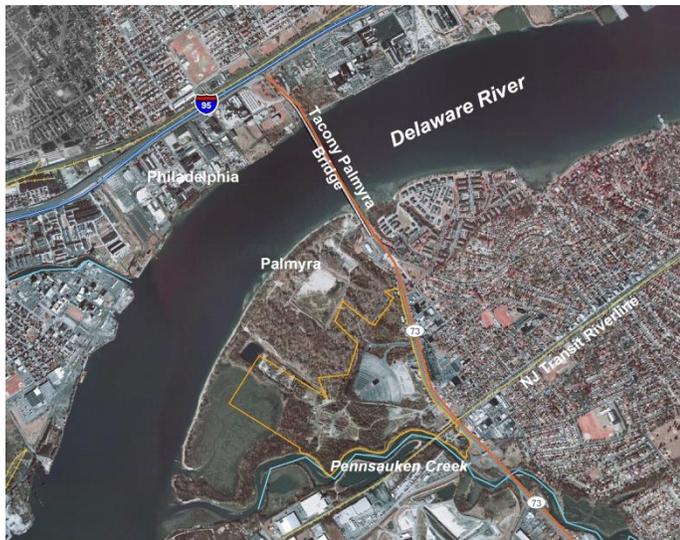


Route 73 South Redevelopment Area
Borough of Palmyra
Burlington County, New Jersey



Property Overview

The Route 73 South Redevelopment Area is located along NJ State Highway (NHS) 73 South in the Borough of Palmyra, Burlington County, New Jersey. It is comprised of 33 contiguous land parcels totaling approximately 182 acres, with approximately 15 different owners. Current land uses include: a closed organic recycling facility, a weekend outdoor flea market, gasoline stations, automotive repair facilities, commercial establishments and vacant land.

The Pennsauken Creek bounds the property to the south, NJSH 73 to the east, and State owned lands (occupied by the Palmyra Cove Nature Park) to the north and west (between the site and the Delaware River). The New Jersey Transit River Line, a light commuter rail line, borders the southeastern end of the property.

Site Planning and Environmental Characterization

Planning efforts have included, a determination of need study, the local designation as a Redevelopment Area, passage of a Redevelopment Plan, completion of an independent market study, State designation as a Brownfield Development Area (BDA), coordination with the New Jersey Brownfields Redevelopment Interagency Team, and identification of potentially applicable public and private sector financing programs. The adopted Redevelopment Plan accommodates most development forms and potential future land uses.

Because the New Jersey Department of Environmental Protection (NJDEP) designated the property as a BDA, a qualified redeveloper will have prioritized access to technical support and State funding. Environmental Areas of Concern (AOCs) associated with current and historical uses of the property were subsequently identified by the NJDEP in a preliminary assessment report, including: underground storage tanks, a former solid waste landfill, deposited dredge spoils, and a World War II era munitions testing range. New Jersey Hazardous Discharge Site Remediation Fund grants totaling approximately \$7.5M have been awarded for site investigation and remedial investigation work. Site investigations at principal AOCs have been completed, and remedial investigations are being completed in coordination with the NJDEP. Wetland areas have been delineated, and a related Letter of Interpretation has been obtained from the NJDEP.

Attractive Development Features

- Frontage on State Highway 73
- Waterfront property along Pennsauken Creek
- Adjacent 250-acre Palmyra Cove Nature Park (between property and the Delaware River)
- Immediate access to light rail service
- Convenient access to Philadelphia (via Tacony-Palmyra Bridge), Interstate Highways 95 and 295, and the New Jersey and Pennsylvania Turnpikes

Additional Information

Please contact Mayor Michelle Arnold for more information about the Route 73 South Redevelopment Area and related redevelopment opportunities.

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