TOWNSHIP OF DELANCO

BURLINGTON COUNTY, NEW JERSEY

PRELIMINARY INVESTIGATION

"NEED FOR REDEVELOPMENT"

PREPARED FOR:

THE JOINT LAND USE BOARD OF THE TOWNSHIP OF DELANCO

PREPARED BY:

BURLINGTON COUNTY OFFICE ECONOMIC DEVELOPMENT AND REGIONAL PLANNING
50 RANCOCAS ROAD
P.O. BOX 6000
MOUNT HOLLY, NEW JERSEY

June 2002

TOWNSHIP OF DELANCO

BURLINGTON COUNTY, NEW JERSEY

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"AREA IN NEED OF REDEVELOPMENT"

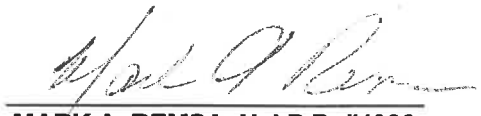
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MARK A. REMSA, N.J.P.P. #4039

TOWNSHIP OF DELANCO
BURLINGTON COUNTY, NEW JERSEY

PRELIMINARY INVESTIGATION

"AREA IN NEED OF REDEVELOPMENT"

June 2002

MAYOR

John Browne

TOWNSHIP COMMITTEE

Victor Vittorino, Deputy Mayor

William Dillenbeck
Joseph Galvano
Kate Fitzpatrick

Township Administrator – Roseann M. Lameiras
Township Clerk – Janice M. Lohr
Township Solicitor – Douglas Heinold, Esq.
Township Engineer – William T. Birdsall

JOINT LAND USE BOARD

Laurie E. van Genderen, Chairperson

Vince Amico
Winston Chafin
John Fenimore

William Matulewicz
William Morris

Ann Moore
David Risilia
Victor Vittorino

Alternates

Michael Bennett

Thomas Lord

Joint Land Use Board Secretary – Roseann Lameiras
Joint Land Use Board Solicitor –George Matteo, Esquire
Joint Land Use Board Engineer—William T. Birdsall

I. INTRODUCTION

A. Purpose

On May 7, 2002, the Township Committee of the Township of Delanco, Burlington County, New Jersey authorized, by resolution #2002-76, the Delanco Township Joint Land Use Board to undertake a preliminary investigation to determine whether areas of the township are redevelopment areas according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment and Housing Law (RHL). Pursuant to this assignment mandated by the township's governing body, the Joint Land Use Board engaged in the preparation of this preliminary investigation to determine whether there are areas of the township in need for redevelopment and upon completion of said preliminary investigation, found two areas of the township to be in need of redevelopment according the criteria set forth in the RHL.

The Delanco Township Joint Land Use Board has prepared the following preliminary "need for redevelopment" investigations, which contain maps showing the boundaries of the proposed redevelopment area and the location of properties included therein and provides a statement setting forth the basis for the investigation.

B. Definitions

The following definitions, which are set forth in N.J.S.A., 40A:12A-3 of the RHL, are pertinent to this preliminary investigation:

Redevelopment -- means clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or "area in need of redevelopment" -- means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Rehabilitation --means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

Rehabilitation area or "area in need of rehabilitation"--means any area determined to be in need of rehabilitation pursuant to N.J.S.A. 40A:1A-14.

II. IDENTIFICATION OF PROPOSED REDEVELOPMENT AREA

A. Boundary

Two geographic areas meet the redevelopment area criteria set forth in the RHL. The boundaries of the proposed redevelopment areas are shown on Map Number 1 in Appendix A and Map Number 2 in Appendix B. The areas are generally described as follows:

Redevelopment Area I Coopertown Road: The first area includes three vacant parcels of land located along Coopertown Road and the Southern New Jersey Light Rail Transit System (SNJLRTS) right-of-way. The parcels are adjacent to the Edgewater Park Township municipal boundary. The parcels are contiguous and currently zoned PI—Planned Industrial. (The 2000 Master Plan Update: Land Use Element identifies the proposed zoning as I-2—General Industrial). Redevelopment Area I also includes two commercial parcels and a farm across the road from the vacant land.

Redevelopment Area II—Creek Road: The second area is located in the southern portion of Delanco Township. A cluster of properties located along Creek Road are zoned PI (identified as I-2 in the 2000 Master Plan Update). Another parcel, which is zoned C-1-Highway Commercial, is located along Route 130. (The 2000 Master Plan Update: Land Use Element identifies the proposed zoning as C-3—Highway Commercial). These properties have vacant and/or abandoned buildings and structures.

B. Identification of Properties.

The following properties identified by block and lot numbers as assigned by the Tax Assessor of Township of Delanco are located within the proposed redevelopment areas:

Redevelopment Area I: Coopertown Road (near Edgewater Park Township line)

Block Number	Lot Number(s)	Acre(s)
1900	8	49.01
	7	32.75
	6	34.19
2000	11	3.39
	11.01	.89
	13	.93
	13.03	10.84

Redevelopment Area II: Creek Road (near Edgewater Park Township line)

Block Number	Lot Number(s)	Acre(s)
2000	15	2.89
	15.01	1.10
	15.02	2.25
	15.03	2.04
	15.04	1.11
2200	2.01	6.07
	3	32.02

III. BASIS FOR INVESTIGATION STATEMENT

A. Conditions Establishing Need for Redevelopment

The following criteria set forth in N.J.S.A. 40A:12A-5 of RHL are used to establish the conditions for determining if the area is in need for redevelopment:

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.

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 untenantable.

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.

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 use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

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 area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983.

Table 1- Conditions Establishing Need for Redevelopment Area

Area/Section No.	Cond. a.	Cond. b.	Cond. c.	Cond. d.	Cond. e	Cond. f	Cond. g
Redevelopment Area I— Coopertown Road		X	X				
Redevelopment Area II— Creek Road	X	X	X	X	X		

B. Basis of Investigation

Based on an investigation of determining whether the township has areas of need for redevelopment, it was found that the proposed redevelopment area, as described above, exhibit one or more of conditions a., b., c., d. or e. as established in N.J.S.A. 40A:12A-5. Detailed information on each parcel of land is found in Appendix F and Appendix G.

Condition a.

Redevelopment Area II contains substandard, obsolete and dilapidated structures.

Condition b.

The preliminary investigation found buildings that were previously used for commercial and industrial purposes in Redevelopment Areas I and II are now discontinued and have fallen into an advanced state of disrepair.

Condition c.

The preliminary investigation found that several properties in Redevelopment Areas I and II have remained vacant for more than ten (10) years.

Condition d.

The preliminary investigation found several of the properties in Redevelopment Area I and II have buildings and improvements exhibiting one or more of the following conditions: dilapidation; obsolescence; faulty arrangement and design; excess land coverage and obsolete layout.

Condition e.

Diverse ownership of properties is prevalent in Redevelopment Area II.

Condition f.

There is no evidence that properties have been altered or depreciated due to natural causes.

Condition g.

No properties are located within a "New Jersey Enterprise Zone."

C. Conclusion

In conclusion, the Township of Delanco Joint Land Use Board finds that the areas, as previously identified in Section II B. of this preliminary investigation, are in need of redevelopment based on conditions a, b, c, d and e which are found to exist in these areas of the township.

Further, the Township of Delanco Joint Land Use Board submits this preliminary investigation to the governing body of the Township of Delanco with the recommendation to the governing body to adopt the proposed redevelopment area for the reasons set forth herein pursuant to the requirements set forth in N.J.S.A. 40A:12A-1 et seq.

APPENDIX A. TAX MAP SHOWING PROPOSED REDEVELOPMENT AREA I

APPENDIX B. TAX MAP SHOWING PROPOSED REDEVELOPMENT AREA II

APPENDIX C. LEGEND FOR CODE SYMBOLS

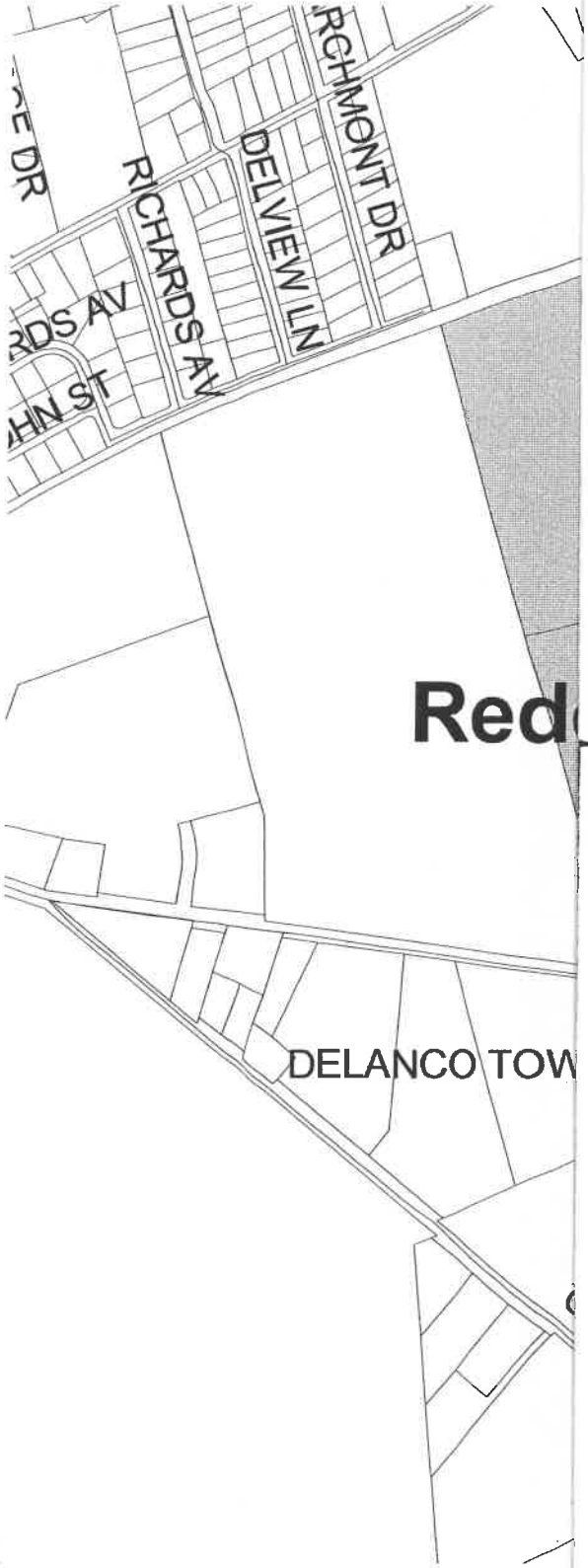
APPENDIX D. PROPOSED REDEVELOPMENT AREA I:
PROPERTY LISTING BY BLOCK, LOT, CLASS AND OWNER

APPENDIX E. PROPOSED REDEVELOPMENT AREA II:
PROPERTY LISTING BY BLOCK, LOT, CLASS AND OWNER

APPENDIX F. PHOTOGRAPHIC INVENTORY AND N.J.S.A. 40A:12A-1 CRITERIA OF PROPOSED REDEVELOPMENT AREA I

APPENDIX G. PHOTOGRAPHIC INVENTORY AND N.J.S.A. 40A:12A-1 CRITERIA OF PROPOSED REDEVELOPMENT AREA II

Delanco



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Appendix A

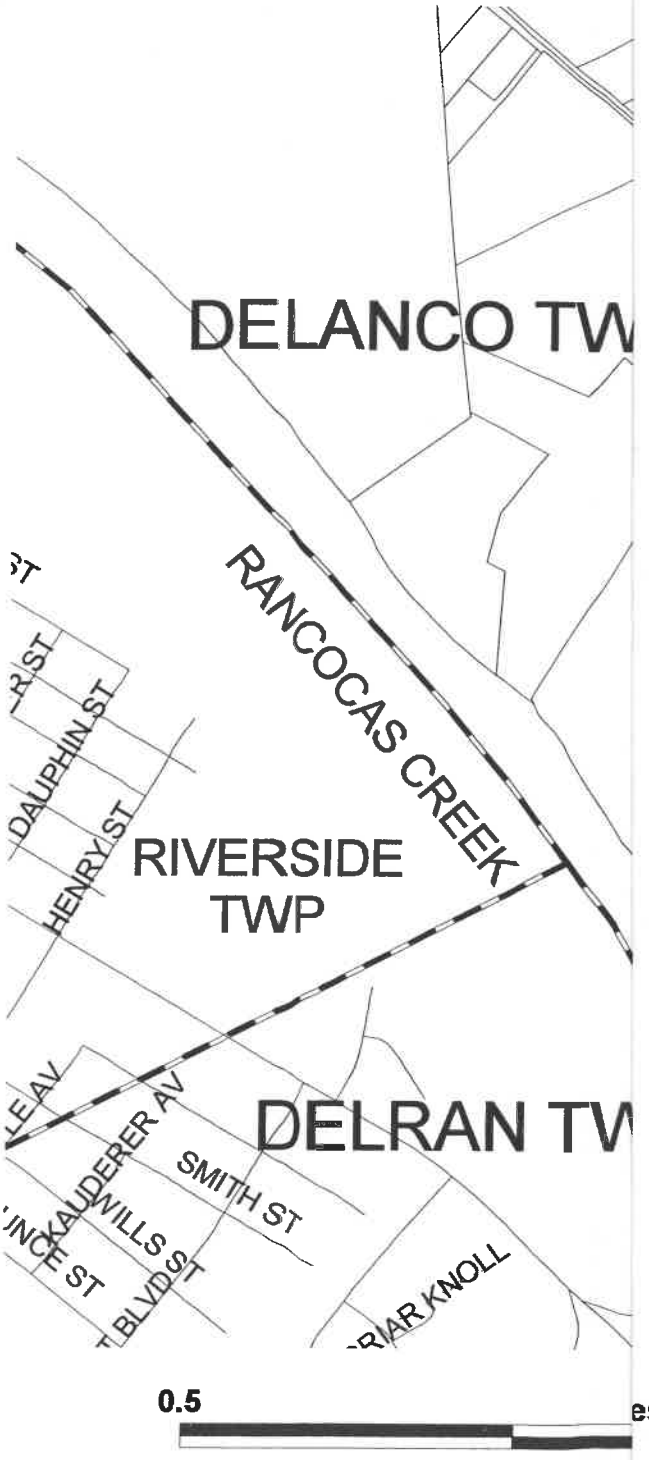
Township of Delanco
Redevelopment Area I Parcels
Coopertown Road

Legend

- **Township Boundaries**
- **Municipal Boundaries**
- **Delanco Tax Parcels**
- **RA I Parcels**
- **Roads**
- **Edgewater Park**

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Appendix B

Township of Delanco
Redevelopment Area II Parcels
Creek Road

Legend

- Township Boundaries
- Municipal Boundaries
- Delanco Tax Parcels
- RA II Parcels
- Roads
- Edgewater Park

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APPENDIX C

LEGEND FOR CODE SYMBOLS

The following is an explanation of code symbols found in Appendix D and E. The codes represent a brief description of the type of real property and buildings using the following format:

Real Property Class Codes: Codes for the type of taxable property

Taxable Property

1	Vacant Land
2	Residential
3A	Farm (regular)
3B	Farm (qualified)
4A	Commercial
4B	Industrial
4C	Apartment

Building Description Codes: Format

Sample Format: Number of Stories—Type of Structure—Style—Garage

Stories

S Prefix with number of stories Example: (2S: equals two stories)

Type of Structure:

AL	Aluminum siding
B	Brick
CB	Concrete block
F	Frame
M	Metal
RC	Reinforced concrete
S	Stucco
SS	Structural Steel
ST	Stone
W	Wood

Style:

A:	Commercial
B:	Industrial
C:	Apartments
D:	Dutch colonial
E:	English Tudor
F:	Cape Cod
L:	Colonial
M:	Mobile Home
R:	Rancher
S:	Split level
T:	Twin
W:	Row House
X:	Duplex
Z:	Raised Rancher
O:	Other
2:	Bi-level
3:	Tri-level

Garage:

AG:	Attached Garage
UG:	Unattached Garage

Examples 2SCBB: Two story, concrete block, industrial use

1SSA: One story, structural steel, commercial

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC
120	15	4A	5008 RT 130 N	1SCB
		Commercial		1 story, concrete block

Delanco Township: Preliminary Investigation Redevelopment Area I: Coopertown Road

BLOCK	LOT	Land	PROPERTY	PROP	BLD DESC	AC.	OWNER
1900	6		205 COOPERTOWN RD	1	2SF	49.01	MARTIN, JAMES J & SONS
1900	8	QFARM	1000 COOPERTOWN RD	3B		32.75	SARAS, INC
1900	7		900 COOPERTOWN RD	1		34.19	WINZINGER, ROBERT T INC
2000	11		1009 COOPERTOWN RD	4A	1SB	3.39	MEGEE, RUSSELL W & GRACE R
2000	11.01		1101 COOPERTOWN RD	4A	1SCB	0.89	GERLOCK, LAWRENCE A & DAVID B
2000	13		1107 COOPERTOWN RD	3A		0.18	CHANT, ETHEL MRS
2000	13		1107 COOPERTOWN RD	3A		0.75	CHANT, ETHEL MRS
2000	13.03	QFARM	1107 COOPERTOWN RD	3B		6.69	CHANT, ETHEL
2000	13.03	QFARM	1107 COOPERTOWN RD	3B		4.15	CHANT, ETHEL

Real Property Class Codes: (Prop)

1	Vacant Land
2	Residential
3A	Farm (Regular)
3B	Farm (qualified)
4A	Commercial
4B	Industrial

Building Description: (Bld Desc)

2SF:	Two story frame
1SB:	One Story Stucco Industrial
1SCB:	One Story Concrete Block

Delanco Township: Preliminary Investigation Redevelopment Area II: Creek Road/Route 130

BLOCK	LOT	PROPERTY	PROP	BLD DESC	AC.	OWNER
2000	15	900 CREEK RD	1		2.89	BRUNETTI, NICHOLAS M
2000	15.02	1100 CREEK RD	1		2.25	TOWNSHIP OF DELANCO
2000	15.04	1200 CREEK RD	4A	1CB	1.11	TOWNSHIP OF DELANCO
2000	15.03	1000 CREEK RD	4B		2.04	ATCO PALLET CO
2000	15.01	1300 CREEK RD	1		1.10	RENDFREY, THEODORE & SHARON SUE
2200	2.01	901 CREEK RD	1		6.07	TRINITY RESOURCES INC % REV
2200	3	RTE 130	4A	1SCB	32.02	TRINITY RESOURCES INC % REV

Real Property Class Codes: (Prop)

1	Vacant Land
2	Residential
3A	Farm (Regular)
3B	Farm (qualified)
4A	Commercial
4B	Industrial

Building Description: (Bld Desc)

1CB:	One Story Concrete Block
1SCB:	One Story Stucco Concrete Block

Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: none

Present Use: farming

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
1900	6	1	205 COOPERTOWN RD		2SF	49.01	MARTIN, JAMES J & SONS

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	x unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities:

Other Comments: The property is located near the tree line



Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: Winzinger, Inc.

Present Use: vacant land, material storage

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
1900	7	1	900 COOPERTOWN RD			34.19	WINZINGER, ROBERT T INC

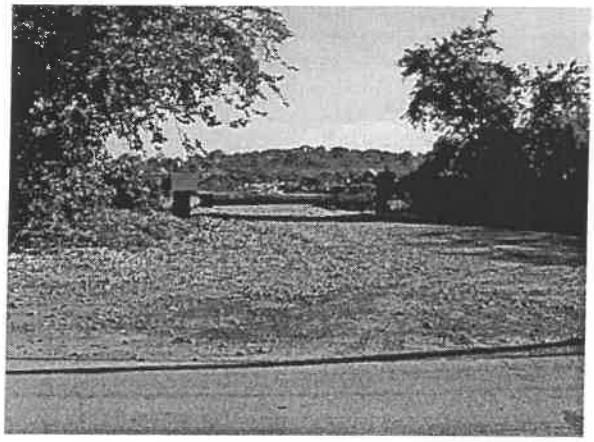
Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
		x		
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

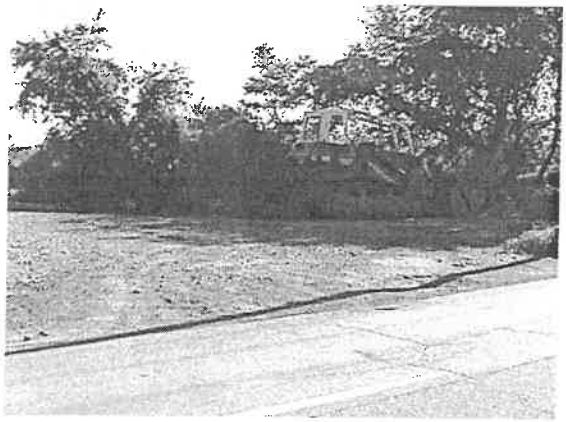
X: indicates conditions exist within identified parcel

Zoning Nonconformities:

Other Comments: various type of debris stored on site







Business: none

Present Use: farming

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
1900	8	QFARM	1000 COOPERTOWN RD		32.75	3 AC	SARAS, INC

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
		x		
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities:

Other Comments:



Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: three bay garage

Present Use: auto related business

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	11	4A	1009 COOPERTOWN RD		1SB	3.39	MEGEE, RUSSELL W & GRACE R

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
			x	
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities: The property is zoned PI—Planned Industrial

Other Comments: Property has recently been rented/occupied.





Business: none

Present Use: vacant/used for storage

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	11.01	4A	1101 COOPERTOWN RD		1SCB	0.89	GERLOCK, LAWRENCE A & DAVID B

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
	x		x	
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	Discontinued use, Abandoned Untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities: Currently zoned PI—Planned Industrial.

Other Comments: parking area not paved/ building used for storage



Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: farm stand, single-family residence

Present Use: farm with residence and farm stand

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	13		3A	1107 COOPERTOWN RD		0.18	CHANT, ETHEL MRS
2000	13		3A	1107 COOPERTOWN RD		0.75	CHANT, ETHEL MRS
2000	13		3A	1107 COOPERTOWN RD		1.00	CHANT, ETHEL MRS
2000	13.03	QFARM	3B	1107 COOPERTOWN RD		6.69	CHANT, ETHEL
2000	13.03	QFARM	3B	1107 COOPERTOWN RD		4.15	CHANT, ETHEL

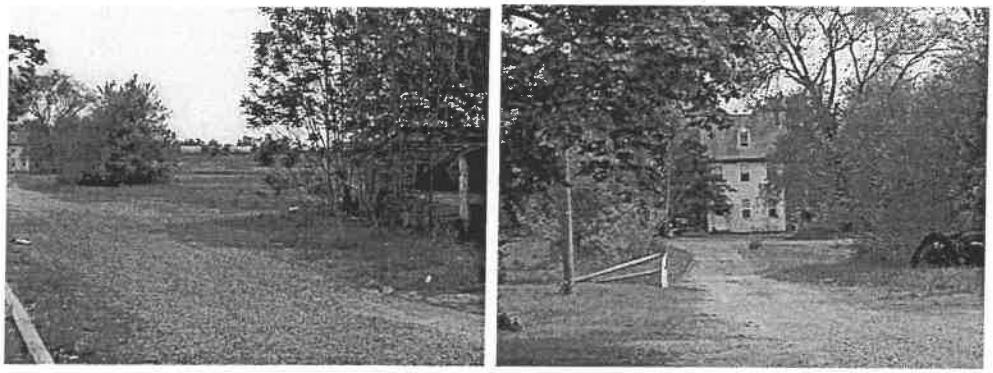
Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
	x		x	
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities: Property classified as a farm; currently zoned PI

Other Comments: Property is still used for agricultural purposes





Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: none

Present Use: vacant land

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	15	1	900 CREEK RD			2.89	BRUNETTI, NICHOLAS M

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	x unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities:

Other Comments: vacant land



Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: none

Present Use: vacant

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	15.02	1	1100 CREEK RD			2.25	TOWNSHIP OF DELANCO

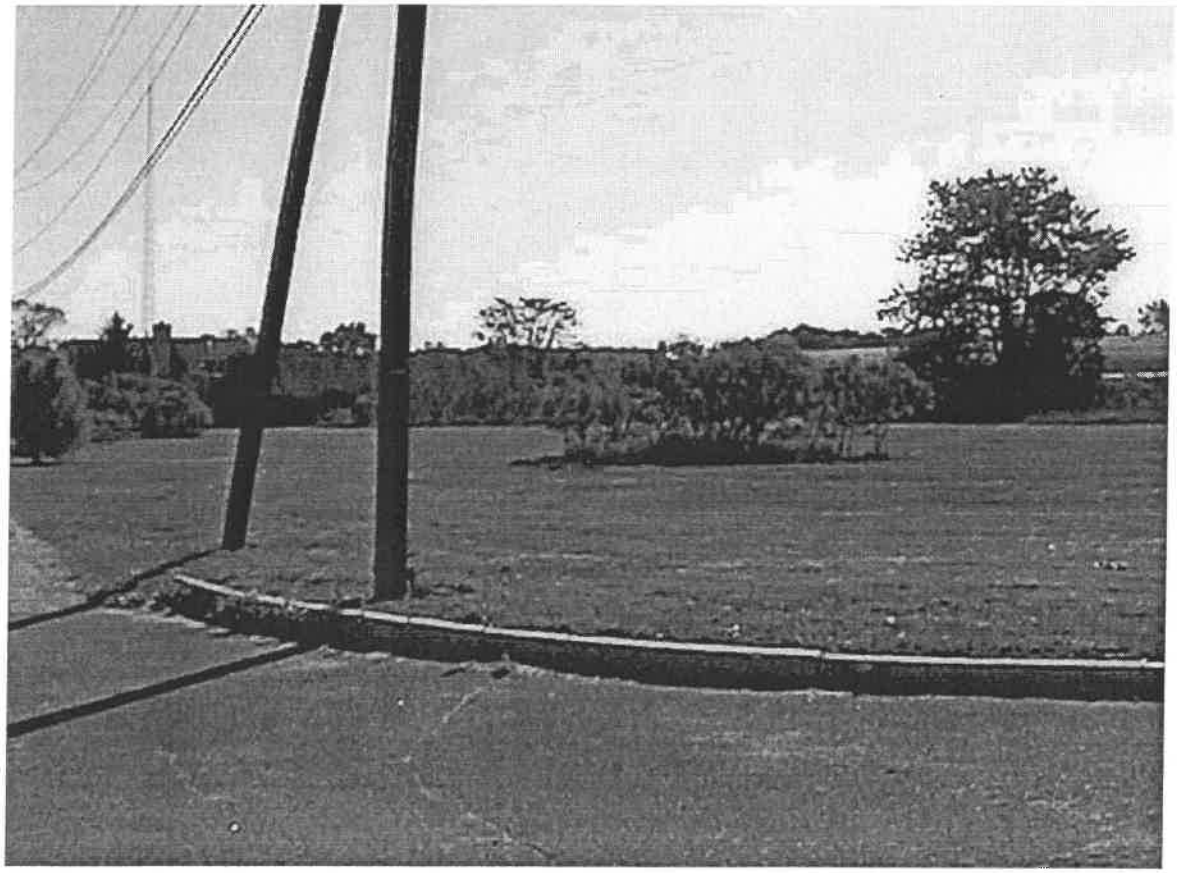
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A	B	C	D	E
		x		
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities:

Other Comments: Foreclosed on by Delanco Township



Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: roller rink

Present Use: vacant land

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	15.01	1	1300 CREEK RD			1.10	RENDFREY, THEODORE & SHARON SUE

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
		x		
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities:

Other Comments: Property located on Delanco Township/Edgewater Park boundary



Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: none

Present Use: vacant, partially completed structure

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	15.04	4A	1200 CREEK RD	1CB		1.11	TOWNSHIP OF DELANCO

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
x	x	x	x	x
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities:

Other Comments: Property foreclosed on by Delanco Township



Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: Atco Pallet

Present Use: Commercial/industrial

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2000	15.03	4B	1000 CREEK RD			2.04	ATCO PALLET CO

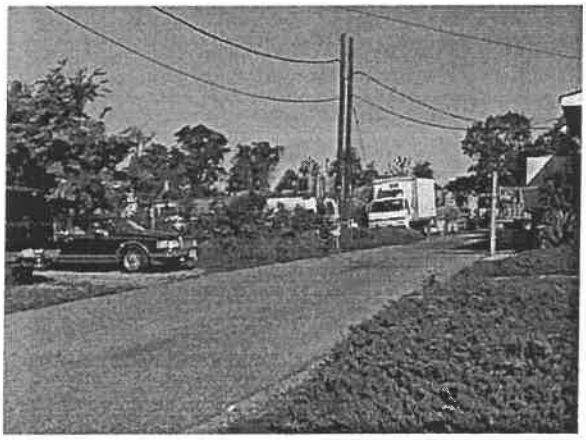
Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

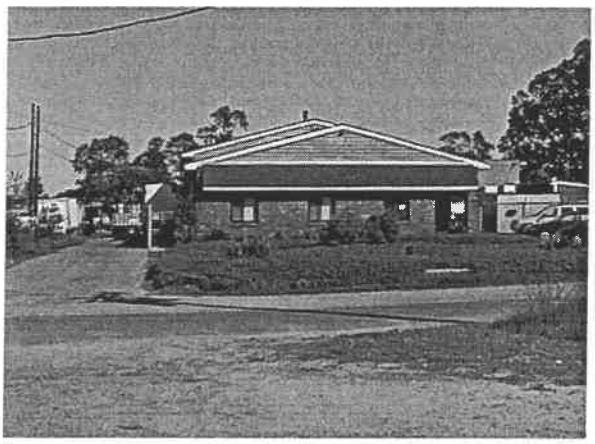
A	B	C	D	E
			x	
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities: Currently zoned Planned Industrial (PI)

Other Comments: open storage, unpaved parking surface





Fieldwork on Parcels Recommended for Redevelopment

Date of Field Survey: May 2002

Business: none

Present Use: vacant, unoccupied structures, lake

BLOCK	LOT	PROP CL.	PROPERTY LOCATION	BLD DESC	LAND_DESC	AC.	OWNER
2200	2.01	1	901 CREEK RD			6.07	TRINITY RESOURCES INC % REV
2200	3	4A	RTE 130		1SCB	32.02	TRINITY RESOURCES INC % REV

Conditions for determining if property is in need of redevelopment according to NJSA 40A:12A-5:

A	B	C	D	E
x	x	x	x	x
substandard, unsafe, unsanitary, obsolete, unwholesome living cond.	discontinued use, abandoned untenantable	unimproved vacant land, (remote) vacant > 10 yrs	dilapidated, obsolete layout, poor design deleterious use	lack of proper utilization, stagnant diverse owners

X: indicates conditions exist within identified parcel

Zoning Nonconformities: The property is zoned Highway Commercial District (C-1)

Other Comments: Several structures on the property are vacant and deteriorating.

