	Vacant	Partial	Landscaping	9,984	296	3.0%	1,358	13.6%
0408_404_90	Camden	Camden City	773-793 KAIGHN AVE	PENA, REINOSO ISMAEL BIENVENIDO	Residential: Multi-Family	Full	Primary Building	14,302	2,750	19.2%	4,705	32.9%
0408_470_11	Camden	Camden City	1630 SO 6TH ST	BROWN, JAMES W	Residential: Multi-Family	De Minimis	Landscaping	1,396	229	16.4%	299	21.4%
0408_470_12	Camden	Camden City	1632 SO 6TH ST	BROWN, JAMES W	Residential: Multi-Family	De Minimis	Landscaping	1,396	232	16.6%	302	21.6%
0408_470_13	Camden	Camden City	1634 SO 6TH ST	WALDEN, KEIR J	Residential: Multi-Family	De Minimis	Landscaping	1,998	335	16.8%	436	21.8%
0408_470_14	Camden	Camden City	ES 6TH ST N CARL MILLER B	WALDEN, KEIR J	Residential: Multi-Family	De Minimis	Landscaping	1,994	339	17.0%	440	22.0%
0408_470_15	Camden	Camden City	1638 SO 6TH ST	CAMPBELL, MAUREEN P	Residential: Multi-Family	De Minimis	Landscaping	1,994	344	17.3%	444	22.3%
0408_470_16	Camden	Camden City	1640 SO 6TH ST	BOWMAN, ANNABEL	Residential: Multi-Family	De Minimis	Landscaping	1,994	349	17.5%	449	22.5%
0408_470_17	Camden	Camden City	1642 SO 6TH ST	ADAMS, ROBERT L	Residential: Multi-Family	De Minimis	Landscaping	1,994	354	17.7%	454	22.8%
0408_470_18	Camden	Camden City	1644 SO 6TH ST	ADAMS, ROBERT L	Vacant	De Minimis	Landscaping	2,025	358	17.7%	458	22.6%
0408_470_22	Camden	Camden City	1652-1654 SO 6TH ST	WILLIAMS, SALLIE	Residential: Multi-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	2,660		0.0%	1	0.0%
0408_470_26	Camden	Camden City	619 CARL MILLER BLVD	CAMDEN RESCUE MISSION, INC	Vacant	Full	>50% of Parcel; Accessory Structure	54,922	36,494	66.4%	38,594	70.3%
0408_470_61	Camden	Camden City	1618 SO 6TH ST	WILSON, JULIUS & ELIZABETH	Residential: Multi-Family	De Minimis	Landscaping	1,338	128	9.6%	272	20.3%
0408_470_8	Camden	Camden City	1624 SO 6TH ST	TABB, CATHERINE	Residential: Multi-Family	De Minimis	Landscaping	1,994	315	15.8%	415	20.8%
0408_470_9	Camden	Camden City	ES 6TH 160 SO JACKSON ST	TABB, CATHERINE	Residential: Multi-Family	De Minimis	Landscaping	1,994	320	16.1%	420	21.1%
0408_477_21	Camden	Camden City	624 CARL MILLER BLVD	GARBARINO, REGINA	Residential: Multi-Family	De Minimis	Accessory Structure (Fence & Yard)	1,321		0.0%	9	0.6%
0408_641_16	Camden	Camden City	600 MORGAN ST	POLLUTION CONTROL AUTHORITY (COVANTA)	Utility	De Minimis	Landscaping	656,632	479	0.1%	1,539	0.2%

⁹ After the publication of the Draft Environmental Impact Statement, refinements to the proposed limits of disturbance (LOD) and acquisitions analysis lead to the removal of five properties (parcels 0408_477_42, 0408_489_55, 0414_187_17, 0414_187_9, 0414_192_9.02) which are no longer anticipated to be acquired, and modification of acquisition type for two properties (parcels 0810_278.01_4.01 and 0815_82.01_2). For further information, refer to the Foreword at the beginning of this report.

¹⁰ Land use classifications were determined by overlaying the DVRPC’s Land Use shapefile with the parcels shapefiles provided by Camden and Gloucester counties.

¹¹ Estimated limits of disturbance that could result with construction or operation of the proposed GCL are based on conceptual design parameters that represent a reasonably conservative basis for conducting environmental analysis; a greater area/percentage of property was considered and evaluated as part of the analysis than would likely be affected (Refer to columns “Acquisition Type,” and “Permanent Impact Type(s)” for anticipated types and magnitudes of effects).

<i>Permanently Impacted, Privately-Held Parcels; Sequenced by Municipality from North to South; Arranged in Ascending Order of Parcel PIN within Each Municipality⁹</i>												
Parcel Pin	County	Municipality	Address/Location	Owner Name	Current Land Use ¹⁰	Acquisition Type	Permanent Impact Type(s)	Total Parcel Area (sf)	Property Area/Percentage Considered for Analysis Purposes ¹¹			
									Permanent Impact – Area (sf)	Permanent Impact - Percentage	Temporary Impact – Area (sf)	Temporary Impact - Percentage
0408_641_3	Camden	Camden City	600 MORGAN ST	POLLUTION CONTROL AUTHORITY (COVANTA)	Utility	De Minimis	Landscaping	168,881	11,412	6.8%	17,142	10.2%
0414_136.02_56	Camden	Gloucester City	MARKET ST	PEDRICK, STEVEN	Commercial	Partial	Landscaping	11,001	1,912	17.4%	2,178	19.8%
0414_136.02_61	Camden	Gloucester City	806 MARKET ST	PEDRICK, STEVEN	Commercial	Full	Primary Building; >50% of Parcel	2,206	2,113	95.8%	2,174	98.5%
0414_136.02_62	Camden	Gloucester City	POWELL ST	PEDRICK, STEVEN	Commercial	Partial	Landscaping	18,563	2,474	13.3%	2,643	14.2%
0414_138.03_1	Camden	Gloucester City	775 MARKET ST	BEEC GROUP LLC C/O AXIS COMPANIES	Commercial	De Minimis	Landscaping	58,893	19	0.0%	52	0.1%
0414_147.01_3	Camden	Gloucester City	700 MONMOUTH ST	STIG LLC	Commercial	Full	Primary Building	7,676	835	10.9%	963	12.5%
0414_147_2	Camden	Gloucester City	600 MONMOUTH ST	DUBREUIL MARIE	Commercial	Partial	Accessory Structure; Parking	2,997	1,033	34.5%	1,128	37.6%
0414_160_32	Camden	Gloucester City	534 BERGEN ST	ARMSTRONG, GERTRUDE M	Commercial	De Minimis	Landscaping	887	0	0.0%	2	0.2%
0414_161.01_15	Camden	Gloucester City	525 BERGEN ST	RUBINSON, VICTOR & CLIFFORD GAIL	Residential: Multi-Family	Partial	Accessory Structure; Parking	1,164	452	38.8%	507	43.6%
0414_161.01_16	Camden	Gloucester City	523 BERGEN ST	GIULIANI, JEFF & GINA M	Residential: Multi-Family	Partial	Accessory Structure; Landscaping	1,121	192	17.1%	222	19.8%
0414_161.01_17	Camden	Gloucester City	521 BERGEN ST	2020 MANAGEMENT INC	Residential: Multi-Family	De Minimis	Landscaping	1,169	9	0.8%	15	1.3%
0414_161.01_23	Camden	Gloucester City	534 PAUL ST	DOWIDOWICZ, MARCELLA ESTATE	Residential: Multi-Family	Partial	Accessory Structure; Access/Driveway; Landscaping	1,319	522	39.6%	607	46.0%
0414_173_13	Camden	Gloucester City	512 CHAMBERS AVE	PC4REO LLC	Residential: Multi-Family	Partial	Accessory Structure; Access/Driveway; Landscaping	1,850	351	19.0%	442	23.9%
0414_173_8	Camden	Gloucester City	509 HUDSON ST	NELSON, MICHAEL	Residential: Multi-Family	Partial	Accessory Structure; Access/Driveway; Landscaping	1,537	482	31.4%	584	38.0%
0414_177_15	Camden	Gloucester City	513 CHAMBERS AVE	GC 2018 - MSRP LLC	Residential: Multi-Family	Partial	Accessory Structure; Access/Driveway	2,699	264	9.8%	364	13.5%
0414_177_8	Camden	Gloucester City	514 MIDDLESEX ST	ORSINO, J & K	Residential: Multi-Family	Partial	Access/Driveway; Landscaping	2,232	188	8.4%	293	13.1%
0414_182_13	Camden	Gloucester City	509 MIDDLESEX ST	GORMAN, THOMAS P & KATHLEEN A	Residential: Multi-Family	Partial	Accessory Structure; Access/Driveway	9,498	128	1.3%	238	2.5%
0414_182_5	Camden	Gloucester City	512 MERCER ST	SCHRADER, P 2006 IRREVOCABLE TRUST	Residential: Multi-Family	Partial	Accessory Structure; Access/Driveway	8,476	166	2.0%	297	3.5%
0414_187_18	Camden	Gloucester City	515 MERCER ST	N BLK FINAN/M KOUZER, JOS/J TENAGLIA	Residential: Multi-Family	Partial	Access/Driveway	1,690	121	7.2%	208	12.3%
0414_192_13	Camden	Gloucester City	507 MORRIS ST	FERRY, CAROL A	Residential: Multi-Family	De Minimis	Landscaping	4,775	236	4.9%	334	7.0%
0414_197_16	Camden	Gloucester City	511 ESSEX ST	INDCO, INC	Manufacturing	De Minimis	Landscaping	10,213	486	4.8%	586	5.7%
0414_197_6	Camden	Gloucester City	511 ESSEX ST	INDCO, INC	Manufacturing	De Minimis	Landscaping	10,687	566	5.3%	666	6.2%
0414_202_1	Camden	Gloucester City	414 FILMORE ST	INDCO, INC	Manufacturing	De Minimis	Landscaping	21,881	766	3.5%	866	4.0%
0414_202_11	Camden	Gloucester City	SALEM ST	BINTER, FREDERICK C	Manufacturing	De Minimis	Landscaping	21,284	694	3.3%	796	3.7%
0414_206_1	Camden	Gloucester City	450 FILMORE ST	FCB PROPERTIES LLC	Vacant	De Minimis	Landscaping	45,718	1,866	4.1%	2,067	4.5%
0414_211_1	Camden	Gloucester City	350 N BROADWAY EAST	HOLT C/O PASSAIC PROPERTIES LLC	Commercial	Partial	Access/Driveway; Landscaping	830,308	9,945	1.2%	10,882	1.3%
0414_212_1	Camden	Gloucester City	PASSAIC ST	HOLT C/O PASSAIC PROPERTIES LLC	Commercial	Partial	Access/Driveway; Landscaping	719,562	26,951	3.7%	43,059	6.0%
0414_213.03_1	Camden	Gloucester City	820 POWELL ST	HOWEY, MICHAEL D & HEATHER	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	14,048	2,038	14.5%	4,120	29.3%
0414_213.03_12	Camden	Gloucester City	7 STITES AVE	VANDERGRIFT, CHARLES L & KATHLEEN	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	8,548	498	5.8%	1,023	12.0%
0414_213.03_13	Camden	Gloucester City	5 STITES AVE	CARPENTER, MICHAEL & KATHLEEN	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	7,610	529	7.0%	1,091	14.3%
0414_213.03_14	Camden	Gloucester City	3 STITES AVE	DAVIS, RALPH A	Residential: Single-Family	De Minimis	Landscaping	6,316	534	8.5%	1,109	17.6%

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0414_213.03_15	Camden	Gloucester City	1 STITES AVE	GROVER JR, DAVID & CATHERINE DONLEY	Residential: Single-Family	De Minimis	Landscaping	9,893	1,781	18.0%	3,540	35.8%
0414_218_11.01	Camden	Gloucester City	14 S STINSON AVE	SACCHETTI, JILLIAN	Residential: Single-Family	De Minimis	Landscaping	4,315	167	3.9%	565	13.1%
0414_218_12	Camden	Gloucester City	16 S STINSON AVE	COLBERT JOSH	Residential: Single-Family	Partial	Accessory Structure (Fence & Yard); Landscaping	6,575	1,294	19.7%	2,692	40.9%
0414_218_16	Camden	Gloucester City	6 LANE AVE	VIERECK, WILLIAMS & LINDA	Residential: Single-Family	De Minimis	Landscaping	15,801	1,419	9.0%	3,140	19.9%
0414_219.01_1	Camden	Gloucester City	26 S HARLEY AVE	POULIN, JEFFREY & CHERYL	Residential: Single-Family	De Minimis	Landscaping	26,425	123	0.5%	439	1.7%
0414_219.01_1.01	Camden	Gloucester City	27-29 S STINSON AVE	BERRY JOSEPH & TAMRA	Residential: Single-Family	De Minimis	Landscaping	15,248	2,849	18.7%	5,112	33.5%
0407_112_1	Camden	Brooklawn Borough	WOODBURY-GLOUCESTER PIKE	PUBLIC SERVICE ELECTRIC & GAS CO	Commercial	Partial	Accessory Structure	2,006	53	2.7%	128	6.4%
0407_114_1	Camden	Brooklawn Borough	RAILROAD AVE	PUBLIC SERVICE ELEC & GAS COMPANY	Community Services	Partial	Accessory Structure; Parking	54,644	9,122	16.7%	16,139	29.5%
0407_17_1	Camden	Brooklawn Borough	400 NEW BROADWAY	BROADWAY LLC	Residential: Multi-Family	De Minimis	Landscaping	8,036	65	0.8%	97	1.2%
0407_18_17	Camden	Brooklawn Borough	2 OLD BROADWAY	HENRY THOMAS W & GEISA	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	11,793	711	6.0%	1,716	14.6%
0407_18_21	Camden	Brooklawn Borough	107 N WILSON AVE	CASTAGNA, ANDREW D & ANNE M	Recreation	Full	>50% of Parcel	9,626	3,300	34.3%	6,287	65.3%
0821_18_7	Gloucester	Westville Borough	136 CROWN POINT RD	LUCAS, JULIA LYNN	Residential: Single-Family	De Minimis	Landscaping	10,644	31	0.3%	965	9.1%
0821_18_8	Gloucester	Westville Borough	148 CROWN POINT RD	LUCAS, JULIA LYNN	Residential: Single-Family	De Minimis	Landscaping	10,574	303	2.9%	2,378	22.5%
0821_47_35	Gloucester	Westville Borough	436 BROADWAY	BALDWIN, MARTIN C & DONNA	Residential: Single-Family	De Minimis	Landscaping	14,889	18	0.1%	518	3.5%
0821_47_36	Gloucester	Westville Borough	432 BROADWAY	WARNER, CHARLOTTE	Residential: Single-Family	De Minimis	Landscaping	14,927	4	0.0%	936	6.3%
0821_47_37	Gloucester	Westville Borough	428 BROADWAY	NEUFFER, KENNETH D & BARBARA	Residential: Single-Family	De Minimis	Landscaping	14,966	83	0.6%	1,084	7.2%
0821_47_38	Gloucester	Westville Borough	420 BROADWAY	WILLIAMS, MAYLAND W & LKHAGVAJAV, O	Residential: Single-Family	De Minimis	Landscaping	15,004	229	1.5%	1,230	8.2%
0821_47_39	Gloucester	Westville Borough	422 BROADWAY	WILLIAMS, MAYLAND W & LKHAGVAJAV, O	Residential: Single-Family	De Minimis	Landscaping	15,043	387	2.6%	1,389	9.2%
0821_47_40	Gloucester	Westville Borough	416 BROADWAY	LEESE, ROBERT T	Residential: Single-Family	De Minimis	Landscaping	15,082	545	3.6%	1,546	10.3%
0821_47_41	Gloucester	Westville Borough	412 BROADWAY	CONOVER, KATHLEEN	Residential: Single-Family	De Minimis	Landscaping	15,120	680	4.5%	1,681	11.1%
0821_47_42	Gloucester	Westville Borough	404-408 BROADWAY	RAAB FAMILY PARTNERSHIP LP	Parking: Multi-Family	De Minimis	Landscaping	38,092	2,679	7.0%	6,386	16.8%
0821_47_44	Gloucester	Westville Borough	400 BROADWAY	SET THE MARKET LLC	Parking: Multi-Family	Full	Accessory Structure (Fence & Yard); Parking; Access/Driveway	7,500	816	10.9%	2,119	28.3%
0821_47_45	Gloucester	Westville Borough	368 BROADWAY	KELSCH, DEBORAH	Commercial	Full	Primary Building; >50% of Parcel; Access/Driveway	30,587	30,165	98.6%	30,587	100.0%
0821_47_46	Gloucester	Westville Borough	346 BROADWAY	KELSCH, DEBORAH	Commercial	Full	>50% of Parcel; Parking	30,741	30,741	100.0%	30,741	100.0%
0821_47_47	Gloucester	Westville Borough	326 BROADWAY	RON'S SERVICE STATION INC	Commercial	Full	Primary Building; >50% of Parcel; Parking	17,486	17,486	100.0%	17,486	100.0%
0821_47_48	Gloucester	Westville Borough	300 BROADWAY	WOODBINE NORSE LLC	Parking: Commercial	De Minimis	Landscaping	57,114	4,461	7.8%	9,523	16.7%
0821_47_49	Gloucester	Westville Borough	336 BROADWAY	KELSCH, DEBORAH	Commercial	Full	>50% of Parcel	58,740	58,162	99.0%	58,740	100.0%
0821_73_10	Gloucester	Westville Borough	1028 BROADWAY	BRODY, WILLIAM R	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	16,811	357	2.1%	977	5.8%
0821_73_11	Gloucester	Westville Borough	1032 BROADWAY	WOODWARD, WALTER B IV & JOANN E	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	10,823	233	2.2%	614	5.7%
0821_73_11.01	Gloucester	Westville Borough	1034 BROADWAY	WOODWARD, WALTER B IV & JOANN E	Residential: Single-Family	De Minimis	Landscaping	5,805	251	4.3%	619	10.7%

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0821_73_13	Gloucester	Westville Borough	1040 BROADWAY	MOSS REALTY PARTNERS LLC	Commercial	De Minimis	Landscaping	13,482	335	2.5%	463	3.4%
0821_73_14	Gloucester	Westville Borough	1040 BROADWAY	MOSS REALTY PARTNERS LLC	Commercial	De Minimis	Accessory Structure; Landscaping	15,923	404	2.5%	406	2.6%
0821_73_15	Gloucester	Westville Borough	1020 BROADWAY	BUROW, JOYCE M	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	7,633	190	2.5%	470	6.2%
0821_73_16	Gloucester	Westville Borough	1024 BROADWAY	CRAWFORD, GARY E	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	9,801	255	2.6%	615	6.3%
0821_73_6	Gloucester	Westville Borough	1000-1002 BROADWAY	MANTUA URBAN RENEWAL ASSOCIATES LP	Manufacturing	De Minimis	Landscaping	32,947	435	1.3%	1,503	4.6%
0821_73_7	Gloucester	Westville Borough	1010 BROADWAY	MANTUA URBAN RENEWAL ASSOCIATES LP	Residential: Single-Family	De Minimis	Landscaping	21,876	469	2.1%	1,269	5.8%
0821_73_8	Gloucester	Westville Borough	1018 BROADWAY	JEWELL, FRANK W & SALLIE L	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	6,549	151	2.3%	391	6.0%
0821_73_9	Gloucester	Westville Borough	1026 BROADWAY	CRAWFORD, GARY E	Residential: Single-Family	De Minimis	Accessory Structure (Fence & Yard); Landscaping	13,588	321	2.4%	821	6.0%
0802_602_24	Gloucester	Deptford Township	439 PRINCETON BLVD	BROWN, MICHAEL & STEPHANIE D	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	21,466		0.0%	29	0.1%
0802_602_25	Gloucester	Deptford Township	431 PRINCETON BLVD	BETSON, JOHN	Residential: Single-Family	De Minimis	Landscaping	21,532	32	0.1%	106	0.5%
0802_602_26	Gloucester	Deptford Township	427 PRINCETON BLVD	HENEFER, KURT	Residential: Single-Family	De Minimis	Landscaping	21,597	129	0.6%	184	0.9%
0802_602_27	Gloucester	Deptford Township	423 PRINCETON BLVD	IANNUCCI, DAVID & JOANNE	Residential: Single-Family	De Minimis	Landscaping	22,406	215	1.0%	250	1.1%
0802_602_28	Gloucester	Deptford Township	419 PRINCETON BLVD	RIEGG, BONNIE J & CHARLES R	Residential: Single-Family	De Minimis	Landscaping	27,383	229	0.8%	243	0.9%
0802_602_3	Gloucester	Deptford Township	405 PRINCETON BLVD	BROOKS, COLLEEN T	Residential: Single-Family	De Minimis	Landscaping	17,381	569	3.3%	569	3.3%
0802_602_9	Gloucester	Deptford Township	409 PRINCETON BLVD	CARANFA, ANTHONY L JR	Residential: Single-Family	De Minimis	Landscaping	25,046	297	1.2%	299	1.2%
0802_63_1	Gloucester	Deptford Township	1096 BROADWAY	SOUTH JERSEY FUEL INC	Commercial	De Minimis	Accessory Structure (Fence & Yard)	66,038	460	0.7%	3,195	4.8%
0802_63_2	Gloucester	Deptford Township	1070 BROADWAY	PUBLIC SERVIC ELECTRIC & GAS CO	Commercial	De Minimis	Landscaping	161,260	112	0.1%	5,640	3.5%
0802_63_3	Gloucester	Deptford Township	1090 BROADWAY	SOUTH JERSEY FUEL INC	Commercial	De Minimis	Accessory Structure (Fence & Yard)	25,401	250	1.0%	1,344	5.3%
0802_64_1	Gloucester	Deptford Township	1060 BROADWAY	TUSO LLC	Commercial	De Minimis	Landscaping	35,233	553	1.6%	2,049	5.8%
0802_64_3	Gloucester	Deptford Township	1040 BROADWAY	MOSS REALTY PARTNERS LLC	Commercial	De Minimis	Landscaping	43,154	1,182	2.7%	1,867	4.3%
0802_64_4	Gloucester	Deptford Township	1050 BROADWAY	ROBWEN RLTY NJ LLC C/O ROBERT MOSS	Commercial	De Minimis	Accessory Structure (Fence & Yard); Landscaping	47,925	939	2.0%	2,843	5.9%
0802_64_5	Gloucester	Deptford Township	1060 BROADWAY	TUSO LLC	Commercial	De Minimis	Landscaping	19,361	309	1.6%	1,429	7.4%
0802_65_1	Gloucester	Deptford Township	1108 BROADWAY	SOUTH JERSEY FUEL INC	Commercial	De Minimis	Accessory Structure (Fence & Yard)	33,422	23	0.1%	1,362	4.1%
0802_65_6	Gloucester	Deptford Township	1150 BROADWAY	CORNELL & COMPANY INC	Commercial	De Minimis	Landscaping	35,033	4,026	11.5%	11,718	33.4%
0802_66_2	Gloucester	Deptford Township	1186 BROADWAY	SIMON, WILLIAM J EST % C. SIMON	Commercial	De Minimis	Landscaping	11,278	496	4.4%	1,613	14.3%
0802_66_3	Gloucester	Deptford Township	1190 BROADWAY	MCFADDON, JOHN & HACK, BARBARA	Commercial	De Minimis	Landscaping	7,734	4	0.0%	399	5.2%
0802_66_4	Gloucester	Deptford Township	1198 BROADWAY	MCFADDEN, JOHN T C/O FJL ENT INC	Commercial	De Minimis	Landscaping	14,899	58	0.4%	861	5.8%
0802_66_5	Gloucester	Deptford Township	1200 BROADWAY	MCFADDEN, JOHN T C/O JL ENT INC	Commercial	De Minimis	Landscaping	14,073	18	0.1%	698	5.0%
0822_109.01_22	Gloucester	Woodbury City	111 E BARBER AVE	PRICE, VALERIE DOREEN	Residential: Single-Family	De Minimis	Landscaping	12,034	489	4.1%	715	5.9%
0822_124_6	Gloucester	Woodbury City	66 E RED BANK AVE	WILKINSON, LAWRENCE	Commercial	De Minimis	Landscaping	8,216	25	0.3%	332	4.0%

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0822_136_1	Gloucester	Woodbury City	609 N GLASSBORO RD	SPECTOR, BERNADETTE & LEE P	Commercial	De Minimis	Landscaping	10,783	1,162	10.8%	1,686	15.6%
0822_136_1.01	Gloucester	Woodbury City	569 GLASSBORO RD	IVEY, LUKE K SR	Commercial	De Minimis	Accessory Structure (Fence & Yard); Landscaping	44,062	5,111	11.6%	9,809	22.3%
0822_136_3	Gloucester	Woodbury City	GLASSBORO RD	IVEY, LUKE K SR	Commercial	De Minimis	Landscaping	10,230	1,089	10.6%	1,606	15.7%
0822_136_5	Gloucester	Woodbury City	207 GLASSBORO RD	SPECTOR, LEE & BERNADETTE	Commercial	Partial	Parking	8,440	1,158	13.7%	1,754	20.8%
0822_136_6	Gloucester	Woodbury City	609 N GLASSBORO RD	SPECTOR, BERNADETTE & LEE P	Commercial	De Minimis	Landscaping	11,736	1,005	8.6%	1,521	13.0%
0822_136_7	Gloucester	Woodbury City	609 N GLASSBORO RD	SPECTOR, BERNADETTE & LEE P	Commercial	De Minimis	Landscaping	11,284	1,065	9.4%	1,594	14.1%
0822_140_1	Gloucester	Woodbury City	555 GLASSBORO RD	GLOUCESTER COUNTY PACKING CO	Commercial	Full	Primary Building; Parking	21,197	4,487	21.2%	9,110	43.0%
0822_140_2.03	Gloucester	Woodbury City	535 GLASSBORO RD	RED EAGLE PROPERTIES LLC	Commercial	De Minimis	Landscaping	181,751	2,076	1.1%	7,865	4.3%
0822_140_7	Gloucester	Woodbury City	555 GLASSBORO RD	GLOUCESTER COUNTY PACKING CO	Commercial	Partial	Accessory Structure (Fence & Yard); Parking	25,984	1,591	6.1%	4,977	19.2%
0822_142_9	Gloucester	Woodbury City	211 COOPER ST	HOLY ANGELS PARISH	Community Services	Partial	Accessory Structure; Access/Driveway; Landscaping	225,805	372	0.2%	825	0.4%
0822_150.02_2	Gloucester	Woodbury City	118 E RED BANK AVE	BUTLER, EILEEN M	Commercial	Full	Primary Building	16,988	2,028	11.9%	4,866	28.6%
0822_150.02_8	Gloucester	Woodbury City	651 WASHINGTON AVE	REISSMAN, TERRI	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	5,500		0.0%	5	0.1%
0823_39_3	Gloucester	Woodbury Heights Borough	241 GLASSBORO RD	GENIUS ONE LLC	Commercial	Partial	Accessory Structure; Landscaping	57,367	2,641	4.6%	3,838	6.7%
0823_39_6	Gloucester	Woodbury Heights Borough	207 GLASSBORO RD	SPECTER, LEE P & BERNADETTE	Commercial	De Minimis	Landscaping	15,809	707	4.5%	1,130	7.1%
0823_80_1	Gloucester	Woodbury Heights Borough	523 CHESTNUT AVE	WOODBURY HEIGHTS DEVELOPMENT LLC	Residential: Single-Family	Full	>50% of Parcel; Parking; Access/Driveway	761,395	758,827	99.7%	761,387	100.0%
0819_75_3	Gloucester	Wenonah Borough	400 S CLINTON AVE	HUDSON, EDWARD B & JUDITH	Wooded	De Minimis	Landscaping	5,750	21	0.4%	923	16.0%
0819_75_7.06	Gloucester	Wenonah Borough	S CLINTON AVE	SCHAD, JOHN	Residential: Single-Family	De Minimis	Landscaping	29,025	177	0.6%	928	3.2%
0810_170_3_QFARM	Gloucester	Mantua Township	MANTUA BLVD	POSTORIVO, EUGENIO JR	Agriculture	Partial	Landscaping	1,120,380	165,461	14.8%	194,703	17.4%
0810_179_2	Gloucester	Mantua Township	611 MANTUA BLVD	IZZO, JOSEPH & ANJA	Agriculture	De Minimis	Landscaping	159,145	966	0.6%	5,452	3.4%
0810_234_10	Gloucester	Mantua Township	518 LESTERSHIRE DR	FIOCCO, NICHOLAS A TRUSTEE	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	11,250		0.0%	607	5.4%
0810_234_11	Gloucester	Mantua Township	520 LESTERSHIRE DR	GELLENTHIN, SANDRA A & HULMES, NICH	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	11,250		0.0%	596	5.3%
0810_234_12	Gloucester	Mantua Township	522 LESTERSHIRE DR	YEARICKS, RICHARD & TARA	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	11,289		0.0%	557	4.9%
0810_234_7	Gloucester	Mantua Township	512 LESTERSHIRE DR	GOLDEN, JESSE L & TIMOTHY JR	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	11,250		0.0%	597	5.3%
0810_234_8	Gloucester	Mantua Township	514 LESTERSHIRE DR	CARUSO, MICHAEL G	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	11,250		0.0%	633	5.6%
0810_234_9	Gloucester	Mantua Township	516 LESTERSHIRE DR	CRISS, MICHAEL P	Residential: Single-Family	De Minimis	TEMP ONLY - Replace Accessory Structure (Fence & Yard)	11,250		0.0%	619	5.5%
0810_250_4.02	Gloucester	Mantua Township	380 COLUMBIA DR	R & H LAMBS ROAD LLC	Manufacturing	Full	>50% of Parcel	537,904	261,029	48.5%	277,201	51.5%
0810_251.09_19	Gloucester	Mantua Township	1004 GRAY FOX CT	ROBINSON, JOSEPH J & LOIS CORI	Residential: Single-Family	De Minimis	Landscaping	221,649	5,616	2.5%	9,373	4.2%
0810_251.09_20	Gloucester	Mantua Township	OFF GRAY FOX CIR	UNKNOWN C/O MANTUA TWP	Wooded	Full	>50% of Parcel	36,376	28,729	79.0%	31,283	86.0%
0810_251.09_4.01	Gloucester	Mantua Township	TYLERS MILL RD	FEARON, STEVEN E & MIHLEBACH, CARL JR	Wooded	De Minimis	Landscaping	18,663	1,886	10.1%	2,702	14.5%
0810_251.15_4.01	Gloucester	Mantua Township	TYLERS MILL RD	FEARON, STEVEN & MIHLEBACH, CARL JR	Commercial	De Minimis	Landscaping	132,082	612	0.5%	2,702	2.0%

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0810_253.01_20	Gloucester	Mantua Township	408 LAMBS RD	OMNI RECYCLING LLC	Utility	De Minimis	Landscaping	1,147,630	6,439	0.6%	18,436	1.6%
0810_278.01_4.01	Gloucester	Mantua Township	782 ATLANTIC AVE	DIEHL, DAVID L & LISA A	Commercial	Partial	Landscaping	14,560	6,406	44.0%	7,666	52.8%
0815_100_2	Gloucester	Pitman Borough	72 E HOLLY AVE	THE B DEGORI FAMILY 2 LIMITED PARTN	Commercial	De Minimis	Landscaping	73,684	1,798	2.4%	5,398	7.3%
0815_193_19_QF ARM	Gloucester	Pitman Borough	461 LAMBS RD	SLACK, PETER N	Residential: Single-Family	De Minimis	Landscaping	1,381,990	6,210	0.4%	12,858	0.9%
0815_75_10	Gloucester	Pitman Borough	55 SIMPSON AVE	KEB HANA BANK USA NA	Commercial	De Minimis	Landscaping	6,093	408	6.7%	1,545	25.4%
0815_76_2	Gloucester	Pitman Borough	42 PITMAN AVE	DECKER, JOHN JR	Commercial	De Minimis	Landscaping	7,635	24	0.3%	243	3.2%
0815_76_3	Gloucester	Pitman Borough	58 COMMERCE AVE	DECKER, JOHN W JR	Commercial	Full	>50% of Parcel; Accessory Structure; Parking	7,480	6,839	91.4%	7,442	99.5%
0815_82.01_2	Gloucester	Pitman Borough	BALLARD AVE	BANK OF GLOUCESTER COUNTY	Commercial	De Minimis	Access/Driveway	13,198	3,112	23.6%	4,177	31.6%
0806_155_1	Gloucester	Glassboro Borough	SEWELL ST	GLASSBORO ASSOCIATES LP	Manufacturing	Full	>50% of Parcel; Access/Driveway	290,549	280,691	96.6%	288,525	99.3%
0806_362.02_77	Gloucester	Glassboro Borough	COMMON ELEMENT	WILLIAMSBURG IV INC	Parking: Multi-Family	De Minimis	Landscaping	218,310	2,098	1.0%	5,373	2.5%
0806_362_6	Gloucester	Glassboro Borough	515 MULLICA HILL RD	CROSSING AT GLASSBORO LLC	Commercial	De Minimis	Landscaping	776,243	938	0.1%	2,945	0.4%
0806_362_9.02	Gloucester	Glassboro Borough	11 RUTH H MANCUSO LN	BROOKSIDE RECREATION CLUB	Parking: Recreation	De Minimis	Landscaping	437,167	601	0.1%	5,938	1.4%
0806_363_1	Gloucester	Glassboro Borough	321-327 MULLICA HILL RD	COLLEGE PROPERTIES	Commercial	Partial	Parking	29,116	1,991	6.8%	4,512	15.5%
0806_44_10	Gloucester	Glassboro Borough	49 S ACADEMY ST	COOK, MONAKAY	Residential: Single-Family	De Minimis	Landscaping	13,549	198	1.5%	724	5.3%
0806_44_11	Gloucester	Glassboro Borough	47 S ACADEMY ST	FREEMAN, ROLAND & WRIGHT, RHONDA F	Residential: Single-Family	De Minimis	Landscaping	16,607	226	1.4%	868	5.2%
0806_44_12	Gloucester	Glassboro Borough	43-45 S ACADEMY ST	SJDCCO LLC	Residential: Single-Family	De Minimis	Landscaping	15,120	285	1.9%	929	6.1%
0806_44_13	Gloucester	Glassboro Borough	41 S ACADEMY ST	SJDCCO LLC	Residential: Single-Family	De Minimis	Landscaping	8,748	366	4.2%	699	8.0%
0806_44_14	Gloucester	Glassboro Borough	39 S ACADEMY ST	SJDCCO LLC	Residential: Single-Family	De Minimis	Landscaping	8,293	363	4.4%	696	8.4%
0806_44_15	Gloucester	Glassboro Borough	37 S ACADEMY ST	AFFINITY PROPERTIES LLC	Residential: Single-Family	De Minimis	Landscaping	11,331	400	3.5%	780	6.9%
0806_44_15.01	Gloucester	Glassboro Borough	35 S ACADEMY ST	AFFINITY PROPERTIES LLC	Residential: Single-Family	De Minimis	Landscaping	8,285	391	4.7%	757	9.1%
0806_44_16	Gloucester	Glassboro Borough	31 S ACADEMY ST	HOLLAND, RICHARD G	Residential: Single-Family	De Minimis	Landscaping	9,937	453	4.6%	892	9.0%
0806_44_16.01	Gloucester	Glassboro Borough	33 S ACADEMY ST	HOLLAND, RICHARD G	Residential: Single-Family	De Minimis	Landscaping	12,673	488	3.9%	961	7.6%
0806_44_17	Gloucester	Glassboro Borough	29 S ACADEMY ST	EGNER, ROBERT J	Residential: Single-Family	De Minimis	Landscaping	20,809	1,145	5.5%	2,044	9.8%
0806_44_18	Gloucester	Glassboro Borough	27 S ACADEMY ST	WILLIS, LYNNETTE A C/O F SPEZIALI	Residential: Single-Family	De Minimis	Landscaping	11,038	1,336	12.1%	2,029	18.4%
0806_44_22	Gloucester	Glassboro Borough	17 S ACADEMY ST	ROY T INVESTMENTS LLC	Residential: Single-Family	Full	Primary Building; >50% of Parcel	8,272	4,246	51.3%	5,282	63.8%
0806_44_22.02	Gloucester	Glassboro Borough	S ACADEMY ST (BACK)	SABER, MARK P & STACEY	Residential: Single-Family	Full	>50% of Parcel	2,530	964	38.1%	1,373	54.3%
0806_44_27	Gloucester	Glassboro Borough	S ACADEMY ST	MULTIPLE SCLEROSIS C/O S SCHAFFER	Community Services	De Minimis	Landscaping	29,057	116	0.4%	435	1.5%
0806_44_4	Gloucester	Glassboro Borough	65 S ACADEMY ST	SAUD, AZIZ & LUCRECIA	Residential: Single-Family	De Minimis	Landscaping	26,474	67	0.3%	496	1.9%
0806_44_6	Gloucester	Glassboro Borough	59 S ACADEMY ST	APONTE, MANUEL S	Residential: Single-Family	De Minimis	Landscaping	16,465	320	1.9%	1,003	6.1%
0806_44_7	Gloucester	Glassboro Borough	57 S ACADEMY ST	OCWEN LOAN SERVICING LLC	Residential: Single-Family	De Minimis	Landscaping	15,691	265	1.7%	861	5.5%

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									Permanent Impact – Area (sf)	Permanent Impact - Percentage	Temporary Impact – Area (sf)	Temporary Impact - Percentage
0806_44_8	Gloucester	Glassboro Borough	55 S ACADEMY ST	MILES, MARQUITA A	Residential: Single-Family	De Minimis	Landscaping	15,651	258	1.6%	869	5.6%
0806_44_9	Gloucester	Glassboro Borough	53 S ACADEMY ST	STRAGA ASSOCIATES	Residential: Single-Family	De Minimis	Landscaping	13,394	203	1.5%	715	5.3%
0806_45_1	Gloucester	Glassboro Borough	138 S MAIN ST	BETHLEHEM UNITED CHURCH OF CHRIST	Community Services	Full	>50% of Parcel; Parking; Access/Driveway	104,161	45,399	43.6%	55,722	53.5%
0806_45_1.01	Gloucester	Glassboro Borough	ACADEMY & MAIN	CONSOLIDATED RAIL CORP @ PROP TAX	Community Services	Partial	Accessory Structure; Parking; Landscaping	23,274	2,815	12.1%	3,804	16.3%
0806_45_11.01	Gloucester	Glassboro Borough	S MAIN ST	TRINITY BIBLE CHURCH	Parking: Community Services	De Minimis	Landscaping	13,259	126	0.9%	805	6.1%
0806_45_17	Gloucester	Glassboro Borough	102 S MAIN ST	BARNES, HARRY S	Residential: Single-Family	Full	Primary Building	17,882	2,804	15.7%	5,127	28.7%
0806_45_18	Gloucester	Glassboro Borough	38 S MAIN ST	AFFINITY PROPERTIES LLC	Residential: Single-Family	Full	Primary Building; >50% of Parcel; Accessory Structure; Access/Driveway	13,113	5,820	44.4%	9,210	70.2%
0806_45_18.01	Gloucester	Glassboro Borough	S MAIN ST	SCHAFFER, JOHN M	Residential: Single-Family	Full	>50% of Parcel	4,773	2,279	47.8%	3,146	65.9%
0806_45_19	Gloucester	Glassboro Borough	36 S MAIN ST	SCHAFFER, JOHN M	Residential: Single-Family	Full	Primary Building; Accessory Structure	16,735	3,672	21.9%	5,144	30.7%
0806_45_41	Gloucester	Glassboro Borough	S MAIN ST	TRINITY BIBLE CHURCH	Parking: Community Services	De Minimis	Landscaping	15,393	551	3.6%	2,512	16.3%
0806_46_1	Gloucester	Glassboro Borough	S MAIN ST	OUTDOOR SYSTEMS INC	Residential: Single-Family	De Minimis	Landscaping	18,984	41	0.2%	420	2.2%
0806_47_1	Gloucester	Glassboro Borough	137 S MAIN ST	BETHLEHEM UNITED CHURCH OF CHRIST	Community Services	Partial	Parking; Landscaping	13,552	1,613	11.9%	2,261	16.7%
0806_59.01_2.04	Gloucester	Glassboro Borough	66D SEWELL ST	CANTOR, GARY & REGINA	Manufacturing	De Minimis	Landscaping	6,487	143	2.2%	2,376	36.6%
0806_59.01_3	Gloucester	Glassboro Borough	72 SEWELL ST	CLAUSER, MICHAEL & BONNIERIN	Manufacturing	Full	Primary Building; >50% of Parcel	24,771	23,422	94.6%	24,637	99.5%
0806_59.01_4	Gloucester	Glassboro Borough	FALCON AVE	GLASSBORO ASSOCIATES LP	Manufacturing	Full	>50% of Parcel; Parking; Access/Driveway	112,289	111,954	99.7%	112,289	100.0%
0806_59.01_5	Gloucester	Glassboro Borough	SEWELL ST (BACK)	GLASSBORO ASSOCIATES LP	Manufacturing	Full	Primary Building; >50% of Parcel; Accessory Structure	145,820	144,071	98.8%	145,750	100.0%
0806_59.01_6	Gloucester	Glassboro Borough	70-86 SEWELL ST	GLASSBORO ASSOCIATES LP	Manufacturing	Full	Primary Building; >50% of Parcel; Parking	840,467	834,559	99.3%	839,793	99.9%
0806_59.01_7	Gloucester	Glassboro Borough	FALCON AVE	GLASSBORO ASSOCIATES LP	Manufacturing	Full	>50% of Parcel; Accessory Structure	40,446	38,752	95.8%	40,446	100.0%
0806_59.01_8	Gloucester	Glassboro Borough	SIXTH AVE	GLASSBORO ASSOCIATES LP	Manufacturing	Full	Primary Building; >50% of Parcel; Access/Driveway	52,438	51,531	98.3%	52,286	99.7%
0806_59_14	Gloucester	Glassboro Borough	FALCON AVE	GLASSBORO ASSOCIATES LP	Residential: Single-Family	Full	>50% of Parcel	33,545	32,595	97.2%	33,545	100.0%
0806_59_15	Gloucester	Glassboro Borough	FALCON AVE	GLASSBORO ASSOCIATES LP	Wooded	Full	>50% of Parcel	82,146	82,146	100.0%	82,146	100.0%
0806_61_1.01	Gloucester	Glassboro Borough	5 GLASSBORO AVE	GATTA, VERONICA M	Residential: Single-Family	De Minimis	Landscaping	5,649	158	2.8%	727	12.9%
0806_61_2	Gloucester	Glassboro Borough	7-9 GLASSBORO AVE	SOUTH JERSEY GAS CO	Residential: Single-Family	De Minimis	Landscaping	10,833	244	2.2%	1,086	10.0%
0806_61_3	Gloucester	Glassboro Borough	11 GLASSBORO AVE	FRANCIS, ST LEGER A & LORNA R	Residential: Single-Family	De Minimis	Landscaping	8,795	135	1.5%	697	7.9%
0806_61_4	Gloucester	Glassboro Borough	13 GLASSBORO AVE	FRANCIS, LORNA R & ST LEDGER A	Residential: Single-Family	De Minimis	Landscaping	10,053	113	1.1%	675	6.7%
0806_61_6	Gloucester	Glassboro Borough	GLASSBORO AVE	GLASSBORO AVENUE LLC	Residential: Single-Family	De Minimis	Landscaping	80,091	239	0.3%	3,380	4.2%
0806_62_5	Gloucester	Glassboro Borough	103 UNION ST	SOUTH JERSEY GAS CO	Vacant	De Minimis	Landscaping	200,344	1,951	1.0%	4,334	2.2%
0806_63_10.01	Gloucester	Glassboro Borough	34-36 ZANE ST	SJDCCO LLC	Residential: Single-Family	De Minimis	Landscaping	28,833	202	0.7%	489	1.7%
0806_63_10.02	Gloucester	Glassboro Borough	ZANE ST	UNIVERSITY CAMPUS LIVING LLC	Residential: Single-Family	De Minimis	Landscaping	37,180	142	0.4%	562	1.5%
0806_63_9	Gloucester	Glassboro Borough	7 UNION ST	BETHLEHEM UNITED CHURCH OF CHRIST	Vacant	Partial	Accessory Structure; Landscaping	25,158	5,623	22.4%	10,209	40.6%

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0806_67_7	Gloucester	Glassboro Borough	428 ELLIS ST	ATLANTIC CITY ELECTRIC CO	Commercial	De Minimis	Landscaping	485,783	4,478	0.9%	6,934	1.4%
0806_68_1	Gloucester	Glassboro Borough	404 ELLIS ST	CORSEY, WARREN H & DONNA A	Agriculture	De Minimis	Landscaping	63,780	180	0.3%	4,448	7.0%
0806_68_14.02	Gloucester	Glassboro Borough	209 WILMER ST	MATEJKA, MICHAEL S	Residential: Single-Family	De Minimis	Landscaping	11,748	562	4.8%	1,796	15.3%