



Redevelopment Area Determination Report

**Non-Condemnation Study Area
Route 31 & 579**

Block 21: Lots 12-19

Block 23: Lots 1-13, 28, and 32

West Amwell Township

Hunterdon County, New Jersey

April 15, 2021

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Introduction

The purpose of this report is to determine whether portions of West Amwell Township, shown on the Study Area Map, referred to herein as the Study Area, qualify as an "area in need of redevelopment" and/or "area in need of rehabilitation" as defined in the Local Redevelopment and Housing Law (LRHL). This report is written pursuant to Section 6 of the LRHL, which provides the following:

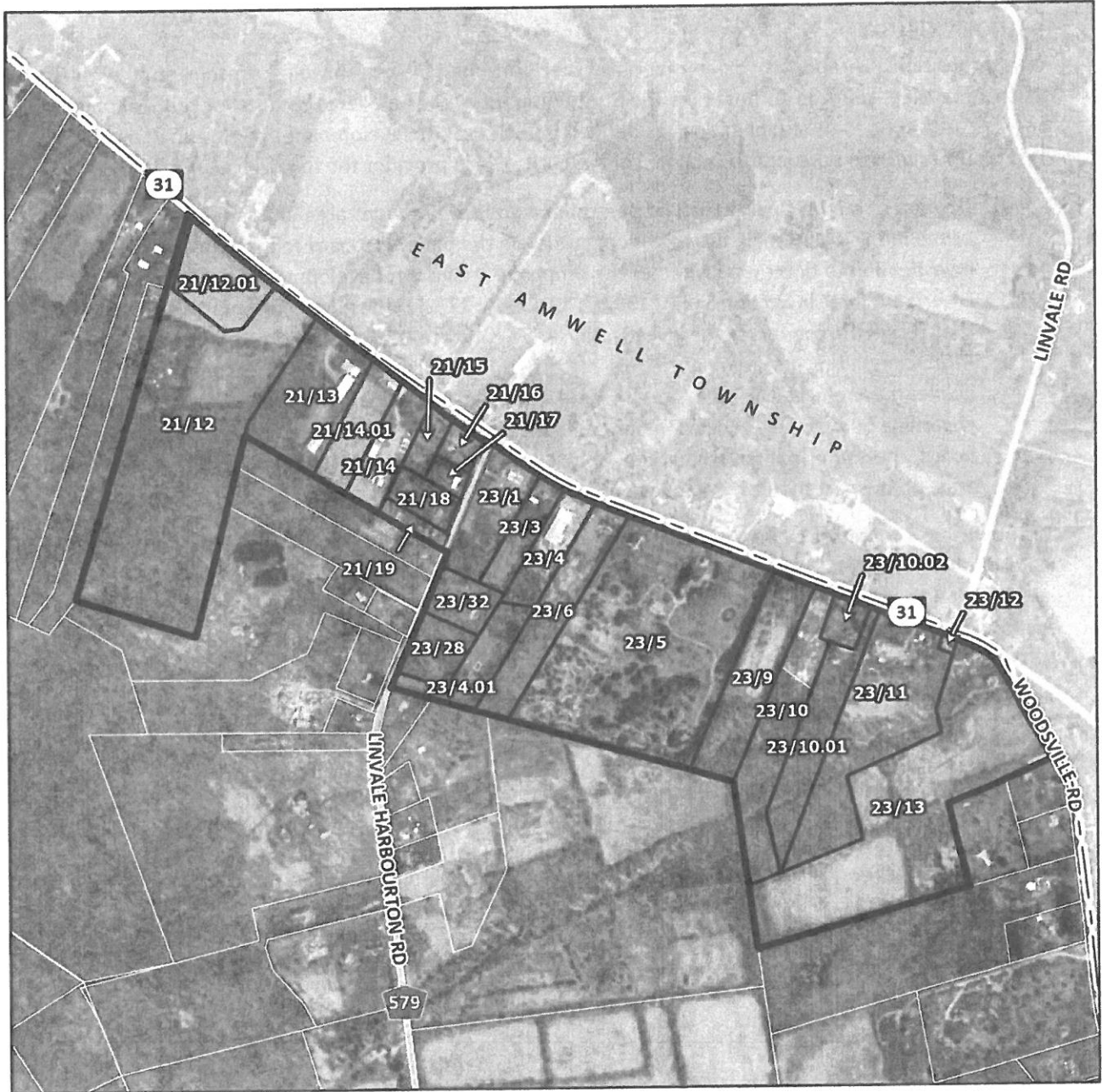
- a) No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P L 1992/ c 79 (C 40A: 12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- b) After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

The Township Committee of West Amwell in Resolution #97-2020 dated December 2, 2020 and amended in Resolution #39-2021 dated April 7, 2021, has authorized the Planning Board to undertake a preliminary investigation to determine if the Study Area is an area in need of redevelopment and/ or rehabilitation according to the criteria set forth in N.J.S.A. 40A: 12A-5 and to conduct a hearing in accordance with N.J.S.A. 40A: 12A-6.

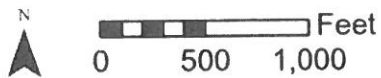
This report serves as the "statement setting forth the basis for the investigation" which is required by Section 6(b) of the LRHL (N J S A 40: 1 2A-6).

As defined by resolution, the proposed study area includes the following twenty-four (24) parcels:

Study Area Map



 Municipal Boundary  Study Area Boundary  Study Area (Block/Lot)



Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA

L&G
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Study Area Parcels

Block	Lot	Property Address	Acreage
21	12*	438 Route 31 N	31.38
21	12.01	434 Route 31 N	4.54
21	13	424 Route 31 N	7.49
21	14	420 Route 31 N	3.04
21	14.01	422 Route 31 N	3.77
21	15	418-418A Route 31 N	1.34
21	16	416 Route 31 N	1.24
21	17	1769 Linvale-Harbourton Rd	0.88
21	18	1767 Linvale-Harbourton Rd	2.00
21	19	1765 Linvale-Harbourton Rd	1.00
23	1	410 Route 31 N	3.89
23	3	406 Route 31 N	2.34
23	4*	404 Route 31 N	3.23
23	4.01	1748 Linvale-Harbourton Rd	3.45
23	5	394 Route 31 N	28.33
23	6	400 Route 31 N	6.00
23	9	388 Route 31 N	7.00
23	10	384 Route 31 N	7.23
23	10.01	380 Route 31 N	5.60
23	11	376 Route 31 N	12.60
23	12	374 Route 31 N	0.15
23	13*	370 Route 31 N	24.20
23	28	1750 Linvale-Harbourton Rd	2.70
23	32	1760 Linvale-Harbourton Rd	2.25
TOTAL			184.00

* = includes a consolidation of itemized tax records for buildings or farms

Study Area Overview

The Study Area comprises 24 parcels totaling 184 acres along NJ State Highway 31 (Route 31), which forms the border between East Amwell and West Amwell Township. The Study Area is located between Rocktown Lambertville Rd and Woodsville Rd and bisected by Linvale-Harbourton Road (County Route 579). The Study Area is depicted on the Study Area Map and shaded red on excerpts from the Township Tax Maps.

Land Use – MOD-IV land use classifications have been mapped on the Existing Land Use Map. The Study Area contains a mix of vacant, residential, commercial, and farmland uses. According to tax data, several residential dwellings in Block 23 have been subdivided into multiple apartment units. Several residential properties throughout the Study Area include commercial businesses such as storage or printing. Notable landmarks within the area include QuickChek, Amwell Valley Diner, Pine Creek Miniature Golf, Pine Creek Liquors, and Red Barn Milk Company.

Surrounding land uses are generally residential, agricultural, or undeveloped. Linvale United Methodist Church and home occupations are located across Route 31 in East Amwell Township in addition to single-family homes, farmland, and undeveloped land. State preserved open space and wildlife management areas are located within one-hundred feet of the Study Area.

The land use trend along much of Route 31 has been gradual development of commercial highway uses.

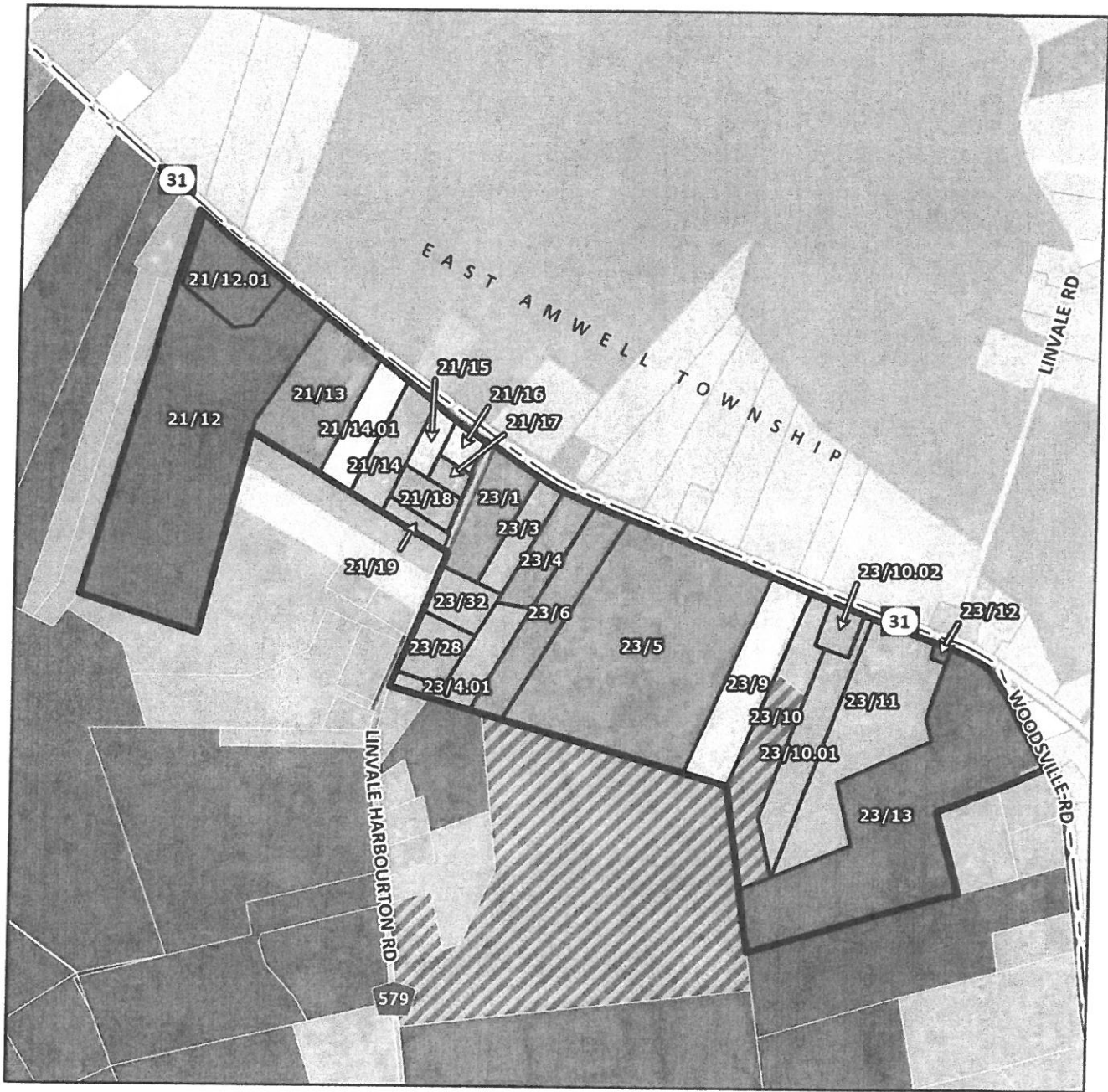
Environmental – Environmental features including streams, wetlands, known contaminated sites, flood zones, and preserved lands are shown on the Environmental Constraints map.

To the north of the Study Area, a tributary of Stony Brook begins in Block 21, Lot 12 and feeds through Lot 13 into Amwell Lake in East Amwell Township. To the south, Peters Brook runs eastward through Block 23, Lots 10, 10.01, 11, and 13, contributing to potential flood hazard during a 100-year storm.

According to land use/land cover data from NJDEP, wetlands of various classification are present in portions of the Study Area, most notably along stream corridors in the northernmost and southernmost lots. Deciduous wooded wetlands and agricultural wetlands are located in relation to the approximate boundaries of farmland and forest.

Critical habitat areas have been identified through Landscape Project v3.3 data provided by NJDEP and mapped on the appended Critical Habitat Map. Boundaries are based on NJDEP land use/land cover data and preferred and existing habitat of threatened and endangered species listed on the State and Federal lists. Properties in the northernmost and southernmost parcels of the Study Area contain critical habitat of Ranks 1 through 5, indicating potential wildlife corridors for environmentally sensitive species. The undeveloped forest to the rear of Block 21, Lot 12 contains potential vernal pool habitat as well.

Existing Land Use



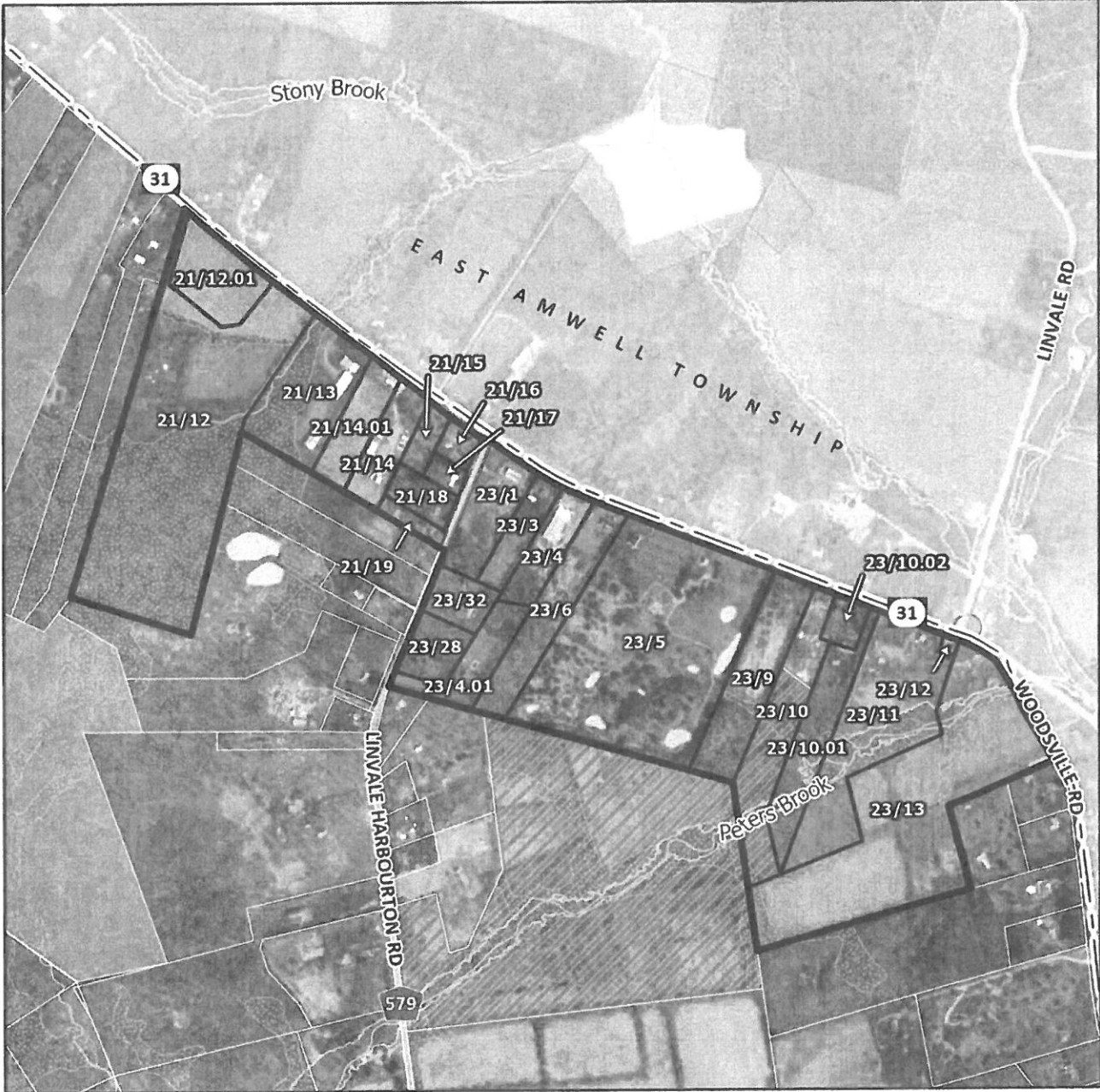
- | | | |
|------------------------|--------------------------|------------------------|
| Municipal Boundary | Existing Land Use | Residential (1-4 Unit) |
| Study Area Boundary | Vacant | Farmland (Regular) |
| Study Area (Block/Lot) | Public Property | Farmland (Qualified) |
| | Conservation Easement | Commercial |
| | Church & Charitable | |



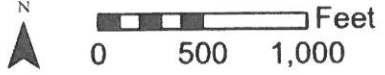
Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA



Environmental Constraints



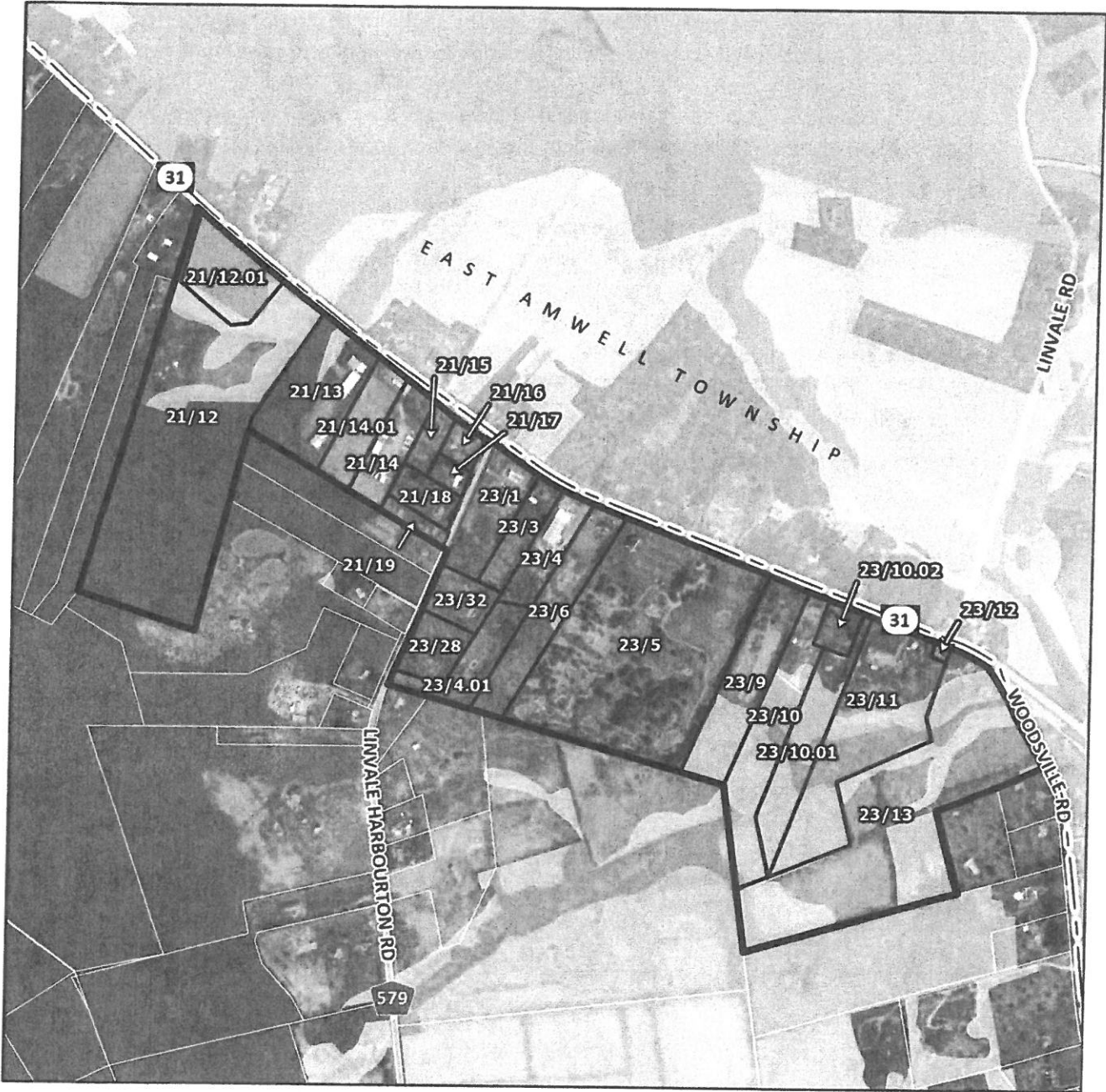
-  Municipal Boundary
-  Study Area Boundary
-  Study Area (Block/Lot)
-  Known Contaminated Site
-  Streams
-  Wetlands
-  Water
-  Historic District
-  Preserved Open Space
-  Preserved Farmland
-  Conservation Easement
-  FEMA Flood Hazard Areas
-  100-Year Floodplain
-  500-Year Floodplain
-  Regulatory Floodway




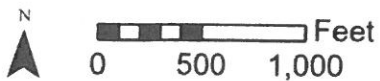
Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA



Critical Habitat



- | | |
|--|--|
|  Municipal Boundary | NJ Landscape Project Critical Habitat |
|  Study Area Boundary | Rank 1 - Habitat specific requirements |
|  Study Area (Block/Lot) | Rank 2 - Special Concern |
| | Rank 3 - State Threatened |
| | Rank 4 - State Endangered |
| | Rank 5 - Federal Listed |



Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA



A Township-funded conservation easement covers the southern portion of Block 23 Lot 10.01, and lot 25 contains a Green Acres-funded conservation easement abutting the Study Area. State-owned open space is located within 200-500 feet west of Block 21 Lot 12 in West Amwell Township, known as Alexauken Creek Wildlife Management Area. Additional state-owned open space, known as Amwell Lake Wildlife Management Area, is located across the highway in East Amwell Township.

Historic - The New Market/Linvale-Snydertown Historic District lists Block 23, Lots 11, 12, and 13 as contributing properties within the historic district due to their age and architectural significance. In addition to these properties, the district encompasses several lots in East Amwell including Linvale United Methodist Church and farmsteads along Linvale Road to the north. The historic district and underlying properties were listed on the State Register in 1997 and National Register in 1998 to preserve the unincorporated colonial hamlets of Snydertown and New Market (renamed Linvale), dating back to the late 18th century.

Infrastructure - The Study Area contains no public water or sewer infrastructure except for storm drains on Route 31 that appear to convey runoff to surrounding streams. Like the majority of West Amwell, properties within the Study Area rely on groundwater wells for water supply and on-site septic systems for wastewater disposal in lieu of public water and sewer infrastructure. As shown on the Block 21 Tax Map, a 250-foot New Jersey Power & Light Co. easement runs north-south through the Study Area and intersects Block 21, Lots 12 and 13. Note that this easement overlaps wetlands coverage as noted on the Environmental Constraints map.

Existing Zoning

As shown on the Existing Zoning map, the Study Area includes parcels within the Limited Highway Commercial Zone (LHC), Rural Residential South Zone (RR-6), and Sourlands Regional Planning District (SRPD). A preliminary review of lot area and lot width has revealed several properties to be preexisting nonconforming lots, noted below.

Limited Highway Commercial (LHC)

The LHC Zone includes all parcel frontage within the Study Area north of Block 23 Lot 9. The Zoning Ordinance states the purpose of the LHC zone is “to permit a limited variety of nonresidential land uses in appropriate locations and at appropriate development intensities given developmental and environmental constraints.” The zone is characterized by relatively deep lots and inconsistent lot dimensions. Non-residential uses are generally limited to the front portion of the lots, or within approximately 800 feet of Route 31 as delineated on the Township Zoning Map, while residential uses are permitted conditionally in the rear as accessory dwellings. The zone prohibits construction of new single-family dwellings but permits single-family residences that existed prior to October 21, 2015.

LHC Permitted Uses

- | | |
|---------------------------------|---|
| - Animal Boarding | - Machine repair and service |
| - Animal Hospital | - Municipal Use |
| - Art Studio | - Museums |
| - Assembly | - Office |
| - Assisted-Living Facility | - Office, medical |
| - Bank | - Parks and open space (public and private) |
| - Contractor’s Yard or Facility | - Restaurant |
| - Data center | - Retail Sales |
| - Day-care, children and adult | - Retail service |
| - Education and Instruction | - Riding academy |
| - Entertainment and recreation | - Schools, public and private |
| - Farm | - Self-storage |
| - Farmer’s Market | - Single-family residence existing as of 10/21/2015 |
| - Fitness Center | - Vehicle Sales and/or repair |
| - Long-term care | - Warehousing, distribution, and wholesale |

LHC Conditional Uses

- | | |
|----------------------|-----------------------------------|
| - Accessory dwelling | - Motor fuel service station |
| - Bed-and-breakfast | - Multifamily housing |
| - Car wash | - Solar or PV facility, major |
| - Cemeteries | - Wind energy system, small |
| - Drive-through | - Wireless communication facility |
| - Hotel/motel | |

LHC Accessory Uses

- Accessory uses to a permitted use, customary and incidental
- Solar or PV facility, minor
- Farm stand

LHC Area, Height, and Building Requirements

Min. Lot Size	1.5 acres
Min. Lot Frontage	200ft
Min. Buildable Area	1 acre
Min. Yard	75ft (front) 20ft (side) 75ft (rear)
Max. Building Height	2.5 Stories / 35ft
Max. Lot Coverage	50%
Max. FAR	15% (20% with shared parking/access)

Nonconforming Lots (LHC)

Min. Lot Size	Block 21, Lots 15, 16, 17, & 19
Min. Lot Frontage	Block 21, Lots 15, 17, 19 Block 23, Lot 3

Rural Residential South (RR-6)

The RR-6 Zone, as stated by the Zoning Ordinance, is intended to implement the policies and recommendations of the Master Plan by establishing a zone directly south of the Sourlands Regional Planning District (SRPD), which shares some of its limiting standards and preserves the rural character of the Township. The RR-6 zone spans the entire southern and southeastern border of the Township and permits single-family dwellings on lots that are 6 acres or larger in area and have 300 feet or more lot frontage.

RR-6 Permitted Uses

- Accessory apartments for affordable housing
- Cluster residential development
- Community residence
- Family day-care
- Farm
- Home occupation
- Municipal Use
- Parks and open space (public and private)
- Single-family residence

RR-6 Conditional Uses

- Accessory dwelling
- Assembly
- Bed-and-breakfast
- Schools, public and private
- Solar or PV facility, major
- Wind energy system, small

- Cemeteries
- Riding Academy
- Wireless communication facility

RR-6 Accessory Uses

- Accessory uses to a permitted use, customary and incidental
- Solar or PV facility, minor
- Farm stand

RR-6 Area, Height, and Building Requirements

Min. Lot Size	6 acres
Min. Lot Frontage	300ft
Min. Buildable Area	3 acres
Min. Yard	150ft (front) 60ft (side) 150ft (rear)
Max. Building Height	2.5 Stories/35ft
Max. Lot Coverage	12%

Nonconforming Lots (LHC)

Min. Lot Size	Block 23, Lots 4.01, 10.01, 10.02, 12, 28, & 32
Min. Lot Frontage	Block 23, Lots 4.01 10, 10.01, 10.02, 12, 28 & 32

Sourlands Regional Planning District (SRPD)

The SRPD Zone is intended to protect environmentally sensitive areas of the Township and the region through development standards designed to limit the intensity of development. The SRPD Zone is similar to the RR-6 Rural Residential zone with the exception of permitting utilities as a conditional use and more stringent development standards included below.

SRPD Permitted Uses

- All uses as permitted in RR-6 Zone

SRPD Conditional Uses

- All uses as permitted in RR-6 Zone
- Utilities

SRPD Accessory Uses

- All uses as permitted in RR-6 Zone

SRPD Area, Height, and Building Requirements

Min. Lot Size	8 acres
Min. Lot Frontage	350ft
Min. Buildable Area	4 acres
Min. Yard	150ft (front) 60ft (side) 150ft (rear)
Max. Building Height	2.5 Stories/35ft
Max. Lot Coverage	10%

Township Master Plan

The 2012 Master Plan establishes policies for future development and conservation of the Township's natural lands. Comprising several elements adopted over the years, the Master Plan contains goals and recommendations that are directly applicable to redevelopment and land use within the Study Area.

The Economic Plan Element has recommended the following:

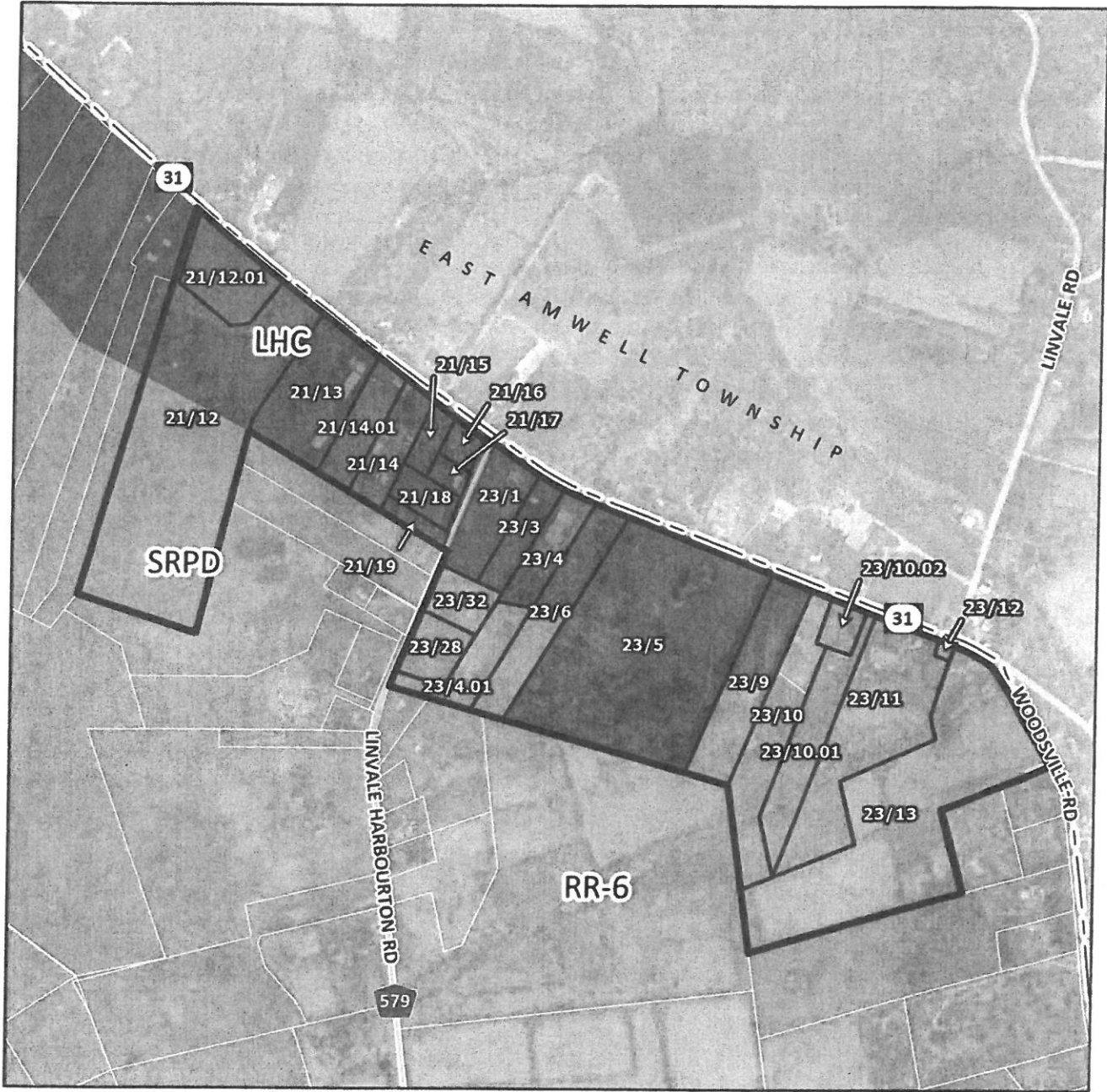
Encourage development of Rt. 31 commercial district. There are several commercially zoned properties along Rt. 31 that are vacant or underutilized. The Township should consider offering incentives for developers in this area.







The Conservation Plan Element has established the following policy objectives:

- *Farmland and open lands should be retained and the impacts of development should be limited.*
- *Wooded and forested areas should be actively preserved in their undisturbed state to the greatest extent possible, especially in watershed areas and along stream corridors.*
- *The use of creative site design and development techniques that maximize the preservation of existing wooded areas should be required.*
- *Development should be sustainable in meeting the needs of the present without compromising the future, and should be based on capacity limits established by natural resource capabilities and infrastructure.*
- *The realization of Master Plan objectives will require a combination of public actions, such as farmland and open space preservation and sustainable land use strategies and zoning techniques, as well as a variety of private conservation efforts.*

Should the Township Committee decide to designate the Study Area or portions thereof an Area in Need of Redevelopment or an Area in Need of Rehabilitation as defined by the LRHL, resulting plans shall incorporate these policies into strategies for redevelopment and implementation of the Master Plan.

Existing Zoning



- | | |
|--|--|
|  Municipal Boundary | Zoning Districts |
|  Study Area Boundary |  SRPD - Sourland Regional Planning District |
|  Study Area (Block/Lot) |  RR-6 - Rural Residential South |
| |  LHC - Limited Highway Commercial |



Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA



NJ State Development and Redevelopment Plan

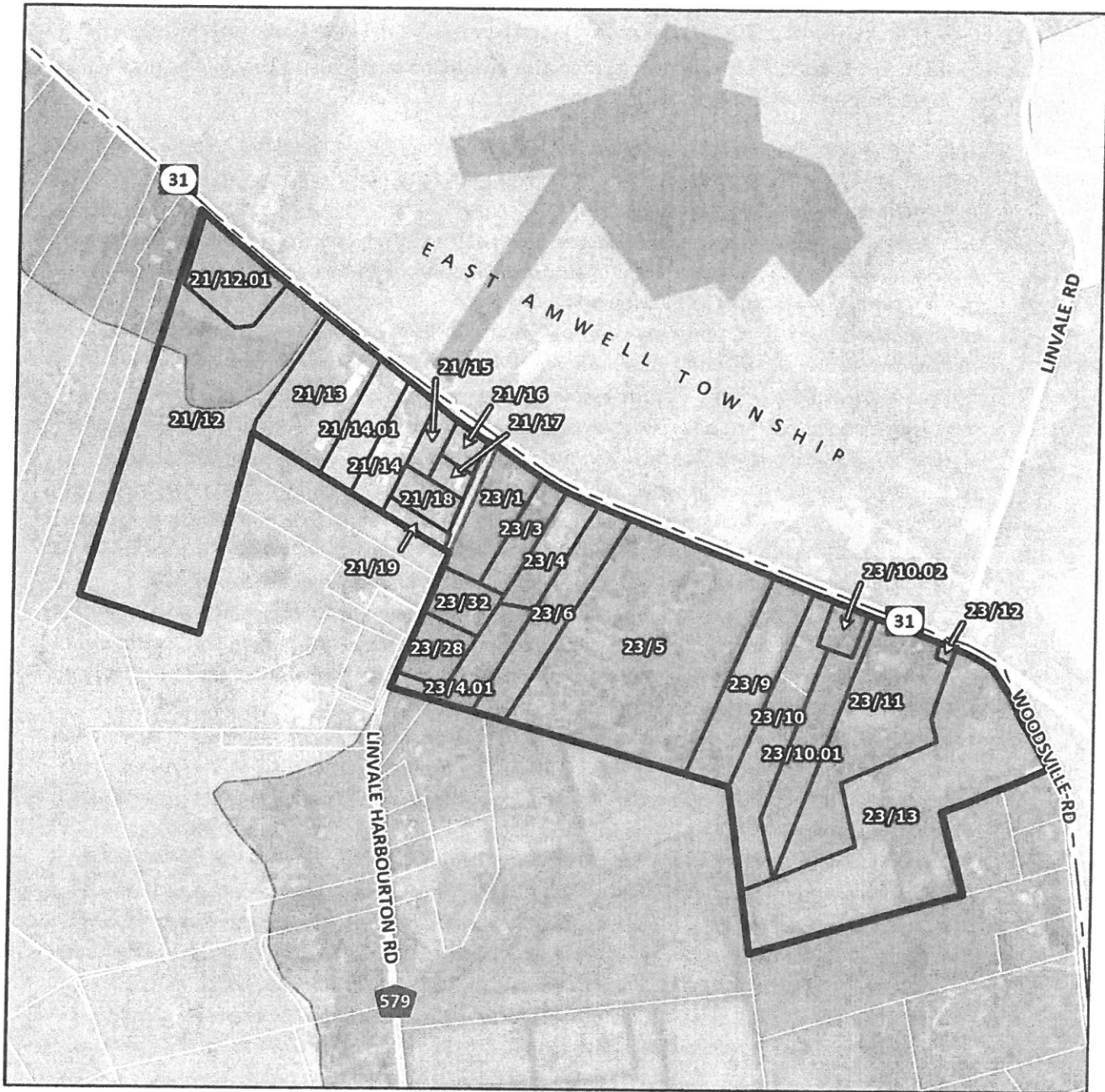
The New Jersey State Planning Commission adopted the State Development and Redevelopment Plan in 2001 to promote cohesive planning efforts at the local, county, regional, and statewide levels. While the State Plan is due for an update, it continues to provide regional land use goals, objectives, and guidance through the State Plan Policy Map, which establishes planning areas with region-specific objectives. As shown in the appended NJ SDRP Planning Areas map, the Study Area is located within two Planning Areas as established by the State Plan:







- Rural/Environmentally Sensitive Planning Area (PA4B)
 - o *Maintain the Environs as large contiguous areas of farmland and other lands;*
 - o *Revitalize cities and towns;*
 - o *Accommodate growth in Centers;*
 - o *Promote a viable agricultural industry;*
 - o *Protect the character of existing stable communities; and*
 - o *Confine programmed sewers and public water services to Centers.*
- Environmentally Sensitive Planning Area (PA5)
 - o *Protect environmental resources through the protection of large contiguous areas of land;*
 - o *Accommodate growth in Centers;*
 - o *Protect the character of existing stable communities;*
 - o *Confine programmed sewers and public water services to Centers; and*
 - o *Revitalize cities and towns.*

While West Amwell Township is not a center intended to accommodate regional growth per the State Plan, commercial viability along Route 31 is a significant economic asset which would benefit from a redevelopment plan that balances the ecological and agricultural value of the area with economic goals and opportunities noted in the Township Master Plan. As such, coordination of the State and local goals above through local redevelopment of the highway corridor would not be inconsistent with the State Plan.

To remain consistent with State objectives, redevelopment of significant parcels of farmland and natural features is not recommended.

NJ SDRP Planning Areas



- | | |
|--|---|
|  Municipal Boundary | SDRP Planning Areas |
|  Study Area Boundary |  Environmentally Sensitive |
|  Study Area (Block/Lot) |  Rural/Environmentally Sensitive |
| |  State Park |



Source(s): NJDOT, NJDEP, NJGIS, MOD-IV TAX DATA



Criteria for Determination of Area in Need of Redevelopment

Section 5 of the LRHL establishes the following criteria for evaluation of the Study Area and determination as an Area in Need of 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 untenable.*
- c) *Land that is owned by the municipality, the county, or local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to the 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 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.*
- 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, c.303 (C.52:27 H-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, 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.) all 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.*
- h) *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

Furthermore, Section 3 of the LRHL permits the inclusion of parcels necessary for the effective redevelopment of the area, stating:

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 in which they are a part.

Criteria for Determination of Area in Need of Rehabilitation

The criteria contained in Section 14 of the LRHL that were considered in evaluating the Study Area were the following:

- 1. A significant portion of structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon; or*
- 2. More than half the housing stock in the delineated area is at least 50 years old, or 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; and*
- 3. A program of rehabilitation, as defined in section 3 of P.L.1992, c.79(C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.*

Improvement Ratio Analysis

One approach to help identify potential “a growing lack or total lack of proper utilization” of land per *Criterion E* of the LRHL is to calculate the improvement-to-land-value ratio, or the ratio of a parcel’s assessed improvement value to its assessed land value. A ratio of less than 1.0 indicates that the property’s buildings and other improvements are valued less than the land on which they are built. Conversely, a ratio significantly greater than 1.0 suggests a high level of economic productivity on the land as the improvements add significant value to the property’s total assessed value and therefore represent a more valuable contribution to the Township’s tax base. While this approach is not definitive proof that a parcel is stagnant or economically unproductive, it provides a useful starting point in determining a threshold for economic stagnation.

Improvement-to-land-value ratios for the Study Area are calculated in the table below. Potentially underutilized lots within the study area are shaded grey. Note that undeveloped property used for farming often does not have assessed improvement value, leading to a ratio that may not accurately or approximately represent economic utilization of property. To distinguish between farmland and other undeveloped land for the purposes of this assessment, properties used wholly or partially for farming are shaded in yellow.

Improvement to Land Value Ratios

Block	Lot	Land Value	Improvement Value	Total Value	Improvement to Land Value Ratio
21	12*	124,600	236,200	360,800	1.9
21	12.01	3,500	0	3,500	0.0
21	13	238,400	704,100	942,500	3.0
21	14*	207,300	201,400	408,700	1.0
21	14.01	212,400	0	212,400	0.0
21	15	180,200	0	180,200	0.0
21	16	177,200	0	177,200	0.0
21	17	122,000	154,700	276,700	1.3
21	18	131,000	115,900	246,900	0.9
21	19	123,000	152,100	275,100	1.2
23	1	319,800	1,168,500	1,488,300	3.7
23	3	128,700	160,900	289,600	1.3
23	4*	208,600	1,079,700	1,288,300	5.2
23	4.01	138,300	389,400	527,700	2.8
23	5	271,200	1,209,100	1,480,300	4.5
23	6	228,000	376,900	604,900	1.7
23	9	152,000	0	152,000	0.0
23	10	137,500	210,600	348,100	1.5
23	10.01	141,400	227,000	368,400	1.6
23	10.02	118,400	77,600	196,000	0.7
23	11	180,000	174,600	354,600	1.0
23	12	106,700	0	106,700	0.0
23	13*	124,700	287,700	412,400	2.3
23	28	134,500	113,700	248,200	0.9
23	32	132,300	274,300	406,600	2.1
TOTAL		\$ 4,041,700	\$ 7,314,400	\$ 11,356,100	1.8

* = includes a consolidation of itemized tax records for buildings or farms

= contains farm use

 = indicates potentially underutilized land

Parcel Analysis

Block 21, Lot 12*

Owner	Mostofizadeh, Javad
Property Class	3A (Farm – Regular) 3B (Farm – Qualified)
Land Use Description	- 2,160-sf, 2.5-story brick single-family colonial house - 440-sf 1.5-story shed - 30.38-acre farmland
Address	438 Route 31 N
Zoning	LHC
Acreage	31.38
Year Built	1933
Assessed Value (2020)	
Land	124,600
Improvements	236,200
Total	360,800
Assessed Value (2015)	
Land	121,900
Improvements	209,800
Total	331,700

* = includes a consolidation of itemized tax records for buildings or farms

Property Description

Lot 12 includes 1 acre of residential property containing a 2.5-story brick colonial single-family home and 30.38 acres of qualified farmland – of which approximately 6.5 acres has been cleared and actively used for farming. The residence is set back 750 feet from Route 31 and accessed by a driveway between Lots 10, 11, and 12.01. Areas of the lot within approximately 800 feet from Route 31 are located within the Limited Highway Commercial Zone (LHC), while the 20 acres of undeveloped wooded land beyond the existing tree line is located in the Sourlands Regional Planning District Zone (SRPD).

As shown on the appended Environmental Constraints map and Critical Habitat map, much of the lot is encumbered by agricultural wetlands, deciduous wooded wetlands, and critical habitat for federally listed species.

A 250-foot-wide utility easement, as shown on the Block 21 Tax Map, runs north-south above the eastern property line. The width of the easement encompasses the approximate width of the lot's frontage on Route 31, potentially precluding development of the site along the roadway, where wetlands are also indicated.

According to tax assessment records, the net condition of the house and property is "good," suggesting no significant characteristics of unwholesome living conditions, dilapidation, disrepair,

or other factors detrimental to the health, safety, and welfare of the community, while the significant building setback effectively removes the structure from public view.

Assessed property value has gradually increased since 2015, and there is no history of tax delinquency, arrearage of property tax payments, or vacancy.

Conclusion

The 6.5-acre area on Lot 12 that is currently used for farmland may be considered underutilized in the context of the LRHL when examined in the context of the site's commercial zoning (LHC), lot area, and highway frontage. However, it is worth noting that the agricultural use and ecological value of Lot 12 and 12.01 is equally relevant to the recommended strategies of the Conservation Element of the Master Plan, which encourages preservation of farmland, undisturbed forest, and environmentally sensitive areas. The State Development and Redevelopment Plan Policy Map reinforces these concerns as all lots within Tax Block 21 are located within the Environmentally Sensitive Planning Area of the State Plan. Recognizing the seemingly contradictory relationship of the two Master Plan Elements caused by the site's use and regional location, redevelopment designation of Lot 12 could be included within a Redevelopment Study but is not recommended to be included in the Plan.

The age of the home, which is more than 50 years old, may justify rehabilitation designation of the residential property. The site's inclusion within a Redevelopment Plan may be beneficial toward economic objectives, but overall the site's location at the edge of the Township's commercial land uses makes it more value in transition back to the predominately rural nature of the community.

The property is NOT recommended to be included within a Redevelopment Plan.

Site Photos



View of Lot 12/12.01 and residence from Route 31 and driveway.

Block 21, Lot 12.01

Owner	Mostofizadeh, Djavad
Property Class	3B (Farm – Qualified)
Land Use Description	Farmland
Address	434 Route 31 N
Zoning	LHC
Acreage	4.54
Year Built	N/A
Assessed Value (2020)	
Land	3,500
Improvements	0
Total	3,500
Assessed Value (2015)	
Land	N/A
Improvements	N/A
Total	N/A

Property Description

Lot 12.01 is situated within the northwestern portion of Lot 12 fronting Route 31. The lot was created through subdivision of Lot 12 in 2018 and thus does not appear on the township’s tax maps or online mapping data. The lot has been drawn on the Study Area map in accordance with the markers specified by the deed. Lot 12.01 currently shares property ownership with Lot 12.

The property is farmland assessed and located within the Limited Highway Commercial Zone (LHC). There is no history of tax delinquency or arrearage of property tax payments.

Conclusion

For similar reasons noted for Lot 12, Lot 12.01 exhibits characteristics of a potentially underutilized lot with respect to its exclusively agricultural use and location within a commercial zone on a state highway. The property contains no permanent improvements that contribute to the Township tax base, resulting in an Improvement Ratio of 0. However, wetlands, critical habitat, and other potential environmental constraints which may preclude or limit private redevelopment of the site render the site best excluded from the Redevelopment Plan, unless designated as conservation. The site's inclusion within a Redevelopment Plan may be beneficial toward economic objectives, but overall the site's location at the edge of the Township's commercial land uses makes it more value in transition back to the predominately rural nature of the community.

The property is NOT recommended to be included within a Redevelopment Plan.

Block 21, Lot 13

Owner	Costello Bernard J Trustee
Property Class	4A (Commercial)
Land Use Description	22,782-sf, 3 buildings, 1,404-sf Basement
Address	424 Route 31 North
Zoning	LHC
Acreage	7.49
Year Built	
Assessed Value (2020)	
Land	238,400
Improvements	704,100
Total	942,500
Assessed Value (2015)	
Land	220,100
Improvements	679,600
Total	899,700

Property Description

Lot 13 includes a masonry commercial office building fronting Route 31 and two metal industrial buildings in the rear totaling 22,782-sf. The property appears to be occupied by Argus International, a long-time locally founded manufacturer of printed circuit board and thin film coating equipment. Although the property is assessed for commercial use, operation of the site according to the business's website appears to be more reflective of a commercial industrial-type use.

The property is not listed as a known contaminated site by NJDEP. However, future testing for ground and water contamination is recommended given the general use of the site and the business's advertised usage of solvents and possible use of pollutants.

Assessed property value has increased gradually since 2015, and there is no history of tax delinquency or arrearage of property tax payments.

The presence of wetlands, critical habitat of federally listed species, and a tributary on the western portion of the lot effectively reduces the developable area of the lot by roughly half.

Conclusion

Criterion 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.

While the front yard of the property is generally landscaped, a comprehensive revitalization of the property is warranted. Photos taken during a site visit on March 30, 2021 show noticeable signs of disrepair of the building's exterior including peeling paint, fading, and decaying signage

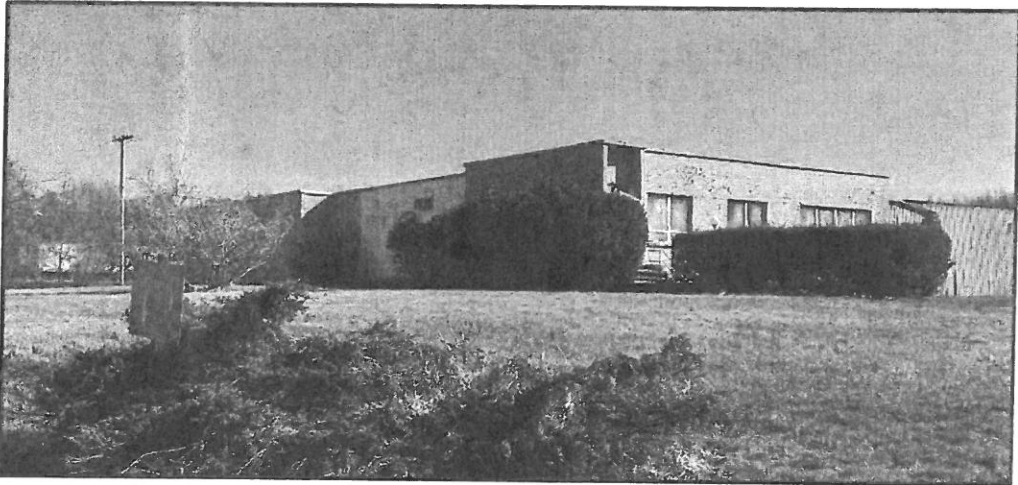
on the front structure, disconnected roof gutters, rust stains and sun-fading of other buildings, and pavement that is weathered and overgrown. A business logo affixed to the front façade facing the roadway has been partially broken and removed without cosmetic repair.

Criterion 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.

As noted throughout this analysis, a lack of proper utilization of land within the Study Area, such as Lot 14.01 and others, exists partly due to diverse ownership, and the constraints many of the properties experience primarily due to environmental constraint. Redevelopment and/or design conditions that redevelopment offers through lot consolidation, cross-access flexibilities, and other design incentives could encourage commercial redevelopment to advance the Township goals of economic development along Route 31 per the Economic Plan Element of the Master Plan while simultaneously addressing conditions of disrepair and vacancy that threaten the public health, safety, morals, and general welfare of the Township.

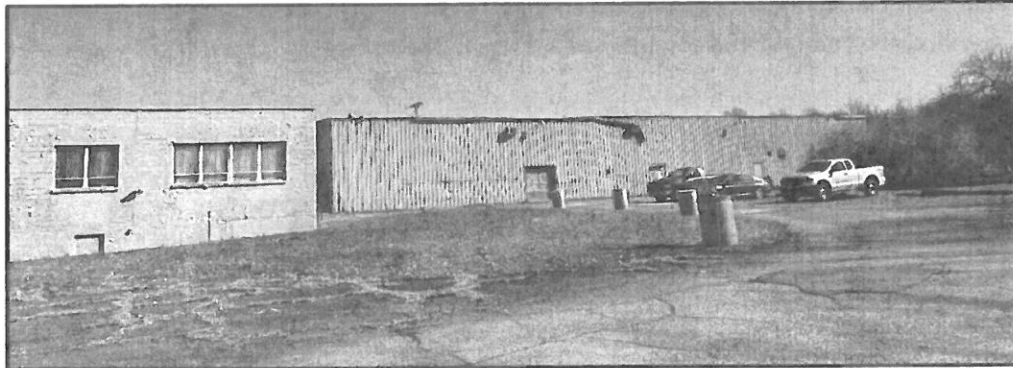
The property IS recommended to be included within a Redevelopment Plan.

Site Photos





Views of northern façade and front yard from Route 31.



View of western façade from Route 31 and driveway.



View of eastern façade from Route 31 and Lot 14.01.

Block 21, Lot 14*

Owner	Rocktown Properties LLC C/O D Bond
Property Class	2 (Single-Family Residential) 4A (Commercial)
Land Use Description	1,358-sf 1.5-Story single-family cottage w/ 6,000-sf rear commercial storage structures
Address	420 Route 31 North
Zoning	LHC
Acreage	3.04
Year Built	1954
Assessed Value (2020)	
Land	207,300
Improvements	201,400
Total	408,700
Assessed Value (2015)	
Land	182,700
Improvements	178,900
Total	361,600

* = includes a consolidation of tax records for buildings or farms

Property Description

Lot 14 includes a 1,358-sf single-family house built in 1954 and two metal pole barns in the rear. A commercial storage business appears to be operating in the rear yard as indicated by tax records and advertised signage in the front yard. Several vehicles, trucks, trailers, sheds, shipping containers, salvage and loose groundcover materials are kept in the rear yard. Additional storage containers, possibly associated with the site, appear to be located on the neighboring vacant property of Lot 14.01.

There is no history of tax delinquency or arrearage of property tax payments. Assessed net condition is "good" to "average."

Building permits indicate installments of roofwork in 1998, a wood stove in 2009, and electric work on the farm stand on lot 14.01 that has since been subdivided from Lot 14.

Conclusion

Criterion 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.

The property contains a single-family house in the front yard and a commercial storage business in the rear yard containing vehicles, trailers, sheds, pole barns, machinery, and loose materials that are visible from Route 31 and neighboring properties. Although the two uses are assessed

separately, the continued residential use of the structure is unclear and potentially obsolete as the remaining attached two-car garage doors fronting Route 31 are no longer accessible by the driveway and the walkway to the front door appears to have been removed. At the date of the site visit conducted on March 30th, 2021, the garage doors contained missing windows. New single-family residential structures are not permitted within the LHC Zone, further contributing to the possible obsolescence in use and layout of the site as the Route 31 corridor continues to become more commercialized.

The rear yard, which contains machinery and materials noted above, is not buffered or contained by landscaping or fencing as required by the zoning ordinance and is thus fully visible from the roadway and neighboring properties. Additional storage containers located on the neighboring vacant property, Lot 14.01, may be associated with the commercial use on Lot 14, demonstrating possible excessive land coverage.

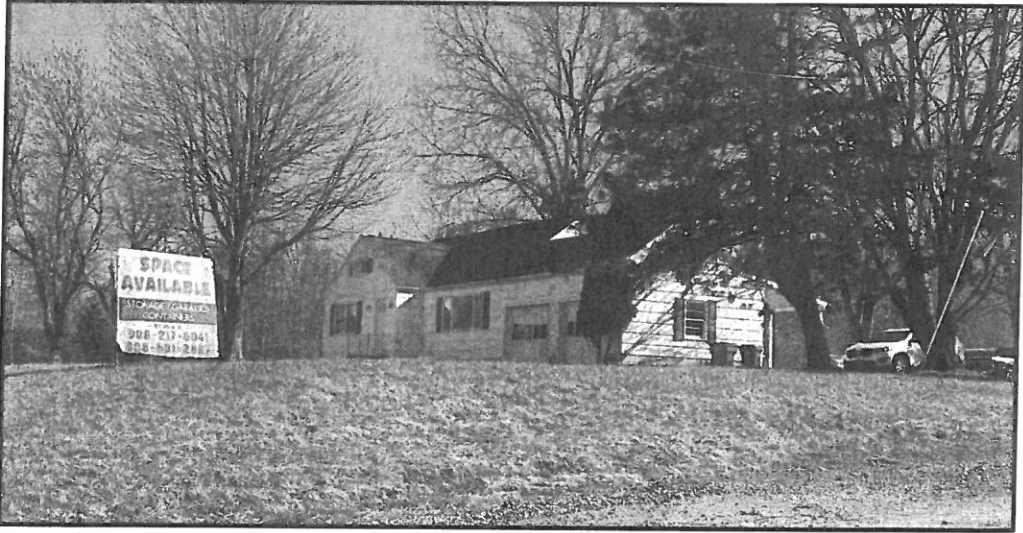
Criterion e. - A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and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

As noted in the Improvement Ratio Analysis, Lot 14 has an Improvement Ratio of less than 1.0, suggesting that the property is underutilized. Further, the diverse ownership of neighboring properties within the Study Area and Lot 14 likely contributes to a lack of proper utilization of Lots 15 and 16 which are vacant and undersized and cause a lack of proper utilization of the Study Area as a whole.

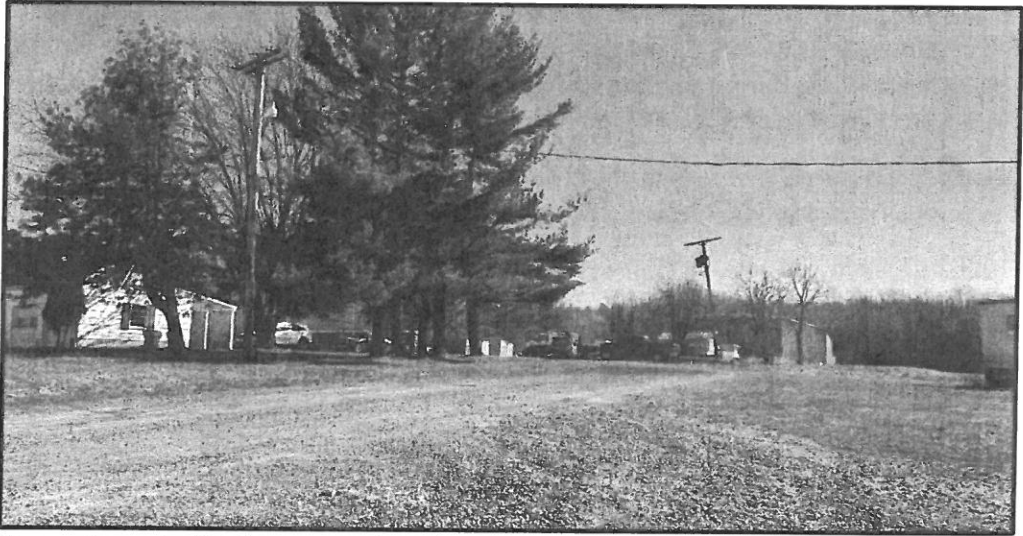
To reiterate the analysis above, redevelopment of multiple properties within the Study Area including Lot 14 can encourage economic development through commercial highway development that is precluded by diverse ownership and aging and/or obsolete structures and uses.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



View of single-family home and business signage from Route 31 and driveway.



View of east side/rear yard and commercial storage from Route 31 and driveway.

Block 21, Lot 14.01

Owner	Collins, Jane & Daniel
Property Class	1 (Vacant Land)
Land Use Description	Vacant Land
Address	422 Route 31 North
Zoning	LHC
Acreage	3.77
Year Built	N/A
Assessed Value (2020)	
Land	212,400
Improvements	0
Total	212,400
Assessed Value (2015)	
Land	188,900
Improvements	0
Total	188,900

Property Description

Block 21, Lot 14.01 is vacant-assessed but used partially for farmland. A 1,300-sf seasonal farmstand with a stone parking area is located adjacent to Route 31. Multiple trailers are parked to the rear of the farmstand, possibly in conjunction with the commercial container storage operation occurring next door on Lot 14.

Building permit records for electrical work in 1994 indicate that the farmstand was originally located on Lot 14 and that the lot was subdivided thereafter.

There is no history of tax delinquency or arrearage of property tax payments. Tax record history indicates that the property was vacant at the date of sale in 2007.

It is worth noting that the property owner shares ownership with a 76-acre farm in East Amwell Township.

Conclusion

Criterion 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.

Property records demonstrate that the parcel has been vacant for several years. With the exception of the seasonal farm stand, there are no permanent improvements or occupants of the lot. As noted in the Improvement Ratio Analysis, the property's lack of assessed improvement value demonstrates a potential underutilization of the land.

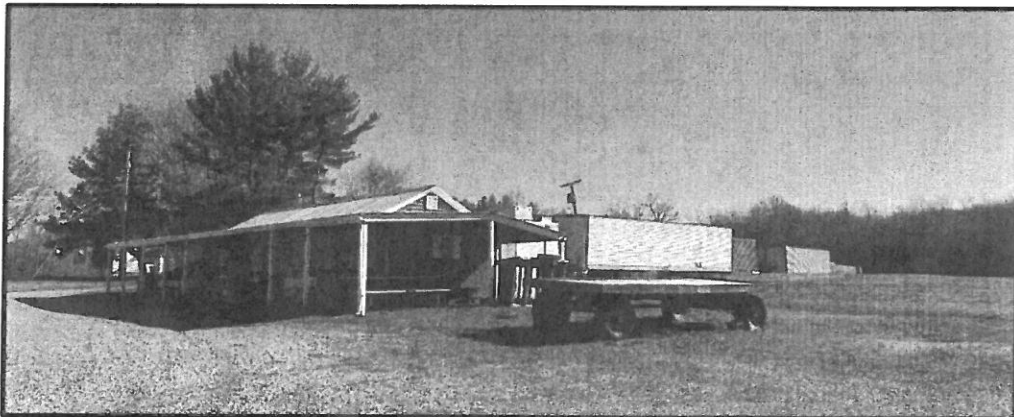
Continued diverse ownership of Lot 14.01 and neighboring properties within the Study Area has likely led to a lack of development within the area despite the site's highly visible and busy location along Route 31.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



View of farmstand and trailer storage from Route 31.



View of farm stand and trailer from Route 31 and driveway.

Block 21, Lot 15 & Lot 16

Block 21, Lot 15	
Owner	LMW Realty Corp C/O BP Amer Inc
Property Class	1 – Vacant Land
Land Use Description	Vacant land
Address	418-418A Route 31 North
Zoning	LHC
Acreage	1.34
Year Built	N/A
Assessed Value (2020)	
Land	180,200
Improvements	0
Total	180,200
Assessed Value (2015)	
Land	159,500
Improvements	0
Total	159,500

Block 21, Lot 16	
Owner	Budd Lake 3 Invest C/O BP Amer Inc
Property Class	1 – Vacant Land
Land Use Description	Vacant land
Address	416 Route 31 North
Zoning	LHC
Acreage	1.24
Year Built	N/A
Assessed Value (2020)	
Land	177,200
Improvements	0
Total	177,200
Assessed Value (2015)	
Land	157,300
Improvements	0
Total	157,300

Property Description

Lots 15 and 16 contain 1.34 and 1.24 acres of vacant land, respectively. Tax record history indicates that the properties were used for single-family detached homes until the properties were sold in 2001, presumably for development of a gas station that was never built. Building permit records indicate demolition of structures between 2012 and 2016. A divided driveway remains along Route 31 with sidewalks extending the length of the lot. Both properties remain listed for sale and enclosed by a chain link fence.

Conclusion

Criterion 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.

Lots 15 and 16 meet *criterion c* of the LHRL as they have remained vacant and unimproved for more than 10 years prior to this investigation. Tax record history indicates that both properties have been vacant since prior to the last sale in 2001. Further, existing lot characteristics do not conform to the minimum lot size and frontage requirements of the Limited Highway Commercial Zone (LHC) in which it is located, reducing the likelihood and ease of which the property may be developed through private investment.

Criterion 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.

The property is undeveloped and contains overgrown vegetation encapsulated by a chain link fence that was likely intended and permitted for short-term intermittent use. A site visit on March 30, 2021 found a dumpster located in the driveway of Lot 16 along Linvale-Harbourton Road. Although the planting strip along the adjacent right of way is maintained, the rusting chain link fence and dumpster are unsightly and thus detrimental to the morals and welfare of the community of West Amwell Township, which values its historic, agrarian, and natural character as evidenced by the presence of preserved farmland, open space, and historic districts within a quarter-mile of the Study Area.

Criterion 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.

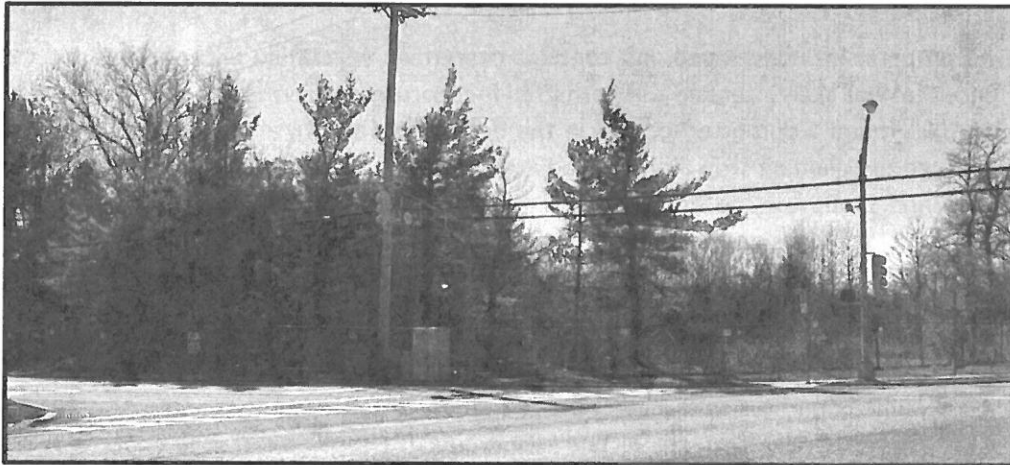
Lots 15 and 16 have Improvement Ratios of 0 due to a lack of improvements, which emphasizes a total lack of proper utilization. Gradually increasing assessed land value suggests a *growing lack* of utilization of the land as well. According to tax record data, the lots are effectively under the same ownership of BP America Inc. The properties have been listed jointly for sale for multiple years and yet have remained vacant and undeveloped despite the prime location at a signalized corner property on a state highway.

The properties ARE recommended to be included within a Redevelopment Plan.

Site Photos



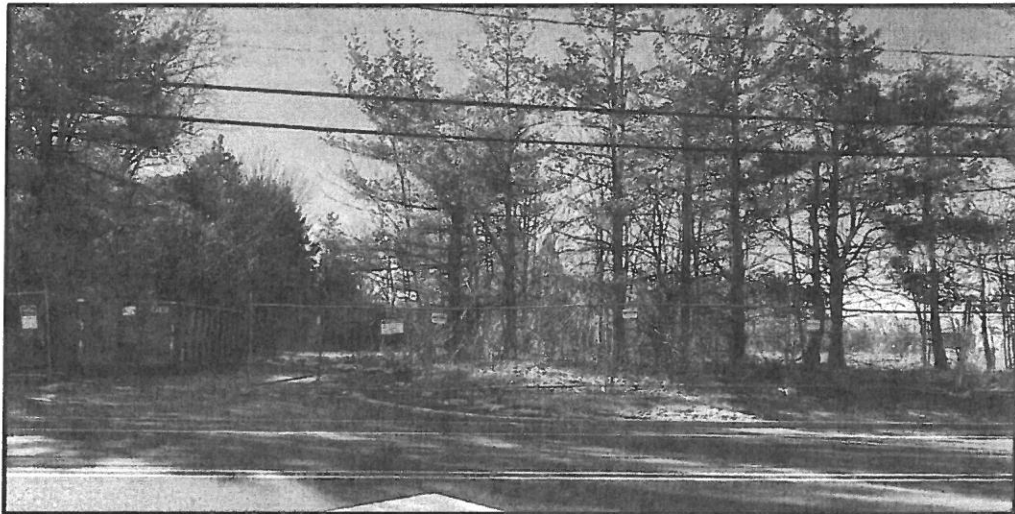
View of Lot 15 from existing driveway and curb cut on Route 31.



View of Lot 16 from Route 31 North.



View of Lot 16 from Linvale-Harbourton Rd and QuickChek.



View of Lot 16 driveway and dumpster on Linvale-Harbourton Rd.

Block 21, Lot 17

Owner	Huber, Mark
Property Class	2 (Single-Family Residential)
Land Use Description	1,532-sf 1-Story Single-Family Rancher
Address	1769 Linvale-Harbourton Rd
Zoning	LHC
Acreage	0.88
Year Built	1956
Assessed Value (2020)	
Land	122,000
Improvements	154,700
Total	276,700
Assessed Value (2015)	
Land	101,200
Improvements	138,700
Total	239,900

Property Description

Lot 17 contains a one-story single-family rancher home located at 1769 Linvale-Harbourton Road. The property fronts the driveway of the QuickChek convenience store across the street (Block 23, Lot 1).

Assessed net condition is “average,” suggesting a degree of depreciation but not indicative of severe characteristics of dilapidation, disrepair, or unwholesome living conditions. In fact, total property value has increased since 2015 and building permit records show installment of a chimney liner in 2014 and electrical work in 2007. There is no history of tax delinquency or arrearage of property tax payments.

Conclusion

Section 3 of the LRHL – 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.

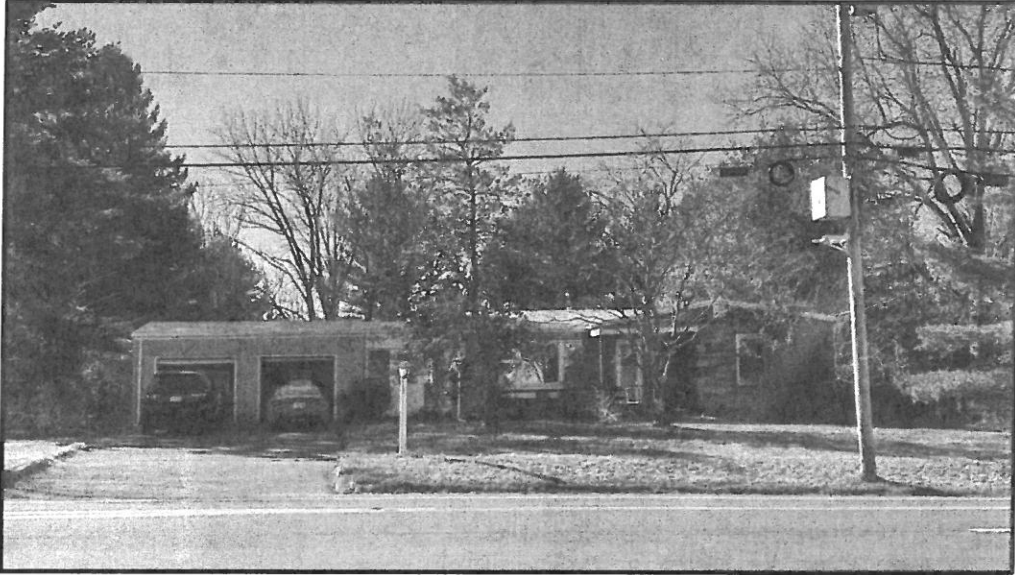
While single-family residential dwellings are permitted as preexisting non-conforming uses within the Limited Highway Commercial Zone (LHC), future buildout of vacant property adjacent to Lot 17 for commercial use may create a condition where the existing home becomes surrounded on three sides by commercial highway development. The highly active QuickChek convenience store across the street already presents an undesirable land use relationship to the residence on Lot 17 that is unlikely to change in the near future.

Notwithstanding cases of natural or other disaster, the current zoning ordinance would not permit new residential construction by-right on Lot 17 nor would the lot’s nonconforming area and frontage enable the property to be developed by-right for commercial use. In relation to the

economic stagnation of Lots 15 and 16, inclusion of Lot 17 within a redevelopment area would encourage lot consolidation and development that conforms with the underlying LHC zone and minimizes conflict between residential and non-residential uses within the Study Area. Therefore, it is recommended that Lot 17 be included within this non-condemnation redevelopment area per Section 3 of the LRHL as necessary for the effective redevelopment of the Study Area.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



View from Linvale-Harbourton Rd and QuickChek driveway.

Block 21, Lot 18

Owner	Good, Stewart K & Verna J
Property Class	2 (Single-Family Residential)
Land Use Description	- 1,040-sf, 1-Story Single-Family Rancher - Detached 1-car garage
Address	1767 Linvale-Harbourton Rd
Zoning	LHC
Acreage	2.00
Year Built	1960
Assessed Value (2020)	
Land	131,000
Improvements	115,900
Total	246,900
Assessed Value (2015)	
Land	109,000
Improvements	105,400
Total	214,400

Property Description

Lot 18 includes a single-family detached home located on two acres fronting Linvale-Harbourton Road. There is no history of tax delinquency or arrearage of property tax payments and the home appears to be in good condition.

Conclusion

The age of the home may justify rehabilitation designation. However, the property does not meet any criteria for designation as an area in need of redevelopment.

Section 3 of the LRHL – 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.

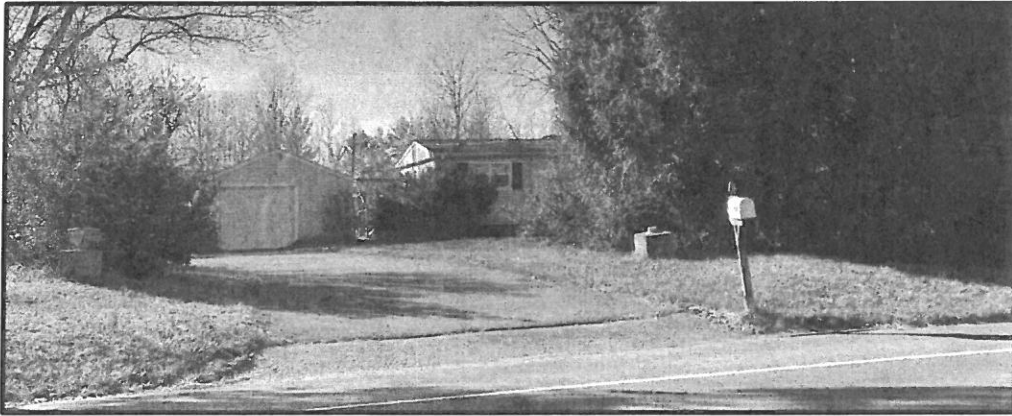
While single-family residential dwellings are permitted as preexisting non-conforming uses within the Limited Highway Commercial Zone (LHC), future buildout of vacant property adjacent to Lot 18 for commercial use may create a condition where the existing home becomes surrounded on three sides by commercial highway development. The highly active QuickChek convenience store across the street already presents an undesirable land use relationship to the residence on Lot 18 that is unlikely to change in the near future.

Notwithstanding cases of natural or other disaster, the current zoning ordinance would not permit new residential construction by-right on Lot 18 nor would the lot's nonconforming area and frontage enable the property to be developed by-right for commercial use. In relation to the economic stagnation of Lots 15, 16, and 17, inclusion of Lot 18 within a redevelopment area would

encourage lot consolidation and development that conforms with the underlying LHC zone and minimizes conflict between residential and non-residential uses within the Study Area. Therefore, it is recommended that Lot 18 be included within this non-condemnation redevelopment area per Section 3 of the LRHL as necessary for the effective redevelopment of the Study Area.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



Block 21, Lot 19

Owner	Cronce, Steven & Robin
Property Class	2 (Single-Family Residential)
Land Use Description	1,500-sf, 1-story Single-Family Rancher
Address	1765 Linvale-Harbourton Rd
Zoning	LHC
Acreage	1.00
Year Built	1960
Assessed Value (2020)	
Land	123,000
Improvements	152,100
Total	275,100
Assessed Value (2015)	
Land	102,000
Improvements	130,500
Total	232,500

Property Description

Lot 19 includes a single-family detached home located on one acre fronting Linvale-Harbourton Road. There is no history of tax delinquency or arrearage of property tax payments and the home appears to be in good condition.

Conclusion

The age of the home may justify rehabilitation designation. However, the property does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is necessary for effective redevelopment of the study area.

Section 3 of the LRHL – 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.

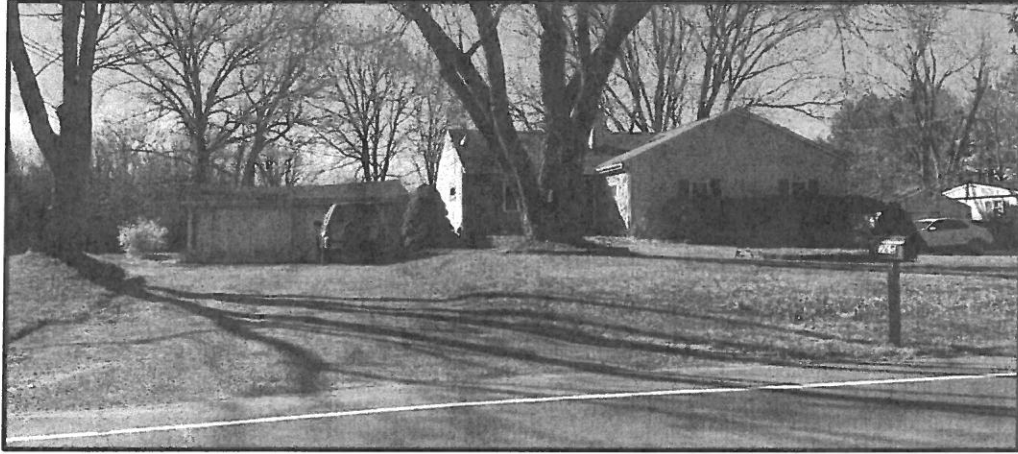
While single-family residential dwellings are permitted as preexisting non-conforming uses within the Limited Highway Commercial Zone (LHC), future buildout of vacant property adjacent to Lot 19 for commercial use may create a condition where the existing home becomes surrounded on three sides by commercial highway development. The highly active QuickChek convenience store across the street already presents an undesirable land use relationship to the residence on Lot 19 that is unlikely to change in the near future.

Notwithstanding cases of natural or other disaster, the current zoning ordinance would not permit new residential construction by-right on Lot 19 nor would the lot's nonconforming area and frontage enable the property to be developed by-right for commercial use. In relation to the economic stagnation of Lots 15, 16, 17, and 18, inclusion of Lot 19 within a redevelopment area

would encourage lot consolidation and development that conforms with the underlying LHC zone and minimizes conflict between residential and non-residential uses within the Study Area. Therefore, it is recommended that Lot 19 be included within this non-condemnation redevelopment area per Section 3 of the LRHL as necessary for the effective redevelopment of the Study Area.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



Block 23, Lot 1

Owner	DCD LLC C/O Kathy Pridy
Property Class	4A (Commercial) 730 (Convenience Store)
Land Use Description	5,236-sf QuickChek Convenience/ATM/Gas Station
Address	410 Route 31 N
Zoning	LHC
Acreage	3.89
Year Built	
Assessed Value (2020)	
Land	319,800
Improvements	1,168,500
Total	1,488,300
Assessed Value (2015)	
Land	284,800
Improvements	1,130,300
Total	1,415,100

Property Description

Block 23, Lot 1 is located at 410 Route 31 at the intersection of Linvale-Harbourton Road (579). A QuickChek gas station and convenience store was constructed in 2000. The property is landscaped, generally well-maintained, and conforms to zoning requirements regarding bulk, use, and site design.

Tax records indicate that the property's assessed values have increased steadily since 2013 by approximately \$90,000. Construction permits show several improvements and repairs to the site since 2011. The property has an Improvement Ratio of 3.65, suggesting that the lot is not economically stagnant or underutilized.

Conclusion

Criterion h. - The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Given the relatively small area that the Township has available to capture ratables, while continuing to preserve the environs, properties such as this and the others identified within this study are important to consider comprehensively. This is smart growth, especially as the State of NJ continues to flounder at the prospect of any real meaningful property tax reform.

Section 3 of the LRHL – 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.

Block 23, Lot 1 does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is not necessarily effective for the redevelopment of the study area as it is an extremely viable business on the front half. However, as a comprehensive plan may be further facilitated by the use of the lot's back portion for shared access through cross access, shared septic, and/or other integrated design schemes that the area can benefit from, it should be included under Section III.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



View from Route 31 N.

Block 23, Lot 3

Owner	Lomakin, Douglas V
Property Class	2 (1-4 Unit Residential)
Land Use Description	1,242-sf 3-family Cape Cod
Address	406 Route 31 N
Zoning	LHC – Limited Highway Commercial
Acreage	2.34
Year Built	1947
Assessed Value (2020)	
Land	128,700
Improvements	160,900
Total	289,600
Assessed Value (2015)	
Land	139,700
Improvements	165,400
Total	305,100

Property Description

Lot 3 is a 2.34-acre residential property in the Limited Highway Commercial (LHC) zone. The 1,242-square foot Cape Cod was built in 1947, and Township records indicate that the house was converted to a 3-unit residence in 1995. The rear yard contains a 1,250-square foot, 4-car garage and 60,000-square foot lawn extending to the rear property line.

The house appears to be in fine condition, but the assessed land and improvement values have depreciated by \$11,000 and \$4,500 since 2015. Tax assessment records note a net condition of “average” and the presence of asbestos in the exterior finish.

Conclusion

Lot 3 does not meet the criteria for an Area in Need of Redevelopment. However, the property may be included in an Area in Need of Rehabilitation due to the age of the house.

Section 3 of the LRHL – 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.

Accordingly, and particularly since the Plan will *not* be a condemnation plan, the Plan could benefit from the lot's presence in the Plan. However, the existing home will of course remain grandfathered as it currently is under the LHC zoning.

Criterion h. - The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Given the relatively small area that the Township has available to capture ratables, while continuing to preserve the environs, properties such as this and the others identified within this

study are important to consider comprehensively. This is smart growth, especially as the State of NJ continues to flounder at the prospect of any real meaningful property tax reform.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



Block 23, Lot 4

Owner	Quagmeyer Two LLC
Property Class	4A (Commercial) 999 (Not Categorized)
Land Use Description	
Address	404 Route 31 N
Zoning	LHC (Limited Highway Commercial)
Acreage	3.23
Year Built	
Assessed Value (2020)	
Land	208,600
Improvements	909,700
Total	1,118,300
Assessed Value (2015)	
Land	184,300
Improvements	876,700
Total	1,061,000

Property Description

Lot 4 is a 3.23-acre vacant commercial property in the Limited Highway Commercial (LHC) zone. The property is owned by Quagmeyer Two LLC but remains vacant. The front of the lot contains a 15,700-square foot building and 41-space parking area previously occupied by home fixture retailer Ferguson Showrooms. Township records indicate that the building was last altered in 1998 for electrical and heating work.

A cell tower was erected to the rear of the building in 2004 with numerous equipment upgrades between 2014 and 2018. The tower is located approximately 450 feet from the roadway.

Conclusion

Section 3 of the LRHL – 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.

Lot 4 does not meet any criteria for designation as an area in need of redevelopment, but its inclusion within a Plan may be beneficial to both the existing business and future redevelopment potential within the overall area for similar reasons as other properties mentioned above; shared access through cross access, shared septic, and/or other integrated design schemes.

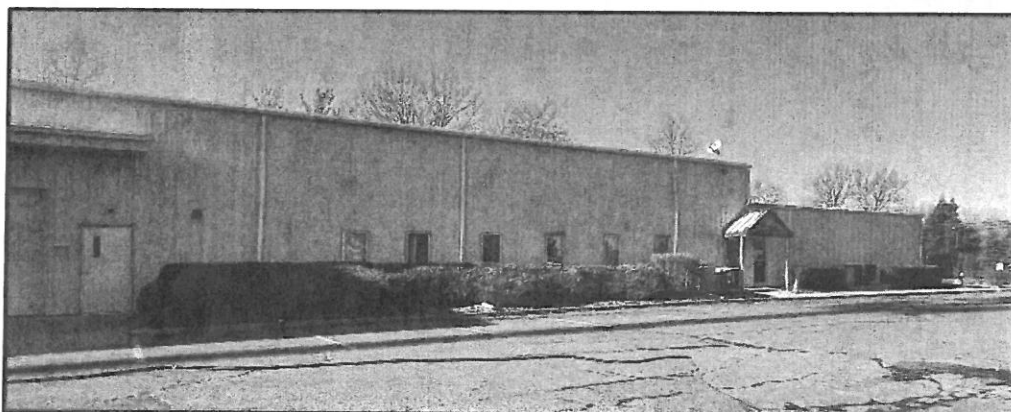
Criterion h. - The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Given the relatively small area that the Township has available to capture ratables, while continuing to preserve the environs, properties such as this and the others identified within this

study are important to consider comprehensively. This is smart growth, especially as the State of NJ continues to flounder at the prospect of any real meaningful property tax reform.

The property IS recommended to be included within a Redevelopment Plan.

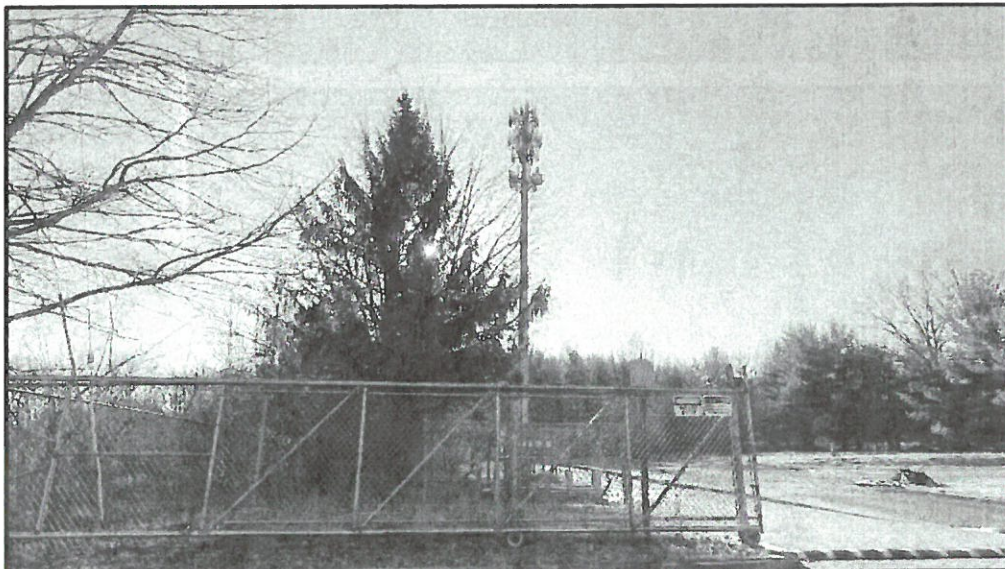
Site Photos



Block 23, Lot 4 (T01)

Owner	Quagmeyer Two LLC
Property Class	4A
Land Use	Cell Tower
Address	404 Route 31 N
Zoning	LHC (Limited Highway Commercial)
Acreage	0.00
Year Built	
Assessed Value (2020)	
Land	0
Improvements	170,000
Total	170,000
Assessed Value (2015)	
Land	0
Improvements	150,000
Total	150,000

Site Photos



The cell tower in the rear yard of Lot 4.

Block 23, Lot 4.01

Owner	Zelkovsky, Diane Kay
Property Class	2 (1-4 Unit Residential)
Land Use Description	2,664-sf, 2-Unit Cape Cod
Address	1748 Linvale-Harbourton Road
Zoning	RR-6 (Rural Residential South)
Acreage	3.45
Year Built	1989
Assessed Value (2020)	
Land	138,300
Improvements	389,400
Total	527,700
Assessed Value (2015)	
Land	116,300
Improvements	357,100
Total	473,400

Property Description

Lot 4.01 is a residential property located at 1748 Linvale-Harbourton Road. The lot contains a 2,644-square foot two-family house that is set back significantly on a wooded driveway. The lot's flag shape wraps around Lot 32 and renders the house invisible from the roadway.

Conclusion

Lot 4.01 does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is necessary for effective redevelopment of the study area.

The property is NOT recommended to be included within a Redevelopment Plan.

Block 23, Lot 5

Owner	Pine Creek Holdings LLC
Property Class	4A (Commercial) 100 (Other)
Land Use Description	Mini Golf Course, Liquor Store, Restaurant/Ice Creamery/Farmer's Market
Address	394 Route 31 N
Zoning	LHC (Limited Highway Commercial)
Acreage	28.33
Year Built	2014
Assessed Value (2020)	
Land	271,200
Improvements	1,209,100
Total	1,480,300
Assessed Value (2015)	
Land	253,800
Improvements	1,006,900
Total	1,260,700

Property Description

Lot 5 is a 28.33-acre commercial property with 885 feet of frontage in the Limited Highway Commercial (LHC) zone. The property is owned by Pine Creek Holdings LLC and occupied by 3 businesses. Red Barn Milk Company and Pine Creek Liquors occupy the front of the lot while Pine Creek Miniature Golf and the Red Barn Milk Company Farmer's Market are in the rear. All three businesses share a 76,000-square foot, 191-space parking lot that is accessed by a single driveway.

The Pine Creek Liquors retail store was established through repurpose and fit out of an existing pole barn in 2014. In 2017, the Red Barn Milk Company was constructed through complete conversion of a single-family house to an ice cream parlor and restaurant. The rear 16 acres contains the mini golf course landscaped with stands of pine trees and several retention ponds. There is also the presence of wetlands, and drainage infrastructure.

The eastern side of the lot has a small retention basin for the asphalt and gravel parking lots. Additional surface runoff appears to flow off the site through lot 9 and to Peters Brook. The Site Survey in Appendix E details the site's condition. A preliminary engineering investigation also indicates the presence of contamination from a failing septic system field located on the adjacent parcel.

Conclusion

Criterion 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; and

Lot 5 appears to meet the criteria for an Area in Need of Redevelopment under criteria (e) and (h). Given the presence of several commercial operations with the balance of the site largely remaining vacant due to the loss of the golf operation. Several conditions exist on the property that would render the site difficult to redevelop under conventional zoning. The presence of pad sites, vacant golf operation, and environmental features would benefit from a more comprehensive redevelopment strategy aimed at strengthening this commercial corridor. In order to navigate the viable portions of the property against the wetland impacts, split zoning, and the contamination that appears to be present on the property as evidence through the stressed vegetation along the border of the adjacent parcel (Lot 6) of a known failing septic, the site will assuredly benefit from a redevelopment area status.

Criterion h. - The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

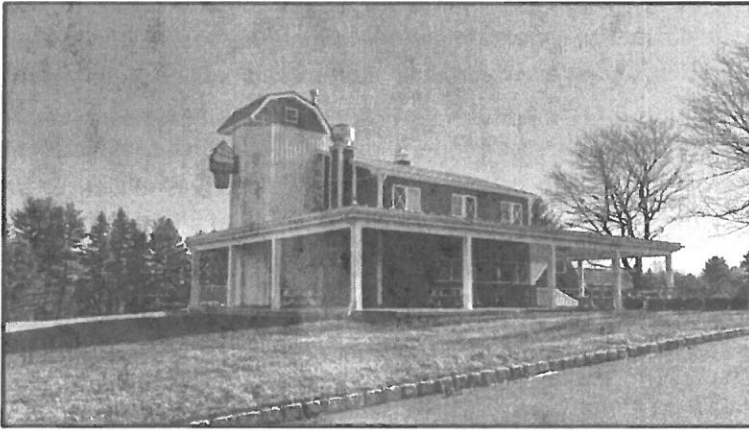
Given the relatively small area that the Township has available to capture ratables, while continuing to preserve the environs, properties such as this and the others identified within this study are important to consider comprehensively. This is smart growth, especially as the State of NJ continues to flounder at the prospect of any real meaningful property tax reform.

The property IS recommended to be included within a Redevelopment Plan.

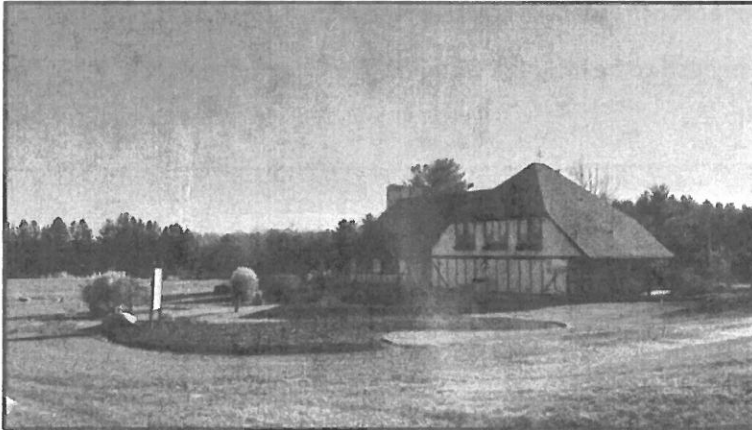
Site Photos



Aerial Imagery (NJOGIS) of Lot 5, composed of three principal commercial uses.



Red Barn Milk Company (northeast of property)



Pine Creek Miniature Golf (rear of property)



Pine Creek Liquors (northwest of property)

Block 23, Lot 6

Owner	Silverdis, Simon & Aglaia
Property Class	4A (Commercial) 100 (Other)
Land Use Description	2,888-sf 1-story Diner
Address	394 Route 31 N
Zoning	LHC (Limited Highway Commercial)
Acreage	6.00
Year Built	
Assessed Value (2020)	
Land	228,000
Improvements	376,900
Total	604,900
Assessed Value (2015)	
Land	207,600
Improvements	364,100
Total	571,700

Property Description

Lot 6 is a 6-acre commercial property in the Limited Highway Commercial (LHC) zone. A 2,888-square foot restaurant, Amwell Valley Diner, is located on the lot and surrounded on three sides by a 37,000 square-foot paved parking lot. The building’s exterior appears to be in adequate condition, but the parking lot shows signs of heavy weathering and deterioration.

Township permit records indicate exterior improvements to the diner in 1995 and interior remodeling in 1998. A fire suppression system and burglar alarm were installed in 2016. Township Tax records indicate tax penalties of \$600-900 per year since 2015 due to arrearage of property tax payments.

The assessed land and improvement values have increased by \$20,400 and \$15,800 respectively since 2015, and tax assessment records indicate a condition of “good.”

Conclusion

Criterion 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

Lot 6 meets criterion “a” due to the condition and design of the parking area in addition to its failing septic field and its impact on public's health and safety. The parking area is noticeably weathered with potholes and accessed via two driveways on Route 31 and lacks striping and clear delineation of parking spaces and circulation throughout the lot. Safety hazards associated with the poor site design may be perpetuated by consistent use of the rear yard for tractor-trailer parking that we have not discovered is a legal operation.

Trees and other vegetation near the septic field and property lines appear stressed from high degree of contaminants in the soil. The condition of the existing septic system, potential repair costs, and environmental impact should be further investigated and considered within a redevelopment context, but it has been portrayed as a significant if not prohibitive cost to repair.

Criterion h. - The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Given the relatively small area that the Township has available to capture ratables, while continuing to preserve the environs, properties such as this and the others identified within this study are important to consider comprehensively. This is smart growth, especially as the State of NJ continues to flounder at the prospect of any real meaningful property tax reform.

Section 3 of the LRHL – 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.

Regardless of Redevelopment designation, the property could benefit from a rehabilitation. Regardless, given the site's configuration, its inclusion within a Plan may be beneficial to both the existing business and future redevelopment potential within the overall area for similar reasons as other properties mentioned above; shared access through cross access easements, shared septic, and/or other integrated design schemes.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



View of Amwell Valley Diner from Route 31 N.



Parking lot and truck parking in rear.



Environmentally-stressed trees near septic field located in rear yard.

Block 23, Lot 9

Owner	Line 4 Inc C/O Pine Creek Mini Golf
Property Class	1 (Vacant)
Land Use Description	Vacant
Address	388 Route 31 N
Zoning	LHC (Limited Highway Commercial)
Acreage	7.00
Year Built	N/A
Assessed Value (2020)	
Land	152,000
Improvements	0
Total	152,000
Assessed Value (2015)	
Land	163,000
Improvements	0
Total	163,000

Property Description

Lot 9 is a 7-acre vacant lot in the Limited Highway Commercial zone. Township records indicate that a single-family house and garage existed on the property until demolition in 2001. The lot has remained vacant and unimproved for 19 years, and the remaining driveway entrance has been chained and posted with a "Private Property" sign. The lot is owned by Line 4 Inc. but tax records indicate that the property is in care of Pine Creek Mini Golf, an owner/occupant of lot 5.

Conclusion

Criterion c. - Land that is owned by the municipality, the county, or local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to the 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;

Section 3 of the LRHL – 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 in which they are a part.

Lot 9 meets the "c" and "h" criterion for unimproved vacant land that may be limited to development due to its remoteness relative to more developed portions within the Township and region. Given the parcel's ownership and relationship to Lot 5, this parcel would likely benefit from inclusion within a Redevelopment Area.

The property IS recommended to be included within a Redevelopment Plan.

Site Photos



View of former driveway and chain from Route 31.

Block 23, Lot 10

Owner	Diaz, Julio
Property Class	2 (1-4 Unit Residential)
Land Use Description	1,485-sf, 1-Story, 2-Unit Rancher
Address	384 Route 31 N
Zoning	RR-6 (Rural Residential South)
Acreage	7.23
Year Built	1970
Assessed Value (2020)	
Land	137,500
Improvements	210,600
Total	348,100
Assessed Value (2015)	
Land	148,500
Improvements	193,100
Total	341,600

Property Description

Lot 10 is a 7.23-acre residential property containing a 1,485-square foot, 2-unit Rancher-style house built in 1970. The exterior of the house appears to be in fine condition, and there is no clear evidence of disrepair. The rear 5.42 acres is limited by a conservation easement as indicated in the Township tax map. Peters Brook and an additional 100-foot strip of wetlands bisect the area within the conservation easement. Building permit records indicate that the basement was finished and converted to a separate apartment in 2015 without permit approval. A greenhouse built in the side yard was also constructed without a permit in 2015.

Conclusion

Lot 10 does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is necessary for effective redevelopment of the study area. However, the age of the house may justify an area in need of rehabilitation.

The property is NOT recommended to be included within a Redevelopment Plan.

Site Photos



Block 23, Lot 10.01

Owner	Suydam, Bonnie Ann
Property Class	2 (1-4 Unit Residential)
Land Use Description	2,109-sf, 1.5-Story Single-Family Detached Cape Cod
Address	380 Route 31 N
Zoning	RR-6 (Rural Residential South)
Acreage	5.60
Year Built	1988
Assessed Value (2020)	
Land	141,400
Improvements	227,000
Total	368,400
Assessed Value (2015)	
Land	152,400
Improvements	214,400
Total	366,800

Property Description

Lot 10.01 is a 5.6-acre residential property containing a 2,109-square foot, 1.5-story single-family home. The parcel is a flag-lot, so the house is set back considerably so that it is not visible from Route 31. The house was built in 1988 and the property was previously farmland-assessed until it was sold in February 2020. The rear yard, approximately 4.4 acres is undeveloped woodlands bisected by Peters Brook and adjoining wetlands.

Conclusion

Lot 10.01 does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is necessary for effective redevelopment of the study area.

The property is NOT recommended to be included within a Redevelopment Plan.

Site Photos



Aerial Imagery (NJOGIS) of Lot 10.01.

Block 23, Lot 10.02

Owner	Stewart, John & Susan
Property Class	2 (1-4 Unit Residential)
Land Use Description	818-sf, Single-Family Detached Cottage, Solar PV system (minor)
Address	382 Route 31 N
Zoning	RR-6 (Rural Residential South)
Acreage	1.22
Year Built	1960
Assessed Value (2020)	
Land	118,400
Improvements	77,600
Total	196,000
Assessed Value (2015)	
Land	132,500
Improvements	77,200
Total	209,700

Property Description

Lot 10.02 is a 1.22-acre lot at 382 Route 31 that contains an 818-square foot single-family house and shed in the side yard. The house appears to be well-maintained and in good condition. An array of solar panels is installed on the roof.

The lot was created through a subdivision of Lot 10 in 2009, but the dimensions do not meet the zoning requirements of the RR-6 Zone.

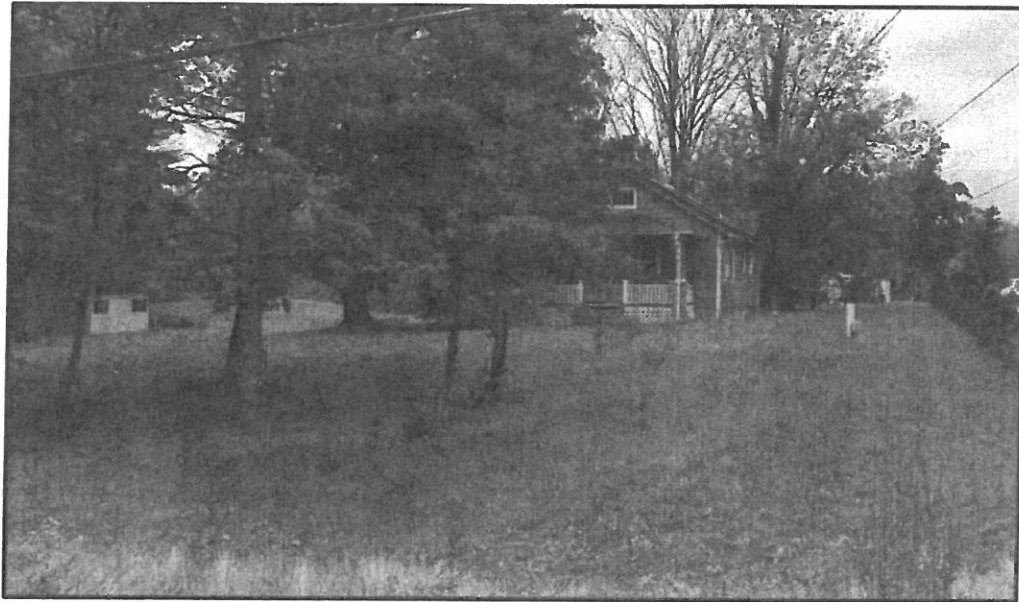
The total assessed value of the property has decreased by approximately 6.5% between 2015 and 2020.

Conclusion

Lot 10.02 does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is necessary for effective redevelopment of the study area. However, the age of the house may justify an area in need of rehabilitation.

The property is NOT recommended to be included within a Redevelopment Plan.

Site Photos



View from Route 31.

Block 23, Lot 11

Owner	Kobren, John G & John A & Etals
Property Class	2 (1-4 Unit Residential)
Land Use Description	1,300-sf, 1.5-Story Single-Family Detached Cape Cod
Address	376 Route 31 N
Zoning	RR-6 (Rural Residential South)
Acreage	12.60
Year Built	1937
Assessed Value (2020)	
Land	180,000
Improvements	174,600
Total	354,600
Assessed Value (2015)	
Land	123,100
Improvements	118,400
Total	241,500

Property Description

Lot 11 is a 12.60-acre property located in the New Market / Linvale-Snydertown Historic District as a contributing historic resource. The front portion of the property along Route 31 contains a 1,300-square foot, 1.5-story private residence and several pole barns in the rear yard. A 1-acre field is also located in the rear yard, abutting Peters Brook which runs northeastward through the property. The remaining 7.6 acres in the rear and side yard is undeveloped forest and wetlands around the brook.

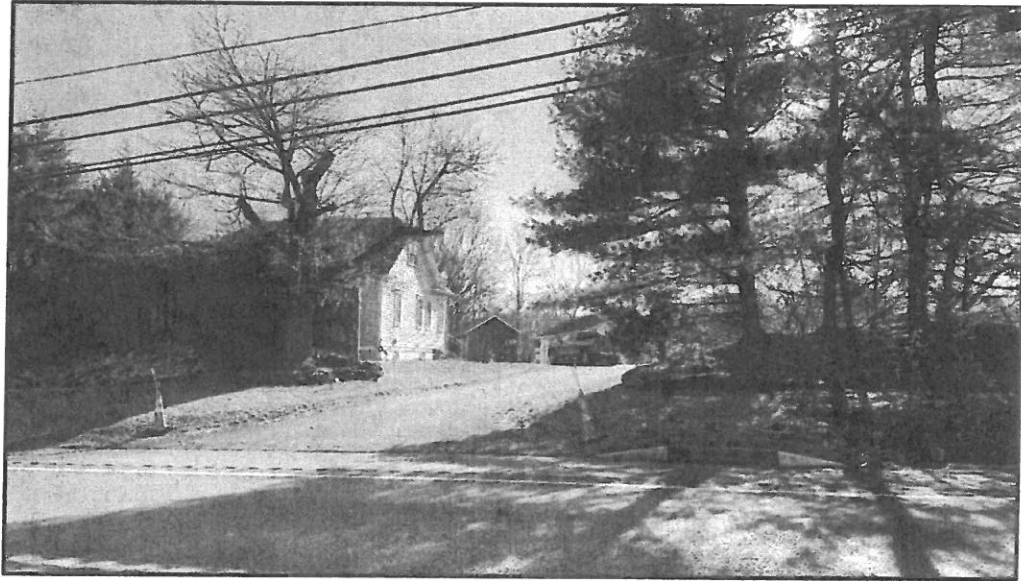
The house was constructed in 1937 and building permit records demonstrate various improvements and additions in 2008, 2012, 2015, and 2016. The house was sold to a new owner in 2014. The Township permit book indicates that a 30-foot by 40-foot 3-sided pole barn was erected in 2015 without a permit.

Conclusion

Lot 11 does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is necessary for effective redevelopment of the study area. However, the property owner needs to clean up these outstanding issues of building without permits.

The property is NOT recommended to be included within a Redevelopment Plan.

Site Photos



Screened frontage and driveway from Route 31.

Block 23, Lot 12

Owner	Township of West Amwell
Property Class	15C (Public Property)
Land Use Description	Vacant
Address	374 Route 31 N
Zoning	RR-6 (Rural Residential South)
Acreage	0.15
Year Built	Demolished 2017
Assessed Value (2020)	
Land	106,700
Improvements	0
Total	106,700
Assessed Value (2015)	
Land	125,100
Improvements	17,100
Total	142,200

Property Description

Lot 12 is an 80-foot by 86-foot grass lot at the intersection of Route 31 and Linvale Road. The Township acquired the property in March 2016 and demolished the dilapidated historic Colonial House in 2017. The property remains vacant and under Township ownership.

Conclusion

Criterion 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.

Lot 12 meets criteria "c" as it is persistently vacant land that is publicly owned. The substandard dimensions of the lot prohibit development and utilization of the lot for public or private uses. Notwithstanding, the property is not necessary to include within a redevelopment plan due to its location.

The property is NOT recommended to be included within a Redevelopment Plan.

Block 23, Lot 13*

Owner	Helewa Jr., Joseph
Property Class	3A (Farmland, Regular) 3B (Farmland, Qualified)
Land Use Description	3,660-sf, 2-Story 3-Unit Colonial House + ~1,500-sf Wood Barn
Address	370 Route 31 N
Zoning	RR-6 (Rural Residential South)
Acreage	24.20
Year Built	1800
Assessed Value (2020)	
Land	124,700
Improvements	287,700
Total	412,400
Assessed Value (2015)	
Land	139,700
Improvements	281,800
Total	421,500

* = includes a consolidation of itemized tax records for buildings or farms

Property Description

Lot 13 is a 24.20-acre property within the New Market/Linvale-Snydertown Historic District. The house was built in 1800 and is listed on the State and National Register of Historic Places. Today it contains 3 dwelling units. The property around the 1-acre site of the house is qualified farmland-assessed.

The side yard contains a wooden barn with a collapsing roof and haphazard storage of trailers, boats, and vehicles on the lawn. The location of the building, though historic, severely hinders visibility of the corner. This issue is perpetuated by the location of a driveway on the side facing Woodsville Road.

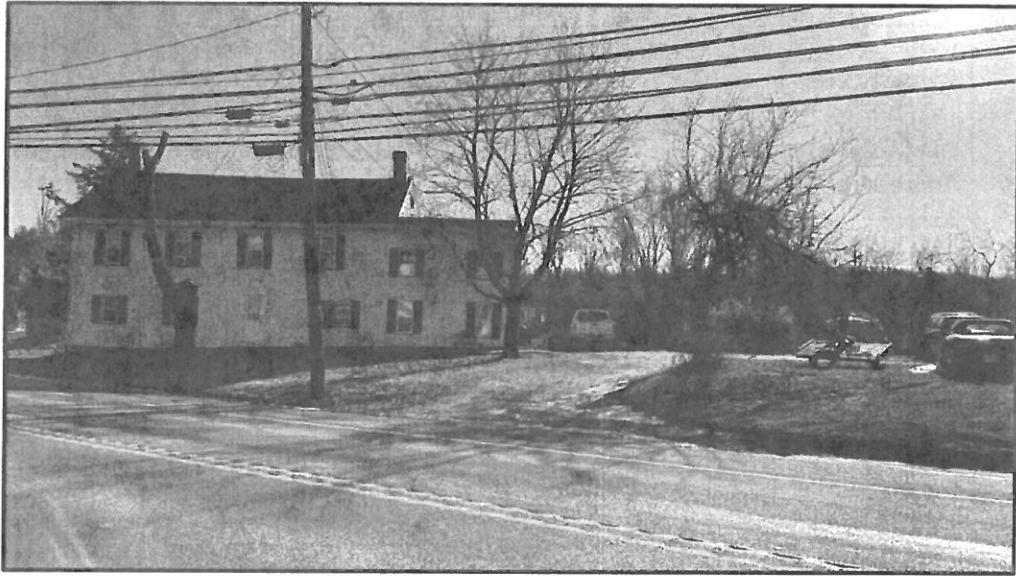
Tax records show net depreciation of the land and total assessed value between 2015 to 2020, but the assessed value of improvements has increased by \$6,000.

Conclusion

Lot 13 technically meets criterion "d" for redevelopment due to the building's precarious placement at the edge of the roadway and high-speed traffic corner. However, given the building's historic status, impact on vehicular safety may be addressed by roadway improvements or other means.

The property is NOT recommended to be included within a Redevelopment Plan.

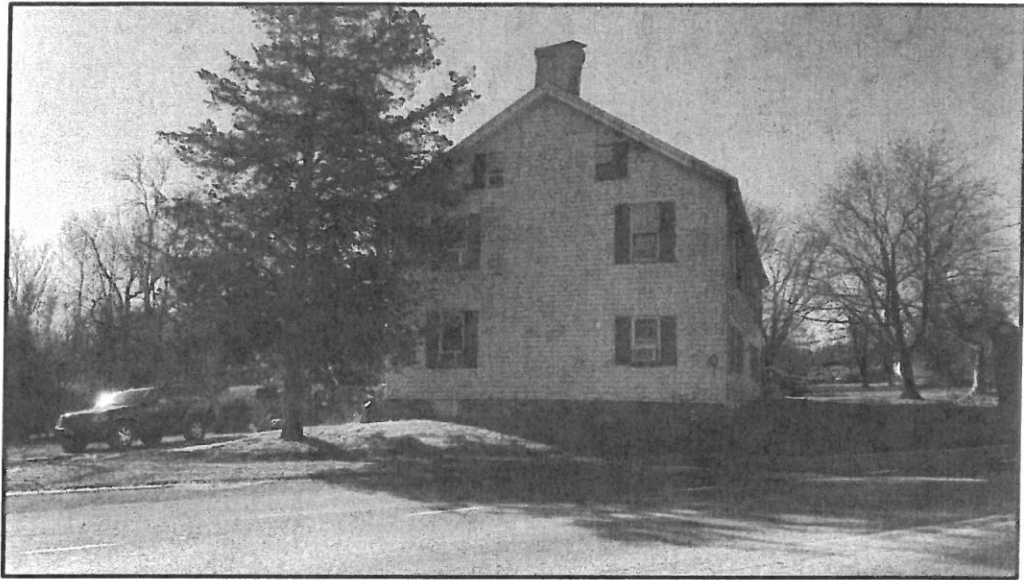
Site Photos



View of northern façade from Route 31.



Accessory structure and parking.



View of eastern façade and driveway from Route 31 and Woodsville Rd.

Block 23, Lot 28

Owner	Kappler, Genevieve
Property Class	2 (1-4 Unit Residential)
Land Use Description	1,051-sf, 1-Story Single-Family Detached Cottage
Address	1750 Linvale-Harbourton Road
Zoning	RR-6 (Rural Residential South)
Acreage	2.70
Year Built	1945
Assessed Value (2020)	
Land	134,500
Improvements	113,700
Total	248,200
Assessed Value (2015)	
Land	112,500
Improvements	83,400
Total	195,900

Property Description

Lot 28 is a 2.7-acre lot that contains a 1,051-square foot cottage built in 1945. The house appears to be in fine condition, and the total assessed value has increased by more than \$50,000 between 2015 and 2020.

Conclusion

Lot 28 does not meet any criteria for designation as an area in need of redevelopment, and it is unlikely that redevelopment of the property is necessary for effective redevelopment of the study area.

The property is NOT recommended to be included within a Redevelopment Plan.

Site Photos



Lot 28 from Route 31.

Block 23, Lot 32

Owner	Napoleon, Est Lawrence T & Olga
Property Class	2 (1-4 Unit Residential)
Land Use Description	2,192-sf, 2-Story Single-Family Detached Colonial
Address	1760 Linvale-Harbourton Road
Zoning	RR-6 (Rural Residential South)
Acreage	2.25
Year Built	1981
Assessed Value (2020)	
Land	132,300
Improvements	274,300
Total	406,600
Assessed Value (2015)	
Land	110,300
Improvements	251,600
Total	361,900

Property Description

Lot 32 is a 2.25-acre lot containing a 2,192-square foot house at 1760 Linvale-Harbourton Road. The house appears to be in fine condition, and the total assessed property value has increased by 12.4% between 2015 and 2020.

Conclusion

Lot 32 does not meet any criteria for designation as an area in need of redevelopment.

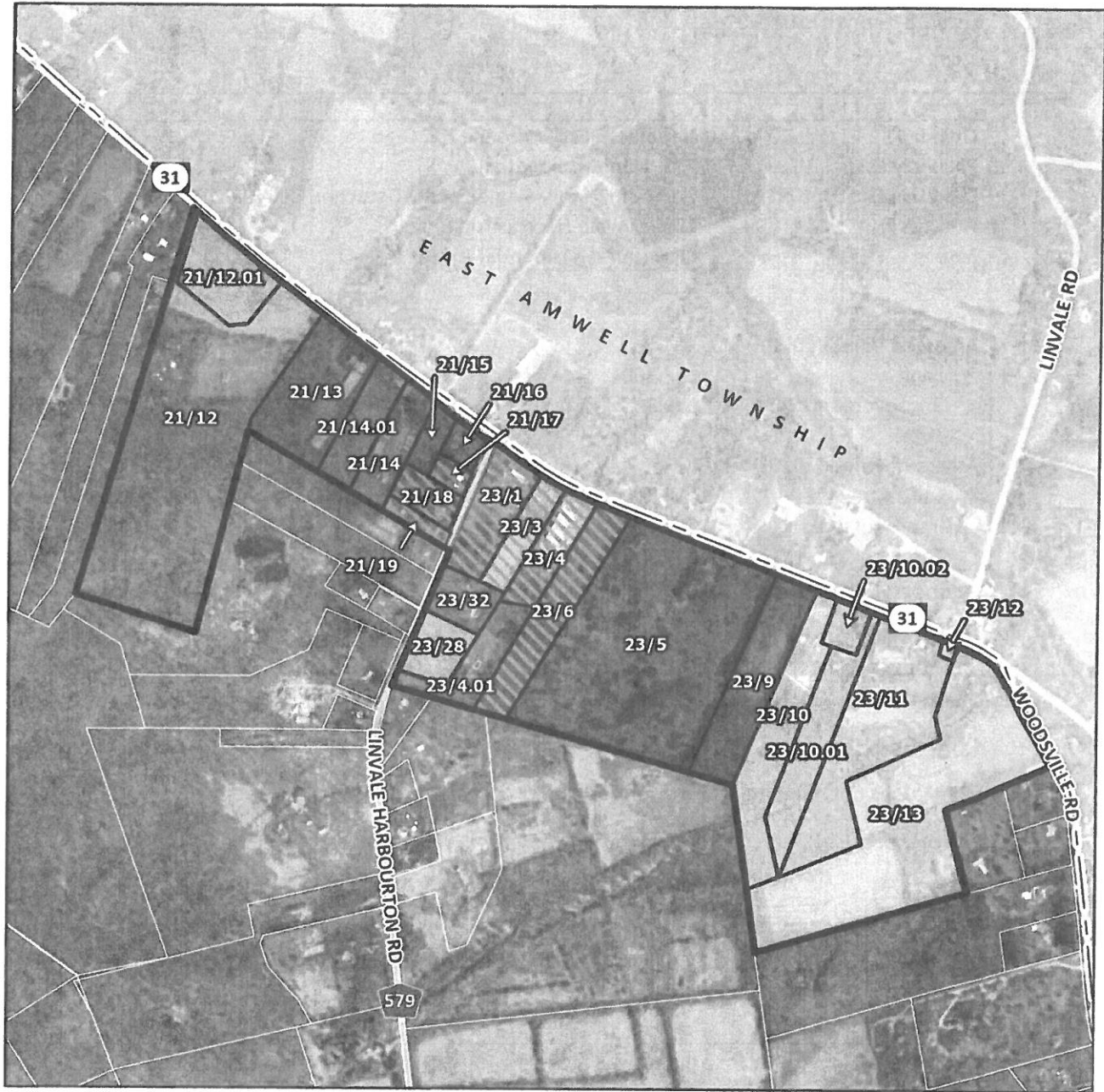
The property is NOT recommended to be included within a Redevelopment Plan.



Site Photos



Lot 32 from Route 31.

Parcel Eligibility



- | | |
|--|--|
|  Municipal Boundary | Parcel Eligibility |
|  Study Area Boundary |  Redevelopment (A-H Criteria) |
|  Study Area (Block/Lot) |  Section 3 Rehabilitation |
| | Rehabilitation |



Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA



Summary Findings and Recommendations

After evaluation of each parcel within the Study Area through the statutory criteria established by the LRHL, this report concludes the following properties meet said criteria and as displayed in the Parcel Eligibility:

Eligible for rehabilitation:

Block 23, Lots 3, 10, 10.01, 11, 13, 28 qualify for rehabilitation due to the age of the houses thereon. However, the conditions of the houses do not appear in dire need of rehabilitation nor do tax assessment records suggest severe depreciation. Zoning enforcement issues related to accessory buildings and vehicle/trailer storage may need to be addressed as well, particularly for those properties that have multiple structure built without permit.

Eligible for Redevelopment:

Block 21, Lot 13 meets Criteria D and E of the LRHL due to the appearance and condition of the commercial buildings and the site's proximity to vacant land.

Block 21, Lot 14 meets Criterion D and E based on deleterious land use, obsolete layout, and excessive coverage leading to low improvement value and underutilization of land.

Block 21, Lot 14.01 meets Criterion E due to vacancy and underutilized highway frontage.

Block 21, Lots 15 and 16 meet Criterion C, D, and E due to long-term vacancy and underutilization of a high-profile intersection. Effective redevelopment of these lots may require additional land.

Block 21, Lot 17 satisfies Section III of the LRHL as its inclusion provides an enhanced ability to create a more holistic plan and therefore Criteria H as a matter of course.

Block 21, Lot 18 satisfies Section III of the LRHL as its inclusion provides an enhanced ability to create a more holistic plan and therefore Criteria H as a matter of course.

Block 21, Lot 19 satisfies Section III of the LRHL as its inclusion provides an enhanced ability to create a more holistic plan and therefore Criteria H as a matter of course.

Block 23, Lot 1 satisfies Section III of the LRHL as its inclusion provides an enhanced ability to create a more holistic plan and therefore Criteria H as a matter of course.

Block 23, Lot 3 meets criteria for rehabilitation, but further satisfies Section III of the LRHL as its inclusion provides an enhanced ability to create a more holistic plan and therefore Criteria H as a matter of course.

Block 23, Lot 4 satisfies Section III of the LRHL as its inclusion provides an enhanced ability to create a more holistic plan and therefore Criteria H as a matter of course.

Block 23, Lot 5 appears to meet Criteria E and H due to conditions of the site and not being fully productive as a result.

Block 23, Lot 6 meets Criterion A for conditions and design of the parking lot, *though rehabilitation would be more appropriate*. The property seems to also have persistent arrearage of tax payments.

Block 23, Lot 9 meets Criterion C for its history of vacancy, though development of the lot and the presence of wetlands may conflict with the Township's conservation goals.

Final Recommendations

Areas recommended for redevelopment or rehabilitation are mapped on the attached Recommended Areas map. However, given the Township's objectives to revitalize the commercial corridor, the lots to be included are recommended as follows;

Recommended Redevelopment Area Map for inclusion within a Redevelopment Plan:

Block 21, Lots 13, 14, 14.01, 15, 16, 17, 18, 19

Block 23, Lots 1, 3, 4, 5, 6 and 9

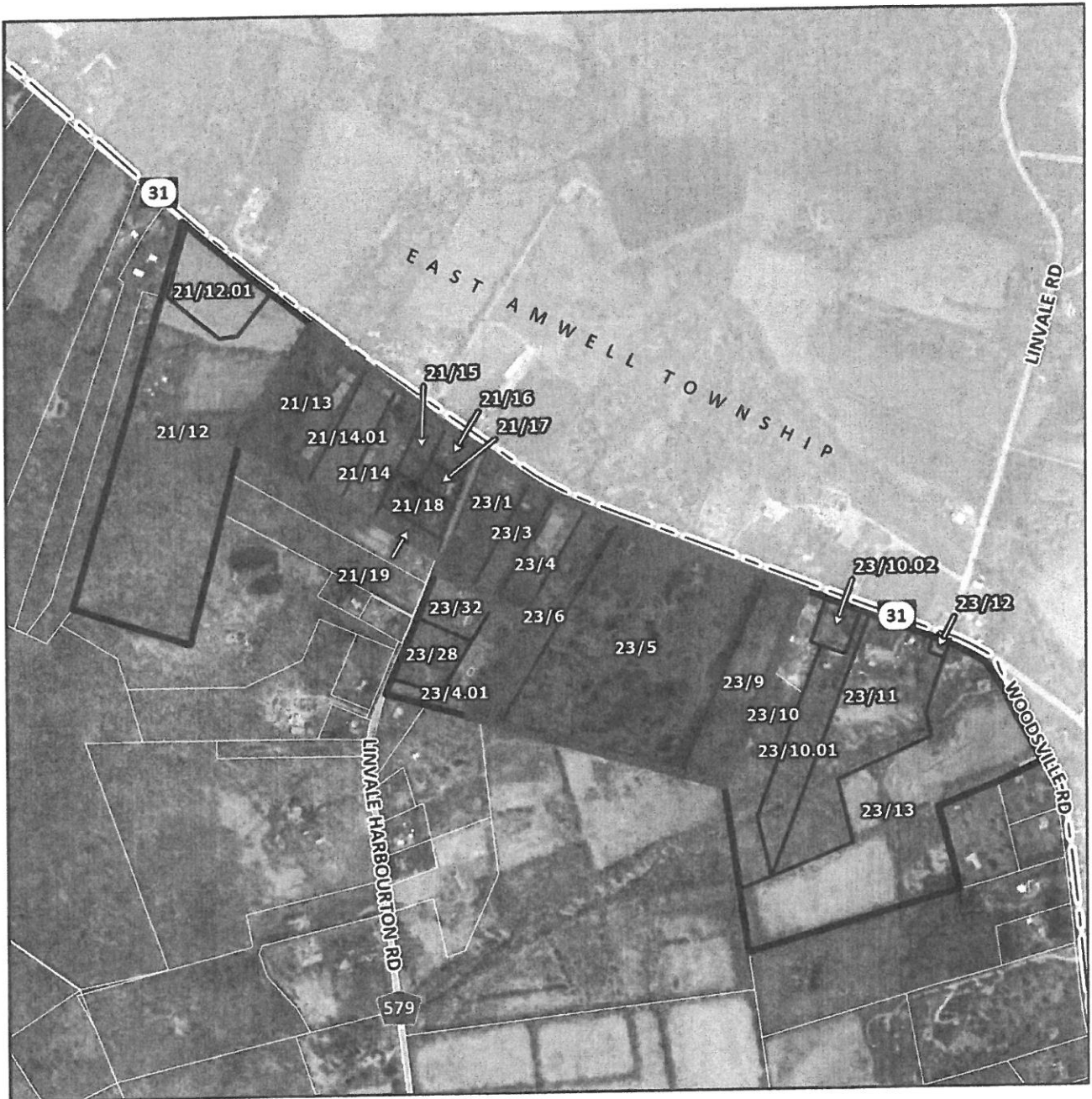
Recommended Rehabilitation Area Map for inclusion within a Rehabilitation Plan:





Block 23, Lots 10, 10.01, 10.02, 11, 12, 13

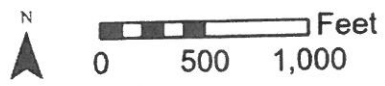
Compliance with Local and State Plans

To remain consistent with the Conservation Plan Element of the Township Master Plan as well as policies set forth by the State Development and Redevelopment Plan, it is recommended that any redevelopment plan resulting from board resolution include measures to preserve and enhance the agricultural assets and ecological resources within the Study Area – specifically with regard to Block 21, Lots 12 and 12.01. To remain consistent with State objectives, redevelopment of significant parcels of farmland and natural features is not recommended without significant conscientious efforts to address previously adopted goals and strategies. Further, while a redevelopment plan can establish more refined environmental standards for development within the Study Area than the adopted Land Development Ordinance otherwise requires we do not recommend inclusion of such areas solely for economic gain.

Recommended Redevelopment Area

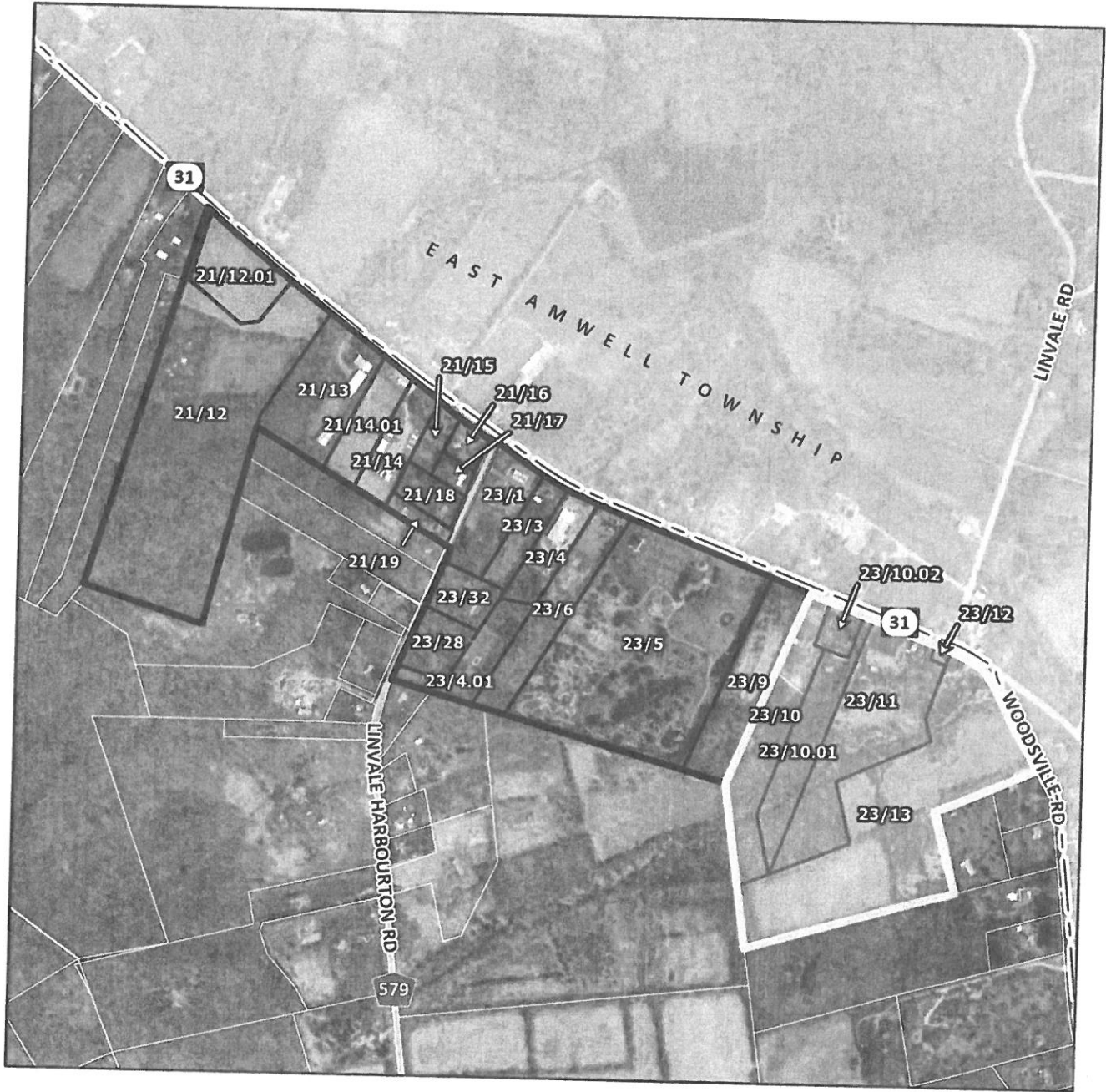





-  Municipal Boundary
-  Study Area Boundary
-  Study Area (Block/Lot)
-  Recommended Redevelopment Area



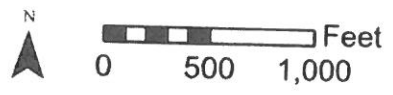
Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA

Recommended Rehabilitation Area



-  Municipal Boundary
-  Study Area Boundary
-  Study Area (Block/Lot)

Recommended Rehabilitation Area



Source(s): NJDOT, NJDEP, NJOGIS, MOD-IV TAX DATA

