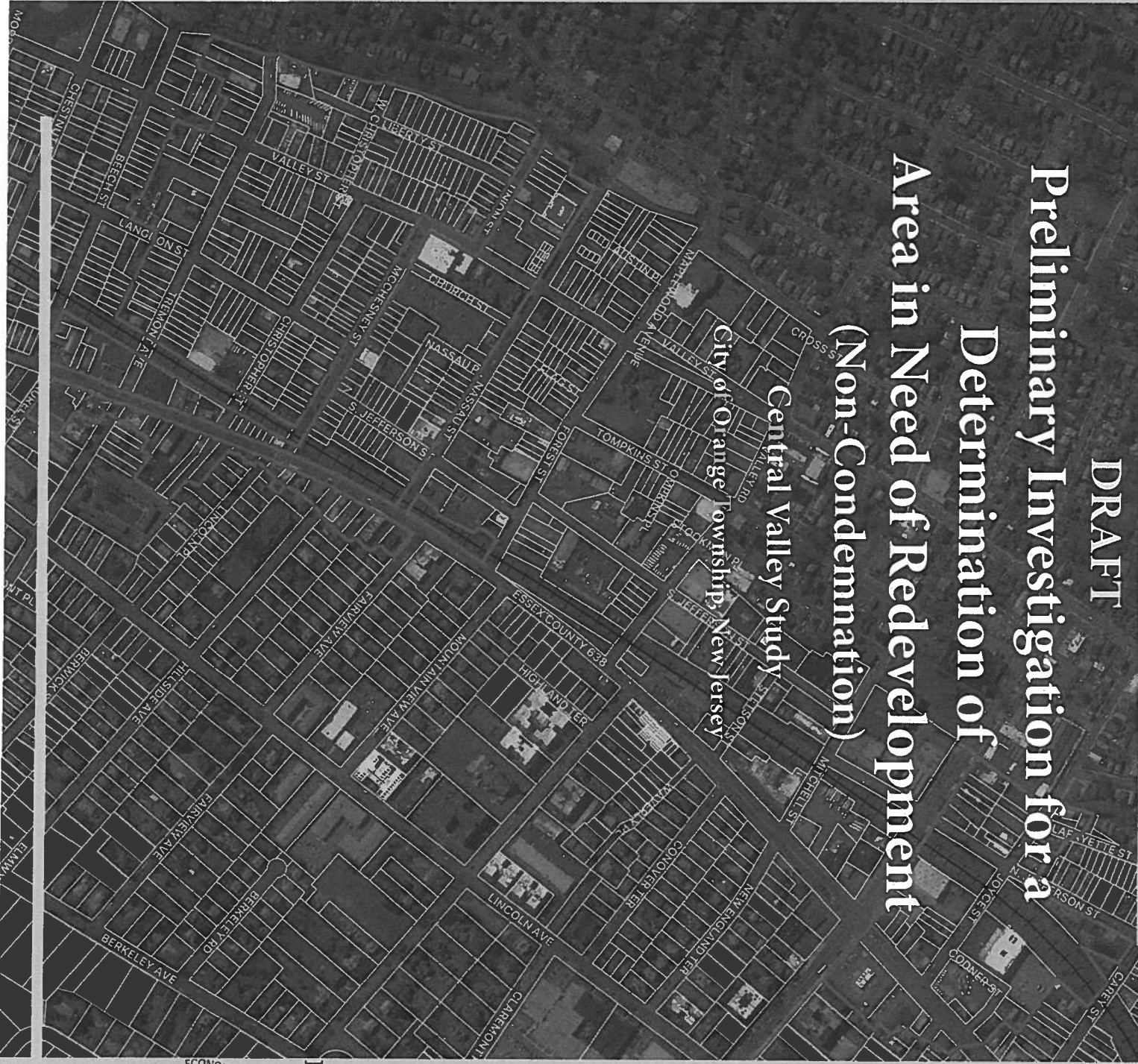


DRAFT

Preliminary Investigation for a Determination of Area in Need of Redevelopment (Non-Condensation)

Central Valley Study

City of Orange Township, New Jersey



Prepared for:

Prepared by:



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Presented: February 26, 2020

Prepared for:



Prepared by:



Michele Delisfort, PP, AICP
New Jersey Professional Planner
(PP) License#: 33LI00615500



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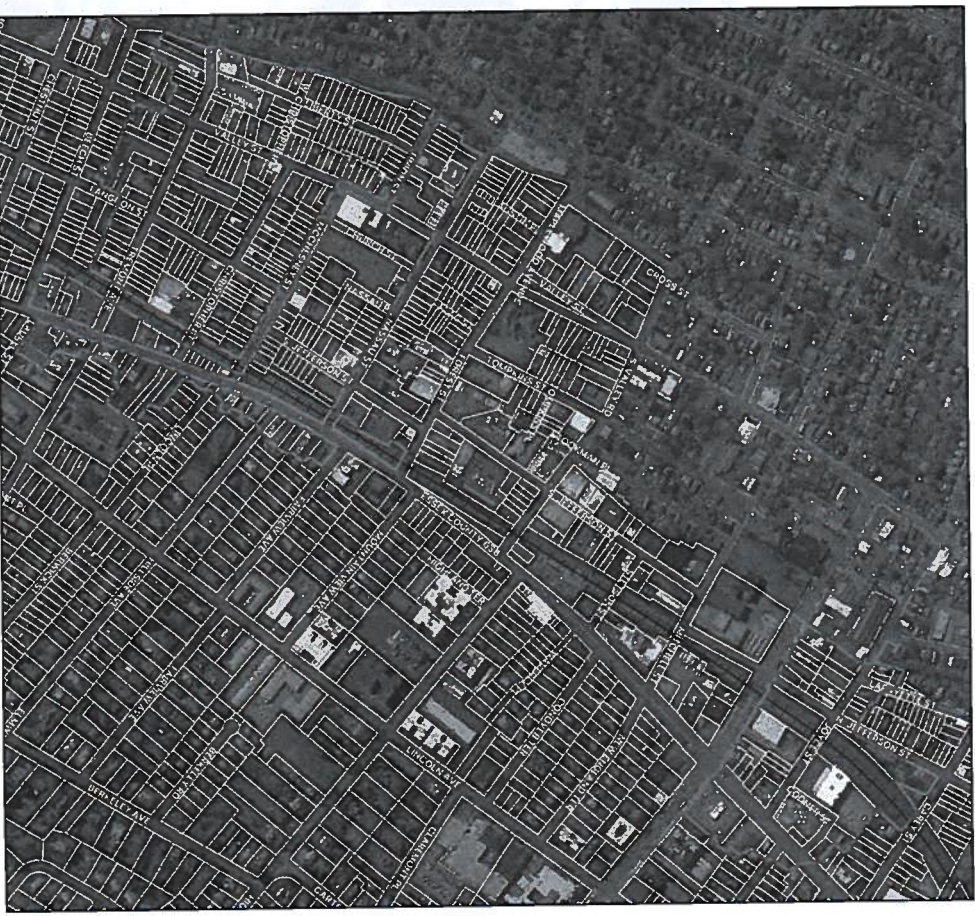
1.0 INTRODUCTION

Under statutory powers instituted by the State of New Jersey (C.40A: 12A-5) and City Council Resolutions: 270-2017 dated August 2, 2017 and 267-2018 dated August 22, 2018, and 48:2020 dated February 4, 2020, the City of Orange Township Planning Board authorized to conduct a preliminary investigation of parcels within the West Ward of the City. This investigation was prompted by the existence of the Central Valley Redevelopment Area and underutilized parcels within the new study area. The existing Central Valley Redevelopment Area consist of Block 137, Block 138, Block 154, Block 4011, 5001-5006 and portions of Block 137, Block 138, Block 154, Block 4001-162, Block 163, Block 179, Block 4101, 4103, 5006, 5101, 5102, 5103, 5104, 5105, 5106, 5107. These parcels were designated in 2008 and a resolution was later passed by City Council in 2011 authorizing the Planning Board to amend the original plan.

The parcels to be considered for the inclusion into the existing redevelopment area are identified as Block 3801, Lots 1-3; Block 3802, Lot 1; Block 3901, Lots 1-14; Block 3902, Lot 1; Block 3903, Lots 1, 27-29; Block 3907, Lots 11-13; Block 3908, Lot 1; Block 3909, Lots 1-2; Block 3910, Lots 1-7; Block 3911, Lot 1; Block 3912, Lot 1; Block 6001, Lots 1-12; Block 6002, Lot 1; Block 6003, Lots 1-41; Block 6004, Lots 1-15; Block 6005, Lots 1-7; Block 6006, Lots 1-19; Block 6007, Lots 1-27; Block 6008, Lots 1-37; Block 6009, Lots 1-20; Block 6010, Lot 1; Block 6101, Lots 1-18; Block 6102, Lots 1-34; block 6103, Lots 1-20; Block 6104, Lots 1-3; Block 6105, Lots 1-6; Block 6106, Lots 1-9; Block 6107, Lots 1-8; Block 6108, Lots 1-7; Block 5901, Lots 1-8; Block 5902, Lots 1-4, 24; Block 5903, Lots 1-5; Block 5106, Lot 1; and 6303, Lots 1, 3 according to the City's tax records bounded east to west Scotland Road to the West Orange border.

HISTORY

The study area is located within the City's West Wards and the Central



Map 1: Aerial of Study Area

Valley Historic District. The surrounding area landmarks consist of the Our Lady of the Valley Church, Valley School, Southern Comfort Cafe, Bella Italia Restaurant, Liberati's Restaurant and Bravo Supermarket. The study area is mostly made of low to mid-density residential properties.

Scotland Road is a main arterial road with Valley Street as a subsidiary.

Scotland Road has been in existences since 1721 as an early route to South Orange, Morristown and Newark. Tremont Avenue was laid out in 1859-1859 as a major roadway from Valley Road to East Orange. Joyce Street was extended to Valley Street by 1866.

The housing stock of the area was fairly small to accommodate the growing number of works from the hat factories along a tributary of the East Branch of the Rahway River. Union Street, Liberty Street, Christopher Street all developed with rows of gable-front houses. The "hat factory" area cause a creation of small cul-de-sack street like Nassau Place and Morrow Street.

From 1873-1890 major factories and Our Lady of the Valley R.C parish were established. The study area became fully developed around 1890, specifically land around the hat factories. Around 1904 the area peaked in development and began to slow down in development and little changes were made to the neighborhood.

METHODOLOGY

Several site visits to the study area and the surrounding neighborhood were conducted to observe the existing conditions of the area. A photo survey of the study area was completed to illustrate and inventory the structural/physical issues of the study area. Additionally, the following records and documents were reviewed:

- Official tax maps of the City of Orange Township;
- Tax records of parcels located in the study area;
- City of Orange Township Master Plan;
- City of Orange Township Zoning Map and land use ordinance;
- Police, fire and municipal violations issued for properties located within the study area;
- One year of ownership and sales information for the properties located within the study area; and
- Orange Historic Sites 1980.

Subsequently, City staff was contacted to discuss undocumented and more updated information on each parcel. To this end, this non-condemnation study includes a comprehensive assessment and findings of the new parcels to be included in the Central Valley Redevelopment Area. It also contains data to determine whether or not one or more parcels satisfy the LRHL and/or Rehabilitation criteria; thereby making the area eligible to be an Area in Need of Redevelopment and Rehabilitation.

1.1 STUDY AUTHORIZATION

On August 2, 2017, August 22, 2018, and February 4, 2020, City Council



Map 3: Map of Existing Central Valley Redevelopment Area and Study Area



issued resolutions authorizing the Planning Board to undertake an area investigation of Block 3801, Lots 1-3; Block 3802, Lot 1; Block 3901, Lots 1-14; Block 3902, Lot 1; Block 3903, Lots 1, 27-29; Block 3907, Lots 11-13; Block 3908, Lot 1; Block 3909, Lots 1-2; Block 3910, Lots 1-7; Block 3911, Lot 1; Block 3912, Lot 1; Block 6001, Lots 1-12; Block 6002, Lot 1; Block 6003, Lots 1-41; Block 6004, Lots 1-15; Block 6005, Lots 1-7; Block 6006, Lots 1-19; Block 6007, Lots 1-27; Block 6008, Lots 1-37; Block 6009, Lots 1-20; Block 6010, Lot 1; Block 6101, Lots 1-18; Block 6102, Lots 1-34; Block 6103, Lots 1-20; Block 6104, Lots 1-3; Block 6105, Lots 1-6; Block 6106, Lots 1-9; Block 6107, Lots 1-8; Block 6108, Lots 1-7; Block 5901, Lots 1-8; Block 5902, Lots 1-4, 24; Block 5903, Lots 1-5; Block 5106, Lot 1; and 6303, Lots 1, 3 to determine if the area is “in need of redevelopment” and/or “in need of rehabilitation” in accordance to criteria cited in the Local Housing & Redevelopment Law (LRHL).

This report is written pursuant to Section 6 of the LRHL (NJSA 40-12A-6) that requires the following:

1. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992/c.79 (C.40A:12A-5)... The governing body of a municipality shall assign the Planning Board to conduct an the investigation and hearing of parcels for redevelopment designation.
2. (1) Before proceeding to public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map, a statement setting forth the basis of the investigation.
- (2) The Planning Board shall establish a hearing date and provide

legal notice of the hearing to persons who are interested in or would be affected by a determination that the delineated area is redevelopment area.

Additionally, this report is written pursuant to Section 14 of the LRHL (NJSA 40-12-14) that requires the following:

1. A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in Section 3 of P.L. 1992, c. 79 (C.40:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

1.2 SCOPE OF STUDY

This study is undertaken as a first step to engage, benefit and create opportunities through redevelopment/rehabilitation planning which involves the following steps:

- Conduct an inventory of the properties included within the study area and physical characteristics of the same;
- Depict to what extent the existing characteristics and conditions meet the criteria to determine the need for redevelopment, as outlined within the State statutes;
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the study area.

1.3 REDEVELOPMENT AND REHABILITATION PROCESS

According to the Redevelopment Handbook, “A Guide to Rebuilding New Jersey’s Communities”, redevelopment is defined as, “A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. A particular parcel or area qualifies for redevelopment if it meets at least one criterion listed in Section 3.0 of this report.

Redevelopment Objectives

The redevelopment activities of the study area should be undertaken in conformity with, and should be designed to meet the following objectives of an area investigation:

- To improve the functional and physical layout of the project area for contemplated new development and the removal of impediments to land deposition.
- To provide redevelopment that minimizes the need to relocate residents or businesses.
- To create new employment/or housing opportunities for residents.
- To coordinate redevelopment activities that mitigate and eradicate blighted conditions.

Redevelopment Process

The LRHL essentially provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an "Area in Need of Redevelopment;" study; preparing and adopting redevelopment plans; and implementing redevelopment projects. Generally speaking, the LRHL is a planning and financial tool that when an area meets the specific criteria, the area can be overlain with specific zoning and other incentives. More specifically, a redevelopment designation allows the municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

As such, the City can utilize the powers granted to municipalities under the LRHL to improve the existing conditions within the study area.

The redevelopment statute sets forth a multi-step process that must be observed by the City Council and Planning Board in order to enable the City to lawfully exercise the powers, which accrue as a result of employment of redevelopment planning. The steps required to declare an area in need of redevelopment must be pursuant to the LRHL. It should be noted that only upon completion of this public process a municipality is able to exercise the powers granted pursuant to the redevelopment statute.

Rehabilitation Process

The LRHL defines "rehabilitation" as an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new commercial or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment. Additionally, the rehabilitation designation allows municipalities to:

1. Undertake a program of rehabilitation, including the repair and improvement of residential and nonresidential buildings and structures.
2. Exercise all redevelopment powers in Section 8 of the LRHL, except the ability to acquire private property by eminent domain, unless the area is subsequently designated in need of redevelopment or if the use of eminent domain is permitted under the statute.
3. Grant five year property tax exemption and abatement.

The process for an area in need of rehabilitation determination is much simpler than the redevelopment process. A formal investigation or public hearing is not required and the governing body must adopt a resolution designating the area in need of rehabilitation. Special public notice is not

required, except the normal requirements for publicizing any meeting of City Council.

1.4 REPORT SECTIONS

This Report contains five sections: Introduction, Description of Study Area, Statutory Criteria for Development Area Determination, Study Area Evaluation and Conclusion. The second section describes the study area in terms of its location, existing zoning, physical, regulatory, fiscal and environmental conditions. The third section reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions of the study area. The fourth section provides an overview and evaluation of the properties within the study area, based upon the property tax assessments, field observations, building conditions and photo surveys. The fifth section provides recommendations to the City of Orange Township Planning Board relative to determining the redevelopment and rehabilitation needs of the area.

2.0 STUDY AREA CHARACTERISTICS

2.1 LOCATION

According to the 2010 U.S. Census, the study area is comprised of census tract 18600, blocks 5002, 5005, 5006, 5008, 5009; tract 18700, block 4000; and tract 18900, block 1004, 1005, 1006, 1007, 2000, 2001, 2002, 2003, 2004, 2006, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 4007, 4008, 4009, which has a combined population of 1,932 residents. The study area is located in the western portion of the City and occupies an area of approximately 62.47 acres. The boundaries are east to west Scotland Road to the West Orange border.

The study area contains 336 parcels and are shown in tax maps 38, 39, 51, 59, 60, and 61. This report relies upon the Orange Tax Assessor's list as the basis for identifying the study area's blocks and lots as well as ownership information. Tax block and lot numbers for the properties studied in this report are included herein within Table 1.

Table 1: Tax Block and Lot for the Study Area

Block	Lots
3801	1-3
3802	1
3901	1-14
3902	1
3903	1, 27-29
3907	11-13
3908	1
3909	1-2
3910	1-7

Block	Lots
3911	1
3912	1
6001	1-12
6002	1
6003	1-41
6004	1-15
6005	1-7
6006	1-19
6007	1-27
6008	1-37
6009	1-20
6010	1-18
6102	1-34
6103	1-20
6104	1-3
6105	1-6
6106	1-9
6107	1-8
6108	1-7
5901	1-8
5902	1-4, 24
5903	1-5
5106	1
6303	1, 3

2.2 REGIONAL SETTING/TRANSPORTATION

The City of Orange Township consists of a total area of 2.2 square miles and is located in northeastern New Jersey in the center of Essex County approximately 15.6 miles from New York City. Seven municipalities border Orange: East Orange to the east; Glen Ridge to the north; Montclair to the northwest; West Orange to the west and South Orange to the south.

2.3 EXISTING ZONING

The zoning of an area indicates uses that are permitted on a particular property and the subsequent ordinance stipulates standards regarding the building height, lot coverage, setbacks, parking requirements, etc. The



Map 5: Facilities Within a Quarter Mile Map

zoning ordinance also sets forth standards regarding site design such as lighting; landscaping and architectural requirements. Orange is currently zoned into 12 separate districts.

The study area is located in the Neighborhood Commercial (C-1); Neighborhood Commercial and Residence (C-1A); Mixed-Use (CDA); and One, Two, and More Residential (A-2).

Neighborhood Commercial (C-1)

The district is intended primarily to meet the neighborhood shopping and merchandising needs of nearby residential areas. Block 6108, Lot 7; Block 6101, Lots 15-18; Block 6104, Lots 1-3, Block 6303, Lots 1, 3; Block 6105, Lots 2, 3; and Block 5901, Lots 1-8 fall within this zone.

The C-1 zone currently permits commercial buildings with one or more dwelling units above the ground floor; child care center or adult day care center; commercial sales and service establishments related to business and professional offices; freestanding restaurants; house of worship; nonprofit, charitable and fraternal organizations; private institutional use; professional and business offices; recreation centers; retail food services; retail sales of goods; retail shopping centers and plazas; and taverns.

The ordinance allows for a minimum lot area of 4,000 square feet for any permitted use. The minimum lot width is 40 feet. The permitted front yard and side yard setbacks is zero feet. The minimum rear setbacks are 10 feet. The maximum building coverage is 80%. All structure have a maximum height of 2 stories or 28 feet. The maximum floor area ratio 1.6.

Neighborhood Commercial and Residence District (C-1A)

This zone is intended to continue accommodating C-1 District purposes while allowing small scale residential uses to occur on ground level and upper floors, thereby providing neighborhood convenience shopping

opportunities while encouraging new residential development and residential rehabilitation. Block 6005, Lots 1-7; Block 5903, Lots 1, 4, 5; Block 3801, Lots 1, 3; Block 3802, Lot 1; Block 3910, Lots 2-7; and Block 3909, Lots 1, 2 fall with this zone.

The C-1A zone currently permits boarding houses or rooming houses which house up to five (5) persons in addition to family members; commercial buildings with one or more dwelling units above the ground floor; conversion from single-family dwelling to two family dwelling; conversion from single-family dwelling to three-family dwelling; family day care homes; one-family or single-family dwellings; townhouse dwelling units; two-to-four family residences; child care center or adult day care center; commercial sales and services establishments related to business and professional offices; freestanding restaurants; house of worship; nonprofit, charitable and fraternal organizations; private institutional use; professional business and offices; recreation centers; retail food stores; retail sales of goods; retail shopping centers and plazas; and taverns. Any other uses are not permitted.

Nonresidential Use

The ordinance allows for a minimum lot area of 4,000 square feet. The minimum lot width is 40 feet. The permitted minimum front setback is zero. The minimum rear setback is 10 feet. The permitted side yard setback is zero. The maximum building coverage is 80%. All nonresidential structures have a maximum height of 3 stories or 40 feet. The maximum floor area ratio 1.6.

One Family

The ordinance allows for a minimum lot area of 5,000 square feet for one family structures. The minimum lot width is 45 feet. The permitted front and rear setbacks are 25 feet. The minimum side yard for one side is 8 feet and combined setbacks of 16 feet. The maximum building coverage is 40%. All one family structure have a

maximum height of 2.5 stories or 35 feet. The maximum floor area ratio 1.0.

Two or More Family

The ordinance allows for the minimum lot area of 5,000 square feet. The minimum lot width is 50 feet. The permitted front and rear setbacks are 25 feet, combined side yard setbacks of 16 feet. The maximum building coverage is 40%. The maximum height is 2.5 stories or 35 feet. The maximum floor area ratio is 1.0.

Townhouse Developments

The minimum lot area for townhouse developments is 20,000 square feet. The minimum lot width is 100 feet. The permitted front, side and rear yards setback is 25 feet. The maximum building coverage is 60%. The maximum height requirement is 2.5 or 35 feet. There is no maximum floor area ratio for this type of development.

Other Permitted Use

The ordinance allows for a minimum lot area of 4,000 square feet for other permitted uses. The minimum lot width is 40 feet. The permitted minimum front setback is zero. The minimum rear setback is 10 feet. The permitted side yard setback is 10 feet. The maximum building coverage is 80%. All permitted structures have a maximum height of 3 stories or 40 feet. The maximum floor area ratio 1.6.

Mixed-Use (CDA)

The purpose of the district is to allow existing commercial and industrial uses in portions of the former D-1 district with an intention to phase out heavy industrial use in favor of light industry mixed with small-scale residential and certain commercial uses. Block 3902, Lot 1; Block 3903, Lots 1, 27-29; Block 3908, Lot 1; Block 3912, Lot 1; Block 3907, Lot 11-13; Block 3911, Lot 1; Block 3910, Lot 1; and Block 3901, Lots 1-14 fall within this zone.

The CDA zone currently permits commercial buildings with one or more dwelling units above ground floor; conversion from single family dwelling to two family dwelling; conversion from single family or two family dwelling to three family dwelling; one family or single family dwellings; townhouse dwelling units; two to four family residences; automobile service station or fuel-only stations; auto repair center; car washes; child care center or adult day care center; commercial sales and service establishments related to business and professional offices; freestanding fast food restaurants; freestanding restaurants; hotels or motels; hospitals; house of worship; light manufacturing; assemblage and processing operations; nonprofit, charitable fraternal organizations, printing, publishing, lithography or photography establishments; private institutional use; professional business offices; recreation centers; research laboratory; retail food stores; retail sales of goods; retail shopping centers and plaza; taverns; theaters, both movie and legitimate; train, bus or taxi stations or terminals; wholesale and retail distribution centers, including offices and showrooms; and wholesale business.

One Family

The ordinance allows for a minimum lot area of 5,000 square feet for one family structures. The minimum lot width is 45 feet. The permitted front and rear setbacks are 25 feet. The minimum side yard setback for one side is 8 feet and a combined side yard of 16 feet. The maximum building coverage is 40%. All one family structure have a maximum height of 2.5 stories or 35 feet. The maximum floor area ratio 1.0.

Two or More Family

The ordinance allows for the minimum lot area of 5,000 square feet. The minimum lot width is 50 feet. The permitted front and rear setbacks are 25 feet. The minimum side yard setback for one side is 8 feet and a combined side yard of 16 feet. The maximum building

coverage is 40%. The maximum height is 2.5 stories or 35 feet. The maximum floor area ratio is 1.0.

Townhouse Developments

The minimum lot area for townhouse developments is 20,000 square feet. The minimum lot width is 100 feet. The permitted front, side and rear yards setback is 25 feet. The maximum building coverage is 60%. The maximum height requirement is 2.5 or 35 feet. There is no maximum floor area ratio for this type of development.

Other Permitted Use

The ordinance allows for a minimum lot area of 10,000 square feet for other permitted uses. The minimum lot width is 90 feet. The permitted minimum front setback is 20 feet. The minimum rear setback is 25 feet. The minimum side yard setback for one side is 20 feet and a combined side yard of 40 feet. The maximum building coverage is 50%. All permitted structures have a maximum height of 3 stories or 40 feet. The maximum floor area ratio 2.

One, Two & More Residential District (A-2)

The purpose of the A-2 zone is intended for a variety of housing types with building elevation heights similar to single-family districts. There are 12 A-2 zones in Orange. Block 3801, Lot 2; Block 6105, Lots 1-6; Block 5902, Lot 24; Block 5903, Lots 2, 3; Block 6004, Lots 1-1, 2 4-15; Block 6003, Lots 1-41; Block 6002, Lot 1; Block 6001, Lots 1-10; Block 6006, Lots 1-19; Block 6007, Lots 1-27; Block 6008, Lots 1-36; Block 6009, Lots 1-20; Block 6103, Lots 1-20; Block 6102, Lots 1-34; Block 6101, Lots 1-13; Block 6105, Lots 4-6; Block 6106, Lots 1-9; Block 6107, Lots 1-8; Block 6108, Lots 1-6 fall within this zone.

The A-2 zone currently permits commercial sales and service establishments related to business and professional office; conversion from single-family dwelling to two-family dwelling; conversion from single family or two family to three-family dwelling; family day care homes; one-family or single-family dwellings; townhouses

dwelling units; and two- to four-family residences.

One Family

The ordinance allows for a minimum lot area of 5,000 square feet for one family structures. The minimum lot width is 45 feet. The permitted front and rear setbacks are 25 feet, combined side yard setbacks of 16 feet. The maximum building coverage is 40%. All one family structure have a maximum height of 2.5 stories or 35 feet. The maximum floor area ratio 1.0.

Two or More Family

The ordinance allows for the minimum lot area of 5,000 square feet. The minimum lot width is 50 feet. The permitted front and rear setbacks are 25 feet, combined side yard setbacks of 16 feet. The maximum building coverage is 40%. The maximum height is 2.5 stories or 35 feet. The maximum floor area ratio is 1.0.

Townhouse Developments

The minimum lot area for townhouse developments is 20,000 square feet. The minimum lot width is 100 feet. The permitted front, side and rear yards setback is 25 feet. The maximum building coverage is 60%. The maximum height requirement is 2.5 or 35 feet. There is no maximum floor area ratio for this type of development.

Other Permitted Use

The ordinance allows for a minimum lot area of 5,000 square feet for other permitted uses. The minimum lot width is 50 feet. The permitted minimum front, rear, and side yard setbacks are 25 feet. The maximum building coverage is 60%. All permitted structures have a maximum height of 2.5 stories or 35 feet. The maximum floor area ratio 1.

2.4 RELEVANT PLANNING STUDIES

Master Plan

The 2018 Land Use Plan Element of the Master Plan sets forth the goals to guide future development in the City. Specific to the context of the investigation area, certain goals and objectives that support the redevelopment study are as follows:

- The CVRA should be expanded to the north to Mechanic Street and to the south the South Orange municipal border and separate sub-districts created, to reflect the varied character and development focus within the area.

- The parcels fronting on Scotland Avenue on the eastern and western sides should be included in the CVRA as a subdistrict, where a target redevelopment strategy can be implemented.

Central Valley Redevelopment Plan (CVRA)

The Central Valley Redevelopment Plan was adopted by City Council in 2011 and was amended in 2008. The intent of the plan was to reduce the number of underutilized parcels within the area, take advantage of the Highland Train Station, encourage higher density development and expand the residential and commercial activity. The CVRA presents opportunities through the adaptive reuse of the City's existing assets. The Plan's over arching goal is to make the redevelopment area a model for transit based development by adaptive reuse of brownfields and industrial sites with new residential construction and retail opportunities.

2.5 URBAN ENTERPRISE ZONE, OPPORTUNITY ZONES & SMART GROWTH CLASSIFICATION

UEZ Classification

The study area is located within one of 32 designated Urban Enterprise Zones (UEZ) in the state of New Jersey. (Businesses located within a UEZ are provided benefits such as reduced sales tax, tax free purchases

on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees, energy sales tax exemption, and tax options. Tax options consist of up to \$1,500 for new permanent full time employee hired or up to 8% corporate business tax credits on qualified investments.) Several parcels within the study area are located within the UEZ.



Map 5: Facilities Within a Quarter Mile Map

Opportunity Zones

The Opportunity Zones program is designed to drive long-term capital into low income rural and urban communities. The federal program provides opportunities for private investors to support investments in distressed communities through participation in Qualified Opportunity Funds. Eligible Opportunity Zones are low income census tracts with a poverty rate of 20 percent of a median family income. Within the State of New Jersey about 80 percent of the eligible low-income census tracts are designated as Opportunity Zones. There are 169 tracts that were approved by the US Department of Treasury for the State of New Jersey. There are three Opportunity Zones in the City of Orange Township and The entire study area is located in one of them.

Smart Growth Area Classification

Smart Growth commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area. They are designated by the Department of State, Office for Planning Advocacy, from spatial data relating to the NJ State Development and Redevelopment plan, and several other master plans. The City of Orange Township is located in the smart growth boundary for a Metropolitan Planning Area. This area includes a variety of municipalities that range from a large urban centers to 19th century towns shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers- New York/Newark/Jersey City Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.

The following are the ten (10) accepted principles of Smart Growth:

1. Mixed land uses;
2. Take advantage of existing communities assets;
3. Foster walkable neighborhoods;

4. Create a range of housing opportunities and choices;
5. Promote distinctive, attractive communities with a strong sense of place;
6. Preserve open space, farmland and critical environmental area;
7. Strengthen and encourage growth in existing communities;
8. Provide a variety of transportation choices;
9. Make development decisions predictable, fair, and cost effective; and
10. Encourage citizen and stakeholder participation in development decisions.

2.6 EXISTING LAND USES

This section tabulates the existing zoning for parcels within the study area. It is accompanied by a land use map illustrating the location of existing residential, industrial, and commercial parcels as well as those lands that are vacant and set aside for municipal use. The importance of this section is to understand the classification for the area and compare it to what is actually present on individual properties within the area.

Table 2 includes individual block and lots, street addresses, and existing land uses. The information below was obtained from the City of Orange Township's tax records.

Table 2: Existing Land Uses in the Study Area

Block	Lot	Address	Existing Land Use
5903	1	504 Scotland Road	Residential
5903	2	498 Scotland Road	Residential
5903	3	496 Scotland Road	Commercial
5903	4	486 Scotland Road	Residential
5903	5	480 Scotland Road	Residential
5902	1	517 Lincoln Place	Mixed Use

Block	Lot	Address	Existing Land Use
5902	2	528 Scotland Road	Mixed Use
5902	3	522 Scotland Road	Residential
5902	4	512 Scotland Road	Commercial
5902	24	Lincoln Place	Parking Lot
5901	1	584 Scotland Road	Commercial
5901	2	580 Scotland Road	Mixed Use
5901	3	574 Scotland Road	Residential
5901	4	562-566 Scotland Road	Residential
5901	5	560 Scotland Road	Residential
5901	6	556 Scotland Road	Residential
5901	7	552 Scotland Road	Residential
5106	1	Scotland Road	Railroad
5901	8	516 Scotland Road	Residential
6303	1	612-614 Scotland Road	Commercial
6303	3	594 Scotland Road	Commercial
6108	1	640 Tremont Avenue	Residential
6108	2	634 Tremont Avenue	Commercial
6108	3	628 Tremont Avenue	Commercial
6108	4	626 Tremont Avenue	Residential
6108	5	622 Tremont Avenue	Residential
6108	6	620 Tremont Avenue	Residential
6108	7	614 Tremont Avenue	Commercial
6107	1	606 Tremont Avenue	Residential
6107	2	602 Tremont Avenue	Residential
6107	3	596 Tremont Avenue	Vacant
6107	4	619 Langdon Street	Commercial
6107	5	584 Tremont Avenue	Residential

Block	Lot	Address	Existing Land Use
6107	6	580 Tremont Avenue	Residential
6107	7	570 Tremont Avenue	Residential
6107	8	611 Langdon Street	Residential
6106	1	562 Tremont Avenue	Residential
6106	2	560 Tremont Avenue	Residential
6106	3	558 Tremont Avenue	Residential
6106	4	552 Tremont Avenue	Residential
6106	5	548 Tremont Avenue	Residential
6106	6	546 Tremont Avenue	Residential
6106	7	544 Tremont Avenue	Residential
6106	8	540 Tremont Avenue	Residential
6106	9	538 Tremont Avenue	Residential
6105	1	605 Scotland Avenue	Commercial
6105	2	611 Scotland Avenue	Residential
6105	3	613 Scotland Avenue	Residential
6105	4	617 Scotland Avenue	Commercial
6105	5	519 Beach Street	Residential
6105	6	521 Beach Street	Residential
6104	1	559 Scotland Road	Commercial
6104	2	575 Scotland Road	Commercial
6104	3	583 Scotland Road	Commercial
6103	1	560 Christopher Street	Residential
6103	2	552 Christopher Street	Residential
6103	3	546 Christopher Street	Residential
6103	4	538 Christopher Street	Industrial
6103	5	534 Christopher Street	Residential
6103	6	533-535 Christopher Street	Residential

Block	Lot	Address	Existing Land Use
6103	7	537 Tremont Avenue	Residential
6103	8	539 Tremont Avenue	Residential
6103	9	541 Tremont Avenue	Residential
6103	10	543 Tremont Avenue	Residential
6103	11	545 Tremont Avenue	Residential
6103	12	549 Tremont Avenue	Residential
6103	13	553 Tremont Avenue	Residential
6103	14	555 Tremont Avenue	Residential
6103	15	559 Tremont Avenue	Residential
6103	16	582 Tremont Avenue	Residential
6103	17	578 Tremont Avenue	Residential
6103	18	576 Tremont Avenue	Residential
6103	19	572 Tremont Avenue	Residential
6103	20	570 Tremont Avenue	Residential
6102	1	566 Valley Street Avenue	Mixed Use
6102	2	596 Christopher Street	Residential
6102	3	594 Christopher Street	Residential
6102	5	590 Christopher Street	Residential
6102	6	586 Christopher Street	Residential
6102	7	580 Christopher Street	Church
6102	8	576 Christopher Street	Residential
6102	9	574 Christopher Street	Vacant
6102	10	572 Christopher Street	Residential
6102	11	568 Christopher Street	Residential
6102	12	569 Langdon Street	Residential
6102	13	573 Langdon Street	Residential
6102	14	579 Langdon Street	Residential
6102	15	581 Langdon Street	Residential

Block	Lot	Address	Existing Land Use
6102	16	583 Langdon Street	Residential
6102	17	569 Langdon Street	Residential
6102	18	575 Tremont Avenue	Residential
6102	19	577 Tremont Avenue	Residential
6102	20	579 Tremont Avenue	Residential
6102	21	583 Tremont Avenue	Residential
6102	22	589 Tremont Avenue	Residential
6102	23	597 Tremont Avenue	Residential
6102	24	599 Tremont Avenue	Residential
6102	25	601 Tremont Avenue	Residential
6102	26	605 Tremont Avenue	Mixed Use
6102	27	592 Valley Street	Commercial
6102	28	590 Valley Street	Residential
6102	29	588 Valley Street	Residential
6102	30	584 Valley Street	Residential
6102	31	582 Valley Street	Residential
6102	32	580 Valley Street	Residential
6102	33	570 Valley Street	Vacant
6102	34	570 Valley Street	Residential
6101	1	571 Liberty Street	Residential
6101	2	579 Liberty Street	Residential
6101	3	581 Liberty Street	Commercial
6101	4	589 Liberty Street	Residential
6101	5	645 Tremont Avenue	Commercial
6101	6	627 Tremont Avenue	Commercial
6101	7	582 Liberty Street	Commercial
6101	8	636 West Christopher Street	Residential
6101	9	632 West Christopher Street	Residential

Block	Lot	Address	Existing Land Use
6101	10	630 West Christopher Street	Residential
6101	11	571 Valley Street	Residential
6101	12	573 Valley Street	Residential
6101	13	579 Valley Street	Commercial
6101	14	585 Valley Street	Residential
6101	15	587 Valley Street	Residential
6101	16	591-625 Valley Street	Commercial
6101	17	599 Valley Street	Commercial
6101	18	601 Valley Street	Commercial
6010	1	Scotland Road	Railroad
6009	1	666 Union Street	Residential
6009	2	664 Union Street	Residential
6009	3	658 Union Street	Residential
6009	4	656 Union Street	Residential
6009	5	652 Union Street	Residential
6009	6	525 Liberty Street	Residential
6009	7	527 Liberty Street	Vacant
6009	8	531 Liberty Street	Residential
6009	9	533 Liberty Street	Residential
6009	10	535 Liberty Street	Residential
6009	11	539 Liberty Street	Residential
6009	12	541 Liberty Street	Residential
6009	13	545 Liberty Street	Residential
6009	14	547 Liberty Street	Residential
6009	15	549 Liberty Street	Residential
6009	16	553 Liberty Street	Residential
6009	17	555 Liberty Street	Residential
6009	18	557 Liberty Street	Residential

Block	Lot	Address	Existing Land Use
6009	19	563 Liberty Street	Residential
6009	20	688 Union Street Rear Lot	Vacant
6008	1	646 Union Street	Residential
6008	2	644 Union Street	Residential
6008	3	640 Union Street	Residential
6008	4	638 Union Street	Residential
6008	5	636 Union Street	Residential
6008	6	517 Valley Street	Residential
6008	7	525 Valley Street	Residential
6008	8	527 Valley Street	Residential
6008	9	531 Valley Street	Residential
6008	10	533 Valley Street	Residential
6008	11	535 Valley Street	Residential
6008	12	539 Valley Street	Residential
6008	13	541 Valley Street	Residential
6008	14	545 Valley Street	Residential
6008	15	547 Valley Street	Residential
6008	16	553 Valley Street	Residential
6008	17	555 Valley Street	Residential
6008	18	557 Valley Street	Residential
6008	19	561 Valley Street	Residential
6008	20	563 Valley Street	Residential
6008	21	631 West Christopher Street	Vacant
6008	22	635 West Christopher Street	Residential
6008	23	639 West Christopher Street	Residential
6008	24	556 Liberty Street	Residential
6008	25	552 Liberty Street	Residential
6008	26	550 Liberty Street	Vacant

Determination of Area in Need of Redevelopment

Block	Lot	Address	Existing Land Use
6008	27	548 Liberty Street	Residential
6008	28	546 Liberty Street	Residential
6008	29	542 Liberty Street	Residential
6008	30	Liberty Street Rear Lot	Vacant
6008	31	540 Liberty Street	Residential
6008	32	538 Liberty Street	Residential
6008	33	536 Liberty Street	Residential
6008	34	534 Liberty Street	Residential
6008	35	530 Liberty Street	Residential
6008	36	528 Liberty Street	Residential
6008	37	Liberty Street Rear Lot	Vacant
6007	1	540 Valley Street	Residential
6007	2	542 Valley Street	Commercial
6007	3	595 Christopher Street	Residential
6007	4	602 McC Chesney Street	Residential
6007	5	600 McC Chesney Street	Residential
6007	6	598 McC Chesney Street	Residential
6007	7	596 McC Chesney Street	Residential
6007	8	592 McC Chesney Street	Residential
6007	9	590 McC Chesney Street	Residential
6007	10	584 McC Chesney Street	Residential
6007	11	574 McC Chesney Street	Residential
6007	12	576 McC Chesney Street	Residential
6007	13	578 McC Chesney Street	Residential
6007	14	580 McC Chesney Street	Residential
6007	15	582 McC Chesney Street	Residential
6007	16	545 Langdon Street	Residential
6007	17	569 Christopher Street	Residential

Block	Lot	Address	Existing Land Use
6007	18	573 Christopher Street	Residential
6007	19	575 Christopher Street	Residential
6007	20	577 Christopher Street	Residential
6007	21	581 Christopher Street	Residential
6007	22	585-589 Christopher Street	Residential
6007	23	591 Christopher Street	Residential
6007	24	593 Christopher Street	Residential
6007	26	550 Valley Street	Residential
6007	27	544 Valley Street	Residential
6006	1	568 McC Chesney Street	Vacant
6006	2	566 McC Chesney Street	Residential
6006	3	562 McC Chesney Street	Residential
6006	4	560 McC Chesney Street	Residential
6006	5	556-558 McC Chesney Street	Residential
6006	6	552 McC Chesney Street	Residential
6006	7	548 McC Chesney Street	Residential
6006	8	546 McC Chesney Street	Residential
6006	9	544 McC Chesney Street	Residential
6006	10	540 McC Chesney Street	Residential
6006	11	533 Christopher Street	Residential
6006	12	535 Christopher Street	Residential
6006	13	537-539 Christopher Street	Residential
6006	14	541 Christopher Street	Residential
6006	15	549 Christopher Street	Residential
6006	16	551 Christopher Street	Residential
6006	17	553 Christopher Street	Residential
6006	18	555 Christopher Street	Residential
6006	19	557 Christopher Street	Residential

Block	Lot	Address	Existing Land Use
6005	1	537 Scotland Road	Mixed Use
6005	2	539 Scotland Road	Residential
6005	3	541 Scotland Road	Residential
6005	4	545 Scotland Road	Vacant
6005	5	547 Scotland Road	Residential
6005	6	549 Scotland Road	Residential
6005	7	553 Scotland Road	Residential
6004	1	544 Nassau Street	Parking Lot
6004	2	538 Nassau Street	Residential
6004	4	537 McChesney Street	Residential
6004	5	543 McChesney Street	Residential
6004	6	545 McChesney Street	Residential
6004	7	547 McChesney Street	Vacant
6004	8	549 McChesney Street	Residential
6004	9	514 South Jefferson Street	Residential
6004	10	512 South Jefferson Street	Residential
6004	11	508 South Jefferson Street	Residential
6004	12	506 South Jefferson Street	Residential
6004	13	504 South Jefferson Street	Residential
6004	14	500 South Jefferson Street	Residential
6004	15	498 South Jefferson Street	Residential
6003	1	602 Nassau Street	Residential
6003	2	598 Nassau Street	Residential
6003	3	500-522 Nassau Street	Residential
6003	4	500-522 Church Street	Parking Lot
6003	5	588 Morrow Street	Residential
6003	6	584 Morrow Street	Residential
6003	7	576 Morrow Street	Residential

Block	Lot	Address	Existing Land Use
6003	8	566 Morrow Street	Commercial
6003	9	567 Morrow Street	Residential
6003	10	569 Morrow Street	Commercial
6003	11	575 Morrow Street	Commercial
6003	12	577 Morrow Street	Residential
6003	13	581 Morrow Street	Residential
6003	14	585 Morrow Street	Residential
6003	15	582 Nassau Street	Residential
6003	16	580 Nassau Street	Residential
6003	17	578 Nassau Street	Residential
6003	18	576 Nassau Street	Residential
6003	19	572 Nassau Street	Residential
6003	20	570 Nassau Street	Residential
6003	21	566 Nassau Street	Commercial
6003	22	562 Nassau Street	Residential
6003	23	554-556 Nassau Street	Commercial
6003	24	497 South Jefferson Street	Parking Lot
6003	25	501 South Jefferson Street	Parking Lot
6003	26	505 South Jefferson Street	Parking Lot
6003	27	507 South Jefferson Street	Residential
6003	28	509 South Jefferson Street	Residential
6003	29	511 South Jefferson Street	Residential
6003	30	515 South Jefferson Street	Residential
6003	31	517 South Jefferson Street	Residential
6003	32	557 McChesney Street	Residential
6003	33	563 McChesney Street	Residential
6003	34	567 McChesney Street	Residential
6003	35	575 McChesney Street	Commercial

Block	Lot	Address	Existing Land Use
6003	36	579 McClesney Street	Residential
6003	37	583 McClesney Street	Residential
6003	38	585 McClesney Street	Residential
6003	39	587 McClesney Street	Residential
6003	40	589 McClesney Street	Residential
6003	41	591 McClesney Street	Vacant
6002	1	510 Valley Street	Institutional
6001	1	660 Nassau Street	Residential
6001	2	650 Nassau Street	Institutional
6001	3	491 Valley Street	Residential
6001	4	493 Valley Street	Residential
6001	5	637 Union Street	Residential
6001	6	645-651 Union Street	Residential
6001	7	653 Union Street	Vacant
6001	8	655 Union Street	Residential
6001	9	659 Union Street	Residential
6001	10	661-663 Union Street	Residential
6001	12	667 Union Street	Vacant
3912	1	Joyce Street	Railroad
3911	1	Central Avenue	Railroad
3910	1	514 Joyce Street	Commercial
3910	2	502 Joyce Street	Residential
3910	3	498 Joyce Street	Residential
3910	4	496 Joyce Street	Residential
3910	5	237 Scotland Road	Commercial
3910	6	493 Central Avenue	Commercial
3910	7	501 Central Avenue	Commercial
3909	1	491 Joyce Street	Commercial

Block	Lot	Address	Existing Land Use
3909	2	476 Codner Street	Residential
3908	1	224 South Jefferson Street	Commercial
3907	11	205 Scotland Road	Mixed Use
3907	12	485 Codner Street	Residential
3907	13	507 Joyce Street	Commercial
3903	1	545 Joyce Street	Commercial
3903	27	535 Joyce Street	Commercial
3903	28	539 Joyce Street	Residential
3903	29	543 Joyce Street	Vacant
3902	1	555 Joyce Street	Commercial
3901	1	552 Joyce Street	Residential
3901	3	548 Joyce Street	Parking Lot
3901	4	540 Joyce Street	Residential
3901	5	536 Joyce Street	Residential
3901	6	534 Joyce Street	Residential
3901	7	243 South Jefferson Street	Mixed Use
3901	8	245 South Jefferson Street	Parking Lot
3901	9	537 Central Avenue	Commercial
3901	10	545 Central Avenue	Residential
3901	14	Joyce Street	Residential
3802	1	457 Minton Place	Residential
3801	1	467 Central Avenue	Commercial
3801	2	234 Scotland Road	Commercial
3801	3	224 Scotland Road	Residential

The findings of the preliminary land use analysis support the LRHL criteria identified and substantiates the need to declare the area "in need of redevelopment". The study area consists of 336 parcels: two

hundred and fifty-four (254) residential, forty-five (45) commercial, eight (8) mixed use, eight (8) parking lots, sixteen (16) vacant, one (1) industrial, and three (3) institutional parcels. The following map displays the current land uses found within the study area.

2.7 MUNICIPAL, FIRE AND POLICE ACTIONS

Municipal records were requested from various departments regarding permit applications and approvals, property management and building code violations within the study area. Research conducted reveals the following municipal actions in the study area:

Planning Department

On February 7, 2019, the City Planning Division identified all of brownfield sites located in the study area, which area shown in table 3. The table represents sites listed on the City's Brownfield Inventory.

Table 3: Brownfield Sites

Block	Lot	Address	Note
6101	5	641 Tremont Avenue	Active Contamination
6104	1	559 Scotland Avenue	Active Contamination
3907	13	507 Joyce Street	Active Contamination
3910	6	493 Central & Scotland	Active Contamination
6002	1	520 Valley Street	Active Contamination
6103	15	559 Tremont Avenue	Active Contamination

Zoning Board of Adjustments and Planning Board Applications

The following is a table containing the land use boards permits application approvals and denials over the last two years for parcels within the study area. The actions of the Planning Board and Zoning Board of Adjustments

demonstrates that the decisions support the redevelopment vision of the City, its residents and stakeholders, to promote land uses that generate economic activity, caters to the needs of residents in the immediate and surrounding area and promotes adaptive reuse of abandoned and underutilized structures.

Table 4: Land Use Boards Applications

Block, Lot	Address	Land Use Board/ Year of Appearance	Application #	Proposal
3907/3, 13	225 Scotland Road	10/11/2017 ZBA	MTW-16-02	Construction of an addition to an existing building- Approved

Tax Collector

On May 23, 2019, the City Tax Collector reported the following parcel with outstanding taxes and liens as of May 2019.

Table 5: Outstanding Tax Balances

Block, Lot	Address	Outstanding Taxes	Tax Lien Balance
5903, 3	496 Scotland Road	\$10,506.90	
5902, 1	517 Lincoln Place	\$27,452.26	
5902, 2	528 Scotland Road	\$18,582.38	
5902, 24	Lincoln Place		\$11,787.56
5901, 2	580 Scotland Road	\$14,207.04 (Bankruptcy)	
6108, 6	620 Tremont Avenue		\$1,690.41
6108, 7	614 Tremont Avenue		\$1,905.53
6106, 3	558 Tremont Avenue	\$7,574.79	
6106, 6	546 Tremont Avenue		\$14,903.06



Block, Lot	Address	Outstanding Taxes	Tax Lien Balance
6106, 8	540 Tremont Avenue	\$6,921.78	
6104, 1	559 Scotland Road	\$15,851.12	
6104, 2	596 Christopher Street	\$8,039.16	\$30,164.78
6103, 20	570 Tremont Avenue		\$81,808.57 (3 Liens)
6103, 10	543 Tremont Avenue	\$2,628.26	
6103, 15	559 Tremont Avenue	\$14,591.71	
6103, 19	572 Tremont Avenue	\$1,184.31	
6102, 6	586 Christopher Street	\$4,507.14	
6102, 8	576 Christopher Street	\$7,892.63	
6102, 9	574 Christopher Street	\$965.55	
6102, 24	599 Tremont Avenue	\$3,701.40	
6102, 25	601 Tremont Avenue	\$1,218.94	
6102, 26	605 Tremont Avenue	\$3,318.79	
6102, 27	592 Valley Street	\$2,448.92	
6102, 28	590 Valley Street	\$2,828.17	
6102, 29	588 Valley Street	\$14,591.71	
6102, 31	582 Valley Street	\$1,580.36	
6102, 33	570 Valley Street	\$629.41	
6102, 34	570 Valley Street	\$2,031.75	
6101, 2	579 Liberty Street	\$3,291.32	\$23,440.44 (2 Liens)
6101, 3	581 Liberty Street	\$2,024.96	
6101, 5	645 Tremont Avenue	\$69,576.78	

Block, Lot	Address	Outstanding Taxes	Tax Lien Balance
6101, 6	627 Tremont Avenue	\$8,870.58	
6101, 8	636 W. Christopher Street	\$2,203.26	
6101, 12	573 Valley Street	\$9,493.23	
6101, 13	579 Valley Street	\$3,923.80	
6101, 16	591-625 Valley Street	\$7,293.92	
6009, 3	658 Union Street	\$9,313.92	
6009, 7	527 Liberty Street		\$3,609.75 (City Lien)
6009, 15	587 Valley Street	\$4,543.44	
6008, 2	644 Union Street	\$1,910.59	
6008, 18	557 Valley Street	\$1,611.94	
6008, 21	631 W. Christopher Street	\$2,187.68	
6008, 23	639 W. Christopher Street	\$4,459.77	
6008, 26	550 Liberty Street	\$97,316.76	
6008, 37	Liberty Street Rear Lot		\$1,227.78
6007, 2	542 Valley Street	\$1,061.55	
6007, 3	595 Christopher Street		\$52,542.79
6007, 7	596 Christopher Street	\$1,337.07	\$6,278.28
6007, 9	590 McChesney Street	\$2,756.19	
6007, 16	545 Langdon Street	\$777.24	
6007, 27	544 Valley Street	\$1,707.74	

Block, Lot	Address	Outstanding Taxes	Tax Lien Balance
6006, 1	568 McChesney Street		\$68,570.95
6006, 6	552 McChesney Street		\$126,543.98 (2 City Liens)
6006, 7	548 McChesney Street		\$66,637.40
6006, 19	557 Christopher Street	\$1,454.51	
6005, 6	545 McChesney Street		\$18,187.05
6004, 1	544 Nassau Street	\$8,506.64	
6004, 4	537 McChesney Street	\$8,377.43	
6004, 7	547 McChesney Street		\$6,077.41
6004, 8	549 McChesney Street		\$3,520.04
6003, 8	566 Morrow Street	\$4,738.49	\$37,802.63
6003, 9	567 Morrow Street	\$1,443.33	
6003, 10	569 Morrow Street	\$2,465.01	
6003, 12	577 Morrow Street		\$2,472.57
6003, 15	582 Nassau Street	\$1,375.74	
6003, 16	580 Nassau Street	\$4,060.39	
6003, 18	576 Nassau Street	\$8,358.52	
6003, 20	570 Nassau Street		\$20,584.60
6003, 21	566 Nassau Street	\$3,839.07	
6003, 23	554-556 Nassau Street		\$52,645.29
6003, 25	501 S. Jefferson Street	\$4,663.02	

Block, Lot	Address	Outstanding Taxes	Tax Lien Balance
6003, 26	505 S. Jefferson Street	\$2,356.09	
6003, 35	507 S. Jefferson Street	\$3,565.85	
6003, 39	587 McChesney Street		\$1,303.49
6001, 5	637 Union Street	\$3,374.98	\$11,704.86
6001, 12	667 Union Street		\$1,206.92
3901, 4	540 Joyce Street	\$2,340.06	
3901, 5	536 Joyce Street	\$3,092.73	\$5,663.32
3901, 10	545 Central Avenue	\$4,354.85	

Fire Department

There were no reports provided for the study area.

Police Department

There were no reports provided for the study area.

Code Enforcement

There are no violation reports provided for the study area.

3.0 LRHL STATUTORY CHARACTERISTICS

Criteria for Area In Need of Redevelopment

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL - this statute grants the governing body of a municipality the power to authorize the Planning Board to conduct



a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such an area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which has been given notice, it is found to meet one or more of the following eight criteria:

1. **“Criteria A.”** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. **“Criteria B.”** The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. **“Criteria C.”** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
4. **“Criteria D.”** Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
5. **“Criteria E.”** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. **“Criteria F.”** Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
7. **“Criteria G.”** In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
8. **“Criteria H.”** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

Criteria for Area In Need of Rehabilitation

The resolution set forth included language regarding the determination of certain parcels as an area in need of rehabilitation. The purpose of the designation is to prevent further deterioration and promote the overall development of the community based on the conditions listed below. Designating an area in need of rehabilitation permits a municipality to use all powers of redevelopment with the exception of eminent domain and the ability to grant a long term tax exemption. Thus the acquisition, clearance, and assemblage of properties is not requires where the rehabilitation of existing buildings and structures is the primary objective. This designation also permits municipalities to grant five-year tax abatements and exemptions that may encourage private property owners to rehabilitate and reinvest in their properties.

1. A significant portion of structures therein are in a deteriorated or substandard condition;
2. More than half of the housing stock in the delineated area is at least 50 years old;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. There is a persistent arrearage of property tax payments on properties in the area;

5. Environmental contamination is discouraging improvements and investments in properties in the area; or
6. A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

3.1 APPLICATION OF STATUTORY CRITERIA

The finding that an area is in need of redevelopment and/or rehabilitation is an area wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration that physical deterioration by the presence of improvements, which are dilapidated, obsolete and faulty in term of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals for welfare of the community.

The conditions evidenced by the Needs Determination Study are measured against the criteria for designation of an area in Need of Redevelopment/ Rehabilitation and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent among the properties within the study area.

4.0 STUDY AREA EVALUATION

4.1 STUDY APPROACH

Nishuane Group, LLC conducted numerous site visits and prepared a photo survey of the structures to establish existing conditions, land uses and external property conditions. The firm reviewed relevant plans and municipal documents (i.e. City of Orange Township's Master Plan, City of Orange Township's Zoning Ordinance, and City Council Resolution.)



related to the study area. Various departments (i.e. Planning Department, Public Works, Tax Collector, Fire Department, Police Department, and Code Enforcement) within the municipality were contacted to provide reports on the parcels in the study area. The information retrieved by the firm allowed planners to appropriately evaluate the conditions of the parcels for consideration of an "Area in Need of Redevelopment" or "Area in Need of Rehabilitation".

4.2 PROPERTY EVALUATION

Property Improvement Evaluation

Below is an evaluation of the study areas property assessment. The table contains the information taken from the City's tax records which includes

building descriptions, land values, property improvement cost, the values of the properties, the overall improvement ratios and the sales prices. Properties with improvement values that are equal or less than the land value generates normal economic productivity. Properties where the land is worth more than the improvements often indicate that the improvements are old, obsolete and/or deteriorated so that they depreciate, rather than appreciate, in value as would be the case with economically productive properties.

Table 6 is an indicator of the general improvement values for the residential structures and vacant land. The highlighted columns point out the parcels with an improvement ratio under .49. The parcels highlighted in the table indicate a need for infill development and should be revitalized to match the existing condition neighborhood.

Table 6: Study Area Property Information

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
3801	1	467 Central Avenue	Fast Food Rest	199X182	585400	450300	1035700	.43	0
3801	2	234 Scotland Road	Retail	20665 S.F.	272800	442700	715500	.62	725000
3801	3	224 Scotland Road		46X78	53500	279400	332900	.84	350000
3802	1	457 Minton Place		54X85	53900	228600	282500	.81	282500
3901	1	552 Joyce Street	23306 SQFT	.074 AC	568200	1043800	1612000	.65	1
3901	3	548 Joyce Street		7325 SF	95100	0	95100	0	34965
3901	4	540 Joyce Street		6766 SF	56800	120400	177200	.68	90000
3901	5	536 Joyce Street		2479 SF	52500	79100	131600	.60	1
3901	6	534 Joyce Street		1710 S.F.	51700	118100	169800	.70	275000
3901	7	243 S. Jefferson Street	Office/Unit	1965 S.F.	39300	83600	122900	.68	180000
3901	8	245 S. Jefferson Street		40X33	23500	0	23500	0	180000
3901	9	537 Central Avenue	Rest.	11734 SF	239100	563400	802500	.70	390450

Determination of Area in Need of Redevelopment

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
3901	10	545 Central Avenue	6 Units	4046 SF	66000	264400	330400	.80	50000
3901	14	Joyce Street			11600	0	11600	0	0
3902	1	555 Joyce Street	WHSE	5254.06 SQ.FT.	64200	63300	127500	.50	175000
3903	1	545 Joyce Street	Retail/1 Unit	54X169	135800	119900	255700	.47	0
3903	27	535 Joyce Street		50X86	69700	5700	75400	.08	1450000
3903	28	539 Joyce Street		25X82	52500	58900	111400	.53	95000
3903	29	543 Joyce Street		25X79	14500	0	14500	0	13000
3907	11	205 Scotland Road	Office/2 Units	60X105	101700	217400	319100	.68	140000
3907	12	485 Codner Street		82X115	59100	265200	324300	.82	365000
3907	13	507 Joyce Street		174X316	541800	2236800	2778600	.81	2905000
3908	1	225 S. Jefferson Street	Auto Serv./WHSE	511X100	414000	1038200	1452200	.71	1450000
3909	1	491 Joyce Street		125X200	255500	20800	276300	.08	345000
3909	2	476 Codner Street		33X95	53300	109600	162900	.67	175000
3910	1	514 Joyce Street	Med. Off/Storage	55X133	338100	1111700	1449800	.77	1660000
3910	2	502 Joyce Street		26X130	53300	66800	120100	.56	
3910	3	498 Joyce Street		26X140	53300	83600	136900	.61	100000
3910	4	496 Joyce Street		59X131	55200	144600	199800	.72	1
3910	5	237 Scotland Road	Retail	95X117	141400	378300	519700	.73	250000
3910	6	493 Central Avenue	Service Station	95X167 IRR	408900	229800	638700	.36	106594
3910	7	501 Central Avenue	Rest./Office	43X130 & Rear	147700	712400	860100	.83	1
3911	1	Central Avenue		125X278	0	0	0	0	0
3912	1	Joyce Street		1.57 AC	0	0	0	0	0
5106	1	Scotland Road		95X333 IRR	0	0	0	0	0
5901	1	584 Scotland Road	Autoparts/Serv	90X50	103800	54900	158700	.35	37000
5901	2	580 Scotland Road	Retail/2 Units	47X88	73000	251600	324600	.78	1
5901	3	574 Scotland Road		50X149	59200	158400	217600	.73	95000
5901	4	562-566 Scotland Road	26 Units	110X259	286000	1338400	1624400	.82	1685000
5901	5	560 Scotland Road		30X286	60800	104600	165400	.63	103000
5901	6	556 Scotland Road		44X286	62500	142100	204600	.69	78000
5901	7	552 Scotland Road		50X196	62000	128500	190500	.67	1

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
5901	8	516 Lincoln Place		37X104	56000	159900	215900	.74	1
5902	1	517 Lincoln Place		39X60	58100	260400	318500	.81	1
5902	2	528 Scotland Road	Retail/2 Units	39X108	45800	276500	322300	.86	180233
5902	3	522 Scotland Road		55X70	57400	69900	127300	.55	133000
5902	4	512 Scotland Road	Autoparts/Serv	78X80	109800	113700	223500	.51	170000
5902	24	Lincoln Place	Paved Parking	35X58	33000	1000	34000	.03	1
5903	1	504 Scotland Road		42X105	57500	170800	228300	.75	151500
5903	2	498 Scotland Road		50X138	59900	207000	266900	.78	100000
5903	3	496 Scotland Road	Autoparts/Serv	47X149	97000	154300	251300	.61	189000
5903	4	486 Scotland Road	11 Units	82X138	121000	417600	538600	.78	255000
5903	5	480 Scotland Road	7 Units	72.68X102.4	55000	283400	338400	.84	312000
6001	1	660 Nassau Street		34X109	45500	75300	120800	.62	170000
6001	2	650 Nassau Street		165X109	213100	1199800	1412900	.85	0
6001	3	491 Valley Street		16 Unit Condo	10000	0	10000	0	0
6001	4	493 Valley Street	24 Units	17,406 S.F.	264000	1522000	1786000	.85	0
6001	5	637 Union Street		26X76	44000	81000	125000	.65	1
6001	6	645-651 Union Street		80X126	52100	245600	297700	.82	200000
6001	7	653 Union Street		25X126	24200	0	24200	0	1400
6001	8	655 Union Street		25X126	45200	74100	119300	.62	10000
6001	9	659 Union Street		28X126	45500	65200	110700	.59	65000
6001	10	661-663 Union Street		52X126	45100	43500	88600	.49	105000
6001	12	667 Union Street		22X58	5000	0	5000	0	2500
6002	1	510 Valley Street		1.19 AC	497400	5448200	5945600	.92	0
6003	1	602 Nassau Street		53X51	44600	85600	130200	.66	1
6003	2	598 Nassau Street		80X51	46100	122100	168200	.73	57000
6003	3	590 Nassau Street		40X88	45600	242700	288300	.84	145000
6003	4	500-522 Church Street		1.02 AC	433200	56100	489300	.11	0
6003	5	588 Morrow Street		73X108	53300	98400	151700	.65	130000
6003	6	584 Morrow Street		50X108	47400	278700	326100	.85	120000
6003	7	576 Morrow Street		37X108	46000	155300	201300	.77	0

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6003	8	566 Morrow Street	Office/Storage	100X106	115000	60500	175500	.34	1
6003	9	567 Morrow Street		26X100	44600	65300	109900	.59	50000
6003	10	569 Morrow Street		25X100	40600	3200	43800	.07	1
6003	11	575 Morrow Street		50X100	74100	9700	83800	.12	285000
6003	12	577 Morrow Street		25X100	44500	74500	119000	.63	285000
6003	13	581 Morrow Street		25X100	44599	73700	118200	.62	218000
6003	14	585 Morrow Street		51X100	47100	280400	327500	.86	490000
6003	15	582 Nassau Street		25X100	44600	60200	104800	.57	38500
6003	16	580 Nassau Street		25X100	44500	65100	109600	.59	1
6003	17	578 Nassau Street		25X100	44500	60800	105300	.58	100
6003	18	576 Nassau Street		25X100	44500	106200	150700	.70	82400
6003	19	572 Nassau Street		29X100	44900	128100	173000	.74	100
6003	20	570 Nassau Street		29X100	45000	131900	176900	.74	10000
6003	21	566 Nassau Street		40X100	65000	2600	67600	.04	1
6003	22	562 Nassau Street		33X101	45400	194700	240100	.81	0
6003	23	554-556 Nassau Street	Rest/Office	81X101	123600	826400	950000	.87	1
6003	24	497 S. Jefferson Street	Paved Parking	54X110	82600	3400	86000	.04	0
6003	25	501 S. Jefferson Street	Paved Parking	52X109	78200	3600	81800	.04	1
6003	26	505 S. Jefferson Street	Paved Parking	25X107	40100	1800	41900	.04	1
6003	27	507 S. Jefferson Street		25X107	44900	74600	119500	.62	90000
6003	28	509 S. Jefferson Street		25X106	44600	76300	120900	.63	61000
6003	29	511 S. Jefferson Street		25X103	44900	113800	158700	.72	63860
6003	30	515 S. Jefferson Street		25X103	44500	50900	95400	.53	30000
6003	31	517 S. Jefferson Street		2279.43 S.F.	45100	66800	111900	.60	45000
6003	32	557 McChesney Street		2581 S.F.	43200	210000	253200	.83	250000
6003	33	563 McChesney Street		2378 S.F.	45000	195000	240000	.81	295000
6003	34	567 McChesney Street		39X84	45300	141900	187200	.76	200000
6003	35	575 McChesney Street		100X83	94700	167700	262400	.64	425000
6003	36	579 McChesney Street		25X83	44100	152600	196700	.78	40000
6003	37	583 McChesney Street		25X81	44000	55500	99500	.56	137500

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6003	38	585 McChesney Street		25X81	44000	126500	170500	.74	1
6003	39	587 McChesney Street		25X81	44000	100900	144900	.70	50000
6003	40	589 McChesney Street		25X81	44000	85000	129000	.66	100
6003	41	591 McChesney Street		25X91	23200	0	23200	0	10
6004	1	544 Nassau Street	Paved Parking	11,548 S.F.	133400	14400	147800	.10	400000
6004	2	538 Nassau Street		25X100	44500	54200	98700	.55	59900
6004	4	537 McChesney Street		223X87	44100	56500	100600	.56	1
6004	5	543 McChesney Street		50X87	46300	147000	193300	.76	58000
6004	6	545 McChesney Street		25X86	44200	60300	104500	.58	232000
6004	7	547 McChesney Street		25X86 .0494 AC	23200	0	23200	0	1600
6004	8	549 McChesney Street		25X86	44100	43400	87500	.50	35000
6004	9	514 S. Jefferson Street		31X90	44900	116800	161700	.72	180000
6004	10	512 S. Jefferson Street		26X90	44300	103500	147800	.70	22000
6004	11	508 S. Jefferson Street		28X88	44300	138000	182300	.76	175000
6004	12	506 S. Jefferson Street		26X90	44200	88700	132900	.67	199000
6004	13	504 S. Jefferson Street		29X88	44600	131100	177700	.75	175000
6004	14	500 S. Jefferson Street		30X88	44700	109600	154300	.71	210000
6004	15	498 S. Jefferson Street		30X88	44800	130300	175100	.74	1
6005	1	537 Scotland Road	RETAIL/2 UNITS	46X35	41900	233100	275000	.85	100
6005	2	539 Scotland Road		29X53	43300	58000	101300	.57	155000
6005	3	541 Scotland Road		25X50	43200	68400	111600	.61	160000
6005	4	545 Scotland Road		26X56	9700	3600	13300	.27	160000
6005	5	547 Scotland Road		24X74	43400	103000	146400	.70	1
6005	6	549 Scotland Road		25X69	43700	100300	144000	.70	32000
6005	7	553 Scotland Road		25X69	43700	58900	102600	.57	100
6006	1	568 McChesney Street		23X99	23100	0	23100	0	100
6006	2	566 McChesney Street		27X99	44600	24300	68900	.35	121900
6006	3	562 McChesney Street		22.50X99.75	46500	158200	204700	.77	290000
6006	4	560 McChesney Street		22.50X99.75	47700	158200	205900	.77	135000
6006	5	556-558 McChesney Street		55X88 .0682	46500	397300	443800	.90	430000

Determination of Area in Need of Redevelopment

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6006	6	552 McC Chesney Street		45X99	45000	112100	157100	.71	2500
6006	7	548 McC Chesney Street		30X99	44200	60000	104200	.58	0
6006	8	546 McC Chesney Street		23X99	44600	65800	110400	.60	100000
6006	9	544 McC Chesney Street		27X99	47200	125400	172600	.73	1
6006	10	540 McC Chesney Street		51X99 .1159	44500	142500	187000	.76	16395
6006	11	533 Christopher Street		25X100	44500	49100	93600	.52	45000
6006	12	535 Christopher Street		25X100	47000	41600	88600	.47	80000
6006	13	537-539 Christopher Street		50X100	49500	85600	135100	.63	1
6006	14	541 Christopher Street		75X100	44500	68700	113200	.61	0
6006	15	549 Christopher Street		25X100	43900	94100	138000	.68	80000
6006	16	551 Christopher Street		20X100	44200	63300	107500	.59	169000
6006	17	553 Christopher Street		20X100	43900	49600	93500	.53	1
6006	18	555 Christopher Street		20X100	44000	56200	100200	.56	56000
6006	19	557 Christopher Street		20X100	46500	64300	110800	.58	54400
6007	1	540 Valley Street		34X94	44900	196300	241200	.81	30000
6007	2	542 Valley Street		14X116	46000	36100	82100	.44	150000
6007	3	595 Christopher Street		.4118 AC	10000	0	10000	0	1
6007	4	602 McC Chesney Street		25X99	44500	168900	213400	.79	210000
6007	5	600 McC Chesney Street		25X99	44500	164500	209000	.79	120000
6007	6	598 McC Chesney Street		25X99	44500	96700	141200	.68	211150
6007	7	596 McC Chesney Street		25X99	44500	57100	101600	.56	3500
6007	8	592 McC Chesney Street		30X99	45000	127800	172800	.74	1
6007	9	590 McC Chesney Street		55X100	47500	166300	213800	.78	167000
6007	10	584 McC Chesney Street		25X100	44500	126600	171100	.74	0
6007	11	574 McC Chesney Street		26X99	44600	54100	98700	.55	61000
6007	12	576 McC Chesney Street		18X99	43800	54100	97900	.55	62500
6007	13	578 McC Chesney Street		18X99	43800	54100	97900	.55	62500
6007	14	580 McC Chesney Street		18X99	43800	54200	98000	.55	0
6007	15	582 McC Chesney Street		25X99	44500	48500	93000	.52	61000
6007	16	545 Langdon Street		40X25	43000	16300	59300	.27	38000

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Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6007	17	569 Christopher Street		25X60	43500	87300	130800	.67	320000
6007	18	573 Christopher Street		38X100	45800	142000	187800	.76	250000
6007	19	575 Christopher Street		22X100	44200	62600	106800	.59	190000
6007	20	577 Christopher Street		35.42X100	45600	69800	115400	.60	75000
6007	21	581 Christopher Street		35.41X100	45500	71400	116900	.61	79800
6007	22	585-589 Christopher Street		60X100	44500	166900	211400	.79	1
6007	23	591 Christopher Street		34X100	45500	78700	124200	.63	105000
6007	24	593 Christopher Street		25X100	45400	130700	176100	.74	210000
6007	26	550 Valley Street		34X100	47000	217900	264900	.82	1000
6007	27	544 Valley Street		50X100	51200	81000	132200	.61	150000
6008	1	646 Union Street		25X91	44300	102500	146800	.70	1
6008	2	644 Union Street		25X91	44300	106900	151200	.71	0
6008	3	640 Union Street		27X91	44400	71100	115500	.62	95000
6008	4	638 Union Street		30X91	44700	111700	156400	.71	255000
6008	5	636 Union Street		30X91	44300	63700	108000	.59	253000
6008	6	517 Valley Street		51X90	46500	228800	275300	.83	0
6008	7	525 Valley Street		38X100	46100	145500	191600	.76	1
6008	8	527 Valley Street		25X106	45100	135700	180800	.75	0
6008	9	531 Valley Street		30X106	45400	209200	254600	.82	290000
6008	10	533 Valley Street		30X106	45200	121400	166600	.73	175000
6008	11	535 Valley Street		30X106	46100	181400	227500	.80	146000
6008	12	539 Valley Street		32X106	45300	107200	152500	.70	165000
6008	13	541 Valley Street		31X106	45400	99800	145200	.69	275000
6008	14	545 Valley Street		30X106	66000	273300	339300	.81	0
6008	15	547 Valley Street		30X106	45200	89100	134300	.66	165000
6008	16	553 Valley Street		50X106	47300	165400	212700	.78	150000
6008	17	555 Valley Street		25X106	44700	84300	129000	.65	1
6008	18	557 Valley Street		25X107	44700	78200	122900	.64	1
6008	19	561 Valley Street		30X106	45200	141400	186600	.76	149500
6008	20	563 Valley Street		30X106	45200	128900	174100	.74	257000

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Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6008	21	631 W. Christopher Street		30X85	51000	0	51000	0	0
6008	22	635 W. Christopher Street		30X105	45800	221500	267300	.83	209250
6008	23	639 W. Christopher Street	6 Units	62X105	66000	273300	339300	.81	500000
6008	24	556 Liberty Street		25X122	45300	63500	108800	.58	55000
6008	25	552 Liberty Street		25X122	45199	65700	110800	.59	1
6008	26	550 Liberty Street		27X122 .0756 AC	11700	0	11700	0	0
6008	27	548 Liberty Street		27X122	45300	139800	185100	.76	1
6008	28	546 Liberty Street		25X104	44900	78300	123200	.64	1
6008	29	542 Liberty Street		22X106	44300	64900	109200	.59	102500
6008	30	Liberty Street Rear Lot		16X44	5000	0	5000	0	0
6008	31	540 Liberty Street		22X106	44400	67600	112000	.60	175000
6008	32	538 Liberty Street		22X106	44400	54000	98400	.55	1
6008	33	536 Liberty Street		30X106	45100	77600	122700	.63	0
6008	34	534 Liberty Street		30X122	45300	94400	139700	.68	170000
6008	35	530 Liberty Street		28X106	45100	70300	115400	.61	55000
6008	36	528 Liberty Street		35X106	45400	56100	101500	.55	155000
6008	37	Liberty Street Rear Lot		16X50	5100	0	5100	0	0
6009	1	666 Union Street		46X91	46200	220500	266700	.83	310000
6009	2	664 Union Street		38X91	46300	61000	107300	.57	30000
6009	3	658 Union Street		40X91	457000	124200	169900	.73	19900
6009	4	656 Union Street		25X91	44300	57800	102100	.57	74000
6009	5	652 Union Street		30X91	44800	156900	201700	.78	162059
6009	6	525 Liberty Street		22X105	11400	3100	14500	.21	300000
6009	7	527 Liberty Street		25X100 .0574	24100	0	24100	0	32000
6009	8	531 Liberty Street		30X120	45700	22500	68200	.33	32000
6009	9	533 Liberty Street		25X120	44900	79200	124100	.64	228000
6009	10	535 Liberty Street		30X120	4600	70700	116700	.61	1
6009	11	539 Liberty Street		30X120	45700	126000	171700	.73	63500
6009	12	541 Liberty Street		30X120 .0827	45700	121900	167600	.73	325000
6009	13	545 Liberty Street		30X120	45700	116900	162600	.72	50000

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Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6009	14	547 Liberty Street		30X120	45700	134900	180600	.75	310000
6009	15	549 Liberty Street		30X120	45700	103100	148800	.69	1
6009	16	553 Liberty Street		30X120	45700	117300	163000	.72	170000
6009	17	555 Liberty Street		30X120	45700	134100	179800	.75	140000
6009	18	557 Liberty Street		30X120	46000	140300	186300	.75	315000
6009	19	563 Liberty Street		50X120	48200	104100	152300	.68	0
6009	20	688 Union Street Rear Lot		45X350	14600	0	14600	0	150
6010	1	Scotland Road		1.01 A.C.	0	0	0	0	0
6101	1	571 Liberty Street		45X105	46900	194100	241000	.80	252000
6101	2	579 Liberty Street		50X100	47400	202700	250100	.81	135000
6101	3	581 Liberty Street		50X90	70000	6500	76500	.08	130000
6101	4	589 Liberty Street		93X76	53400	77900	131300	.59	78000
6101	5	645 Tremont Avenue		111X136	217900	588200	806100	.73	300000
6101	6	627 Tremont Avenue		.4104 AC	191000	26500	217500	.12	130000
6101	7	582 Liberty Street		6000 SF	87000	7800	94800	.08	1
6101	8	636 W. Christopher Street		70X85	45800	129200	175000	.74	100
6101	9	632 W. Christopher Street		25X85	44200	69600	113800	.61	10
6101	10	630 W. Christopher Street		26X83	44000	130200	174200	.75	1
6101	11	571 Valley Street		30X106	44300	153300	197600	.76	297000
6101	12	573 Valley Street		55X107	45200	65300	110500	.59	11750
6101	13	579 Valley Street		50X107	113000	15200	128200	.12	100000
6101	14	585 Valley Street		50X107	47300	165600	212900	.78	1
6101	15	587 Valley Street		40X100	46200	207900	254100	.82	290000
6101	16	591-625 Valley Street	OFFICE/WHSE	32X100 25X157	85900	264100	350000	.75	235000
6101	17	599 Valley Street	AUTO SERVICE	64X100	114800	144600	259400	.56	449000
6101	18	601 Valley Street	RETAIL	25X100	60000	101400	161400	.63	160000
6102	1	566 Valley Street	RETAIL/3UNITS	51X106	87300	174800	262100	.67	40000
6102	2	596 Christopher Street		50X111	47900	82200	130100	.63	1
6102	3	594 Christopher Street		50X106	44700	80900	125600	.64	30000
6102	5	590 Christopher Street		22X100	44300	129400	173700	.74	13000

Determination of Area in Need of Redevelopment

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6102	6	586 Christopher Street	6 UNITS	44X100	66000	276900	342900	.81	16000
6102	7	580 Christopher Street		65X100	63400	302700	366100	.83	295000
6102	8	576 Christopher Street		28X100	44800	91900	136700	.67	10
6102	9	574 Christopher Street		25X100	23500	0	23500	0	10
6102	10	572 Christopher Street		25X100	44500	137500	182000	.76	55000
6102	11	586 Christopher Street		36X100	45600	338500	384100	.88	195000
6102	12	569 Langdon Street		49X175	51400	55300	106700	.52	1
6102	13	573 Langdon Street		49X175	50400	68300	118700	.58	1
6102	14	579 Langdon Street		25X165	46100	55200	101300	.54	150000
6102	15	581 Langdon Street		28X165	46100	60800	106900	.57	22900
6102	16	583 Langdon Street		31X53	43600	75500	119100	.63	100
6102	17	569 Tremont Avenue		51X90	46600	70500	117100	.60	1
6102	18	575 Tremont Avenue		25X125	45300	170900	216200	.79	162000
6102	19	577 Tremont Avenue		25X125	45500	149600	195100	.77	1
6102	20	579 Tremont Avenue		50X125	48400	159300	207700	.77	210000
6102	21	583 Tremont Avenue		50X280	56700	127400	184100	.69	285000
6102	22	589 Tremont Avenue							0
6102	23	597 Tremont Avenue		21X125	46000	162200	208200	.78	326000
6102	24	599 Tremont Avenue		25X125	45100	80200	125300	.64	75000
6102	25	601 Tremont Avenue		25X125	45100	47900	93000	.52	30000
6102	26	605 Tremont Avenue	RETAIL	50X64.47	66100	186500	252600	.74	200939
6102	27	592 Valley Street	RETAIL	50X125	65200	121300	186500	.65	20939
6102	28	590 Valley Street		26X155	46600	60000	106600	.56	43000
6102	29	588 Valley Street		25X156	44500	99100	143600	.69	72000
6102	30	584 Valley Street		25X156	45900	94900	140800	.67	10
6102	31	582 Valley Street		30X158	46700	73800	120500	.61	95000
6102	31	582 Valley Street		30X158	46700	73800	120500	.61	95000
6102	32	580 Valley Street		35X158	49000	172800	221800	.78	1
6102	33	570 Valley Street		69X100	48000	0	48000	0	1
6102	34	570 Valley Street		26X100	44500	110300	154800	.71	1

Determination of Area in Need of Redevelopment

Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6103	1	560 Christopher Street	6 UNITS	83X100	66000	443000	509000	.87	450000
6103	2	552 Christopher Street		31X100	45100	41500	86600	.48	45000
6103	3	546 Christopher Street		50X100	47000	68900	115900	.59	65000
6103	4	538 Christopher Street	WHSE/STORAGE	30748 S.F.	311400	288600	600000	.48	1
6103	5	534 Christopher Street		37.25X80	46200	173800	220000	.79	0
6103	6	533-535 Tremont Avenue		8X125, 25X125	45100	69200	114300	.61	122000
6103	7	537 Tremont Avenue		25X125	44900	64800	109700	.59	1
6103	8	539 Tremont Avenue		26X125	45100	52400	97500	.54	96000
6103	9	541 Tremont Avenue		25X125	45300	69500	114800	.61	250000
6103	10	543 Tremont Avenue		24X125	45200	56800	102000	.56	84000
6103	11	545 Tremont Avenue		26X126	45100	85500	130600	.65	159000
6103	12	549 Tremont Avenue		25X125	45100	53100	98200	.54	55000
6103	13	551 Tremont Avenue		25X125	48300	85100	133400	.64	169900
6103	14	555 Tremont Avenue							
6103	15	559 Tremont Avenue		50X125	46500	301800	348300	.87	135000
6103	16	582 Langdon Street		37X152	46600	123200	169800	.73	205000
6103	17	578 Langdon Street		30X150	45800	74900	120700	.62	87980
6103	18	576 Langdon Street		25X152	45800	53400	99200	.54	187000
6103	19	572 Langdon Street		25X153	45800	49300	95100	.52	0
6103	20	570 Langdon Street		25X153	45800	34700	80500	.43	48000
6104	1	559 Scotland Road	Service Station	87X64	195000	183200	378200	.48	325000
6104	2	575 Scotland Road	RETAIL/WHSE	100X100	137700	162300	300000	.54	1
6104	3	583 Scotland Road	OFFICE/STORAGE	136X123 AVG	202900	272100	475000	.57	612000
6105	1	605 Scotland Road	RETAIL	128X137	294100	754900	1049000	.72	2050000
6105	2	611 Scotland Road		40X100	46100	134600	180700	.74	250000
6105	3	613 Scotland Road		25X100	44600	83900	128500	.65	130000
6105	4	617 Scotland Road	AUTOPARTS/SERV	.365 AC	215300	235700	451000	.52	1
6105	5	519 Beach Street		50X49	445000	151400	195900	.77	0
6105	6	521 Beach Street		45X102 IRR	45700	51800	97500	.53	60000
6106	1	562 Tremont Avenue		26X125	45200	141400	186600	.76	1

Determination of Area in Need of Redevelopment

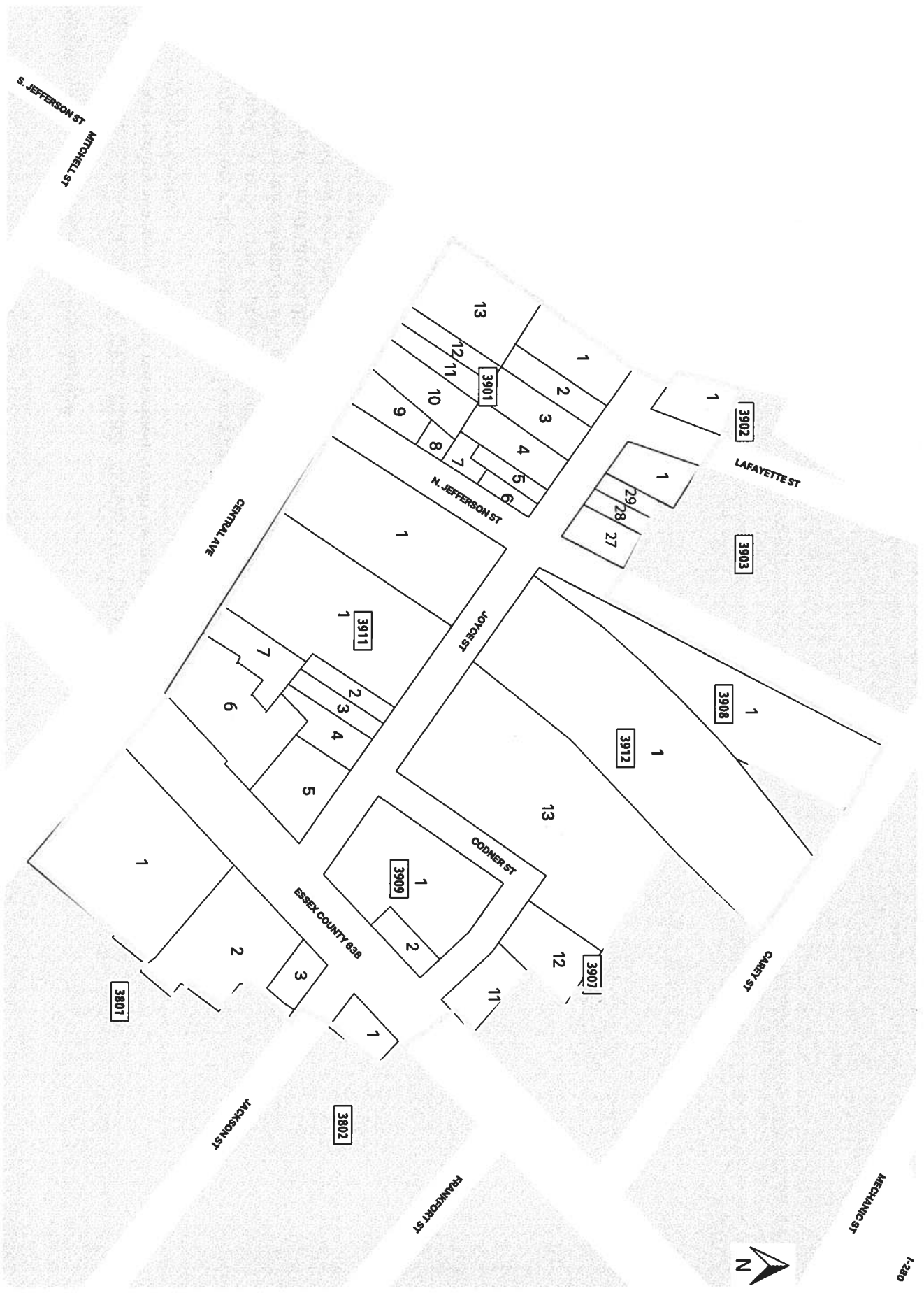
Block	Lot	Street Address	Building Desc	Land Desc	Land Value	Improve Value	Total Value	Improv. Ratio	Sales Price
6106	2	560 Tremont Avenue		24X125	45000	62700	107700	.58	54000
6106	3	558 Tremont Avenue		50X125	48300	133400	181700	.73	163800
6106	4	552 Tremont Avenue		31X125	45400	68700	114100	.80	232000
6106	5	548 Tremont Avenue		27X125	45000	70700	115700	.61	55000
6106	6	546 Tremont Avenue		25X100	44900	17500	62400	.28	0
6106	7	544 Tremont Avenue		25X100	44500	80600	125100	.64	110000
6106	8	540 Tremont Avenue		25X100	45000	132300	177300	.75	0
6106	9	538 Tremont Avenue		64X126 26X100 R	52400	179500	231900	.77	260000
6107	1	606 Tremont Avenue		50X125	48300	82400	130700	.63	110000
6107	2	602 Tremont Avenue		50X125	48300	88200	136500	.65	170000
6107	3	596 Tremont Avenue		35X125	46400	0	46400	0	64500
6107	4	619 Langdon Street		44901 S.F.	44100	491400	935500	.53	0
6107	5	584 Tremont Avenue		50X156	49800	204400	254200	.80	120000
6107	6	580 Tremont Avenue		100X125	54400	94100	148500	.63	1
6107	7	570 Tremont Avenue		50X98	47000	132600	179600	.74	158000
6107	8	611 Langdon Street		30X50	43500	80000	123500	.65	1
6108	1	640 Tremont Avenue		60X221	148500	112200	260700	.43	10
6108	2	634 Tremont Avenue		55X242	142400	2500	144900	.02	125000
6108	3	628 Tremont Avenue	OFFICE/WHSE	54X257	131700	21600	347700	.06	340000
6108	4	626 Tremont Avenue		25X150	45800	62400	108200	.58	0
6108	5	622 Tremont Avenue		25X150	45800	73600	119400	.62	257500
6108	6	620 Tremont Avenue		50X110	47500	109900	157400	.70	150000
6108	7	614 Tremont Avenue	RETAIL/3 UNITS	50X110	91000	162900	253900	.64	150000
6303	1	612-614 Scotland Road	RETAIL	23598 S.F.	318600	421000	739600	.57	720000
6303	3	594 Scotland Road	RETAIL	101X100	165400	724100	889500	.81	850000

4.2 SUMMARY OF LOCAL REDEVELOPMENT & HOUSING LAW CRITERIA

The following section set forth an evaluation of the study area in order to determine whether it meets the statutory criteria for “an area in need of redevelopment” and/or “area in need of rehabilitation”. The analysis was based upon site visits, external inspection of structures, municipal department reports and occupancy.

For the purpose of the study and determination of rehabilitation standards, all of the study area parcels were rated either ‘good,’ ‘fair,’ or ‘poor.’ The rating of any building within this study area was based on our observations of the exterior of the structure and any violations cited by Code Enforcement. The categories and criteria used to rate these buildings are defined as follows:

- Good- Buildings that have well-maintained building façade with no known violations as per the Code Enforcement.
- Fair- Buildings that have minor repair work including, peeling of paint on the sidings, missing louvers of window shutters, broken awnings, lack of fenestration transparency, inconsistent or damaged signage, etc. Any violations cited by the Code Enforcement.
- Poor- Buildings that demonstrate structural deterioration, deterioration of the foundation wall, roof in need of repairs, broken stairs and railings, etc. Any violations cited by the Code Enforcement.



BLOCK 3801**ADJACENT STREETS: Central Avenue, Scotland Road, Minton Place/Jackson Street
LOTS: 1-3****Redevelopment Criteria Block by Block Analysis**

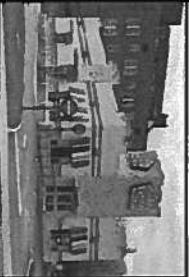


The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services are available; limits sprawl development; protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-3 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels have non-conforming conditions such as existing use (fast-food restaurant) for the C-1A district and (auto servicing) for the A-2 zone.

BLOCK 3801

**ADJACENT STREETS: Central Avenue, Scotland Road, Minton Place
LOTS: 1-3**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
1	467 Central Ave.	Commercial 1 Story Structure NC, L	Fair	36,220 sq. ft.							X	X	X						
2	234 Scotland Rd.	Commercial 2 Story Structure LL, NC	Good	20,665 sq. ft.							X	X	X						
3	224 Scotland Rd.	Residential, 2 Story Multi-family Built in 1949 CF, US	Fair	3,589 sq. ft.							X	X	X						

Site Abbreviation Meaning:

NC - Non-conforming use; US - Undersized lot; V - Vacant; IC - Excessive Impervious Coverage; OL - Obsolete Site Layout; L - Low Improvement Ratio;
 B - Brownfield; T - Tax Issues; I - Inspection Violations; H - Health Citation, CF - Chain Link Fence, DB - Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS - Vacant Storefront, S - Lack of Sidewalk, LL - Lack of Lighting, HR - Height Requirement, FR - Front Yard Setback, EB - Excessive Building Coverage



BLOCK 3802

**ADJACENT STREETS: Scotland Road, Minton Place, Frankfort Street
LOT: 1**


Redevelopment Criteria Block by Block Analysis

The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the parcels within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted

however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lot 1 displays minor property issues but can benefit from the redevelopment designation. This parcel has non-conforming conditions such as a chain link fence and front and rear yard setbacks.

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	457 Minton Pl	Residential, 2 Story, 3 Units Built in 1899 CF, FY	Fair	4,591 sq. ft.							X	X	X				X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening; LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3901**ADJACENT STREETS: Central Avenue, S. Jefferson Street, Joyce Street, Border of West Orange
LOTS: 1, 3, 9, 10, 14**Redevelopment Criteria Block by Block Analysis

Criteria E is applicable where properties have issues with diverse ownership, title problems, liens, etc. Lot 4 current has a tax lien of \$5,663.32. Properties with financial issues can discourage investment and development interest. The City can invoke redevelopment powers to encourage remove debt that is attached to the property.


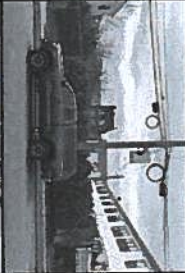



The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation, community facilities, walk-ability, and housing options.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1, 3-10, and 14 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels have non-conforming uses such as apartments, parking lots, and mixed use building with ground floor residential. Additionally, the front yard setbacks, height limit and building coverage are pre-existing and do not meet the bulk standards for the CDA zone.



BLOCK 3901

**ADJACENT STREETS: Central Avenue, S. Jefferson Street, Joyce Street, Border of West Orange
LOTS: 1, 3, 9, 10, 14**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	552 Joyce St	Residential, 2 Story, Multi-family LL, CF, DB, NC	Fair	32,234 sq. ft.							X	X	X				X	
3	548 Joyce St	Parking lot, Accessory use for restaurant LL, CF, IC, L, NC	Fair	7,327 sq. ft.							X	X	X				X	
4	540 Joyce St	Residential, 2 Story, 4 Units, Built in 1889 LL, IC, FY, EB	Fair	6,765 sq. ft.					X		X	X				X	X	
5	536 Joyce St	Residential, 2 Story, Multi-family Built in 1879 FY, US, EB	Fair	2,479 sq. ft.							X	X	X				X	
6	534 Joyce St	Residential, 2 Story, 3 Family, Built in 1889 FY, US, EB	Fair	1,712 sq. ft.							X	X	X				X	






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3901

**ADJACENT STREETS: Central Avenue, S. Jefferson Street, Joyce Street, Border of West Orange
LOTS: 1, 3, 9, 10, 14**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
7	243 S. Jefferson St	Mixed Use, 1 Story, Office/ 1 Unit NC, US	Fair	1,965 sq. ft.							X	X	X					X	
8	245 S. Jefferson St	Parking Lot, Accessory use for restaurant LL, CF, IC, L	Fair	1,320 sq. ft.							X	X	X					X	
9	537 Central Ave	Commercial, 1 Story, Restaurant IC, LL	Good	11,734 sq. ft.							X	X	X					X	
10	545 Central Ave	Residential, 3 Story, 6 Units US, HR	Good	4,046 sq. ft.							X	X	X		X			X	
14	Joyce Street	Residential, Multi-family, 2 Story L	Fair								X	X	X					X	

Site Abbreviation Meanings:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening; LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3902

ADJACENT STREETS: Lafayette Street, Joyce Street, Border of West Orange LOT: 1

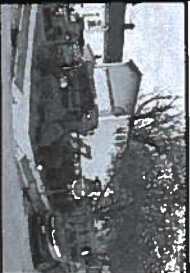
Redevelopment Criteria Block by Block Analysis

The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

to the areas successful development. Lot 1 is a parcel which display minor property issues but can benefit from the redevelopment designation. This parcel has non-conforming conditions such existing use (storage facility) the CDA. Additionally, parcels lacks buffering between the adjacent residential property.

Additionally, the parcel can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl developments, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5	6
1	555 Joyce St	Commercial, 1 Story Garage, Storage for equipment DB, IC, CL, NC	Fair	5,254 sq. ft.								X	X	X						

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence; DB- Deficient Buffering/Screening; LAI - Land use w/adverse impacts; VS- Vacant Storefront; S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement; FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3903

**ADJACENT STREETS: Lafayette Street, Joyce Street, S. Jefferson Street
LOTS: 1, 27-29**

Redevelopment Criteria Block by Block Analysis

Lot 29 is a vacant parcel which makes it eligible for redevelopment designation under Criteria C. This parcel is an undersized lot and is situated between two residential properties. The parcel is privately owned and has not been developed for a significant amount of time therefore, this site should be included in the redevelopment area.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 27 and 28 are parcels which display minor property issues but can benefit from the redevelopment designation. Lot 27 serves as an accessory parking area for the adjacent residential uses. The parcel is located on a corner lot and should be improved to make the area more aesthetically pleasing.

Lot 1 can be classified under the D criterion. Lot 1 has two structures which contain two different uses on the parcel. One of the uses is an auto repair/serving shop and the other is residential. Additionally, this parcel abuts low density residential properties and lacks appropriate buffering to lessen the intensity of commercial use. Furthermore, the existing use, auto repair garage, could have adverse effects on the surround neighborhood by environmental contamination should materials be improperly stored. This parcel should be included in the redevelopment area in order to provide incentives to develop the parcel should the existing use be discontinued.





The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.



BLOCK 3903

**ADJACENT STREETS: Lafayette Street, Joyce Street, S. Jefferson Street
LOTS: 1, 27-29**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	545 Joyce St	Commercial w/ Residential, Auto serving, 2 Stories, Multiple structures CL, LAI, NC	Fair	5,254 sq. ft.					X						X			
27	535 Joyce St	Commercial, Parking lot, Accessory use OL, IC, L, DB, LL	Fair	4,299 sq. ft.							X	X	X				X	
28	539 Joyce St	Residential, 2 Story, 1 Family, Built in 1889 US	Good	2,052 sq. ft.							X	X	X		X			
29	543 Joyce St	Vacant Land CL, US, L	Fair	1,973 sq. ft.					X			X	X	X			X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3907**ADJACENT STREETS: Kirke Street, Joyce Street, Codner Street, Scotland Road, Train Tracks
LOTS: 11-13**Redevelopment Criteria Block by Block Analysis

Lot 13 can be classified under the D criterion. This parcel is suspected of having environmental contamination. The site also lacks several issues with the overall layout of the parcel such as lighting, lack of appropriate screening around the parking areas, and excessive impervious lot coverage. This parcel should be included in the redevelopment area in order to provide incentives to improve the overall configuration of the site while improving the public right of way.




The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 11 and 12 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels contain residential structures that are in need of siding and fenestration improvements.

BLOCK 3907

**ADJACENT STREETS: Kirke Street, Joyce Street, Codner Street, Scotland Road, Train Tracks
LOTS: 11-13**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
11	205 Scotland Rd	Mixed Us, 2 Story, Commercial/2 Units, 2 Structures on one parcel CL	Fair	6,299 sq. ft.							X	X	X				X	
12	485 Codner St	Residential, 2 1/2 Story, 1 Family Built in 1889	Fair	9,431 sq. ft.							X	X	X				X	
13	507 Joyce St	Commercial, Storage facility, 4 Story LL, DB, IC, NC, B	Fair	1.26 acres				X				X	X				X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/diverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3908

**ADJACENT STREETS: Joyce Street, S. Jefferson Street, Cary Street, Train Tracks
LOT: 1**


Redevelopment Criteria Block by Block Analysis

Lot 1 can be classified under the D criterion. The existing uses of the one story structure are auto repair garage and servicing which could have adverse effects on the surround neighborhood by environmental contamination should materials be improperly stored. This parcel should be included in the redevelopment area in order to provide incentives to developed the parcel should the existing use be discontinued

The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the parcel can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of

redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	224 S. Jefferson St	Commercial, Auto Repair/Serviceing, 1 Story IC, DB LAI, OL	Fair	1.17 acres				X				X	X					

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



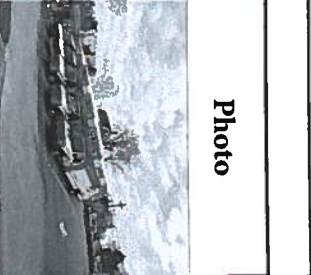

BLOCK 3909**ADJACENT STREETS: Joyce Street, Kirke Street, Codner Street, Scotland Road
LOT: 1, 2**Redevelopment Criteria Block by Block Analysis

Lot 1 can be classified under the D criterion. This parcel is used for accessory van/truck storage to the adjacent storage facility. The site also lacks several issues with the overall layout of the parcel such as lighting, lack of appropriate screening between the parking areas and the sidewalk, and excessive impervious lot coverage. Additionally, certain areas of the lot slopes down into the sidewalk which can be a hazard to pedestrians. This parcel should be included in the redevelopment area in order to provide incentives to improve the existing layout and parking configuration.

The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the parcel can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lot 2 is an undersized, residential structure with minor exterior issues but can benefit from the redevelopment and rehabilitation designation.

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	491 Joyce St	Commercial, No Structure, Vehicle storage IC, L, OL, DB, LL, S, NC	Fair	24,999 sq. ft.				X				X	X					
2	476 Codner St	Residential, 2 Story, Built in 1894 CL, US	Fair	3,136 sq. ft.							X	X	X					

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation; CF- Chain Link Fence; DB- Deficient Buffering/Screening; LAI - Land use w/adverse impacts; VS- Vacant Storefront; S- Lack of Sidewalk; LL- Lack of Lighting; HR- Height Requirement; FY- Front Yard Setback; EB- Excessive Building Coverage



BLOCK 3910**ADJACENT STREETS: Joyce Street, Central Avenue, Codner Street, Scotland Road
LOT: 1-7**Redevelopment Criteria Block by Block Analysis

Lot 6 can be classified under the D criterion. This parcel is a gas station with a servicing garage and is suspected of being environmental contaminated. The site also lacks several issues with the overall layout of the parcel such as lack of appropriate screening between the parking areas and the sidewalk and excessive impervious lot coverage. This parcel should be included in the redevelopment area in order to provide incentives to improve the overall layout.






The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-5, 7 are parcels which display minor property issues but can benefit from the redevelopment designation. Lot 1 fronts on two streets (Joyce Street and Central Avenue) however, the Central Avenue facade lacks transparency. Central Avenue is an active commercial corridor and structures should have storefront transparency in order to increase pedestrian foot traffic. The remain parcels mentions above have non-conforming conditions such as oversized lot and front yard setbacks.



BLOCK 3910

**ADJACENT STREETS: Joyce Street, Central Avenue, Codner Street, Scotland Road
LOT: 1-7**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5	6
1	514 Joyce St	Commercial, 2 Story, Storage facility LL, IC, DB, NC	Fair	7,314 sq. ft.							X	X	X							
2	502 Joyce St	Residential, 2 Story, 1 Unit, Built in 1864 US, FY	Fair	3,380 sq. ft.							X	X	X		X					
3	498 Joyce St	Residential, 2 Story, 2 Units, Built in 1874 FY, US	Fair	3,642 sq. ft.							X	X	X		X					
4	496 Joyce St	Residential, 2 Story, 1 Unit, Built in 1954 FY, US	Fair	7,727 sq. ft.							X	X	X		X					
5	237 Scotland Rd	Commercial, 1 Story, Day Care CF	Fair	11,117 sq. ft.							X	X	X							

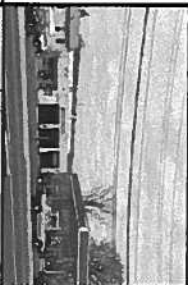

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3910

**ADJACENT STREETS: Joyce Street, Central Avenue, Codner Street, Scotland Road
LOT: 1-7**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	
6	493 Central Ave	Commercial, 1 Story, Gas Station DB, IC, LAI, LI, NC, L, B	Fair					X							X	X	
7	501 Central Ave	Commercial, 2 Story FY	Good	5,589 sq. ft.							X	X	X			X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LI-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3911

**ADJACENT STREETS: Central Avenue, Joyce Street, S. Jefferson Street
LOT: 1**


Redevelopment Criteria Block by Block Analysis

Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Lot 1 can be classified under the D criterion. This parcel is owned by NJ Transit and serves as part of the train tracks. The site contains overgrowth of weeds and trash. Additionally, the concrete bridge is cracked and discolored. This parcel should be included in the redevelopment area in order to provide incentives to improve appearance of the lot.

The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the parcel can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals.

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	Central Ave	Railroad Trash and debris present CF, DB, L	Poor	34,752 sq. ft.				X				X	X				X	

Site Abbreviation Meaning:

- NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 3912

**ADJACENT STREETS: Cary Street, Joyce Street
LOT: 1**


Redevelopment Criteria Block by Block Analysis

Lot 1 can be classified under the D criterion. This parcel is owned by NJ Transit and serves as part of the train track. The site contains overgrowth of weeds and trash. Additional the concrete bridge is cracked and discolored. This parcel should be included in the redevelopment area in order to provide incentives to improve the site.

The entire block falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the parcel can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals.

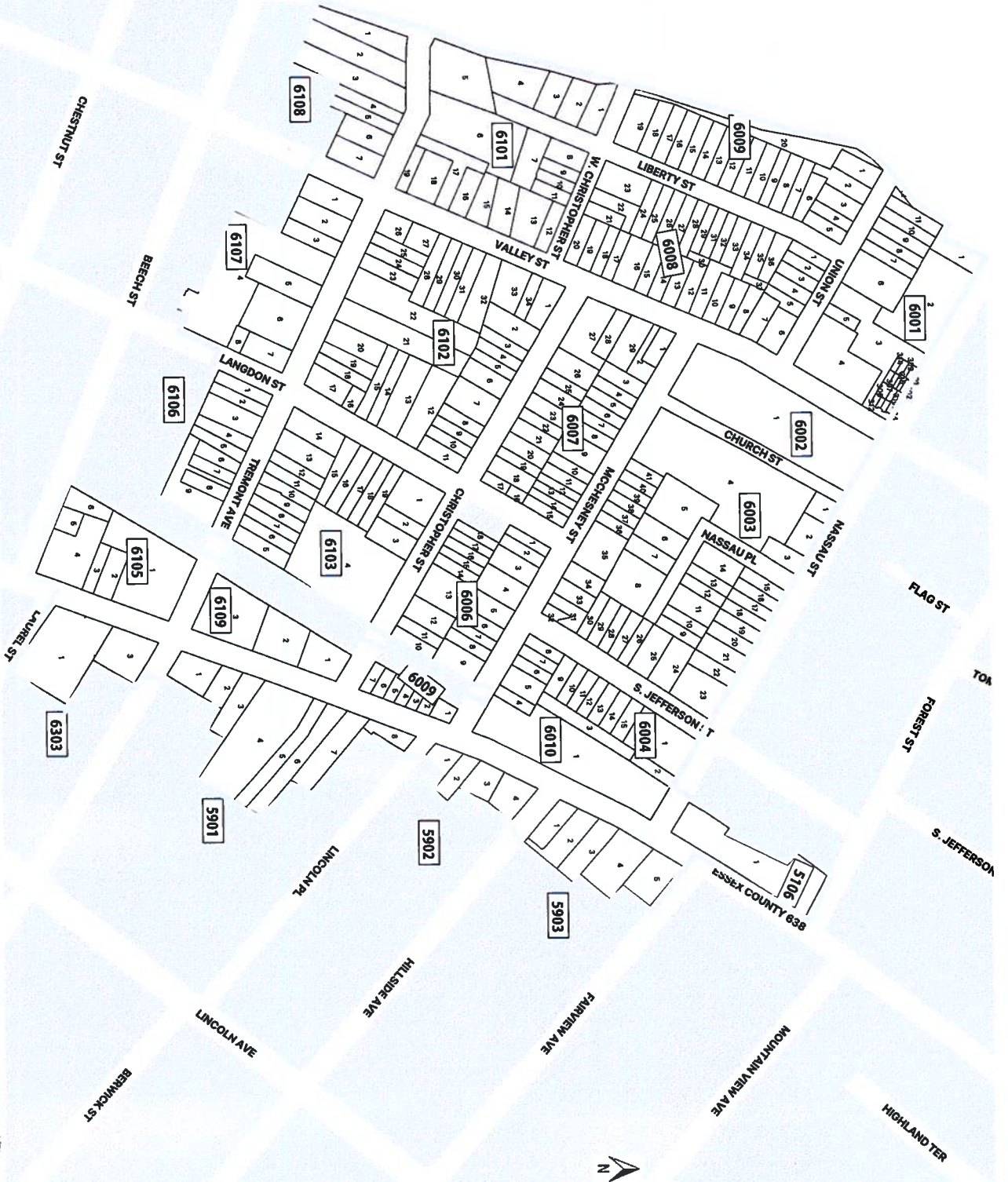
Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	Central Ave	Railroad Trash and debris present CF, DB, L	Poor	1.57 acres				X				X	X					

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage





BLOCK 5901

ADJACENT STREETS: Tremont Avenue, Scotland Road, Lincoln Place
LOT: 1-8

Redevelopment Criteria Block by Block Analysis

Lot 1 can be classified under the D criterion. The existing use of the site is auto repair. The use could have adverse effects on the surrounding neighborhood through environmental contamination due to materials being improperly stored. The site also has several issues with the overall layout of the parcel such as lighting, lack of appropriate screening around the parking areas, and excessive impervious lot coverage. This parcel should be included in the redevelopment area in order provide incentive for the site to be develop if the existing use is discontinued.

Criteria E is applicable where properties have issues with diverse ownership, title problems, liens, etc. Lot 2 has \$14,207.04 in outstanding taxes and the property is in the process of going through bankruptcy. Financial issues with a property can result in a stagnant or not productive site which can be a burden to the City and the owner. It would be the best interest of the City to use redevelopment powers to prevent further decline in property value.






Lots 4-8 falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 3-8 are parcels which display minor exterior facade issues however, inclusion in the redevelopment area for the effective revitalization of the study area.

BLOCK 5901

**ADJACENT STREETS: Tremont Avenue, Scotland Road, Lincoln Place
LOT: 1-8**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	
1	584 Scotland Rd	Commercial, Auto body serving, 1 Story garage IC, OL, DB, LAI, NC, L	Fair	4,500 sq. ft.				X								X	
2	580 Scotland Rd	Mixed Use, Commercial/2 Units, 2 Story, 2 Storefronts T	Fair	4,134 sq. ft.					X							X	
3	574 Scotland Rd	Residential, 2 1/2 Story, 2 Units Built in 1889 NC	Fair	7,449 sq. ft.							X	X				X	
4	562-566 Scotland Rd	Residential, 26 Units, 2 Story NC	Good	28,488 sq. ft.							X	X	X		X	X	
5	560 Scotland Rd	Residential, 1 1/2 Story, 1 Unit, Built in 1889 NC	Fair	8,581 sq. ft.						X	X	X				X	




Site Abbreviation Meanings:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening; LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 5901

**ADJACENT STREETS: Tremont Avenue, Scotland Road, Lincoln Place
LOT: 1-8**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
6	556 Scotland Rd	Residential, 3 Story, 2 Units, Built in 1884 NC	Fair	12,584 sq. ft.							X	X	X		X				
7	552 Scotland Rd	Residential, 3 Story, 2 Units, Built in 1884 NC	Fair	9,801 sq. ft.							X	X	X		X				
8	516 Lincoln Pl	Residential, 3 Story, 2 Units, Built in 1924 NC	Fair	3,846 sq. ft.							X	X	X		X				

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 5902

**ADJACENT STREETS: Lincoln Place, Scotland Road, Hillside Avenue
LOT: 1-4, 24**

Redevelopment Criteria Block by Block Analysis

Lot 24 can be classified under the D criterion. This parcel is an accessory parking lot for the adjacent medical office. The site lacks several issues with the overall layout of the parcel such as lighting, lack of appropriate screening around the parking areas, and excessive impervious lot coverage. This parcel should be included in the redevelopment area in order to provide incentives to improve the existing use.

Criteria E is applicable where properties have issues with diverse ownership, title problems, liens, etc. Lots 1 and 2 have \$27,452.26 and \$18,582.38 in outstanding taxes, respectively. Lot 24 has a tax lien in the amount of \$11,787.56. These parcels are a drain on the City's tax base and it would be in best interest of the municipality to use redevelopment powers make them economically viable.






The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation and community facilities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 3 and 4 are parcels which display minor property issues but are essential to be included in the designation effectively redevelop the area.



BLOCK 5902

**ADJACENT STREETS: Lincoln Place, Scotland Road, Hillside Avenue
LOT: 1-4, 24**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	517 Lincoln Place	Mixed Use, 3 Story, Commercial/3 Units NC, T	Fair	2,339 sq. ft.					X		X	X			X	X	X	
2	528 Scotland Rd	Mixed Use, 3 Story Commercial (2 Storefronts)/2 Units NC, T	Fair	4,212 sq. ft.					X		X	X			X	X	X	
3	522 Scotland Rd	Residential, 2 Story, 1 Unit, Built in 1894 US	Fair	3,851 sq. ft.							X	X	X		X	X	X	
4	512 Scotland Rd	Commercial, 1 Story	Good	6,242 sq. ft.							X	X	X		X	X	X	
24	Lincoln Place	Paved Parking IC, OL, LL, DB, NC, L, T	Poor	2,030 sq. ft.				X	X		X	X			X	X	X	

Site Abbreviation Meanings:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 5903**ADJACENT STREETS: Fairview Avenue, Scotland Road, Hillside Avenue
LOT: 1-5**Redevelopment Criteria Block by Block Analysis

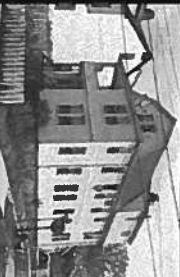




Criteria E is applicable where properties have issues with diverse ownership, title problems, liens, etc. Lot 3 has \$10,505.90 in outstanding taxes. Financial issues with a property can result in a stagnant or not productive site which can be a burden to the City and the owner. It would be the best interest of the City to use redevelopment powers to prevent further decline in property value.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation, variety of housing options and community facilities.

The Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1, 2, 4 and 5 are parcels which display minor property issues but can benefit from the redevelopment designation. Lots 4 and 5 contain non-conforming uses. Lot 1 is an undersized parcel. Additionally, Block 5903 is situated between two zoning districts which appears not uniformed and the inclusion of these parcels would allow the block to be regulated and designed under one zoning standard.

BLOCK 5903

ADJACENT STREETS: Fairview Avenue, Scotland Road, Hillside Avenue
LOT: 1-5

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	
1	504 Scotland Rd	Residential, 3 Story, 2 Units, Built in 1919 US	Fair	4,408 sq. ft.							X	X	X			X	
2	498 Scotland Rd	Residential, 3 Story, 2 Units, Built in 1904	Fair	6,900 sq. ft.							X	X	X			X	
3	496 Scotland Rd	Commercial, 1 Story garage OL, IC, DB, NC, T	Fair	7,004 sq. ft.					X		X	X			X	X	
4	486 Scotland Rd	Residential, 11 Units, 3 Story OL, DB, NC	Fair	11,317 sq. ft.							X	X	X			X	
5	480 Scotland Rd	Residential, 7 Units, 2 Story OL, NC	Fair	7,444 sq. ft.							X	X	X			X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage

BLOCK 6001**ADJACENT STREETS: Union Street, Valley Street, Nassau Street, West Orange Border
LOT: 1-12**Redevelopment Criteria Block by Block Analysis

Lots 7 and 12 are vacant parcels which makes it eligible for redevelopment designation under Criteria C. These parcels are an undersized lots and are situated between residential properties. They are privately owned and have been undeveloped for a significant amount of time therefore this site should be included in the redevelopment area.

Lot 9 can be classified under the D criterion. This parcel is a vacant one family dwelling. The house has wooden boards over the ground floor windows. Vacant structures attracted squatters and dumping which further deteriorate the conditions of buildings. This parcel should be included in the redevelopment area in order to provide incentives to promote revitalization of the parcel.






Lots 5 and 12 can be classified under Criteria E. Lot 5 has \$3,374.98 in outstanding taxes and a tax lien in the amount \$11,704.86. Lot 12 has a tax lien in the amount of \$1,206.92 and is a vacant lot. Properties that struggle financially can fall into disrepair over time due to property owner's inability to keep up with maintenance. It would be the best interest of the City to use redevelopment powers to prevent further decline in property value.

Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities. All of the parcels within this block can be designated under this criteria.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-6, 8, and 10 are parcels which display minor property issues and have non-conforming uses with the A-2 zone. Inclusion in the redevelopment area will help to re-evaluate the zoning of the area to consider if such uses should be permitted in the zone.

BLOCK 6001

ADJACENT STREETS: Union Street, Valley Street, Nassau Street, West Orange Border
LOT: 1-12

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
1	660 Nassau St	Residential, 2 Story, 1 Unit, Built in 1889 US	Good	3,707 sq. ft.															
2	650 Nassau St	School, 2 Story NC	Good	17,986 sq. ft.								X	X						
3	491 Valley St	Residential, 3 Story, 16 Condo Units NC, L	Fair									X	X						
4	493 Valley Street	Residential, 3 Story, 24 Units NC	Good	17,409 sq. ft.								X	X						
5	637 Union Street	Residential, 2 Story, 1 Unit, Built in 1891 US	Good	1,978 sq. ft.								X							






Site Abbreviation Meanings:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6001

**ADJACENT STREETS: Union Street, Valley Street, Nassau Street, West Orange Border
LOT: 1-12**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment												Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	5	6					
6	645-651 Union St	Residential, 2 Story, 2 Units, Built in 1896 CF	Good	10,080 sq. ft.										X	X									
7	653 Union St	Vacant CF, L	Fair	3,149 sq. ft.									X											
8	655 Union St	Residential, 2 Story, 1 Unit, Built in 1899 CF, US	Fair	3,149 sq. ft.										X	X									
9	659 Union St	Residential, 2 Story, 1 Unit, Built in 1899 V, CF, US	Poor	3,528 sq. ft.									X											
10	661-663 Union St	Residential, 2 Story, 3 Units, Built in 1879 L	Fair	6,551 sq. ft.										X	X									


Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation; CF- Chain Link Fence; DB- Deficient Buffering/Screening; LAI - Land use w/adverse impacts; VS- Vacant Storefront; S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6001

**ADJACENT STREETS: Union Street, Valley Street, Nassau Street, West Orange Border
LOT: 1-12**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment								Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	5		6	
12	667 Union Street	Vacant V, DB, L	Poor	1,276 sq. ft.			X			X					X						

Site Abbreviation Meaning:

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BLOCK 6002

**ADJACENT STREETS: Nassau Street, Valley Street, Church Street, McChesney Street
LOT: 1**

Redevelopment Criteria Block by Block Analysis

This parcel can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

The Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lot 1 display minor property issues and is a non-conforming use within the A-2 zone. Inclusion in the redevelopment area will help to re-evaluate the zoning of the area to consider if such uses should be permitted in the zone.

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment								Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	5		6
1	510 Valley St	Church & School, Multiple structures on parcel NC, B	Fair	1.19 Acres								X	X					X	X	

Site Abbreviation Meaning:

- NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6003

ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41

Redevelopment Criteria Block by Block Analysis

Lot 41 is a vacant parcel which makes it eligible for redevelopment designation under Criteria C. This parcel is an undersized lot and is situated between residential properties. The site's current use is storage for vehicle and equipment. The parcel is privately owned and has not been developed for a significant amount of time therefore this site should be included in the redevelopment area.

Lots 21, 24, 25, and 26 can be classified under the D criterion. This parcel is a vacant one family dwelling. The house has wooden boards over the ground floor windows. Vacant structures attract squatters and dumping which affects neighboring properties and causes further deterioration of the structure. This parcel should be included in the redevelopment area in order to prevent further disinvestment and provide incentive revitalization of the area.

Lots 12,16, 18, 20, 23, 39 can be classified under Criteria E. Lot 5 has \$3,374.98 in outstanding taxes and a tax lien in the amount \$11,704.86. Lot 12 has a tax lien in the amount of \$1,206.92 and is a vacant lot. Financial issues with a property can result in a stagnant or not productive site which can be a burden to the City and the owner. It would be the best interest of the City to use redevelopment powers to prevent further decline in property value.

Lots 22-26 and 31-35 falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.






Additionally, the lots within this block can be designated under Criteria

H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-20, 22, 23, and 27-40 are parcels which display minor property issues but can benefit from the redevelopment designation. A majority of these parcels are low density residential properties with aesthetic issues that can be improved with the abated through rehabilitation/redevelopment designation.

BLOCK 6003

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5
1	602 Nassau St	Residential, 2 Story, 1 Unit, Built in 1889 CF, US	Fair	2,705 sq. ft.									X	X					
2	598 Nassau St	Residential, 2 Story, 1 Unit, 2 Structures, Built in 1889 CF, US	Fair	4,082 sq. ft.									X	X					
3	590 Nassau St	Residential, 2 Story, 2 Units, Built in 1889 CF, US	Fair	3,520 sq. ft.									X	X					
4	500-522 Church St	School Parking Lot, IC, CF, LL, DB, NC, L	Fair	1.02 Acres									X	X					
5	588 Morrow St	Residential, 2 Story, 1 Unit, Built in 1889	Fair	7,884 sq. ft.									X	X					






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6003

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
6	584 Morrow St	Residential, 2 Story, 1 Unit, Built in 2005	Good	5,401 sq. ft.															
7	576 Morrow St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	3,994 sq. ft.															
8	566 Morrow St	Commercial, Garage, Equipment storage IC, CF, DB, NC, L	Fair	10,598 sq. ft.					X										
9	567 Morrow St	Residential, 2 Story, 1 Unit, Built in 1889 US	Good	2,601 sq. ft.															
10	569 Morrow St	Commercial, Garage, Equipment storage IC, CF, DB, US, NC, L	Fair	2,500 sq. ft.															






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6003

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo					
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6		
11	575 Morrow St	Commercial, Garage, Equipment storage IC, CF, DB, NC, L	Fair	5,001 sq. ft.											X	X						
12	577 Morrow St	Residential, 2 Story, 1 Unit, Built in 1899 CF, US	Fair	2,500 sq. ft.											X	X						
13	581 Morrow St	Residential, 2 Story, 1 Unit, Built in 1889 CF, US	Fair	2,500 sq. ft.											X	X						
14	575 Morrow St	Residential, 2 Story, 2 Units, Built in 2005	Fair	5,101 sq. ft.											X	X						
15	582 Nassau St	Residential, 2 Story, 1 Unit, Built in 1899 CF, US	Fair	2,500 sq. ft.											X	X						






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6003

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo			
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6
16	580 Nassau St	Residential, 2 Story, 1 Unit, Built in 1899 CF, US	Fair	2,500 sq. ft.					X						X				X	
17	578 Nassau St	Residential, 1 1/2 Story, 1 Unit, Built in 1899 US	Good	2,500 sq. ft.											X				X	
18	576 Nassau St	Residential, 2 Story, 2 Units, Built in 1899 US	Fair	2,500 sq. ft.					X						X				X	
19	572 Nassau St	Residential, 2 Story, 2 Units, Built in 1899 US, FY	Fair	2,901 sq. ft.											X	X			X	
20	570 Nassau St	Residential, 2 Story, 2 Units, Built in 1899 CF, US, FY	Fair	2,901 sq. ft.					X						X				X	






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI- Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6003

ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41






Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
21	566 Nassau st	Commercial, Vehicle Storage CF, IC, DB, NC, US, L	Poor	3,999 sq. ft.				X								X		
22	562 Nassau St	Residential, 2 Story, Multi-Family, Built in 1898 FY, US	Fair	3,332 sq. ft.							X	X				X		
23	554-556 Nassau St	Commercial, 2 Story NC	Fair	8,181 sq. ft.					X			X				X		
24	497 S. Jefferson St	Paved Parking IC, OL, LL, DB, NC, L	Poor	5,942 sq. ft.				X				X				X		
25	501 Jefferson St	Paved Parking IC, OL, LL, DB, NC, L	Poor	5,667 sq. ft.				X	X		X	X			X	X		

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement
 Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI -
 Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback,
 EB- Excessive Building Coverage

BLOCK 6003

ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
 LOT: 1-41






Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
26	505 S. Jefferson St	Paved Parking with Garage DB, LL, IC, OL, NC, L	Poor	2,675 sq. ft.				X							X	X			
27	507 S. Jefferson St	Residential, 2 Story, 1 Unit, Built in 1889 CF, US	Fair	2,675 sq. ft.											X	X			
28	509 S. Jefferson St	Residential, 2 Story, 1 Unit, Built in 1889 CF, US	Fair	2,648 sq. ft.											X	X			
29	511 S. Jefferson St	Residential, 2 Story, 1 Unit, Built in 1889 US	Fair	2,574 sq. ft.											X	X			
30	515 S. Jefferson St	Residential 2 Story, 1 Unit, Built in 1889 CF, US	Fair	2,574 sq. ft.											X	X			

Site Abbreviation Meanings:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage

BLOCK 6003

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	
31	517 S. Jefferson St	Residential, 2 Story, 1 Unit, Built in 1889 CF, US	Fair	2,279 sq. ft.							X	X	X			X	
32	557 McChesney St	Residential, 2 Story, 2 Units, Built in 1990 CF, US	Good	2,581 sq. ft.							X	X	X			X	
33	563 McChesney St	Residential, 2 Story, 2 Units, Built in 1990 US, FY	Good	2,378 sq. ft.							X	X	X			X	
34	567 McChesney St	Residential, 2 Story, 2 Units, Built in 1893 US	Fair	3,276 sq. ft.							X	X	X			X	
35	575 McChesney St	Commercial, 1 Story Structure with parking Built in 1950 CF, IC, DB	Fair	8,298 sq. ft.							X	X	X			X	






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BLOCK 6003

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
36	579 McChesney St	Residential, 2 Story, 2 Units, Built in 1889 FY	Fair	2,073 sq. ft.									X	X					
37	583 McChesney St	Residential, 1 Story, 1 Unit, Built in 1889 US	Fair	2,026 sq. ft.									X	X					
38	585 McChesney St	Residential, 3 Story, 2 Units, Built in 1889 US, FY	Fair	2,026 sq. ft.									X	X					
39	587 McChesney St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	2,026 sq. ft.					X				X	X					
40	589 McChesney St	Residential, 2 Story, 1 Unit, Built in 1889 US	Fair	2,026 sq. ft.									X	X					


Site Abbreviation Meaning:

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BLOCK 6003

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, Church Street, McChesney Street
LOT: 1-41**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment								Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	5		6	
41	591 McChesney St	Vacant, Equipment/ Vehicle Storage IC, DB, OL, NC, US, L	Poor	2,274 sq. ft.				X							X						

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6004

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, McChesney Street, Train Tracks
LOT: 1, 2, 4-15**

Redevelopment Criteria Block by Block Analysis

communities.

Lot 7 is a vacant parcel which makes it eligible for redevelopment designation under Criteria C. This parcel is an undersized lot and is situated between residential properties. The site contains debris, trash and overgrowth of vegetation. The parcel is privately owned and has not be developed for a significant amount of time therefore this site should be included in the redevelopment area.

The Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 2, 5, 6, 9-12, 14 and 15 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels are undersized, low density residential properties with aesthetic issues that can be improved with the abated through rehabilitation/redevelopment designation.

Lot 1 can be classified under the D criterion. Lot 1 is a parking lot in need of site improvements and landscaping. The site lacks lighting, parking aisles, signage and buffering. This parcel should be included in the redevelopment area in order to provide incentives to developed the parcel should the existing use be discontinued.






Lot 13 can be classified under criteria E. This property is listed as having a deed restriction on the tax record. Tax liens and similar issues discourage investment and development interest therefore, this property would benefit from the redevelopment designation.

Lots 1-8 falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing

BLOCK 6004

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, McChesney Street, Train Tracks
LOT: 1, 2, 4-15**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	544 Nassau St	Paved Parking, Parking for restaurant LL, IC, DB, NC, L	Poor	11,548 sq. ft.				X	X			X	X				X	
2	538 Nassau St	Residential, 2 Story, 1 Unit, Built in 1871 US	Fair	2,500 sq. ft.							X	X	X				X	
4	537 McChesney St	Residential, 2 Story, 1 Unit, Built in 1891 US	Fair	1,999 sq. ft.				X			X	X					X	
5	543 McChesney St	Residential, 2 1/2 Story, 2 Units, Built in 1889 US	Good	4,352 sq. ft.							X	X	X				X	
6	545 McChesney St	Residential, 3 Story, 1 Unit, Built in 1889, US	Fair	2,152 sq. ft.							X	X	X				X	






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation; CF- Chain Link Fence; DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6004

**ADJACENT STREETS: Nassau Street, S. Jefferson Street, McChesney Street, Train Tracks
LOT: 1, 2, 4-15**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
7	547 McChesney St	Vacant, Overgrowth, Debris/Trash US, V, CF, L	Poor	2,152 sq. ft.			X												
8	549 McChesney St	Residential, 2 Story, 1 Unit, Built in 1886 US	Fair	2,152 sq. ft.					X			X	X						
9	514 S. Jefferson St	Residential, 3 Story, 2 Units, Built in 1889 US	Fair	2,787.84								X	X						
10	512 S. Jefferson St	Residential, 2 Story, 2 Units, Built in 1886 US	Good	2,339 sq. ft.								X	X						
11	508 S. Jefferson St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	2,465 sq. ft.								X	X						





Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6004

ADJACENT STREETS: Nassau Street, S. Jefferson Street, McChesney Street, Train Tracks
 LOT: 1, 2, 4-15

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
12	506 S. Jefferson St	Residential, 2 Units, Story, Built in 1891 US	Fair	2,339 sq. ft.								X	X				X	
13	504 S. Jefferson St	Residential, 2 Story, 1 Unit, Built in 2006 DEED RESTRICTION US	Good	2,552 sq. ft.					X			X					X	
14	500 S. Jefferson St	Residential, 2 Story, 2 Units, Built in 1891 US	Fair	2,640 sq. ft.								X	X				X	
15	498 S. Jefferson St	Residential, 2 Story, 2 Units, Built in 1891 CF, US	Fair	2,640 sq. ft.								X	X				X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage

BLOCK 6005

**ADJACENT STREETS: McChesney Street, Scotland Road, Christopher Street, Train Tracks
LOT: 1-7**

Redevelopment Criteria Block by Block Analysis

Lot 4 is a vacant parcel which makes it eligible for redevelopment designation under Criteria C. This parcel is an undersized and underutilized lot. The site contains a one story garage. The parcel is privately owned and is obsolete due to its size and location along the thoroughfare. This site should be included in the redevelopment area.

Lot 13 can be classified under criteria E. This property has a \$18,187.05 tax lien. Properties consisting of financial debt discourages investment and development interest therefore, this property would benefit from the redevelopment designation.

Lots 1-5 falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.






Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-3 and 5-7 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels front on Scotland Road, an active corridor, and

any sign of disinvestment or deterioration discourages future investment and development. The redevelopment and/or rehabilitation designation would provide incentives for property owners to maintain their properties.

BLOCK 6005

**ADJACENT STREETS: McChesney Street, Scotland Road, Christopher Street, Train Tracks
LOT: 1-7**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	
1	537 Scotland Rd	Mixed Use, 2 Story, Commercial (2 Storefronts)/2 Units US	Fair	1,612 sq. ft.								X	X	X		X		
2	539 Scotland Rd	Residential, 2 Story, 1 Unit, Built in 1904 US	Fair	1,538 sq. ft.							X	X	X		X		X	
3	541 Scotland Rd	Residential, 2 1/2 Story, 2 Units, Built in 1904 US	Fair	1,250 sq. ft.							X	X	X		X		X	
4	545 Scotland Rd	1 Story, Garage, Accessory use V, US, CR, L	Fair	1,455 sq. ft.			X				X	X			X		X	
5	547 Scotland Rd	Residential, 2 1/2 Story, 2 Units, Built in 1904 US	Fair	1,777 sq. ft.							X	X	X		X		X	



Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation; CF- Chain Link Fence; DB-Deficient Buffering/Screening; LAI - Land use w/adverse impacts; VS- Vacant Storefront; S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6005

**ADJACENT STREETS: McChesney Street, Scotland Road, Christopher Street, Train Tracks
LOT: 1-7**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
6	549 Scotland Rd	Residential, 2 1/2 Story, 2 Units, Built in 1904 CF, US	Fair	1,725 sq. ft.					X			X	X					
7	553 Scotland Rd	Residential, 2 Story, 1 Unit, Built in 1904 CF, US	Fair	1,725 sq. ft.							X	X	X					

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6006

**ADJACENT STREETS: Christopher Street, Langdon Street, McChesney Street, Train Tracks
LOT: 1-19**

Redevelopment Criteria Block by Block Analysis

Lots 2, 6 and 7 can be qualified as a redevelopment area under Criteria

A. These parcels are vacant residential structures that appears to have fallen in a state of disrepair. From the exterior these houses look to be neglected for a long period of time and the surround yard contains debris and trash. Should these properties continue to further deteriorate without the intervention of redevelopment it will become danger to public health and safety.

Lot 1 is a vacant parcel which makes it eligible for redevelopment designation under Criteria C. This parcel is an corner, undersized and underutilized lot. The property has been vacant for over ten years and should be included in the redevelopment area.






Lots 6 and 7 can be classified under criteria E. Lot 6 has two City tax liens in the amount of \$126,543.98. Lot 7 has a \$66,637.40 tax lien. These parcels are vacant with substantial about of debt and has become burden on the City's tax base. Properties consisting of financial debt discourages investment and development interest therefore, this property would benefit from the redevelopment designation.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

The Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 3-5, and 8-19 are parcels not deternment to the public health, safety or welfare but the inclusion allow for sound planning of the redevelopment area.

BLOCK 6006

**ADJACENT STREETS: Christopher Street, Langdon Street, McChesney Street, Train Tracks
LOT: 1-19**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
1	568 McChesney St	Vacant, Contains debris/trash CF, V, US, L	Poor	2,278 sq. ft.			X		X					X					
2	566 McChesney St	Residential, 2 Story, 1 Unit, Built in 1881 V, US, L	Poor	2,675 sq. ft.			X					X	X	X				X	
3	562 McChesney St	Residential, 3 Story, 1 Unit, Built in 2008 US, US	Good	2,243 sq. ft.							X	X						X	
4	560 McChesney St	Residential, 3 Story, 1 Unit, Built in 2008 US	Good	2,243 sq. ft.							X	X						X	
5	556-558 Mc-Chesney St	Residential, 3 Story, 2 Units, Built in 1990	Good	5,445 sq. ft.							X	X						X	






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6006

**ADJACENT STREETS: Christopher Street, Langdon Street, McChesney Street, Train Tracks
LOT: 1-19**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
6	552 McChesney St	Residential, 1-2 Story, 1 Unit, Built in 1891 V, US	Poor	4,456 sq. ft.	X				X				X						
7	548 McChesney St	Residential, 2 Story, 1 Unit, Built in 1879 V, US	Poor	2,971 sq. ft.	X				X				X						
8	546 McChesney St	Residential, 2 Story, 1 Unit, Built in 1889 US	Fair	2,278 sq. ft.								X		X					
9	544 McChesney St	Residential, 2 1/2 Story, 1 Unit, Built in 1844 US	Fair	2,675 sq. ft.								X		X					
10	540 McChesney St	Residential, 2 Story, 1 Unit, Built in 1889	Good	5,049 sq. ft.								X		X					






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BLOCK 6006

**ADJACENT STREETS: Christopher Street, Langdon Street, McChesney Street, Train Tracks
LOT: 1-19**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
11	533 Christopher St	Residential, Built in 1889, 2 Story, 1 Unit, Housing Authority Owned US	Fair	2,500 sq. ft.									X	X	X			X	
12	535 Christopher St	Residential, Story, 1 Unit, Built in 1889 US, L	Fair	2,500 sq. ft.									X	X	X			X	
13	537-539 Christopher St	Residential, 2 Story, 2 Units, Built in 1900	Fair	5,001 sq. ft.									X	X	X			X	
14	541 Christopher St	Residential, 2 Story, 1 Unit, Built in 1888	Fair	7,501 sq. ft.									X	X	X			X	
15	549 Christopher St	Residential, 2 Story, 1 Unit, Built in 1894 CF, US	Fair	2,500 sq. ft.									X	X	X			X	





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NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6006

**ADJACENT STREETS: Christopher Street, Langdon Street, McChesney Street, Train Tracks
LOT: 1-19**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
16	551 Christopher St	Residential, 2 Story, 1 Unit, Built in 1888 CF, US	Fair	1,999 sq. ft.									X	X				X	
17	553 Christopher St	Residential, 2 Story, 1 Unit, Built in 1889 CF, US	Fair	1,999 sq. ft.									X	X				X	
18	555 Christopher St	Residential, 2 Story, 1 Unit, Built in 1888 CF, US	Fair	1,999 sq. ft.									X	X				X	
19	557 Christopher St	Residential, 2 Story, 1 Unit, Built in 1888 US	Fair	1,999 sq. ft.									X	X				X	

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BLOCK 6007**ADJACENT STREETS: Langdon Street, McChesney Street, Christopher Street, Valley Street
LOT: 1-25, 27**Redevelopment Criteria Block by Block Analysis

Lots 3 and 7 can be classified under criteria E. Lot 3 has a tax lien in the amount of \$52,542.79. Lot 7 has outstanding tax in the amount of \$1,337.05 and a tax lien of \$6,278.28. Properties consisting of financial debt discourages investment and development interest therefore, this property would benefit from the redevelopment designation.






Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

The Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. 1, 2, 4-6, 8-25 and 27 display minor property issues but can benefit from the redevelopment designation. These parcels are contain residential structures that are in fair to good condition and should be include in the redevelopment area in order to provide incentives for the property owners to continue investments in their properties.



BLOCK 6007

**ADJACENT STREETS: Langdon Street, McChesney Street, Christopher Street, Valley Street
LOT: 1-25, 27**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
1	540 Valley St	Residential, 2 1/2 Story, Multiple Units, Built in 1889 US, FY	Fair	3,197 sq. ft.									X	X					
2	542 Valley St	Commercial, 1 Story Structure, Vehicle Storage CF, IC, DB, NC, US, L	Poor	1,625 sq. ft.									X	X					
3	595 Christopher St	Irregular shaped parcel, Residential, Condos, 3 Story, Fronts on three streets L	Good	17,938 sq. ft.					X				X		X	X			
4	602 McChesney St	Residential, 3 Story, 1 Unit, Built in 1879 US	Fair	2,474 sq. ft.									X	X					
5	600 McChesney St	Residential, 3 Story, 2 Units, Built in 1881 CF, US	Fair	2,474 sq. ft.									X	X					






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BLOCK 6007

**ADJACENT STREETS: Langdon Street, McChesney Street, Christopher Street, Valley Street
LOT: 1-25, 27**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
6	598 McChesney St	Residential, 2 1/2 Story, 1 Unit, Built in 1874	Fair	2,474 sq. ft.									X	X					
7	596 McChesney St	Residential, 2 1/2 Story, 1 Unit, Built in 1886	Fair	2,474 sq. ft.					X				X	X					
8	592 McChesney St	Residential, 2 1/2 Story, 2 Units, Built in 1891	Fair	2,971 sq. ft.								X	X						
9	590 McChesney St	Residential, 2 1/2 Story, 3 Units, Built in 1884	Fair	5,502 sq. ft.								X	X						
10	584 McChesney St	Residential, 2 Story, 2 Units, Built in 1874	Fair	2,500 sq. ft.								X	X						






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BLOCK 6007

**ADJACENT STREETS: Langdon Street, McChesney Street, Christopher Street, Valley Street
LOT: 1-25, 27**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5	6
11	574 McChesney St	Residential, 2 Story, Attached, 1 Unit, Built in 1994 CR, US	Fair	2,574 sq. ft.									X	X						
12	576 McChesney St	Residential, 2 Story, Attached, 1 Unit, Built in 1994 US	Good	1,782 sq. ft.									X	X						
13	578 McChesney St	Residential, 2 Story, Attached, 1 Unit, Built in 1994 US	Good	1,782 sq. ft.									X	X						
14	580 McChesney St	Residential, 2 Story, Attached, 1 Unit, Built in 1994 US	Good	1,782 sq. ft.									X	X						
15	582 McChesney St	Residential, 2 Story, Attached, 1 Unit, Built in 1994 US	Good	2,474 sq. ft.									X	X						






Site Abbreviation Meaning:

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BLOCK 6007

**ADJACENT STREETS: Langdon Street, McChesney Street, Christopher Street, Valley Street
LOT: 1-25, 27**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo				
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6	
16	545 Langdon St	Residential, 2 Story, 1 Unit, Built in 1864 US, L	Fair	1,002 sq. ft.											X	X					
17	569 Christopher St	Residential, 2 Story, 1 Unit, Built in 1991 US	Good	1,498 sq. ft.											X	X					
18	573 Christopher St	Residential, 2 Story, 2 Units, Built in 1879 US	Fair	3,798 sq. ft.											X	X					
19	575 Christopher St	Residential, 2 Story, 2 Units, Built in 1879 US	Good	2,200 sq. ft.											X	X					
20	577 Christopher St	Residential, 2 Story, Attached, 1 Unit, Built in 1990 US	Good	3,541 sq. ft.											X	X					






Site Abbreviation Meaning:

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BLOCK 6007

ADJACENT STREETS: Langdon Street, McChesney Street, Christopher Street, Valley Street
LOT: 1-25, 27

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo			
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6
21	581 Christopher St	Residential, 2 Story, Attached, 1 Unit, Built in 1990 US	Good	3,541 sq. ft.									X	X						
22	585-589 Christopher St	Residential, 2 Story, 2 Units, Built in 1859	Fair	5,998 sq. ft.									X	X						
23	591 Christopher St	Residential, 2 Story, 1 Unit, Built in 1874 US	Fair	3,402 sq. ft.									X	X						
24	593 Christopher St	Residential, 2 Story, 2 Units, Built in 1874 US	Fair	2,500. sq. ft.									X	X						
26	550 Valley St	Residential, 3 Story, 3 Units, Built in 1889 US	Fair	3,742 sq. ft.									X	X						


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BLOCK 6007

ADJACENT STREETS: Langdon Street, McChesney Street, Christopher Street, Valley Street
LOT: 1-25, 27

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment								Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	5		6	
27	544 Valley St	Residential, 2 Story, 2 Units, Built in 1889 CF	Fair	5,502 sq. ft.									X	X						X	



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BLOCK 6008**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**Redevelopment Criteria Block by Block Analysis

Lots 21, 26, 30, and 37 are vacant parcels which makes it eligible for redevelopment designation under Criteria C. These parcels are undersized and underutilized lots. For example, Lot 30 is landlocked and inaccessible. These parcels are privately owned and has not be developed and is located on an active thoroughfare therefore, this site should be included in the redevelopment area.






Lots 23, 26, and 37 can be classified under criteria E. Lot 23 has outstanding taxes in the amount of \$4,459.77. Lot 26 has outstanding tax in the amount of \$97,316.76. Lot 37 has a \$ 1,227.78 tax lien. Properties consisting of financial debt discourages investment and development interest therefore, this property would benefit from the redevelopment designation.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-20, 22, 24, 25, 27-29, and 31-36 are parcels which display minor property issues but can benefit from the redevelopment designation. These parcels are undersized and consist of undersized, low density residential structures. The properties are in fair condition and are in need of minor facade improvements.

BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo			
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5	6	
1	646 Union St	Residential, 3 Story, 2 Units, Built in 1881 CF, US	Fair	2,274 sq. ft.											X	X					
2	644 Union St	Residential, 3 Story, 2 Units, Built in 1900 US	Fair	2,274 sq. ft.											X	X					
3	640 Union St	Residential, 2 Story, 1 Unit, Built in 1886 US	Fair	2,457 sq. ft.											X	X					
4	638 Union St	Residential, 2 Story, 2 Units, Built in 1886 US	Fair	2,731 sq. ft.											X	X					
5	636 Union St	Residential, 2 Story, 1 Unit, Built in 1881 CF, US	Fair	2,731 sq. ft.											X	X					






Site Abbreviation Meaning:

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BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
6	517 Valley St	Residential, 2 Story, 2 Units, Built in 1881 CF	Fair	4,591 sq. ft.									X	X					
7	525 Valley St	Residential, 3 Story, 2 Units, Built in 1891 US, FY	Fair	3,798 sq. ft.									X	X					
8	527 Valley St	Residential, 2 Story, 2 Units, Built in 1881 US, FY	Fair	2,648 sq. ft.									X	X					
9	531 Valley St	Residential, 3 Story, 3 Units, Built in 1899 US	Fair	3,180 sq. ft.									X	X					
10	533 Valley St	Residential, 3 Story, 2 Units, Built in 1891 US	Fair	3,180 sq. ft.									X	X					






Site Abbreviation Meaning:

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BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo					
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5	6			
11	535 Valley St	Residential, 2 1/2 Story, 2 Units, Built in 1904 CF, US	Fair	3,180 sq. ft.											X	X							
12	539 Valley St	Residential, 2 Story, 1 Unit, Built in 1891 US	Fair	3,393 sq. ft.											X	X							
13	541 Valley St	Residential, 2 Story, 1 Unit, Built in 1906 CF, US	Fair	3,284 sq. ft.											X	X							
14	545 Valley St	Residential, 6 Units, 3 Story NC, HR, FY, US	Fair	3,180 sq. ft.											X	X							
15	547 Valley St	Residential, 2 Story, 1 Unit, Built in 1901 CF, US	Fair	3,180 sq. ft.											X	X							






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BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5
16	553 Valley St	Residential, 2 Story, 2 Units, Built in 1891	Good	5,301 sq. ft.									X	X					
17	555 Valley St	Residential, 2 Story, 1 Unit, Built in 1889 CF, US	Fair	2,648 sq. ft.									X	X					
18	557 Valley St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	2,675 sq. ft.									X	X					
19	561 Valley St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	3,180 sq. ft.									X	X					
20	563 Valley St	Residential, 2 Story, 2 Units, Built in 1899 US	Fair	3,180 sq. ft.									X	X					






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BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
21	631 W. Christopher St	Vacant, No Structure Trash/Debris CF, US, L	Poor	2,548 sq. ft.				X											
22	635 W. Christopher St	Residential Built in 2008 US	Good	3,149 sq. ft.								X	X						
23	639 W. Christopher St	Residential, 6 Units, 3 Story	Fair	6,508 sq. ft.					X				X						
24	556 Liberty St	Residential, 2 Story, 2 Units, Built in 1859 CF, US	Fair	3,049 sq. ft.								X	X						
25	552 Liberty St	Residential, 2 Story, 2 Units, Built in 1864 US	Fair	3,049 sq. ft.								X	X						





Site Abbreviation Meaning:

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BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
26	550 Liberty St	Vacant CF, V, L	Poor	3,293 sq. ft.			X		X					X		X	X	X	
27	548 Liberty St	Residential, 2 Story, 2 Units, Built in 1904 US	Fair	3,293 sq. ft.							X	X		X		X		X	
28	546 Liberty St	Residential, 2 Story, 1 Unit, Built in 1899 US	Fair	2,600 sq. ft.							X	X		X		X		X	
29	542 Liberty St	Residential, 2 Story, 1 Unit, Built in 1859 CF, US	Fair	2,330 sq. ft.							X	X		X		X		X	
30	Liberty St Rear Lot	Vacant, Unaccessible from right of way US, V, OL, L	Poor	706 sq. ft.			X				X			X		X		X	

Site Abbreviation Meaning:






NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback,

EB- Excessive Building Coverage



BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo			
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6
31	540 Liberty St	Residential, 2 Story, 1 Unit, Built in 1859 US	Fair	2,330 sq. ft.									X	X	X					
32	538 Liberty St	Residential, 2 Story, 1 Unit, Built in 1859 CF, US	Fair	2,330 sq. ft.									X	X	X					
33	536 Liberty St	Residential, 2 Story, 1 Unit, Built in 1869 CF, US	Fair	3,180 sq. ft.									X	X	X					
34	534 Liberty St	Residential, 2 Story, 1 Unit, Built in 1859 US	Fair	3,659 sq. ft.									X	X	X					
35	530 Liberty St	Residential, 2 Story, 1 Unit, Built in 1869 CF, US	Fair	2,966 sq. ft.									X	X	X					



Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening; LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6008

**ADJACENT STREETS: Union Street, Valley Street, Liberty Street, W. Christopher Street
LOT: 1-36**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
36	528 Liberty St	Residential, 2 Story, 1 Unit, Built in 1869 CF, US	Fair	3,711 sq. ft.								X	X				X	
37	Liberty St Rear Lot	Vacant CF, US, L	Poor	801 sq. ft.								X	X	X	X		X	

Site Abbreviation Meaning:

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BLOCK 6009**ADJACENT STREETS: Union Street, Liberty Street, W. Christopher Street, West Orange Border
LOTS: 1-20**Redevelopment Criteria Block by Block Analysis

Lots 6, 7 and 20 are vacant parcels which makes it eligible for redevelopment designation under Criteria C. These parcels are undersized and underutilized lot. For example, Lot 20 is land lock and unaccessible. Lot 6 contains a one car garage that is in need of maintenance. Lot 7 contains debris and abuts a residential property. These parcels are privately owned and are undersized therefore, they should be merged in order to attract infill development. These sites should be included in the redevelopment area.






Lots 3, 7, and 15 can be classified under criteria E. Lot 3 has outstanding taxes in the amount of \$9,313.92. Lot 26 has a \$3,609.75 tax lien. Lot 15 has outstanding taxes in the amount of \$4,543.44. Properties consisting of financial debt discourages investment and development interest therefore, this property would benefit from the redevelopment designation.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1, 2, 4, 5, 8-14, and 16-19 are residential parcels that could benefit from the rehabilitation incentives associated with the redevelopment/rehabilitation designation.

BLOCK 6009

**ADJACENT STREETS: Union Street, Liberty Street, W. Christopher Street, West Orange Border
LOTS: 1-20**






Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
1	666 Union St	Residential, 3 Story, 3 Units, Built in 1926 CF, US	Fair	4,186 sq. ft.									X	X					
2	664 Union St	Residential, 2 Story, 1 Unit, Built in 1891 CF, US	Fair	3,459 sq. ft.									X	X					
3	658 Union St	Residential, 2 Story, 1 Unit, Built in 1891 CF, US, T	Fair	3,642 sq. ft.					X				X			X			
4	656 Union St	Residential, 2 Story, 1 Unit, Built in 1981 US	Good	2,274 sq. ft.									X	X		X			
5	652 Union St	Residential, 2 Story, 2 Units, Built in 1891 US	Fair	2,731 sq. ft.								X	X		X				

Site Abbreviation Meaning:
 NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LI- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6009

**ADJACENT STREETS: Union Street, Liberty Street, W. Christopher Street, West Orange Border
LOTS: 1-20**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo			
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6
6	525 Liberty St	1 Car Garage, Accessory Use V, CF, OL, US, L	Poor	2,309 sq. ft.				X							X					
7	527 Liberty St	Vacant CF, US, L, T	Poor	2,500 sq. ft.				X							X					
8	531 Liberty St	Residential, 2 1/2 Story, 1 Unit, Built in 1901 CF, US, L	Fair	3,598 sq. ft.									X		X					
9	533 Liberty St	Residential, 2 Story, 2 Units, Built in 1889 CF, US	Fair	3,001 sq. ft.									X		X					
10	535 Liberty St	Residential, 2 Story, 1 Unit, Built in 1869 CF, US	Fair	3,598 sq. ft.									X		X					






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, BB- Excessive Building Coverage



BLOCK 6009

**ADJACENT STREETS: Union Street, Liberty Street, W. Christopher Street, West Orange Border
LOTS: 1-20**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
11	539 Liberty St	Residential, 2 Story, 2 Units, Built in 1889 CF, US	Fair	3,598 sq. ft.								X	X	X			X	
12	541 Liberty St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	3,598 sq. ft.								X	X	X			X	
13	545 Liberty St	Residential, 2 Story, 2 Units, Built in 1909 US	Fair	3,598 sq. ft.								X	X	X			X	
14	541 Liberty St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	3,598 sq. ft.								X	X	X			X	
15	549 Liberty St	Residential, 2 Story, 2 Units, Built in 1899 US, T	Fair	3,598 sq. ft.						X		X	X	X			X	





Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6009

**ADJACENT STREETS: Union Street, Liberty Street, W. Christopher Street, West Orange Border
LOTS: 1-20**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
16	553 Liberty St	Residential, 2 Story, 2 Units, Built in 1879 US	Fair	3,598 sq. ft.								X	X	X			X	
17	555 Liberty St	Residential, 2 Story, 2 Units, Built in 1909 US	Fair	3,598 sq. ft.								X	X	X			X	
18	557 Liberty St	Residential, 2 Story, 2 Units, Built in 1909 US	Fair	3,598 sq. ft.								X	X	X			X	
19	563 Liberty St	Residential, 2 Story, 2 Units, Built in 1891 US	Fair	5,602 sq. ft.								X	X	X			X	
20	688 Union St Rear Lot	Vacant, Irregular shaped, Inaccessible L	Poor	15,751 sq. ft.			X					X	X	X			X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6010

**ADJACENT STREETS: NASSAU STREET, SCOTLAND ROAD, MCCHESENEY STREET
LOT: 1**


Redevelopment Criteria Block by Block Analysis

Lot 1 falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

critical to the areas successful development. Lot 1 is owned by NJTranit and is a part of the elevated train tracks. The retaining wall is in need of repair and there is presents of trash and debris. Inclusion of this parcels is recommended since it is adjacent to residential property and Scotland Road.

This parcel can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	Scotland Rd	Railroad, Contain Billboards, Trash/ Debris L	Poor	1.01 acres							X	X	X				X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6101

**ADJACENT STREETS: Tremont Avenue, Valley Street, West Christopher Street, South Orange Border
LOT: 1-18**

Redevelopment Criteria Block by Block Analysis

Lots 5, 7, 13, 17 and 18 can be classified under the D criterion. Criteria D focuses on both building and other improvements on that site and addresses how the site functions. The parcels mention above have issues regarding excessive impervious ground covering, buffering, obsolete layout, etc. Additionally, the existing uses (auto servicing, laundromat, etc.) can result in environmental contamination issues and some parcels are designated as a brownfield. These parcels should be included in the redevelopment area in order to provide incentives to developed the parcels should the existing use be discontinued.






Lots 2, 5, 6, 12, and 16 can be classified under criteria E. Lot 2 has outstanding taxes in the amount of \$3,024.96 and a two tax liens in the amount of \$23,440.44. Lot 5 has outstanding taxes in the amount of \$69,576.78. Lot 6 has outstanding taxes in the amount of \$8,870.58. Lot 12 has outstanding taxes in the amount of 9,493.23 and Lot 16 has \$7,293.43 in outstanding taxes. Properties with outstanding taxes and liens signify that an area is stagnant and unproductive. Therefore the area is in need of redevelopment to help contribute to the overall economic well being of the City.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1, 3, 4, 8-11 and 14-16 are mostly residential parcels that could benefit from the redevelopment /rehabilitation designation. The existing structures require minor facade improvements.

BLOCK 6101

**ADJACENT STREETS: Tremont Avenue, Valley Street, West Christopher Street, South Orange Border
LOT: 1-18**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5
1	571 Liberty St	Residential, 2 Story, 2 Units, Built in 1921	Fair	4,726 sq. ft.									X	X				X	
2	579 Liberty St	Residential, 3 Story, 2 Units, Built in 2005	Fair	5,001 sq. ft.					X							X			
3	581 Liberty St	Commercial, 1 Story Structure, School bus storage	Fair	4,500 sq. ft.									X	X				X	
4	589 Liberty St	Residential, 1 Story, 1 Unit, Built in 1899	Fair	7,070 sq. ft.									X	X		X		X	
5	645 Tremont Ave	Irregular shape, Commercial, 1 Story Structure	Fair	15,098 sq. ft.				X	X				X	X				X	






Site Abbreviation Meaning:

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BLOCK 6101

**ADJACENT STREETS: Tremont Avenue, Valley Street, West Christopher Street, South Orange Border
LOT: 1-18**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
6	627 Tremont Ave	Commercial, No Structure, School bus Storage IC, CF, DB, LL, NC, L, T	Poor	17,877 sq. ft.					X						X				
7	582 Liberty St	Commercial, Garage IC, OL, LL, DB, CF, NC, L	Poor	5,998 sq. ft.				X							X				
8	636 W. Christopher St	Residential, 2 Story, 2 Units, Built in 1901 CF	Fair	5,950 sq. ft.											X				
9	632 W. Christopher St	Residential, 2 Story, 1 Unit, Built in 1899 CF, US	Fair	2,126 sq. ft.											X				
10	630 W. Christopher St	Residential, 2 Story, 1 Unit, Built in 1909 US	Fair	2,156 sq. ft.											X				






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BLOCK 6101

**ADJACENT STREETS: Tremont Avenue, Valley Street, West Christopher Street, South Orange Border
LOT: 1-18**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo			
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6
11	571 Valley St	Residential, 2 1/2 Story, 3 Units, Built in 1899 US	Fair	3,180 sq. ft.										X	X					
12	573 Valley St	Residential, 2 Story, 1 Unit, Built in 1891 Old vehicle storage CF, T	Poor	5,885 sq. ft.					X						X	X				
13	579 Valley St	Commercial, 1 Story Structure OL, IC, LAI, NC, L	Fair	5,349 sq. ft.				X						X						
14	585 Valley St	Residential, 3 Story, 2 Units, Built in 1909 CF, NC	Fair	5,349 sq. ft.									X	X					X	
15	587 Valley St	Mixed-use, Commercial/1 Unit, Built in 1924	Fair	3,999 sq. ft.								X	X		X				X	




Site Abbreviation Meaning:

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BLOCK 6101

**ADJACENT STREETS: Tremont Avenue, Valley Street, West Christopher Street, South Orange Border
LOT: 1-18**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
16	591-625 Valley St	Commercial, 1 Story OL, IC, US, T	Fair	3,563 sq. ft.					X							X	X	
17	599 Valley St	Commercial, 1 Story, Auto-body shop LAI, OL, IC, NC	Fair	6,399 sq. ft.				X								X	X	
18	601 Valley St	Commercial, 1 Story, Laundromat LAI, IC, NC, US	Fair	2,500 sq. ft.				X								X	X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LI-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, BB- Excessive Building Coverage



BLOCK 6102

ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34

Redevelopment Criteria Block by Block Analysis

Lot 27 can be classified under Criteria A. The interior of the building shows signs of moss and mold on the ground. The building has fallen in a state of disrepair that can result in health and safety issues.

Lots 1 and 26 are mixed use structures with vacant commercial space therefore they qualify for redevelopment under Criteria B. The vacant spaces can provide opportunities for adaptive reuse.

Lots 9 and 33 are vacant parcels which makes it eligible for redevelopment designation under Criteria C. These parcels are undersized and/or underutilized lots. Lot 9 is currently used for vehicle storage and is 100% covered impervious ground material. Lot 33 is used for vehicle storage resulting in an obsolete layout additionally, the site to contains debris and trash. These parcels are privately owned and has not be developed therefore this site should be included in the redevelopment area.

Lot 31 can be classified under the D criterion. Lot 31 is a vacant residential structure and is an undersized lot. This parcel should be included in the redevelopment area in order to provide incentives to developed the parcel since the previous use has been discontinued.






Lots 6, 8 and 29 can be classified under criteria E. Lot 6 has outstanding taxes in the amount of \$4,507.14. Lot 8 has outstanding taxes in the amount of \$7,892.63. Lot 6 has outstanding taxes in the amount of \$5,988.01. Properties with outstanding taxes and liens signify that an area is stagnant and unproductive. Therefore the area is in need of redevelopment to help contribute to the overall economic well being of the City.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 2, 3, 5, 7, 10-25, 28, 30, 32, and 34 are parcels which display minor property issues but can benefit from the redevelopment designation.

BLOCK 6102

**ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
1	566 Valley Street	Mixed Use, 2 Story, Commercial/3 Units VS, NC	Fair	5,406 sq. ft.		X									X	X			
2	596 Christopher St	Residential, 2 Story, 1 Unit, Built in 1869	Fair	5,549 sq. ft.								X	X					X	
3	594 Christopher St	Residential, 2 Story, 2 Units, Built in 1859	Fair	5,301 sq. ft.								X	X					X	
5	590 Christopher St	Residential, 2 Story, 2 Units, Built in 1889 US	Fair	2,200 sq. ft.								X	X					X	
6	586 Christopher St	Residential, 3 Story, 6 Units NC, US, HR	Fair	4,400 sq. ft.						X			X	X				X	






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6102

**ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
7	580 Christopher St	Church, 2 Story Structure w/ Parking IC, DB, NC	Good	6,499 sq. ft.															
8	576 Christopher St	Residential, 2 Story, 2 Units, Built in 1879 NC	Good	2,801 sq. ft.					X										
9	574 Christopher St	Vacant, Parking/ Vehicle Storage DB, IC, CF, US, NC, L	Poor	2,500 sq. ft.				X											
10	572 Christopher St	Residential, 2 1/2 Story, 2 Units, Built in 1859 US	Fair	2,500 sq. ft.															
11	568 Christopher St	Residential, 2 Story, 4 Units, Built in 1993 US	Fair	3,598 sq. ft.															






Site Abbreviation Meaning:

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BLOCK 6102

**ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5	6
12	569 Langdon St	Residential, 1 1/2 Story, 1 Unit, Built in 1839 CF	Fair	8,577 sq. ft.																
13	573 Langdon St	Residential, 2 Story, 2 Unit, Built in 1849 CF	Fair	8,577 sq. ft.																
14	579 Langdon St	Residential, 2 1/2 Story, 1 Unit, Built in 1889 US	Good	4,125 sq. ft.																
15	581 Langdon St	Residential, 2 Story, 1 Unit, Built in 1839 CF, US	Good	4,621 sq. ft.																
16	583 Langdon St	Residential, 2 Story, 1 Unit, Built in 1909 US	Good	1,642 sq. ft.																

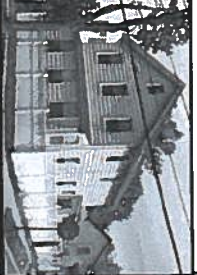




Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6102

**ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo				
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6	
17	569 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1876 US	Fair	4,591 sq. ft.											X	X					
18	575 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1919 US	Fair	3,123 sq. ft.											X	X					
19	577 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1919 US	Fair	3,123 sq. ft.											X	X					
20	579 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1871	Fair	6,251 sq. ft.											X	X					
21	583 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1841 CF	Fair	14,000 sq. ft.											X	X					






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6102

**ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
22	589 Tremont Ave	Residential, Condos, 2 Story	Fair															
23	597 Tremont Ave	Residential, 3 Story, 2 Units, Built in 1896 US	Fair	3,999 sq. ft.														
24	599 Tremont Ave	Residential, 2 1/2 Story, 1 Units, Built in 1841 US	Fair	3,123 sq. ft.														
25	601 Tremont Ave	Residential, 1 1/2 Story, 1 Units, Built in 1901 US	Fair	3,123 sq. ft.														
26	605 Tremont Ave	Mixed-use (Commercial/Residential), 1-2 Story VS, NC, US	Fair	3,223 sq. ft.														






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6102

**ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo			
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5	6
27	592 Valley St	Commercial, 1 1/2 Story Structure w/ garage V, NC	Poor	6,251 sq. ft.	X										X					
28	590 Valley St	Residential, 2 Story, 1 Unit, Built in 1899 US	Fair	4,029 sq. ft.								X	X		X				X	
29	588 Valley St	Residential, Built in 1899 US	Fair	3,899 sq. ft.					X			X	X		X				X	
30	584 Valley St	Residential, 2 Story, 1 Unit, Built in 1919 US	Fair	3,899 sq. ft.								X	X		X				X	
31	582 Valley St	Residential, 2 1/2 Story, 1 Unit, Built in 1899 V	Fair	4,739 sq. ft.				X				X			X				X	




Site Abreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6102

**ADJACENT STREETS: Valley Street, Christopher Street, Langdon Street, Tremont Avenue
LOT: 1-34**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
32	580 Valley St	Residential, 2 Story, 2 Units, Built in 1879	Fair	5,532 sq. ft.									X	X					
33	570 Valley St	Vacant Parcel, Vehicle Storage DB, V, OL, NC, L	Poor	6,900 sq. ft.				X					X	X					
34	570 Valley St	Residential, 2 Story, 1 Unit, Built in 1869 US	Fair	2,600 sq. ft.									X	X					

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6103**ADJACENT STREETS: Langdon Street, Christopher Street, Tremont Avenue, Train Tracks
LOT: 1-20**Redevelopment Criteria Block by Block Analysis

Lots 4 and 15 can be classified under the D criterion. Lot 4 is an industrial site that has several site issues such as undefined or poorly defined parking, lack of adequate screening, and excessive impervious coverage.

Lot 15 contains a residential structure however it is listed on the NJDEP database as being a contaminated site. This parcel should be included in the redevelopment area in order to provide incentives to developed the parcel should the existing use be discontinued.

Lots 15 and 20 can be classified under criteria E. Lot 15 has outstanding taxes in the amount of \$14,591.71. Lot 20 has three tax liens in the amount of \$81,808.57. Properties with outstanding taxes and liens signify that an area is stagnant and unproductive. Therefore the area is in need of redevelopment to help contribute to the overall economic well being of the City.

Lot 4 falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.






Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted

however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-3, 5-9, 10-14, and 16-18 are parcels which display minor property issues but can benefit from the redevelopment designation.

BLOCK 6103

**ADJACENT STREETS: Langdon Street, Christopher Street, Tremont Avenue, Train Tracks
LOT: 1-20**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	560 Christopher St	Residential, 2 Story, 6 Units US	Good	8,298 sq. ft.														
2	552 Christopher St	Residential, 2 Story, 1 Unit, Built in 1879 CF, US, L	Fair	3,101 sq. ft.														
3	546 Christopher St	Residential, 2 1/2 Story, 1 Unit, Built in 1891	Fair	5,001 sq. ft.														
4	538 Christopher St	Industrial, 1 Story Garage, Vehicle/ Equipment Storage CF, DB, OL, IC, NC, L	Poor	30,749 sq. ft.				X										
5	534 Christopher St	Residential, 3 Story, 3 Units, Built in 1891 US	Good	2,979 sq. ft.														






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6103

**ADJACENT STREETS: Langdon Street, Christopher Street, Tremont Avenue, Train Tracks
LOT: 1-20**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
6	533-535 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1900 CF, US	Fair	1,002 sq. ft.									X	X				X	
7	537 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1891 US	Fair	3,123 sq. ft.									X	X				X	
8	539 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1891 US	Fair	3,250 sq. ft.									X	X				X	
9	541 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1891 US	Good	3,123 sq. ft.									X	X				X	
10	543 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1899 CF, US	Good	3,001 sq. ft.									X	X				X	






Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LI-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6103

**ADJACENT STREETS: Langdon Street, Christopher Street, Tremont Avenue, Train Tracks
LOT: 1-20**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
11	545 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1899 CF, US	Fair	3,276 sq. ft.									X	X					
12	549 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1891 US	Fair	3,123 sq. ft.									X	X					
13	551 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1900 US	Fair	3,123 sq. ft.									X	X					
14	555 Tremont Ave	Residential, Condos, 3 Story NC, HR	Good										X	X					
15	559 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1967 B	Good	6,251 sq. ft.				X	X			X			X	X			






Site Abbreviation Meanings:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6103

**ADJACENT STREETS: Langdon Street, Christopher Street, Tremont Avenue, Train Tracks
LOT: 1-20**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
16	582 Langdon St	Residential, 2 Story, 1 Unit, Built in 1879 CF	Good	5,624 sq. ft.								X	X				X	
17	578 Langdon St	Residential, 2 Story, 1 Unit, Built in 1906 US	Good	4,500 sq. ft.								X	X				X	
18	576 Langdon St	Residential, 2 Story, 1 Unit, Built in 1884 US	Fair	3,798 sq. ft.								X	X				X	
19	572 Langdon St	Residential, 2 Story, 1 Unit, Built in 1899 US	Fair	3,825 sq. ft.								X	X				X	
20	570 Langdon St	Residential, 2 Story, 1 Unit, Built in 1899 US, L	Fair	3,825 sq. ft.					X			X	X				X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation; CF- Chain Link Fence; DB-Deficient Buffering/Screening; LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6104**ADJACENT STREETS: Scotland Road, Tremont Avenue, Christopher Street, Train Tracks
LOT: 1-3**Redevelopment Criteria Block by Block Analysis

Lots 2 and 3 are one story vacant commercial structures therefore they qualify for redevelopment under Criteria B. These parcels front Scotland Road and are large in size. The vacancy signifies a lack of investment within the area and should these properties be left unoccupied it could lead to interior and exterior deterioration.

Lot 1 can be classified under the D criterion. The current use, gas station, of the site has several site issues such as undefined or poorly defined parking, lack of adequate screening, and excessive impervious coverage. Additionally, the existing use is a source of environmental issues. This parcel should be included in the redevelopment area in order to provide incentives to develop the parcel should the existing use be discontinued.

Lots 1 and 2 can be classified under criteria E. Lot 2 has outstanding taxes in the amount of \$15,851.12. Lot 2 has outstanding taxes in the amount of 8,039.12 and a \$30,164.78 in tax liens. Properties with outstanding taxes and liens signify that an area is stagnant and unproductive. Therefore the area is in need of redevelopment to help contribute to the overall economic well being of the City.




Lots 1-3 falls within the UEZ. Under Criteria G, UEZs automatically qualify as areas in need of redevelopment for the purposes of granting tax incentives.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where

infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

BLOCK 6104

**ADJACENT STREETS: Scotland Road, Tremont Avenue, Christopher Street, Train Tracks
LOT: 1-3**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	559 Scotland Rd	Commercial, Gas Station, 1 Story Garage LAI, OL, DB, IC, NC, L, B	Poor	5,567 sq. ft.				X	X	X	X							
2	575 Scotland Rd	Commercial, 1 Story, V	Fair	10,001 sq. ft.		X		X	X	X				X			X	
3	583 Scotland Rd	Commercial, 1 Story V	Fair	16,727 sq. ft.		X				X	X						X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive ImperVIOUS Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening; LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6105**ADJACENT STREETS: Scotland Road, Tremont Avenue, Beach Street, Train Tracks
LOT: 1-6****Redevelopment Criteria Block by Block Analysis**






Lot 4 can be classified under the D criterion. The current use, auto body shop, of the site has several site issues such as undefined or poorly defined parking, lack of adequate screening, and excessive impervious coverage. Additionally, the existing use is a source of environmental issues. This parcel should be included in the redevelopment area in order to provide incentives to develop the parcel should the existing use be discontinued.

The entire block falls within the UEZ and fits the characteristics of a Smart Growth area due to the close proximity of public transportation, community facilities, walk-ability, and housing options.

The Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-3, 5 and 6 are parcels which display minor property issues but can benefit from the redevelopment designation.

BLOCK 6105

**ADJACENT STREETS: Scotland Road, Tremont Avenue, Beach Street, Train Tracks
LOT: 1-6**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	605 Scotland Rd	Commercial, 1 Story IC, DB	Fair	17,537 sq. ft.							X	X	X				X	
2	611 Scotland Rd	Residential, 2 Story, 2 Units, Built in 1924 CF, NC	Fair	3,999 sq. ft.							X	X	X				X	
3	613 Scotland Rd	Residential, 2 Story, 1 Unit, Built in 1904 NC	Fair	2,500 sq. ft.							X	X	X				X	
4	617 Scotland Rd	Commercial, 1 Story, Garage DB, IC, OL, CF, LAI, NC	Fair	15,899 sq. ft.				X			X	X					X	
5	519 Beach St	Residential, 2 Story, 2 Units, Built 1909 CF, US	Fair	2,448 sq. ft.							X	X	X				X	


Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6105

**ADJACENT STREETS: Scotland Road, Tremont Avenue, Beach Street, Train Tracks
LOT: 1-6**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment								Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	5		6	
6	521 Beach St	Residential, 2 Story, 1 Unit, Built in 1901 US	Fair									X	X	X						X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence; DB- Deficient Buffering/Screening; LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6106

**ADJACENT STREETS: Tremont Avenue, Langdon Street, Train Tracks
LOT: 1-9**

Redevelopment Criteria Block by Block Analysis

Lots 2 and 6 can be classified under the D criterion. The existing residential properties are vacant. The vacancy of these properties can lead to deterioration and dilapidation if inhabited for a long period of time. These parcel should be included in the redevelopment area in order to provide incentives for infill development.

Lots 3, 6 and 8 can be classified under Criteria E. Lot 3 has \$7,754.79 in outstanding taxes. Lot 6 has a tax lien in the amount of \$14,903.06 and is dilapidated vacant house. Lot 8 has a \$6,921.78 in outstanding taxes. Financial issues with a property can result in a stagnant or not productive site which can be a burden to the City and the owner. It would be the best interest of the City to use redevelopment powers to prevent further decline in property value.






Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1, 4-5, 7 and 9 are parcels which display minor property issues but can benefit from the redevelopment designation.



BLOCK 6106

**ADJACENT STREETS: Tremont Avenue, Langdon Street, Train Tracks
LOT: 1-9**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo		
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4	5
1	562 Tremont Ave	Residential, 2 1/2 Story, 2 Units, Built in 1914 US	Fair	3,250 sq. ft.									X	X					
2	560 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1879 V, US	Fair	3,001 sq. ft.				X					X	X					
3	558 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1899	Fair	6,251 sq. ft.					X				X	X					
4	552 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1904 US	Fair	3,877 sq. ft.									X	X					
5	548 Tremont Ave	Residential, 2 1/2 Story, 1 Unit, Built in 1909 US	Fair	3,376 sq. ft.								X	X						





Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation; CF- Chain Link Fence; DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts; VS- Vacant Storefront; S- Lack of Sidewalk, LL- Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6106

**ADJACENT STREETS: Tremont Avenue, Langdon Street, Train Tracks
LOT: 1-9**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
6	546 Tremont Ave	Residential, 2 Story, 1 Unit, Trash/Debris, Built in 1901 V, CF, US, L	Poor	2,500 sq. ft.				X	X				X					
7	544 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1901 CF, US	Fair	2,500 sq. ft.								X	X				X	
8	540 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1901 US	Fair	2,500 sq. ft.				X				X		X	X		X	
9	538 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1968	Fair	5,332 sq. ft.							X	X		X			X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6107**ADJACENT STREETS: Valley Street, Tremont Avenue, Langdon Street
LOT: 1-8**Redevelopment Criteria Block by Block Analysis






Lot 3 can be classified under the D criterion. On the tax records the property is listed as residential however, the parcel is currently vacant containing no structures. The parcel is adjacent to a restaurant with a large parking area. The property is not properly buffered and could potential be used for dumping of trash and debris from the neighboring uses. This parcel should be included in the redevelopment area in order to provide incentives to developed the parcel should the existing use be discontinued.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1, 2, and 4-8 are parcels which display minor property issues but can benefit from the redevelopment designation.

BLOCK 6107

**ADJACENT STREETS: Valley Street, Tremont Avenue, Langdon Street
LOT: 1-8**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5
1	606 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1879	Fair	6,251 sq. ft.									X	X				X	
2	602 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1881	Fair	6,251 sq. ft.									X	X				X	
3	596 Tremont Ave	Vacant Land, Trash/Debris V, US, L	Poor	4,373 sq. ft.				X					X					X	
4	619 Langdon St	Commercial, 2 Story NC	Fair	1.03 acres									X	X				X	
5	584 Tremont Ave	Residential, 3 Story, 3 Units, Built in 1911	Good	7,802 sq. ft.									X	X				X	




Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6107

**ADJACENT STREETS: Valley Street, Tremont Avenue, Langdon Street
LOT: 1-8**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment								Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4	5		6
6	580 Tremont Ave	Residential, 2 Story, 2 Units, Built in 1879	Fair	12,502 sq. ft.									X	X						
7	570 Tremont Ave	Residential, 2 1/2 Story, 2 Units, Built in 1889 US	Fair	4,901 sq. ft.									X	X						
8	611 Langdon St	Residential, 2 Story, 1 Unit, Built in 1909 US	Fair	1,498 sq. ft.									X	X						

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6108**ADJACENT STREETS: Tremont Avenue, Valley Street
LOT: 1-7**Redevelopment Criteria Block by Block Analysis






Lots 6 and 7 can be classified under Criteria E due to tax liens of \$1,690.41 and 1,905.53, respectively. Financial issues with a property can result in a stagnant or not productive site which can be a burden to the City and the owner. It would be the best interest of the City to use redevelopment powers to prevent further decline in property value.

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1-5 are parcels which display minor property issues but can benefit from the redevelopment designation.

BLOCK 6108

**ADJACENT STREETS: Tremont Avenue, Valley Street
LOT: 1-7**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment							Rehabilitation						Photo				
					A	B	C	D	E	F	G	H	Sec 3	1	2	3	4		5	6		
1	640 Tremont Ave	Residential, 2 Story, 2 Units US, L	Fair	1,498 sq. ft.											X	X						
2	634 Tremont Ave	Commercial, No Structure, Equipment Storage CF, OL, DB, IC, NC, L	Poor	13,312 sq. ft.											X	X						
3	628 Tremont Ave	Commercial, 2 Story OL, IC, NC, L	Fair	13,878 sq. ft.											X	X						
4	626 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1879 CF, NC	Good	3,750 sq. ft.											X	X						
5	622 Tremont Ave	Residential, 2 Story, 1 Unit, Built 1879 NC, US	Good	3,750 sq. ft.											X	X						



Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage



BLOCK 6108

**ADJACENT STREETS: Tremont Avenue, Valley Street
LOT: 1-7**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
6	620 Tremont Ave	Residential, 2 Story, 1 Unit, Built in 1874	Good	5,502 sq. ft.					X						X	X	X	
7	614 Tremont Ave	Mixed Used, Commercial/3 Units, 2 Structures, 1-2 Story	Fair	5,502 sq. ft.					X						X	X	X	

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V-Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB-Deficient Buffering/Screening, LAI - Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LL-Lack of Lighting, HR-Height Requirement, FY - Front Yard Setback, EB- Excessive Building Coverage





BLOCK 6303**ADJACENT STREETS: Laurel Street, Scotland Road, Tremont Avenue
LOT: 1, 3**Redevelopment Criteria Block by Block Analysis

Additionally, the lots within this block can be designated under Criteria H. The Smart Growth criteria permits a municipality to designate an area in need of redevelopment if it is consistent with smart growth planning principals. Smart Growth directs new growth to locations where infrastructure and services area available, limits sprawl development, protects the environment, and enhances and rebuilding existing communities.

Section 3 Criteria allows for parcels that are not considered to be blighted however, inclusion in the redevelopment area could be determined critical to the areas successful development. Lots 1 and 3 are parcels which display minor property issues but can benefit from the redevelopment designation.

BLOCK 6303

**ADJACENT STREETS: Laurel Street, Scotland Road, Tremont Avenue
LOT: 1, 3**

Lot	Address	Site Description & Issues	Property Condition	Lot Area	Redevelopment						Rehabilitation						Photo	
					A	B	C	D	E	F	G	H	Sec 3	1	2	3		4
1	612-614 Scotland Road	Commercial, 1 Story	Fair	23,596 sq. ft.							X	X	X					
3	594 Scotland Road	Mixed Use, 2 Story	Fair	10,102 sq. ft.							X	X	X	X				

Site Abbreviation Meaning:

NC- Non-conforming use; US- Undersized lot; V- Vacant; IC- Excessive Impervious Coverage; OL- Obsolete Site Layout; L- Low Improvement Ratio; B- Brownfield; T- Tax Issues; I- Inspection Violations; H- Health Citation, CF- Chain Link Fence, DB- Deficient Buffering/Screening, LAI- Land use w/adverse impacts, VS- Vacant Storefront, S- Lack of Sidewalk, LI- Lack of Lighting, HR- Height Requirement, FY- Front Yard Setback, EB- Excessive Building Coverage



4.3 FINDINGS

Based upon the analysis of existing conditions within the study area, it can be concluded that the parcels within the study area meets some of the LRHL statutory criterion. Due to the close proximity of the study area to community facilities and public transportation, the area possesses attributes of the smart growth principles mentioned in Section 2.5 of this study. It is recommended that the Orange Planning Board and City Council determine the study area as an area in need of redevelopment and/or area in need of rehabilitation based on the findings below.

AREA IN NEED OF REDEVELOPMENT

A “A” Criteria applies to Block 6006, Lots 2, 6, 7 and Block 6102, Lots 1 and 27. The current condition of the structure is unsafe, substandard and is not conducive to the unwholesome working conditions.

B Three (3) parcels within the study area were assigned Criteria “B”: Block 6102, Lot 26 and 6104, Lots 2 and 3. The commercial use has been discontinued from the site. It was evident these lots fit the “B” designation due to vacant storefront, for rent signs, roll-down metal gates during operational business hours.

C Sixteen (16) parcels within the study area were classified under the “C” Criteria: Block 6001, Lots 7, 12; Block 6003, Lot 41; Block 6004, Lot 7; Block 6005, Lot 4; Block 6006; Lot 1; Block 6007 Lot 3; Block 6008, Lots 21, 26, 30, 27; Block 6009, Lots 6, 7, 20; and Block 6102, Lots 9, 33. Some of these parcels are privately owned and have been vacant for over ten years. The “C” Criteria enables the City to use the redevelopment process to generate development through the instrumentality of private capital.

D The study area includes twenty-seven (27) parcels that can be classified under the “D” Criteria: Block 3903, Lot 1; Block 3908, Lot 1; Block 3909, Lot 1; Block 3910, Lot 6; Block 3911, Lot 1;

Block 3912, Lot 1; Block 5901, Lot 1; Block 5902, lot 24; Block 6001, Lot 9; Block 6003, Lots 21, 24, 25, 26; Block 6004, Lot 1; Block 6101, Lots 5, 7, 13, 17, 18; Block 6102, Lot 31; Block 6103, Lots 4, 15; Block 6104, Lots 1; Block 6105, Lot 4; Block 6106, Lot 2, 6 and Block 6107, Lot 3. The “D” Criteria focuses on building and other site improvements as well as addresses how the site functions. Conditions that could lead to a conclusion that a property meets the “D” Criteria includes: lack of sidewalks or pedestrian amenities; impervious ground coverage; vacant land; land uses that may have an adverse impact on surrounding areas; and lack of adequate buffering and screening. The study area includes the aforementioned parcel with one or more of those descriptions.

E There are forty-four (44) parcels within the study area that were assigned “E” Criteria. Block 3903, Lot 1; Block 3908, Lot 1; Block 3909, Lot 1; Block 3910, Lot 6; Block 3911, Lot 1; Block 3912, Lot 1; Block 5901, Lot 1; Block 5902, Lot 24; Block 6001, Lot 9; Block 6003, Lots 6, 16, 18, 20, 23, 25; Block 6004, Lots 1, 4, 7, 8, 13; Block 6005, Lot 6; Block 6006, Lots 1, 6, 7; Block 6008, Lots 23, 26, 37; Block 6009, Lots 3, 7; Block 6101, Lots 2, 5, 6, 12, 16; Block 6102, Lots 6, 8; Block 6103, Lots 15, 20; Block 6104, Lot 1; Block 6105, Lot 4; Block 6106, Lots 3, 6, 8; and Block 6108 Lot 6, 7. This criteria focuses on the lack of growth and stagnation through issues with title, diverse ownerships, tax liens, and /or back taxes.

F None of the properties within the study area are under the “F” Criteria.

G Seventy-nine (79) parcels within this study area applies to Criteria G. Block 3801, Lots 1-3; Block 3802, Lot 1; Block

3901, Lots 1, 3-5, 7-14; Block 3902, Lot 1; Block 3903, Lots 1, 27-29; Block 3907, Lot 11-13; Block 3908, Lot 1; Block 3909, Lots 1, 2; Block 3910, Lots 1-7; Block 3911, Lot 1; Block 3912, Lot 1; Block 5901, Lot 4-8; Block 5902, Lots 1-4, 24; Block 5903, Lots 1-5; Block 6003, Lots 26, 31-35; Block 6004, Lots 1, 2, 4, 5; Block 6005, Lot 1-7; Block 6104, Lots 1-3; Block 6105, Lots 1-6; Block 6360, Lots 1, 3. Criteria G states, "In municipalities in which an enterprise zone has been designated pursuant to the "NJ Enterprise Zones Act; P.L. 1983, c.303 (c.52:27H-60et. seq.) the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of development. The New Jersey Department of Community Affairs has designated Plainfield as one of the 32 Urban Enterprise Zones.

H

This criterion applies to all parcels included in the study area. In 2003, the LHRL was amended to include the smart growth criterion which encourages livable neighborhoods. It is a planning approach that direct new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhanced and rebuilds existing communities. The existing neighborhood, in which the study area is located, has public transportation options, surrounding mixed used development, open space and neighborhood amenities within walking distance.

AREA IN NEED OF REHABILITATION

Fourteen (14) parcels within the study area qualify for Criteria "1" (Block 6003, Lot 21; Block 6004, Lot 1; Block 6006, Lots 1, 2, 6, 7; Block 6008, Lot 37; Block 6009, Lots 6, 7, 20; Block

1

6101, Lot 7; Block 6102, Lots 27, 33; and Block 6107, Lot 3. Portions of both structures are deteriorating (Boarded windows, chipped paint, missing siding, chain linked fence, overgrowth, etc.)

2

The majority of the residential properties within the study area are more than 50 years old. Block 3801, Lot 3; Block 3802, Lot 1; Block 3901, Lots 4-6, 10; Block 3903, Lots 1, 28; Block 3907, Lots 11, 12; Block 3910, Lots 2-4; Block 5901, Lots 2, 3, 5-8; Block 5902, Lots 1-3; Block 5903, Lots 1, 2, 4, 5; Block 6001, Lots 1, 3, 5, 6, 8-10; Block 6003, Lots 1-3, 5, 7, 9, 12, 13, 15-20, 22, 27-40 lies within the study area and were found to satisfy criterion "2."

3

Twenty-one parcels within the study area are either vacant, abandoned or underutilized and hence, were found to satisfy "3" Criteria. Block 6006, Lots 2, 6, 7; Block 1, 27; Block 6001, Lots 7, 12; Block 6003, Lot 41; Block 6004, Lot 7; Block 6005, Lot 4; Block 6006, Lot 1; Block 6007, Lot 3; Block 6008, Lots 21, 26, 30, 37; Block 6009, Lots 6, 7, 20; and Block 6102, Lots 9, 23 lie within the study area and were found to be meet the third criteria.

4

Forty-six parcels within the study area can be classified under the area in need of rehabilitation Criteria 4: Block 3901, Lot 4; Block 5901, Lot 4; Block 5902, Lot 1, 2; Block 5903, Lot 3; Block 6001, Lot 5; Block 6003, Lots 8, 16, 18, 20, 23, 25, 39; Block 6004, Block 1, 4, 7, 8; Block 6005, Lot 6; Block 6006, Lots 1, 6, 7; Block 6007, Lots 3, 7; Block 6008, Lots 23, 26, 37; Block 6009, Lots 3, 6, 15; Block 6101, Lots 2, 6, 12, 16; Block 6102, 6, 8, 29; Block 6103; Lots 19, 20; Block 6104, Lots 1, 2; Block 6106, Lots 3, 6, 8; and Block 6108, Lots 6, 7. These property have significant amounts of

outstanding property taxes and/or tax liens.

5

Block 6103, Lot 15; Block 6104, Lot 1; Block 3907, Lot 13; Block 3910, Lot 6; Block 6002, Lot 1; and Block 6101, Lot 5 are listed as a potential brownfield sites and satisfy the “5” Criterion. This criterion includes properties that have existing environmental contamination that is discouraging improvements and investments in the property.

6

This criterion applies to all the parcels included in the study area. The criterion involves properties in the study area where the majority of the water and sewer infrastructure is at least 50 years old.

SECTION 3: Several parcels within the study area can be considered under the Section 3 qualifications. Such properties can include: properties located within and surrounded by blighted areas, properties that are needed to provide access to an area in need of redevelopment, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area’s successful redevelopment. These lots are not detrimental to public health, safety or welfare however, their inclusion in the study area are essential to effective redevelopment of the area.

5.0 CONCLUSION

The foregoing investigation report has been prepared to determine whether properties within the Central Valley neighborhood meet the statutory criteria for designating an “Area in Need of Redevelopment” and/or “Area

in Need of Rehabilitation” pursuant to the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (“LRHL”). The study area is located in an old industrial/manufacturing neighborhood. The investigated area is in need of revitalization and certain parcels display signs of dilapidation, vacancy, and obsolete layouts. The area should be revitalized in order to support the existing residential properties and provides uses to support the use of the Highland Train Station.

For the reasons articulated in Section 2.7 and 4.0 of this report relating to vacant parcels, surrounding low density development and comprehensive design; it is recommended that the City Council and Planning Board take the action necessary as prescribed by the LRHL to declare the parcels noted within the study area in an “Area in Need of Redevelopment” and “Area in Need Rehabilitation”. Once declared as an “Area in Need of Redevelopment and Rehabilitation”, a redevelopment plan and/or rehabilitation plan can be prepared and implemented to ensure property utilization and development of properties within the study area.

