

BOROUGH OF EMERSON

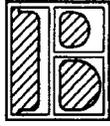
Supplemental Planning Report to Determine if the Downtown Emerson Redevelopment Area Continues to Meet the Criteria for Designation as An Area in Need of Redevelopment

August 18, 2008



Prepared By

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Community Planning
Land Development and Design
Landscape Architecture

SUPPLEMENTAL PLANNING REPORT TO DETERMINE IF THE DOWNTOWN EMERSON REDEVELOPMENT AREA CONTINUES TO MEET THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT.

SUBJECT SITES:

BLOCKS OR PORTIONS OF BLOCKS:

213, 214, 405, 412, 419, 420, 422, 603, 606, 610, 613, 615, 616, AND 617.01

BOROUGH OF EMERSON, BERGEN COUNTY, NEW JERSEY

BA # 1951.03

The original document was appropriately signed and sealed on August 18, 2008 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Joseph H. Burgis P.P., AICP
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8/18/09 II

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2008**

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INTRODUCTION

This report presents a supplemental planning analysis and conclusions to determine if properties in the community's central business district, and other nearby properties (the "Study Area"), previously designated as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (LRHL) continue to qualify as an 'area in need of redevelopment' under the requirements of the LRHL as modified by recent judicial decisions. Based on the Mayor and Council's resolution, the Study Area has been expanded from the original report and now encompasses approximately thirty-four acres, including eighty-four tax lots. The area's boundary includes lots fronting on Kinderkamack Road between Lozier Avenue to the north and the municipal boundary with the Borough of Oradell to the south. The Study Area additionally encompasses property on the north side of Lozier Avenue, on Chestnut Avenue, and on Bland Street to the west of lots that front on Kinderkamack Road. The Study Area also includes lots on Emerson Plaza East and West, as well as a few lots on the south side of Palisade Avenue immediately east of the rail road line. A complete listing of the parcels in the study are contained in the body of this report and in the appendix.

The analysis herein represents an update of a prior 'area in need of redevelopment' analysis, dated July 2004, that the Borough had undertaken of the Kinderkamack Road corridor. Since the adoption of that 'area in need' analysis, case law has refined the manner in which municipalities may assess the applicable statutory criteria to determine if an area can be designated an area in need of redevelopment, and also refined the notice requirements associated with the process.

Most significantly for the Borough of Emerson and its redevelopment efforts, the New Jersey Supreme Court has recently sustained the constitutionality of redevelopment. It also has reaffirmed the presumption of validity of the design-

ation of a redevelopment area and provided guidance on what qualifies as 'substantial' evidence that supports a redevelopment designation. Accordingly, the revised study has been prepared in light of the recent case law.

The LRHL was designed by the New Jersey State Legislature to assist municipalities in the process of redevelopment and rehabilitation. The Legislature stated in the preamble to the LRHL that:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which results from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies and without this public effort are not likely to be corrected or ameliorated by private effort."

The Borough of Emerson has the statutory authority to utilize the powers granted to municipalities under the LRHL to improve the existing conditions found within the redevelopment Study Area, and implement the goals and objectives contained in the New Jersey State Development and Redevelopment Plan. The first step in the redevelopment process is to designate the area under consideration, or a portion of it, as an "area in need of redevelopment." The foundation for this designation, and how portions of this area meet the applicable statutory criteria, is presented in this report. It contains an analysis of all the properties within the Study Area and determines the manner in which the existing conditions satisfy the criteria for redevelopment under the requirements of the LRHL.

The Mayor and Council have requested and authorized the Planning Board by resolution to conduct this supplemental "in need of redevel-



opment” study. Where such an analysis indicates that the Study Area meets the statutory “in need” criteria of the LRHL , then the Planning Board may recommend and the Council may declare the selected properties as a redevelopment area and proceed to develop a redevelopment plan.

This report represents the culmination of the planning analysis, and presents conclusions regarding the Study Area’s consistency with the applicable statutory criteria. The analysis reveals the LRHL criteria are affirmatively met for the parcels identified at the conclusion of this report by various characteristics. Therefore, the Borough may proceed with a redevelopment designation and the preparation of a redevelopment plan.

A redevelopment plan can be adopted (or the existing plan may be implemented) based upon this designation that will identify the manner in which the Study Area is to be developed, including the prospective distribution of uses and buildings, and intensities-of-use of the site. The Borough can use its resources to encourage public-private partnerships in redevelopment efforts. The statute offers the opportunity for the municipality to offer a variety of options, such as designating a developer for the property, use of low-interest loans or outright grants to facilitate development, bonding, tax abatements, infrastructure, land, and/or an expedited approval process to facilitate the redevelopment of property. The benefits accruing from these programs, including an improved physical appearance, enhanced land use arrangement, and increased tax revenues, serve to enhance the character of the entire community.



PROPERTY DESCRIPTION

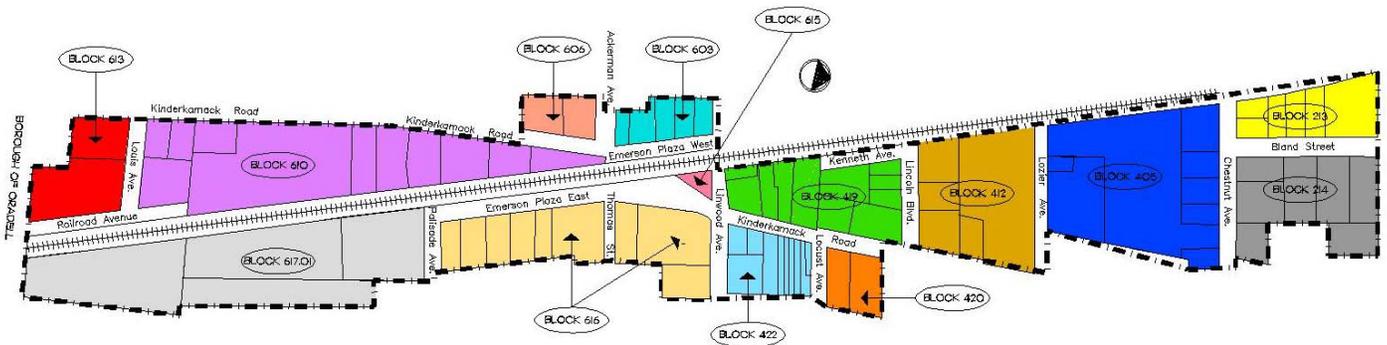
The Study Area is located in the central portion of Emerson. The area is generally located along the Kinderkamack Road corridor and bounded by Chestnut Avenue and the northerly terminus of Bland Street to the north and the municipal border with the Borough of Oradell to the south. The Study Area also includes lots on Emerson Plaza East and West, as well as a few lots on the south side of Palisade Avenue immediately east of the rail road line.

The properties that are the subject of this analysis occupy an area of approximately thirty-four acres, excluding public rights-of-way. It is comprised of 84 tax lots in fourteen tax blocks. Table 1 identifies the Study Area by block and lot number. An accompanying map, shown below, depicts the Study Area.

**Table 1
Summary of Subject Parcels
Emerson, New Jersey**

Block	Lot
213	1, 2, 3, 4, 5, 6
214	1.02, 5.02, 6, 7, 8.01, 8.02, 9
405	1, 2, 3.01, 3.02, 4, 12, 13, 14
412	1, 2, 3, 4, 5
419	1, 2, 3, 4, 5, 6.01, 6.02, 7, 8, 9, 10
420	2, 16
422	1, 10, 11, 12, 13, 14, 15, 16, 17, 18
603	2, 3, 4, 5, 6
606	3, 4
610	1, 2, 4, 5.01, 5.02, 6, 7, 8, 9.01, 9.02, 10
613	1, 2
615	1
616	1, 2, 16, 17, 19, 20, 21, 22, 23, 24
617.01	1, 2.02, 8, 9
Total	84

Study Area by Block



Existing Land Use

The Study Area contains a variety of land uses. The area is developed with a variety of commercial uses including personal services, retail stores, eating and drinking establishments, and other commercial uses. Over 40 percent of the area is commercially developed. The bulk of the remaining developed land in the Study Area is comprised of automotive, restaurant, public, industrial and office uses. A small portion of the area is used for residential purposes. The combination of uses includes a number of conflicting and incompatible land use arrangements.

The accompanying table depicts the acreage devoted to each of the uses in the area. The land use distribution is also summarized in Chart 1 and shown on an accompanying Existing Land Use map.

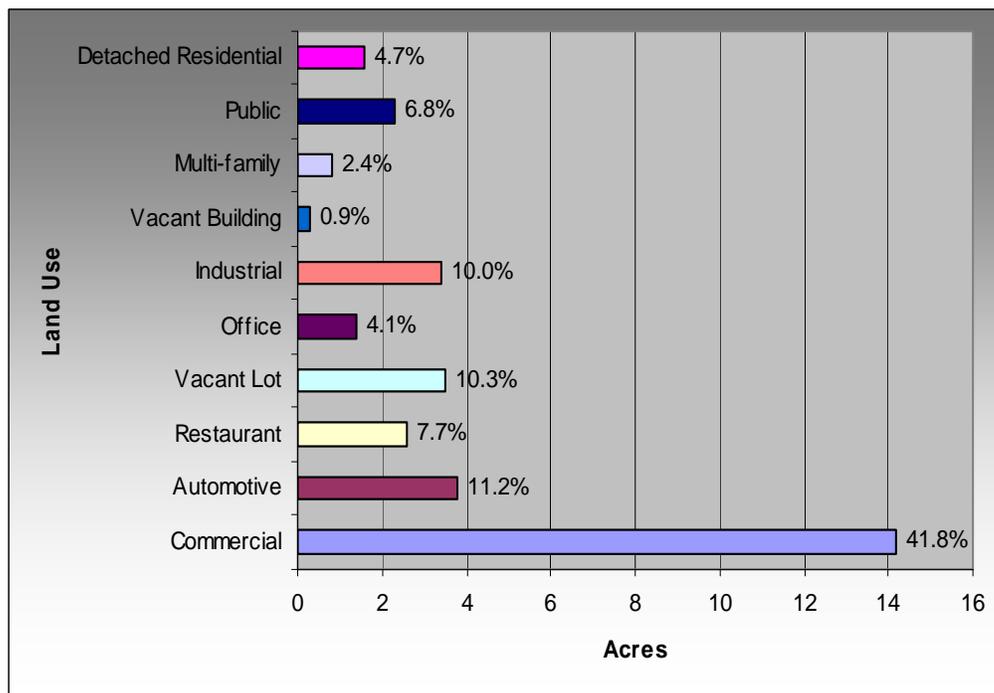
The area’s established land use arrangement is summarized in the ‘analysis’ section of this report and in the Appendix.

Table 2
Existing Land Use by Acreage
Emerson, New Jersey

Land Use	Acreage	Percent
Commercial	14.2	41.8
Automotive	3.8	11.2
Restaurant	2.6	7.7
Vacant Lot	3.5	10.3
Office	1.4	4.1
Industrial	3.4	10.0
Vacant Building	0.3	0.9
Multi-family	0.8	2.4
Public	2.3	6.8
Detached Residential	1.6	4.7
Total	33.9	100.0%

Source: Borough of Emerson tax records and field inspection by Burgis Associates, Inc.

Chart 1
Land Use Distribution



Surrounding Development Patterns

The Study Area is located in the central portion of the Borough. The area surrounding the study area is characterized primarily by detached single family residences. Residential uses are located to the north, west and east of the study area. A commercial shopping plaza is also located north of the Study Area, on the west side of Kinderkamack Road. Farther east is the Borough's municipal complex, fire house, and Villano Elementary School. The Borough of Oradell is situated to the south.

Known Contaminated Sites

There are six sites within the study area that are identified as 'Known Contaminated Sites' according to the New Jersey Department of Environmental Protection. These are highlighted on the accompanying Environmental Constraints Map. See the appendix for details.

Traffic Accidents in Study Area

A review of data from the Borough of Emerson Police Department reveals the extent of traffic accidents in the Study Area along Kinderkamack Road. An accompanying map highlights the location of all vehicular accidents over the past three and a half year period. The data indicates a total of 166 accidents in the Study Area. Significantly, 83 of these accidents, half of the total, occurred within a one block area extending 600 linear feet along Kinderkamack Road in the area north of Linwood Avenue. Police records indicate the extent of 'turning movement' versus 'fender bender' accidents. This is depicted on the accompanying map.

The problem in the area is compounded by the extensive use of angled parking and the fact that studies indicate angled parking is generally more hazardous than parallel parking. In Emerson, in addition to utilizing angled parking, the

space angles are below generally acceptable standard measurements for such parking, and are located outside of the right of way. This requires parkers to cross un-demarcated pedestrian rights of way, further increasing the chance of accident not only between vehicles in traffic and vehicles backing out into traffic, but more significantly, greatly increasing the chances of pedestrians being struck by exiting/entering vehicles.

Past and Continuing Efforts to Address Traffic and Pedestrian Safety and Circulation

As detailed in the reports and correspondences by and between the Bergen County Department of Planning and Economic Development ("Bergen Planning Department"), the Bergen County Department of Public Works and Engineering ("Bergen DPW"), the New Jersey Department of Transportation ("NJDOT"), New Jersey Transit ("NJT") and the Borough of Emerson (note: these documents are on file at the Emerson municipal building), the Study Area has been the focus of consideration by Federal, State, County and local agencies for nearly fifty years because of the area's circulation problems and the complexities associated with the inter-relationship between and among:

1. The commuter line;
2. The fact the commuter rail station stop is at the intersection point with Kinderkamack Road;
3. The overall inter-relationship between the rail line and Linwood Avenue;
4. Commuter/pedestrian safety;
5. Local pedestrian safety, particularly in relation to the significant number of angled parking spaces that are not within the street right of way but which requires a significant number of cars to cross pedestrian passages.

The problem is perceived as one of the most complex traffic railroad pedestrian conflicts in Bergen County, according to the Bergen Planning Department. Minor efforts to improve cer-

tain elements of traffic flow, rail line/motor vehicle relationships, and motor vehicle and pedestrian relations have been alternately proposed, some implemented, some abandoned, and some evidently not successful given the fact that the area continues to be studied and continues to be recognized as dangerous to motorists, trains, pedestrians, business patrons, commuters and school children.

In a June 2005 Bergen Planning Department Report discussing the Study Area, the *Kinderkamack Road/Pascack Valley Intermodal Corridor Study*, the County emphasized the issues of vehicle/pedestrian conflicts, lack of pedestrian safety due to lack of sidewalks or sidewalks in disrepair, poor channelization of vehicles exiting sites, faulty intersection configurations, train station related queues, and parking issues. The report stated “conflicting traffic patterns with differing objectives and vehicular movements must coexist within the same stretch of roadway, and ultimately promulgate traffic queues, congestion, and safety concerns.” The report recommended the implementation of a comprehensive redevelopment plan that included road and sidewalk reconfiguration and the relocation of the train station. The Report also noted the conflict between the intersection and the fact Kinderkamack Road serves as a major thoroughway and, at the same time a downtown main street, resulting in difficulty coordinating comprehensive efforts due to conflicting goals and objectives.

These concerns surfaced as far back as the 1950’s, when Emerson began studies in support of the need for a traffic light at Kinderkamack Road and Linwood Avenue. These initial efforts generated discussions for the implementation of broader solutions to the problem. It was during this process in the 1960’s that the County became increasingly interested in addressing the traffic and safety problems in the area. This concern culminated in a report prepared by a professional engineering firm on behalf of the Bergen DPW in 1968 which recommended, amongst other things, that “roadway widening and corner cutbacks are necessary to improve traffic flow and safety at

this intersection”.

Various plans and ideas were vetted throughout the 1970’s, while Borough officials and the public grew increasingly concerned and frustrated with the lack of action. In response to an inquiry from a resident concerning the problem, the Bergen DPW noted in an August 1986 letter that “the solution is not simple; but the problem will be taken care of, once the Kinderkamack Road and Linwood Avenue improvement is made.” The Mayor wrote to the Bergen DPW by letter dated December 15, 1975 reiterating that “Emerson wants and needs all three local improvements as soon as possible”.

Although the Borough ultimately approved and accepted federal and state funds to implement a plan to address the traffic and safety issues, the plans components necessitated such a drastic alteration to the community that it drew substantial public opposition. The principal concern was that it would have a substantial detrimental impact on the community’s downtown. The proposed road widening does suggest the plan was not sensitive to the Borough’s desire to maintain a ‘main street’ character, instead focusing solely on safety and increasing the flow of traffic. Amidst much opposition, the plans were rejected by the Borough in 1983. Despite efforts to come to a mutually acceptable plan between the Borough, County and State throughout the 1980’s, no plan ever came to fruition.

The issues continued to receive periodic attention through the early and mid 1990’s. An editorial from June 9, 1993, commended Westwood for its efforts to address pedestrian safety, and: “hoped that Emerson officials will follow Westwood’s example and take long overdue measures to ensure pedestrians safe crossing at the intersection of Kinderkamack Road and Linwood Avenue (long classified as one of the most dangerous in the region), where trying to cross on a green light is a dangerous undertaking (drivers do not even slow down to turn right on red); and also at the Marshall’s shopping center entrance, where pedestrian crossing is practically impossible. Those two sites have long been the scene for a



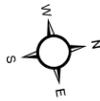
series of accidents involving pedestrians—many of them elderly—who are seriously injured or even killed (last winter was such the case)”. Similarly, in an editorial entitled *A Backup With No Backup Plans*, from December 27, 1996, discussing the resurgence of discussions to address the Emerson circulation and safety problems, a planner with the Bergen County Planning Department noted that “eventually, the surrounding businesses and the town [will] realize that they’ve got to do something to keep it viable. Otherwise, it’s like a limited access highway: There will be a lot of traffic going through it, but no one’s stopping anywhere; nobody wants to get off and then have to wait to get back on”.

In a June 16, 1997 memo, the Bergen DPW Traffic Engineer noted “he did not believe that the County could make noticeable improvement in traffic flow at the subject intersection with only minor changes.” He opined that “an improvement of major proportions should be made and that a minor attempt could actually make conditions worse.”

Most recently, after a study commissioned by the NJDOT, an Order was entered by NJDOT directing certain actions be taken to initially address some of the safety concerns in connection with the preemption of traffic for train stops. These directives, however, are not designed to comprehensively address the root causes and would only result in nominal improvement of the broader issues. Moreover, it is noted in the preemption order that federal funding is not available until in 2008 and if the work is not completed by September 2010 the Order would expire.

It is clear that the broad interrelationships among the various modes of travel (rail, motor vehicle, and pedestrian) and the relationship and orientation of their physical elements, along with the complexities of the various jurisdictions, necessitates a comprehensive integrated response that includes county involvement and a broad-based municipal involvement and municipal and county action, with the cooperation of New Jersey Transit and federal agencies.



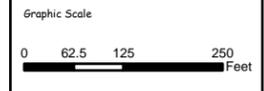


Dwg. Legend

- Vehicular Accident
- Vehicular Accident involving ingress/egress to property.

Rev	Description	Date	Dwn	Ckd

Dwg. Title
**Vehicular Accidents
 2005-2008 YTD**



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 NEW JERSEY LIC. NO. 2450

Project No.	1951.03
Sheet No.	1 of 1
Date	05/22/08
Drawn	KAK
File Name	Accid

Sources:
 Aerial Photography: New Jersey Geographic Information Network, 2002.
 Parcels: County of Bergen, Dept. of Planning & Economic Development, 2004.
 Accident Data: Borough of Emerson, Police Department.

BOROUGH MASTER PLAN

The Borough of Emerson has adopted a number of master plans/reexamination reports over the past twenty five years. These include a comprehensive master plan in 1978 and subsequent master plan reexamination reports in 1984, 1992, and 1999, and 2007, and a 2003 Central Business District Plan. As a result of the CBD Plan, an “area in need” study was prepared, followed by a Redevelopment Plan in 2006.

A notable feature of the CBD Plan regards its comments pertaining to the character of the area, and its need for enhancement. For example, the plan notes the lack of an appropriate number of parking spaces serving the business district. According to the CBD study, the district had a parking shortfall, based on planning design criteria, of 285 spaces. Additionally, the CBD Plan highlighted the lack of linkage between existing development in the area. There did not appear to be any integrated design, a lack of physical relationship, non-existent architectural uniformity, and a lack of landscape and pedestrian amenity. The need for circulation improvements was also highlighted, as the plan pointedly focused on the manner in which the relationship of train and vehicular movements conflicted with each other to severely adversely impact movement through the area. It also noted the opportunity to work with the Bergen County Planning Department to “prepare and implement a road widening plan that balances its needs while incorporating the borough’s recommendation targeting a pedestrian-friendly district”.

The plan also noted the deteriorated character of a select number of sites in the district. The plan provided a comprehensive, integrated design for an upgraded and enhanced CBD.

The most recent reexamination report reaffirms the ongoing efforts for the CBD area and also identifies several goals relating to commercial and residential development. Overall, the goals seek compatible land use patterns, enhancements to accommodate and ensure safe efficient pedestrian movements, as well as enhance the aesthetic character of

the community. It specifically notes that this can be achieved in the business districts through redevelopment and rehabilitation. The northernmost part of the Study Area, although not in the CBD zone, is also recommended to be included in the Plan’s Retail C land use category.

BOROUGH ZONING ORDINANCE

The Study Area is located in six zones, including Retail Commercial (RC), Limited Business East (LBE), Limited Business West (LBW), and Industrial Manufacturing (IM), Open Space Conservation (OSC) and Residential Single-Family and Two-Family (RB). Most of the properties are in either the RC or LBE districts. Eight of the 84 parcels are in the LBW or IM zones, one parcel is in the OSC zone, and one is in the RB zone.

The permitted uses and bulk requirements of the RC, LBE, LBW, IM, OSC, and RB districts are outlined in the accompanying tables.



**Table 3
Current Permitted Uses in the Study Area**

RC RETAIL COMMERCIAL

- Appliance Sales
- Automotive Spare Parts
- Banks
- Bakeries
- Barbershops and Beauty Parlors
- Book, Card & Stationery Stores
- Bowling Alleys
- Business & Professional Offices
- Candy & Cigar Stores
- Drug-, Dry Goods, & Variety Stores
- Dry Cleaners, Laundries & Laundromats
- Eating & Drinking Places (excluding drive-ins)
- Florists
- Food Stores
- Garden Supplies
- Gasoline Service Stations
- Hardware Stores
- Locksmiths
- Newsstands
- Package Liquor Stores
- Pet Stores
- Photographic Supplies, Services & Equipment
- Radio, Television & Appliance Sales and Service
- Shoe Sales & Repair Services
- Soda Fountains
- Tailors and Dressmakers
- Telephone Exchange Buildings
- Wearing Apparel Stores

IM INDUSTRIAL MANUFACTURING

- Electrical, Plumbing & Building Services and Sales
- Essential Services
- Furniture Repair
- Industrial & Manufacturing Uses
- Printing & Publishing
- Upholstery
- Wholesale Sales
- Woodworking

LBE LIMITED BUSINESS EAST

- All Uses Permitted in the LBW Zone
- Art Galleries
- Electrical, Plumbing & Building Services and Sales
- Furniture Repair & Upholstery
- Nonretail business & Wholesale Uses
- Office Equipment & Supplies
- Printing & Publishing
- Real Estate Offices
- Retail Clothing Stores
- Woodworking

LBW LIMITED BUSINESS WEST

- Banks & Other Financial Institutions
- Funeral Homes
- Hospitals & Schools
- Medical & Dental Clinics
- Nursing Homes
- Professional Business & Governmental Offices

OSC OPEN SPACE CONSERVATION

- Agriculture
- Country clubs
- Golf courses (not including driving ranges)
- Government offices
- Reservoirs
- Ice-skating rinks
- Swimming pools
- Tennis courts
- Parks or passive recreation
- Environmental centers
- Public and private schools
- Hospitals
- Single-family detached dwelling

RB SINGLE-FAMILY AND TWO-FAMILY

- Single-family and two-family detached dwellings.

Source: Borough of Emerson Zoning Ordinance



Table 4
Current Bulk Requirements in the Study Area

Requirement	RC	LBW	LBE	IM	OSC	RB
Minimum Lot Area (sq.ft)	5,000	40,000	40,000	15,000	60,000 Residential 5 acres for all others	7,500 (interior single family) 8,500 (corner single family) 10,000 (interior two family) 11,000 (corner two family)
Min. Lot Width (ft.)	50	150	150	100	200 Residential 50 all others	75 (interior single family) 85 (corner single family) 100 (interior two family) 125 (corner two family)
Min. Bldg Setback (ft.)						
Front Yard	20	50	50	25	100 Residential 250 all others	20
Rear Yard	30	50	50	40	100 Residential 250 all others	35
Side Yard (one)	0	7	7	0	50 Residential 100 all others	7
Side Yard (both)	0	15	15	0	100 Residential 200 all others	17
Min. Side Yard, if provided (ft.)	6	n/a	n/a	6	n/a	n/a
Min. Bldg Setback from Center Street Line (ft.)	58	75	75	85	n/a	n/a
Max. Building Coverage (%)	35%	n/a	n/a	35%	10	n/a
Max. Bldg. Height (sty/ft.)	2 ½ / 35	2 ½ / 35	2 ½ / 35	2 ½ / 35	2 ½ / 35 Residential 1 ½ / 15 Accessory residential 20 all others	2 ½ / 35
Max. FAR	n/a	0.35	0.50	n/a	0.15 for nonresidential uses	n/a
Max. Open Space Ratio	n/a	0.30	0.30	n/a		n/a

Source: Borough of Emerson Zoning Ordinance





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Project Title
**REDEVELOPMENT
 DESIGNATION STUDY**
 BOROUGH OF EMERSON
 BERGEN COUNTY, NEW JERSEY

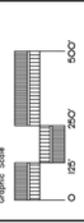
Dep. Legend

-  RETAIL COMMERCIAL
-  LIMITED BUSINESS EAST
-  LIMITED BUSINESS WEST
-  INDUSTRIAL MANUFACTURING
-  OPEN SPACE CONSERVATION
-  RESIDENTIAL
-  STUDY AREA

Rev.	Description	Date	Prep. By

Dep. Title

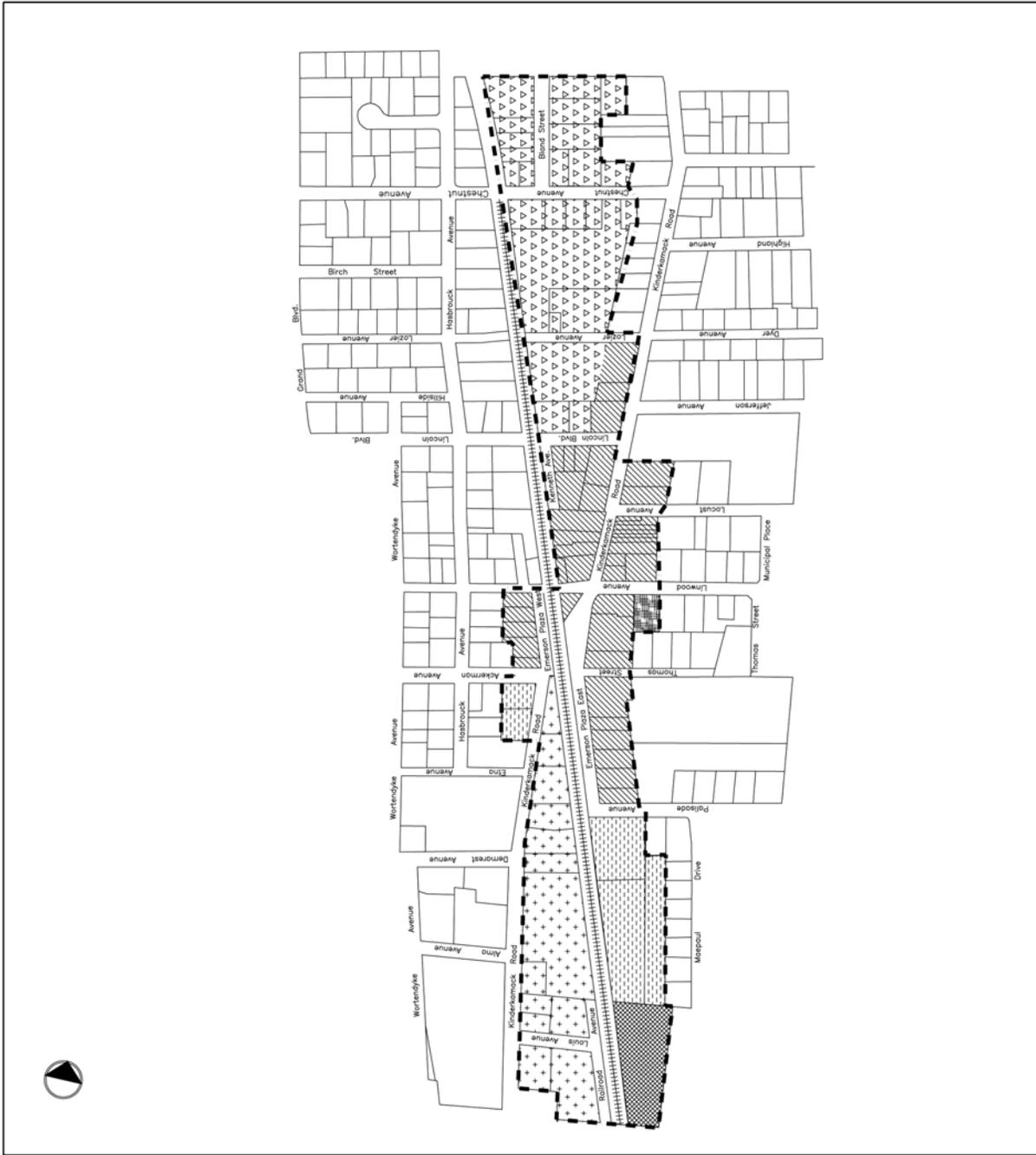
EXISTING ZONING



JOSEPH H. BURGIS AICP
 PROJECT MANAGER
 NEW JERSEY LIC. NO. 2450

Project No.	196003
Sheet No.	1 of 1
Date	05/27/08
Drawn	MAK
ADW File	ZONING
Dep. Scale	1" = 500'

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STATE PLAN AND SMART GROWTH PRINCIPLES

The New Jersey Department of Community Affairs Office of Smart Growth sets forth a number of smart growth principles that identify the manner in which the State seeks to encourage development in particular areas. Those principles that relate to the Study Area regard an interest in encouraging mixed land use arrangements; compact, clustered community design; a range of housing choice and opportunity; walkable neighborhoods; and, distinctive, attractive communities offering a sense of place. The State seeks to direct future development to communities with existing infrastructure, particularly where there are a variety of transit options. The State also seeks substantial community and stakeholder collaboration in the decision-making process.



APPLICABLE STATUTORY CRITERIA TO DETERMINE IF AN AREA MAY BE DESIGNATED AS AN AREA IN NEED OF DEVELOPMENT

In 1992 the State of New Jersey adopted into law legislation which revised and updated the State's local redevelopment and housing enabling legislation. The Local Redevelopment and Housing Law (LRHL) replaces a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment", prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that "a delineated area may be determined to be in need of redevelopment if after investigation, notice and hearing the governing body of the municipality by resolution concludes that within the delineated area" any of the following conditions are found:

a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsoles-

cent, 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, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious 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 [note—the NJ Supreme Court decision in Gallenthin adjusted this criteria];
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or



other casualty in such a way that the aggregate assessed value of the 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," 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 for the purpose of granting tax exemptions within the enterprise zone district.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The LRHL also states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

The statute defines redevelopment to include: "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan". It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.



COMPLIANCE WITH STATUTORY CRITERIA

The review of the area's features reveals that portions of the Study Area are characterized by conditions that enable the municipality to establish a redevelopment designation. Specifically, there are properties in the Area that demonstrate characteristics that are defined in subsections a and d, of the LRHL criteria. These conditions, in combination, demonstrate that the identified area as a whole, in connection with the train station, traffic and pedestrian facilities, and parking, result in a detriment to the health, safety and welfare of the community including an obsolete arrangement and faulty design. Additionally, the area qualifies under subsection h, as the comprehensive redevelopment of the area would substantially further smart growth planning principles and further longstanding goals and policies of the State and County. The details pertaining to the existing conditions are provided below and on the fact sheets in the Appendix to this report.

As previously indicated, there is substantial documentation available discussing the need to improve conditions in the vicinity of the Kinderkamack Road and the rail line dating back to the late 1950's. This need has not been addressed. While there have been proposals that could improve traffic conditions, they are not comprehensive, and therefore will not solve the problems in the Study Area as noted herein. Without the utilization of a significant redevelopment effort, this long documented problem will not only continue to plague the Borough but also worsen in time. Clearly there is a need for a comprehensive plan to improve safety for pedestrians, motorists and the railroad and also revitalize and enhance the physical and economical character of the Study Area.

Although portions of the Study Area are in good condition and evidence improvement through private investment, there are blocks, or portions of blocks, which evidence "in need" characteristics, with such conditions predominating the Area and, therefore, meet the statutory criteria.

As noted above, the area overall has a 285 parking space shortfall, which has several detrimental impacts including parking in inappropriate locations such as circulation elements intended for pedestrian use. Overall, the Study Area lacks an integrated design, there is a non-existent architectural uniformity and a lack of landscape and pedestrian amenity. The need for circulation improvements reaffirms the propriety of the "in need" development, as there are numerous conflicting vehicular movements, conflicts between vehicular and train movements which have a severe adverse impact on movement through the area, and a significant number of vehicular accidents at intersections, railroad crossing, and at site driveways. As detailed in this report, the Emerson Police Department has recorded 166 vehicular accidents in the Study Area in a forty month period, including 83 accidents within a 600 foot stretch of Kinderkamack Road. This is reflective of the difficulties with the Area's circulation system which pose a danger to the public health, safety, and welfare.

The establishment of an "area in need" designation serves to establish, and is consistent with, such smart growth planning principles as the promotion of compact community design and a sense of place, the ability to encourage a walkable town center, the feasibility of encouraging mixed use development, and directing growth where existing infrastructure is available.

The map provided at the end of this section depicts the area meeting the criteria. While not all parcels within this area meet the criteria on an individual basis, as a whole, it does meet criteria d.

The following is noted by tax block:

Blocks 412 and 419. These two blocks are on the west side of Kinderkamack Road between Linwood Avenue and Lozier Avenue. Block 412 is bound by Lozier Avenue, Kinderkamack Road, Lincoln Blvd and the railroad line. It is occupied with a variety of retail and service commercial uses, including Kuiken Bros and a nail salon, as well as a an office building. Block 419 is the





Block 412 along Kinderkamack Road contains wide curb cuts, decreasing safety for pedestrians & providing

block between Lincoln and Linwood Avenues. This block contains a variety of uses including retail and service commercial uses, Arthur’s restaurant, and detached dwellings.

The distribution of uses, building placements and orientation and relationship to parking and streets serve to diminish the overall character of these blocks. A number of the establishments on these two blocks are characterized by poor circulation design and deficiencies in number of parking spaces, and the blocks have an excessive number of curb cuts as well as excessively long curb cuts that extend the length of some properties and therefore do not serve to direct and channelize vehicular flow. Some site designs include parking that necessitates backing out into Kinderkamack Road, which results in conflicting turning movements that adversely affects vehicular flow. For example, parking in front of Kuiken Bros requires vehicles to back out directly into Kinderkamack Road, represent-

ing a poor design element that serves to impede traffic and is inconsistent with standard planning design criteria. These conditions are depicted in the accompanying photo. The excessive width of the curb cut on this lot, as well as on the Cork & Keg lot, the Chinese restaurant lot, and Hot Dog Heaven lot also represents a negative design feature that is inconsistent with standard planning design criteria since it does not properly direct and control vehicular movement onto and off of the street. Additionally, some curb cuts on this block are only a few feet apart, which impacts turning movements; two lots contain non-conforming detached residences; some buildings (on block 419 lots 5 & 6.02) exhibit signs of deteriorating façade conditions; others (block 419 lot 6.02) have a telephone pole in the middle of the parking area. The blocks proximity to the train station also reflects on the relationship of these blocks to the smart growth principles noted above.

A review of accident data from the Borough of Emerson Police department affirms the fact that there are conflicting turning movements and associated poor circulation features that adversely impact the area. Their data reveals that in the past three and a half years there have been a total of 83 vehicular accidents in the area along Kinderkamack Road between Linwood Avenue and Lincoln Boulevard. The area wherein these accidents occurred encompasses a 600 foot stretch of Kinderkamack Road. These include accidents involving ingress/egress to and from private property as well as ‘fender benders’ on Kinderkamack Road. A map depicting vehicular accidents is provided in a previous section of this report.

Additionally, data from the New Jersey Department of Environmental Protection reveals that two lots on Block 419 are listed on the DEP Known Contaminated Sites list. See the appendix for data on this issue.

These factors demonstrate that there are characteristics evident here to support the application of criteria d and h.



Block 419 significantly lacks curbing, and delineation for both pedestrian and vehicular circulation.



Block 422 along Kinderkamack Road contains wide curb cuts, decreasing safety for pedestrians & providing poor vehicular circulation.

Block 615 This block is the Emerson train station with the Cookie Cupboard. It is a small, quarter acre area developed with a building of slightly less than 1,000 square feet.

Blocks 420 and 422. These two blocks are on the east side of Kinderkamack Road between Linwood Avenue and Lincoln Boulevard. Block 420 is developed with a two story building containing a locksmith, pizzeria, and martial arts school, and a one story building occupied by an ink cartridge supply store, a flower store and paint store. Block 422 is developed with a variety of uses, including a Boston Market, retail strip stores, office and a coin dealer and psychic.

The Boston Market is an attractive anchor to this segment of the Kinderkamack Road corridor. This is juxtaposed against the worn character of the rest of the area, which includes poor parking, circulation and landscape features and amenities. For example, Block 420 Lot 16 lacks landscape amenity, has a façade that contains some peeling/cracked paint and staining, has insufficient parking, and lacks integrated signage. Block 422 lots 1 & 13 thru 18 has no landscape amenity, inconsistent signage, a disconnected parapet, a front parking arrangement

with no physical separation between it and the street which oftentimes results in vehicles backing out into the street rather than utilizing the access aisle and exit point, a potholed rear parking area, and a rear façade which lacks a parapet, resulting in exposed rooftop appurtenances. The one story design of most of these properties also reflects on the utilization of these lots versus their full development potential. Many of the lots in the area are typified by excessive land coverage.

The aforementioned accident data for Blocks 412 and 419 apply equally here, since those blocks are directly opposite these two blocks. The notable data regards the 83 accidents that occurred within a 600 foot linear dimension directly in front of these blocks along Kinderkamack Road. These include accidents involving ingress/egress to and from private property as well as ‘fender benders’ on Kinderkamack Road.

The blocks proximity to the train station reflects on the relationship of these blocks to the smart growth principles noted above.

These factors demonstrate that there are characteristics evident here to support the application of criteria as criteria a, d and h.

Blocks 603 and 606. These two blocks are on the westerly side of Emerson Plaza West and the west side of Kinderkamack Road, between Linwood and Etna Avenues. Five parcels in Block 603 are within the Study Area. They all front on Emerson Plaza West. The uses comprise of two commercial buildings, including the new pharmacy, a ten unit apartment building, and an office building. The entire block which is included in the Study Area is only 0.83 acres, with lots ranging from 6,500 square feet to 10,500 square feet. The 10 unit apartment building is on a 6,840 square foot lot, indicating a density of 64 units per acre.

The two parcels in Block 606 are occupied by a Dunkin Donuts and Emerson Cleaners. The Dunkin Donuts site has been recently upgraded.

The cleaners also is characterized by a building with landscape amenity that presents a reasonable use of the property.

There are a number of deficiencies to report here, although there has also been recent improvement. The office building on Block 603 Lot 2 is generally acceptable, although it is not a permitted use and lacks the required number of parking spaces based on standard planning design criteria. The two adjoining lots to the south are developed with nonconforming uses with a design that lacks suitable vision clearance for anyone exiting their rear parking lots, thus resulting in conflicts between vehicular and pedestrian movements on the sidewalk. The southernmost lots in this block have been recently redeveloped with a pharmacy, which has resulted in a significant upgrade to the property. The building on Lot 3 lacks a delineated parking area.

The two blocks proximity to the train station reflects on the relationship of these blocks to the smart growth principles noted above. These factors demonstrate that there are characteristics evident here to support the application of criteria d and h.

Blocks 610 and 613. These blocks represent the largest portion of the Study Area. The blocks occupy an area of 7.2 acres, plus an additional 0.8 acres that is unimproved right of way. The area has a linear dimension of 1,600 feet along Kinderkamack Road and a depth that varies from 20 feet to 335 feet. The area is developed with a variety of uses. These uses include a two family dwelling at the north end of Block 610, followed by a small strip commercial building with three commercial uses, a mixed use building with offices and ten apartments, the former Sock Company commercial building, now occupied by Marra's Italian Specialty Shop, an office building, a Thai restaurant, a car dealer, and Dairy Queen. Lot 8 contains a vacant commercial building. A bank with four apartments is under construction on property immediately to the north of the Dairy Queen.

These blocks generally lack any cohesive arrangement or linkages between sites, although some properties, as detailed in the Appendix, have been improved in a manner that partially addresses some of the goals of the CBD plan. However, in many instances there is no architectural uniformity, the area lacks an integration of parking lots, and there is limited landscape amenity. Nor is there any complementary linkage between uses that would encourage pedestrian movement between activities in the area. In some instances, sites have curb cuts that extend the entire length of the property, thereby precluding any control of vehicular movement to and from the properties. Examples of deficiencies include Block 610 Lot 2 with a lack of controlled ingress/egress, Block 610 Lots 2 and 6 which lack landscaping, and a number of buildings which lack architectural merit. There have been several vehicular accidents in Block 610 involving ingress/egress to and from private property. Additionally, many of the lots are characterized by excessive land coverage. The two blocks proximity to the train station also reflects on their relationship to the smart growth principles noted above. These factors demonstrate that there are characteristics evident here that affirm application of criteria d and h.

Blocks 616 and 617.01. These two blocks are situated on the east side of Emerson Plaza East, south of Linwood Avenue. Block 617.01 is south of Palisade Avenue. The land uses include a gas station, dwelling to the east of the gas station, bank, and The Tool Chest between Linwood and

Block 616 contains wide curb cuts, decreasing safety for pedestrians & providing poor vehicular circulation.



Thomas Avenues, south of which is a hotel, food store, All About Me Learning Center, Weathercraft, and auto repair uses. To the south of Palisade Avenue is an industrial building, followed by the borough DPW facilities, and an adjoining industrial use.

The following is noted with respect to the land uses in this portion of the Study Area and their consistency with the statutory criteria. The gas station on Block 616 Lot 1 is designed with curb cuts that are placed at locations that impede the safe and efficient flow of vehicles in this area. The adjoining dwelling is characterized by overgrown vegetation, peeling paint, a rusted metal staircase along the side of the building, and related features. Lot 17 has fewer parking spaces than standard planning design criteria would dictate for the building, and the building design includes loading spaces that have poor vision clearance and /or require vehicles to maneuver in the public right of way to back into the loading area. Lot 23 is characterized by a use that parks vehicles all over the lot in a haphazard arrangement, and its curb cut extends the width of the property. A number of the lots in the area are characterized by excessive land coverage. Block 617.01 is typified by excessive coverage factors, poor circulation features, some of the lots lack direct road frontage, and the lots generally lack landscape amenity or suitable buffer plant material where they abut residences. The two blocks proximity to the train station also reflects on the relationship of these blocks to the smart growth principles noted above.

Block 213 contains auto uses which are overdeveloped and utilize the ROW for vehicle storage.



Block 214 The office below contains parking which requires vehicles to back into the ROW.



In addition to the above noted factors, three lots in this area are shown on the state’s Department of Environmental Protection list of contaminated sites. See the appendix for details.

Finally, there have been several vehicular accidents in Block 616 involving ingress/egress to and from private property.

These factors demonstrate that there are characteristics evident here that affirm application of criteria d and h.

Block 213 and 214. These two blocks extend along both sides of Bland Street in the area north of Chestnut Avenue. They are characterized by two distinctly different features. The lots fronting Chestnut Avenue are developed with two automotive-related uses located to the west of Bland Street in Block 213, while the Chestnut Avenue frontage of Block 214 to the east of Bland Street is developed with a commercial use (Advanced Cleaning and Restoration), a dwelling, and a two/three story office. A site inspection noted that the auto-related uses used the Chestnut Avenue right of way to park vehicles in a haphazard manner, and have a haphazard distribution of auto bodies located throughout their property, while the office building had a parking design that necessitated vehicles to back out directly into the street when exiting the site. On the other hand, the other lots in these blocks fronting Bland Street to the north of Chestnut Avenue were characterized by modest one-story and in some cases

Block 405 A run down dwelling with vehicle storage on the property.



Block 405 The Verizon property shown below is highly impervious and lacking appropriate circulation elements.



two-story industrial and business-related uses that typically have sufficient parking on-site, and retain in instances some landscape amenity.

These factors demonstrate that there are characteristics evident for the lots fronting Chestnut Avenue that affirm such criteria as criteria a and d. The lots to the north of Chestnut Avenue along Bland Street, on the other hand, do not appear to meet the statutory criteria for inclusion in an 'area in need of redevelopment' designation.

Block 405. This block is situated between Chestnut Avenue and Lozier Avenue to the east of the rail line. It also includes a number of lots on the south side of Chestnut Avenue and north side of Lozier Avenue. These properties are developed with a Verizon yard used for outdoor storage of vehicles and material, a vacant commercial building, an auto body shop, and other business buildings which are typified by parking in front of the structures that necessitate backing directly out into the street. There also is a dwelling that appears run down. Another dwelling on Chestnut Avenue appears to be in satisfactory condition. On Lozier Avenue there is the Emerson Fence Co and Emerson Auto Body. Both lots are characterized by extensive outdoor storage of material.

The block's physical features and characteristics demonstrate the area is characterized by features that affirm the a and d criteria of the statute.

RECOMMENDED COURSE OF ACTION

The analysis indicates that the majority of the Study Area displays characteristics justifying its designation as a redevelopment area in accordance with the applicable statutory criteria. Accordingly, the following blocks are recommended for designation as an area in need of redevelopment: 405, 412, 419, 420, 422, 603, 606, 610, 613, 615, 616 and 617.01. The map on the following page depicts the recommended area in need of redevelopment. It should be noted that a determination to designate a redevelopment area simply defines and delineates the area the municipality intends to pursue with an active role in furthering redevelopment.

The following recommendations are offered for consideration:

1. The statute provides that "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" the applicable Laws of the State of New Jersey. "Such determination shall be made after public notice and public hearing."

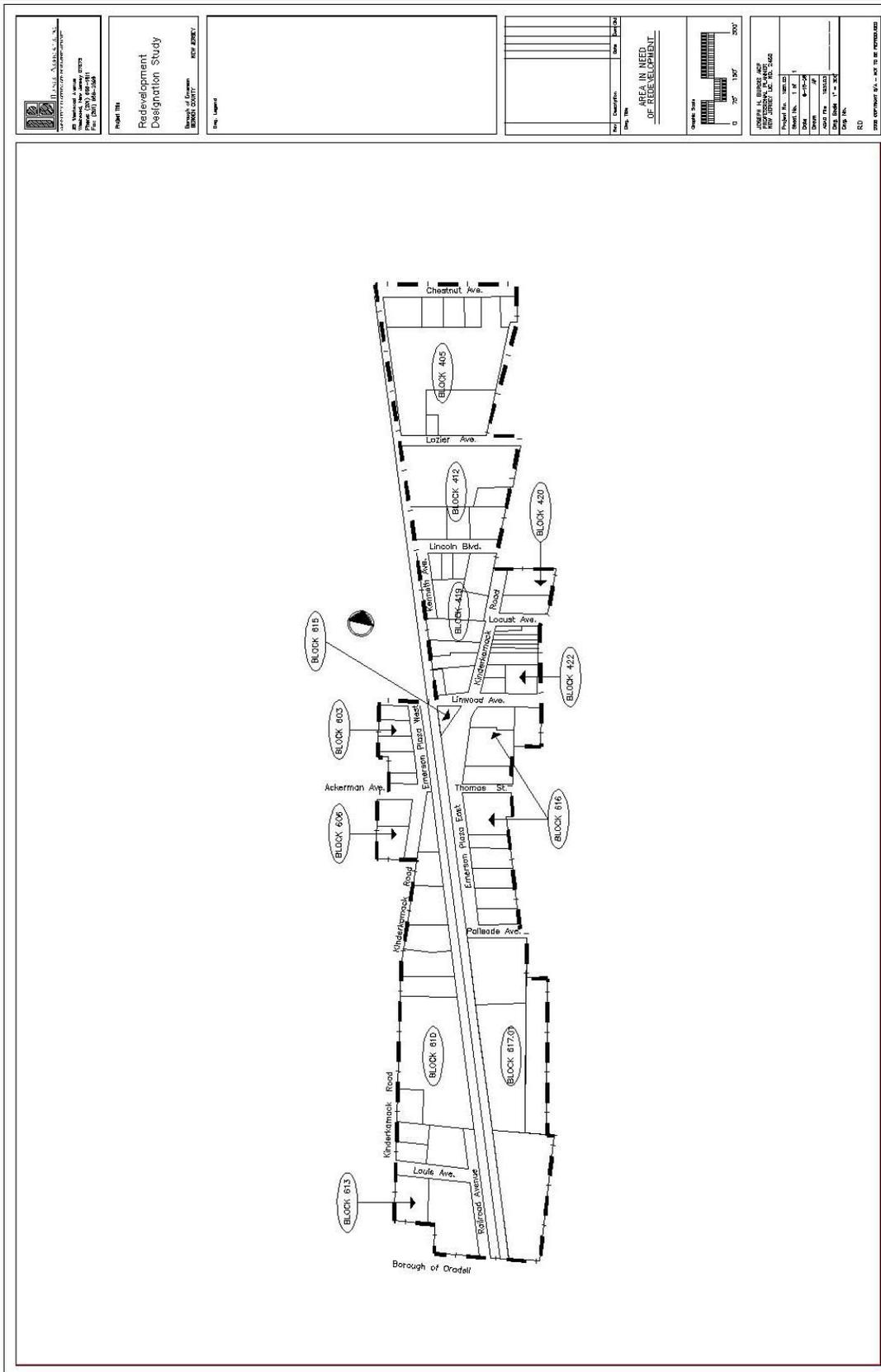
The governing body has previously authorized the preparation of this preliminary investigation. It would be appropriate for the planning board to prepare appropriate notice and hold a hearing on this preliminary investigation.

2. Upon completion of the hearing on the matter, the planning board is required to recommend that the delineated area, or any part thereof, be determined, or not be determined, by the governing body to be a redevelopment area.
3. After receiving the recommendation of the planning board, the governing body may

adopt a resolution determining that the delineated area is a redevelopment area.

4. The governing body, after adopting a resolution to delineate a redevelopment area, should direct the planning board to prepare a redevelopment plan pursuant to the applicable redevelopment statutes. The plan is to be prepared by the planning board and then forwarded to the governing body for adoption. The redevelopment plan is required to include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:
 - a. The relationship to define local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
 - b. Proposed land uses and building requirements in the project area;
 - c. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available in the existing local housing market;
 - d. Identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
 - e. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

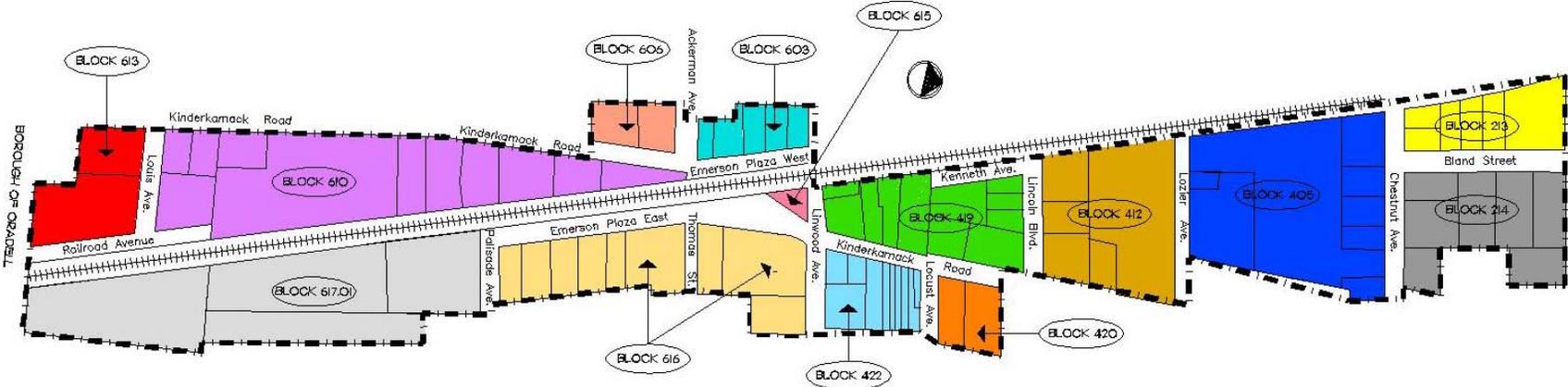




APPENDIX



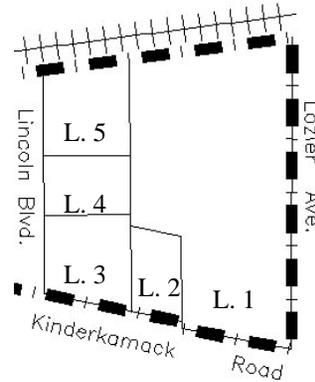
1. Property Profile



1.a. Block 412



Panoramic View of Block 412 along Kinderkamack Rd.



Panoramic View of Block 412 along Lincoln Blvd.



1.a. Block 412



Block: 412 Lot: 1
Use Description: Commercial
Establishment: Kuiken Brothers
Land Value: \$1,106,800.00
Improvements Value: \$542,800.00
Land Area: 1.7 acres / **Zone:** IM & RC
GFA: 21,655 sf. / **No. of Stories:** 1
Parking: 23 ps.

Comments: Site design includes parking arrangement requiring vehicles to back directly out into Kinderkamack Road, which is inconsistent with planning design standards. Site’s curb cut extends along width of lot, precluding ability to channelize and direct vehicular movements. Outdoor storage. No buffer between site and adjoining residential zone. Excessive land coverage.



Block: 412 Lot: 2
Use Description: Commercial
Establishments: Kuiken Brothers
Land Value: \$324,100.00
Improvements Value: \$397,800.00
Land Area: 0.22 acres / **Zone:** RC
GFA: 2,940 sf. / **No. of Stories:** 2
Parking: 8 ps.

Comments: Attractive well maintained building. Two way curb cut immediately next to

curb cut of adjoining Lot 1; results in potential for conflicting turning movements. Excessive land coverage.



1.a. Block 412



Block: 412 Lot: 3

Use Description: Commercial / Residential

Establishments: Sae Won Nails / 1 Family Residential

Land Value: \$396,500.00

Improvements Value: \$215,400.00

Land Area: 0.35 acres / **Zone:** RC

GFA: 3,630 sf. / **No. of Stories:** 2

Parking: 12 ps.

Comments: Existing residential use not permit-

ted in zone. Site improvements represents only 49% of land value. Building façade appears to have been recently repainted.



Block: 412 Lot: 4

Use Description: Commercial

Establishment: Emerson Fence

Land Value: \$335,800.00

Improvements Value: \$165,700.00

Land Area: 0.23 acres / **Zone:** IM

GFA: 3,908 sf. / **No. of Stories:** 1½

Parking: 7 ps.

Comments: Building façade good. Outdoor storage in side and rear. Excessive land coverage.



1.a. Block 412



Block: 412 **Lot:** 5

Use Description: Commercial/Office

Establishments: Various office uses

Land Value: \$365,500.00

Improvements Value: \$1,050,100.00

Land Area: 0.35 acres / **Zone:** IM

GFA: 12,820 sf. / **No. of Stories:** 2

Parking: 27 ps.

Comments: Building appears in good condition. Aisle widths serving parking inconsistent

with planning design standards. Office not permitted use in IM zone. Excessive land coverage.



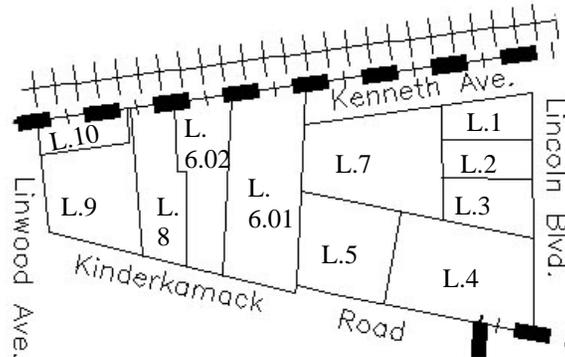
1.b. Block 419

Match Line 1



Lincoln Blvd.

Panoramic View of Block 419 along Kinderkamack Rd.



Linwood Ave.



Match Line 1

Panoramic View of Block 419 along Kinderkamack Rd.



1.b. Block 419

As depicted in the accompanying photos, the existing circulation elements along much of the properties in Block 419 along Kinderkamack Road pose significant hazards for pedestrians and for vehicles. In addition, they are aesthetic eyesores. The following pages analyze Block 419 on a lot-by-lot basis.



1.b. Block 419



Block: 419 Lot: 1

Use Description: 2 Family Residential

Land Value: \$228,900.00

Improvements Value: \$186,200.00

Land Area: 0.09 acres / **Zone:** RC

GFA: 2,010 sf. / **No. of Stories:** 2

Parking: 0 ps.

Comments: Residence not permitted in zone. No parking. Percentage of improvement-to-land value is 81%. Lot very small.



Block: 419 Lot: 2

Use Description: 1 Family Residential

Land Value: \$224,900.00

Improvements Value: \$42,400.00

Land Area: 0.09 acres / **Zone:** RC

GFA: 860 sf. / **No. of Stories:** 1

Parking: 0 ps.

Comments: Residence not permitted in zone. No parking. Roof and windows appear to be in need of repair. Percentage of improvement-to-land value is 19%.



1.b. Block 419



Block: 419 **Lots:** 3
Use Description: Parking
Establishments: Parking for Arthur’s Tavern
Land Value: \$238,200.00
Improvements Value: \$10,600.00
Land Area: 0.18 acres / **Zone:** RC
GFA: See Lot 4
Parking: See Lot 4
Comments: Lot used for parking for adjoining Arthur’s Tavern. Excessive land coverage.



Block: 419 **Lot:** 4
Use Description: Eating and Drinking Establishments
Establishment: Arthur’s Tavern
Land Value: \$506,400.00
Improvements Value: \$1,040,200.00
Land Area: 0.45 acres / **Zone:** RC
GFA: 7,628 sf. / **No. of Stories:** 1½ / **No. of Seats:** 180 / **Parking:** 48 ps.
Comments: Insufficient parking per planning

design standards. Façade of building appears in a good condition. Excessive land coverage. There have been several traffic accidents over the last few years involving ingress/egress from this site.



1.b. Block 419

Block: 419 Lot: 5

Use Description: Vacant Building

Establishments: Vacant Commercial Building

Land Value: \$342,600.00

Improvements Value: \$76,800.00

Land Area: 0.23 acres / **Zone:** RC

GFA: 1,380 sf. / **No. of Stories:** 1

Parking: 15 ps.*

Comments: Existing structure appears in need of repair, with peeled wooden façade and peeling paint, and displaced cinder blocks. Overgrown weeds evident in rear. Site is identified on 2008 list of known contaminated sites of New Jersey.



Block: 419 Lot: 6.01

Use Description: Commercial

Establishments: Ranch Cleaners / Cork & Keg

Land Value: \$392,300.00

Improvements Value: \$482,700.00

Land Area: 0.38 acres / **Zone:** RC

GFA: 4,630 sf. / **No. of Stories:** 1

Parking: 26 ps.

Comments: Curb cut extends width of site; precludes controlled access/egress & results in potential for conflicting turning movements. Observed vehicles backing directly out into Kinderkamack Road. Too many window signs. Potholes in paved parking lot provided in the rear yard of the property.



1.b. Block 419



Block: 419 **Lot:** 6.02

Use Description: Commercial / Multi Family Apartment

Establishment: Scarlet Nails / 5 Unit Apartment

Land Value: \$304,400.00

Improvements Value: \$238,700.00

Land Area: 0.15 acres. / **Zone:** RC

GFA: 3,870 sf. / **No. of Stories:** 2

Parking: 14 ps.**

Comments: Site lacks sufficient parking per planning design standards. Lacks delineated parking spaces. Building façade missing some shingles, and contains a variety of building materials. Telephone pole in parking lot. Lot very small to stand on its own for conventional development.



Block: 419 **Lot:** 7

Use Description: Public

Establishment: Emerson Volunteer Ambulance Corps

Land Value: \$393,300.00

Improvements Value: \$85,600.00

Land Area: 0.34 acres / **Zone:** RC

GFA: 2,650 sf. / **No. of Stories:** 1

Parking: 50 ps.

Comments: Lot accessed via Kenneth Ave.

Parking for volunteers not separated from other parking in lot.



1.b. Block 419



Block: 419 Lot: 8

Use Description: Commercial / Eating and Drinking Establishments

Establishment: Laurel Chinese Restaurant / Picnic Gourmet Foods Catering / Door Co.

Land Value: \$303,200.00

Improvements Value: \$457,600.00

Land Area: 0.17 acres / **Zone:** RC

GFA: 3,920 sf. / **No. of Stories:** 1 / **Parking:**

15 ps.** / **No. of Seats: Picnic Gourmet:** 2 /

Chinese Restaurant: 6

Comments: Curb cut extends width of lot, precluding controlled access/egress. Peeling paint on façade. Excessive land coverage.



Block: 419 Lot: 9

Use Description: Commercial / Eating and Drinking Establishments

Establishments: Hot Dog Heaven / Major Home Remodeling

Land Value: \$333,300.00

Improvements Value: \$247,600.00

Land Area: 0.22 acres / **Zone:** RC

GFA: 1,915 sf. / **No. of Stories:** 1 /

No. of Seats (Hot Dog Heaven): 21 / **Parking:**

14 ps.

Comments: Building appears in good condition. Stacked parking on one side inconsistent with planning design criteria. Curb cuts too close to major intersection, and they extend almost entire length of site, precluding controlled access at intersection. Insufficient landscape amenity. Becoming overgrown with weeds. Excessive land coverage. Site is identified on 2008 list of known contaminated sites of New Jersey.



1.b. Block 419



Block: 419 Lot: 10

Use Description: Commercial

Establishment: Cutz & Stylez Hair Gallery/
Dino's Shoe Repair & Leather Accessories

Land Value: \$244,200.00

Improvements Value: \$159,800.00

Land Area: 0.08 acres / **Zone:** RC

GFA: 1,780 sf. / **No. of Stories:** 1

Parking: 3 ps.**

Comments: Insufficient parking. Gravel parking area in rear does not delineate spaces. Lot very small to stand on its own for conventional development.

** Parking total includes estimate based on site's width, paved areas and unstriped areas.

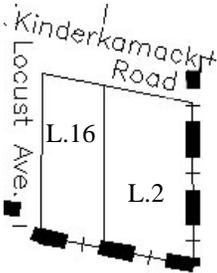


1.c. Block 420



L. 2 Atlas Lock & Key **L. 16 Little Shoppe Flowers**
Rosa's Pizzeria **Cartridge Express**
Peter Kwok's Kung Fu Academy **Moore Paints**

Panoramic View of Block 420 along Kinderkamack Rd.



1.c. Block 420



Block: 420 Lot: 2

Use Description: Commercial / Eating and Drinking Establishments

Establishment: Atlas Lock & Key / Rosa's Pizzeria / Peter Kwok's Kung Fu Academy

Land Value: \$430,700.00

Improvements Value: \$490,100.00

Land Area: 0.41 acres / **Zone:** RC

GFA: 6,860 sf. / **No. of Stories:** 2 /

No. of Seats (Rosa's Pizzeria): 78 / **Parking :**

20 ps.

Comments: Insufficient parking based on planning design standards. Building appears to have been upgraded, canopies add to character. Landscape amenity in front serves to enhance site.



Block: 420 Lot: 16

Use Description: Commercial

Establishment: Emerson Garden Florist / Cartridge Express / Moore Paints

Land Value: \$371,800.00

Improvements Value: \$447,500.00

Land Area: 0.30 acres / **Zone:** RC

GFA: 4,050 sf. / **No. of Stories:** 1

Parking: 15 ps.

Comments: Insufficient parking per design standards. No landscape amenity, no integrated signage; presents discordant image. Building façade has some peeling/cracked paint and staining.

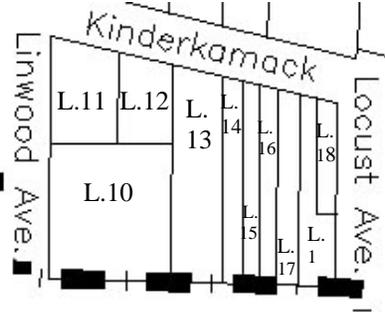


1.d. Block 422



L. 1, 13-18 Multiple Uses L. 12 Coin Dealer / Psychic L.10&11 Boston Market

Panoramic View of Block 422 along Kinderkamack Rd.



1.d. Block 422 Lot 1, 13-18



Block: 422 Lot: 1, 13-18

Use Description: Commercial

Land Area: 0.56 acres / **Zone:** RC

GFA: 9,485 sf. / **No. of Stories:** 1 **Parking:** 31 ps.

Comments: No landscape amenity, lack of integrated signage, and disconnected parapet presents discordant image. Signs on front façade inconsistent in design and material. Rear of building has all rooftop appurtenances visible. Potholes in rear parking area; characterized by poor design including some parking spaces with 'blind' movements around buildings. All of the individual tax lots are too small to stand on their own as developable parcels. There have been several traffic accidents over the last few years involving ingress/egress from these parcels along Kinderkamack Road where curb cut extend the width of lot, precluding controlled access/egress.



1.d. Block 422



Block: 422 Lot: 1
Use Description: Commercial
Establishment: Doll House
Land Value: \$262,700.00
Improvements Value: \$52,800.00
Land Area: 0.07 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



Block: 422 Lots: 10&11 parking lot design.
Use Description: Eating and Drinking Establishments
Establishment: Boston Market
Land Value: \$424,500.00
Improvements Value: \$650,100.00
Land Area: 0.36 acres / **Zone:** RC
GFA: 2,355 sf. / **No. of Stories:** 1 / **No of Seats:** 31 / **Parking:** 31 ps.
Comments: Site well maintained with suitable



Block: 422 Lot: 12 tectural merit. Inconsistent façade materials and signage. Site too small to accommodate any meaningful level of development on its own.
Use Description: Commercial
Establishment: Coin dealer / Astrology/Tarot Card reader
Land Value: \$258,900.00
Improvements Value: \$75,100.00
Land Area: 0.09 acres / **Zone:** RC
GFA: 960 sf. / **No. of Stories:** 1
Parking: 1 ps.
Comments: Small building without any archi-



1.d. Block 422



Block: 422 Lot: 13
Use Description: Commercial
Establishment: Emerson Beauty Nook / Avos Elegant Jewelry
Land Value: \$317,300.00
Improvements Value: \$115,600.00
Lot Area: 0.2 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



Block: 422 Lot: 16
Use Description: Eating and Drinking Establishments
Establishment: Pasquale's Deli
Land Value: \$80,100.00
Improvements Value: \$167,000.00
Land Area: 0.06 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



Block: 422 Lot: 14
Use Description: Medical Office
Establishment: Dentist
Land Value: \$87,600.00
Improvements Value: \$134,800.00
Land Area: 0.07 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



Block: 422 Lot: 17
Use Description: Commercial
Establishment: Emerson Stationery
Land Value: \$89,300.00
Improvements Value: \$183,500.00
Land Area: 0.07 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



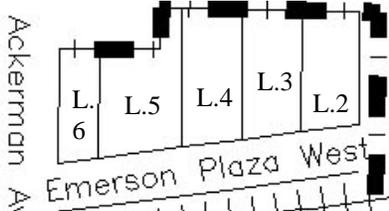
Block: 422 Lot: 15
Use Description: Eating and Drinking Establishments
Establishment: Paul's Emerson Hot Bagels
Land Value: \$80,700.00
Improvements Value: \$140,000.00
Land Area: 0.06 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



Block: 422 Lot: 18
Use Description: Eating and Drinking Establishments
Establishment: Subway
Land Value: \$68,200.00
Improvements Value: \$195,300.00
Land Area: 0.03 acres / **Zone:** RC
No. of Seats: 2
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



1.e. Block 603



1.e. Block 603



Block: 603 Lot: 2

Use Description: Office/Medical Office
Establishment: Emerson Power / Sigma Advertising / Family Dentistry

Land Value: \$336,800.00
Improvements Value: \$522,500.00
Land Area: 0.15 acres / **Zone:** RC
GFA: 4,950 sf. / **No. of Stories:** 2 /
Parking: 12 ps.

Comments: Office use not permitted in zone. Building maintained in acceptable manner.

Insufficient parking based on design standards.



Block: 603 Lot: 3

Use Description: Multi Family Development
Establishment: 10 unit Apartment

Land Value: \$301,700.00
Improvements Value: \$558,100.00
Land Area: 0.16 acres / **Zone:** RC
GFA: 5,180 sf. / **No. of Stories:** 2
Parking: 9 ps.**

Comments: Residential use not permitted in zone. The gravel/grass parking area does not

delineate parking spaces. Parking less than required by standard design criteria. Site's driveway has no vision clearance from parking lot onto sidewalk; conflicting movement with pedestrians.



Block: 603 Lot: 4

Use Description: Commercial
Establishment: Handsome Hound—Dog Grooming & Pet Boutique / The Pilates Stance Studio

Land Value: \$307,700.00
Improvements Value: \$493,300.00
Land Area: 0.18 acres / **Zone:** RC
GFA: 2,155 sf. / **No. of Stories:** 2
Parking: 9 ps.

Comments: Site's driveway has no vision clearance from parking lot onto sidewalk; conflicting movement with pedestrians.



1.e. Block 603



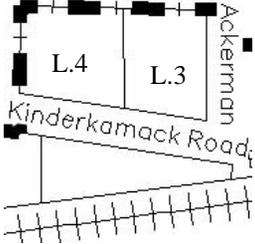
Block: 603 **Lot:** 5, 6
Use Description: Commercial
Establishment: Emerson Pharmacy/Gift Shop
Land Value: \$570,200.00
Improvements Value: \$ 1,076,100.00
Land Area: 0.24 acres / **Zone:** RC
Parking: 15 ps.
Comments: Recently developed property furthering the improvement of the CBD.



1.f. Block 606



Panoramic View of Block 606 along Kinderkamack Rd.



1.f. Block 606



Block: 606 Lot: 3

Use Description: Eating and Drinking Establishments

Establishment: Dunkin Donuts

Land Value: \$344,600.00

Improvements Value: \$292,200.00

Land Area: 0.28 acres. / **Zone:** LBW

GFA: 1,710 sf. / **No. of Stories:** 1 / **No. of**

Seats: 14 ps.

Parking: 13 ps.

Comments: Site well maintained with suitable parking lot design.



Block: 606 Lot: 4

Use Description: Commercial

Establishment: Emerson Cleaners

Land Value: \$359,200.00

Improvements Value: \$201,000.00

Land Area: 0.31 acres / **Zone:** LBW

GFA: 1,655 sf. / **No. of Stories:** 1

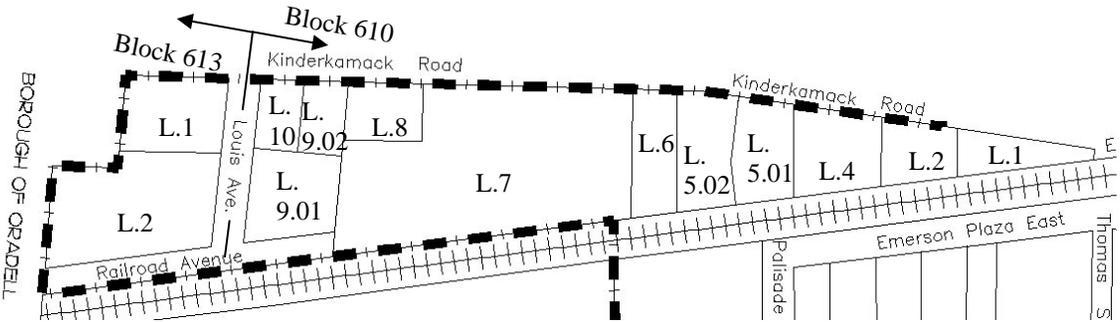
Parking: 14 ps.

Comments: Property maintenance acceptable.

1.g. Blocks 610 & 613



Panoramic View of Block 610 along Kinderkamack Rd.



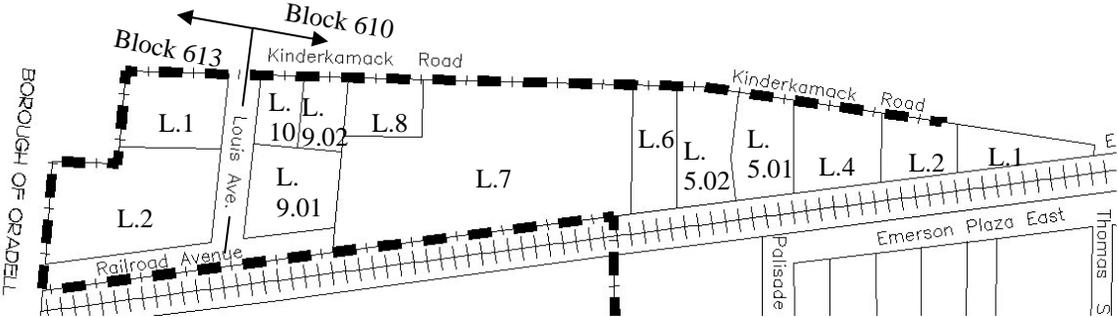
1.g. Blocks 610 & 613



L. 7 Westwood Lincoln Mercury

L. 8 Vacant Commercial Building

Panoramic View of Block 610 along Kinderkamack Rd.



1.g. Blocks 610 & 613



Block: 610 Lot: 1
Use Description: Residential
Establishment: 2 Family Residential
Land Value: \$290,400.00
Improvements Value: \$205,900.00
Land Area: 0.24 acres / **Zone:** LBE
GFA: 1,280 sf. / **No. of Stories:** 2½
Parking: 4 ps.**
Comments: This underutilized site lacks appropriate design features & contains a nonconforming use.



Block: 610 Lot: 2
Use Description: Commercial
Establishment: A-La-Mode Nail & Spa / Wicker Wonderland / All State
Land Value: \$328,700.00
Improvements Value: \$531,700.00
Land Area: 0.28 acres / **Zone:** LBE
GFA: 2,605 sf. / **No. of Stories:** 1
Parking: 11 ps.**
Comments: Building is nondescript and lacks

architectural merit. Existing signage inconsistent throughout. Lacks suitable landscape amenity. Curb cut extends along width of lot, thereby precluding controlled access/egress movement.



Block: 610 Lot: 4
Use Description: Multi Family Development / Medical Office
Establishment: 10 unit Apartment / Medical Office
Land Value: \$428,100.00
Improvements Value: \$889,700.00
Land Area: 0.44 acres / **Zone:** LBE
GFA: 4,150 sf. / **No. of Stories:** 2 /
Parking: 29 ps.**

Comments: Multi-family residential use not permitted in zone. Building and site maintained.



1.g. Blocks 610 & 613



Block: 610 **Lot:** 5.01
Use Description: Commercial / Residential
Establishment: Marra's Italian Market
Land Value: \$367,800.00
Improvements Value: \$764,600.00
Land Area: 0.38 acres / **Zone:** LBE
GFA: 1,935 sf. / **No. of Stories:** 1½
Parking: 18 ps.
Comments: Updated building.



although appears in good condition.



Block: 610 **Lot:** 5.02
Use Description: Office
Establishment: Law Office / Public Accountant / Kloorfain Chiropractic Offices / Kumon
Land Value: \$413,900.00
Improvements Value: \$387,000.00
Land Area: 0.35 acres / **Zone:** LBE
GFA: 3,840 sf. / **No. of Stories:** 1 ½
Parking: 13 ps.
Comments: Building lacks architectural merit,

tion. Lacks landscape amenity.



Block: 610 **Lot:** 6
Use Description: Eating and Drinking Establishments
Establishment: Pimaan Thai Restaurant
Land Value: \$368,000.00
Improvements Value: \$353,900.00
Land Area: 0.37 acres / **Zone:** LBE
GFA: 1,380 sf. / **No. of Stories:** 1 / **No. of Seats:** 70 / **Parking:** 34 ps.
Comments: Building appears in good condi-



1.g. Blocks 610 & 613



Block: 610 Lot: 7
Use Description: Automotive
Establishment: Westwood Lincoln Mercury
Land Value: \$1,548,500.00
Improvements Value: \$1,926,100.00
Land Area: 2.45 acres / **Zone:** LBE
GFA: 19,270 sf. / **No. of Stories:** 1
Parking: Auto Dealership
Comments: Pre-existing nonconforming use. Excessive land coverage.



Block: 610 Lots: 8
Use Description: Automotive (Currently Vacant)
Establishment: European Technical Center
Land Value: \$333,200.00
Improvements Value: \$61,600.00
Land Area: 0.29 acres / **Zone:** LBE
GFA: 1,630 sf. / **No. of Stories:** 1
Parking: 21 ps.**
Comments: Pre-existing nonconforming use.

Parking layout undefined. Site on 2008 list of Known Contaminated Sites of New Jersey.



Block: 610 Lot: 9.01
Use Description: Vacant
Establishment: Not Applicable
Land Value: \$210,200.00
Improvements Value: \$0.00
Land Area: 0.47 acres / **Zone:** LBE
Comments: To the rear of the Oritani Bank on Lots 9.02 & 10. Property vacant for at least 10 years.



1.g. Blocks 610 & 613



Block: 610 Lot: 9.02, 10

Use Description: Bank/Multifamily (under construction).

Establishment: Oritani Savings Bank

Land Value: \$395,100.00

Improvements Value: na

Land Area: 0.43 acres / **Zone:** LBE

Comments: Site under construction, consistent with goals of CBD district.

1.g. Blocks 610 & 613



Block: 613 Lot: 1 area.

Use Description: Commercial

Establishment: Dairy Queen

Land Value: \$474,400.00

Improvements Value: \$483,500.00

Land Area: 0.49 acres / **Zone:** LBE

GFA: 3,110 sf. / **No. of Stories:** 1 / **No. of Seats:** 25

Parking: 30 ps.

Comments: Maintained building and parking



Block: 613 Lot: 2

Use Description: Vacant

Establishment: Not Applicable

Land Value: \$817,000.00

Improvements Value: \$0.00

Land Area: 1.2 acres / **Zone:** LBE

Comments: Vacant for at least 10 years. Wetlands on site.

** Parking total includes estimate based on site's width, paved areas and unstriped areas.



1.h. Block 615



Block: 615 Lot: 1

Use Description: Public / Commercial

Establishment: Emerson Train Station / The Cookie Cupboard

Land Value: \$279,800.00

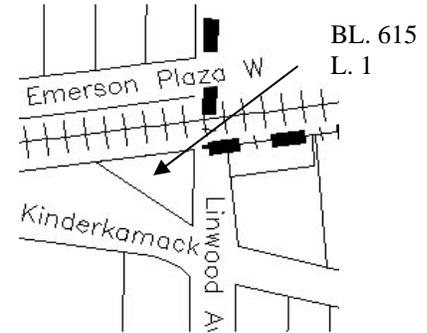
Improvements Value: \$58,900.00

Land Area: 0.23 acres / **Zone:** RC

GFA: 920 sf. / **No. of Stories:** 1

Parking: 6 ps.

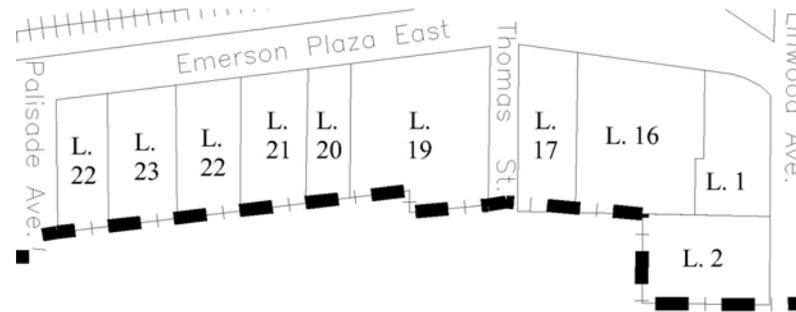
Comments: Triangular lot configuration impacts development potential. Building maintained.



1.i. Block 616



Panoramic View of Block 616 along Kinderkamack Rd.



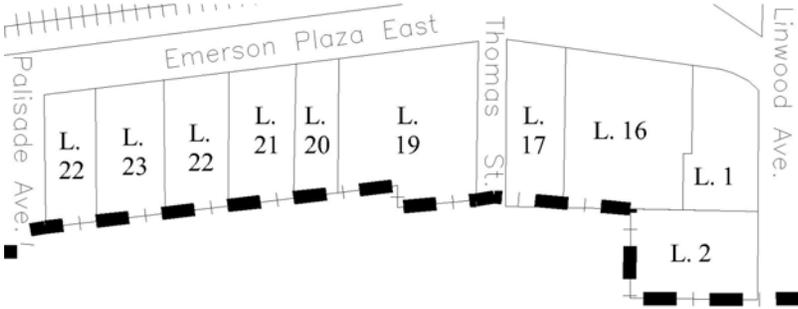
Panoramic View of Block 616 along Emerson Plaza East



1.i. Block 616



Panoramic View of Block 616 along Emerson Plaza East



1.i. Block 616



Block: 616 Lot: 1

Use Description: Auto Related Commercial

Establishment: Sunoco Gas Station

Land Value: \$ 536,200.00

Improvements Value: \$ 152,500.00

Land Area: 0.28 acres / **Zone:** RC

GFA: 1,130 sf. / **No. of Stories:** 1

Parking: 7 ps.

Comments: Curb cuts too close to busy and irregularly configured intersection, causing con-

flicting turning movements. No landscape amenity as required by code. Site on 2008 list of Known Contaminated Sites of New Jersey.



Block: 616 Lots: 16

Use Description: Commercial

Establishment: PNC Bank

Land Value: \$ 517,700.00

Improvements Value: \$ 307,300.00

Land Area: 0.59 acres / **Zone:** RC

GFA: 2,620 sf. / **No. of Stories:** 1

Parking: 14 ps.

Comments: Flat roof design. Very low floor area ratio.



Block: 616 Lot: 17

Use Description: Commercial

Establishment: The Tool Chest

Land Value: \$ 374,300.00

Improvements Value: \$ 552,100.00

Land Area: 0.29 acres / **Zone:** RC

GFA: 12,580 sf. / **No. of Stories:** 2

Parking: 11 ps.

Comments: Insufficient number of parking spaces. Loading area design either requires

blocking street to back into space, or has inadequate vision clearance for vehicles that are 'head in' parked.



1.i. Block 616



Block: 616 Lot: 19
Use Description: Commercial
Establishment: Emerson Hotel
Land Value: \$ 539,300.00
Improvements Value: \$ 745,200.00
Land Area: 0.58 acres / **Zone:** RC
GFA: 12,090 sf. / **No. of Stories:** 3
Parking: 59 ps.
Comments: Building represents unique architectural element for area.



Block: 616 Lot: 20
Use Description: Eating and Drinking Establishments
Establishment: The Cold Cut Store
Land Value: \$ 306,800.00
Improvements Value: \$ 251,900.00
Land Area: 0.18 acres / **Zone:** RC
GFA: 1,580 sf. / **No. of Stories:** 1 / **No. of Seats:** 30
Parking: 7 ps.

Comments: Building appears maintained, but lacks architectural merit. Outdoor seating area is not integrated with site.



Block: 616 Lot: 21
Use Description: Commercial
Establishment: All about Me Early Learning Center
Land Value: \$ 348,200.00
Improvements Value: \$ 417,800.00
Land Area: 0.26 acres / **Zone:** RC
GFA: 5,640sf. / **No. of Stories:** 1
Parking: 1 ps.
Comments: Lacks sufficient parking. Landscaping adds to appearance.



1.i. Block 616



Block: 616 **Lot:** 22
Use Description: Commercial
Establishment: Weathercraft
Land Value: \$ 350,000.00
Improvements Value: \$ 331,600.00
Land Area: 0.26 acres / **Zone:** RC
GFA: 4,730 sf. / **No. of Stories:** 2
Parking: 7 ps.**
Comments: Parking layout not clearly defined.
 Building well maintained re visual appearance.



Block: 616 **Lots:** 23
Use Description: Auto Related Commercial
Establishment: Plaza Auto Repair
Land Value: \$ 359,800.00
Improvements Value: \$ 188,100.00
Land Area: 0.28 acres / **Zone:** RC
GFA: 2,530 sf. / **No. of Stories:** 1
Parking: 18 ps.**
Comments: Vehicles scattered all over lot in haphazard manner. Curb cut extends width of

site, precluding controlled access/egress. Site on 2008 list of Known Contaminated Sites of New Jersey.



Block: 616 **Lot:** 24
Use Description: Auto Related Commercial
Establishment: Bergen Brookside Towing
Land Value: \$ 324,800.00
Improvements Value: \$ 282,100.00
Land Area: 0.21 acres / **Zone:** RC
GFA: 2,970 sf. / **No. of Stories:** 1
Parking: 8 ps.**
Comments: Nonconforming use. Parking layout not clearly defined.

** Parking total includes estimate based on site's width, paved areas and unstriped areas.



1.i. Block 616



Block: 616 Lot: 2

Use Description: Residential

Land Value: \$ 290,700

Improvements Value: \$ 116,200

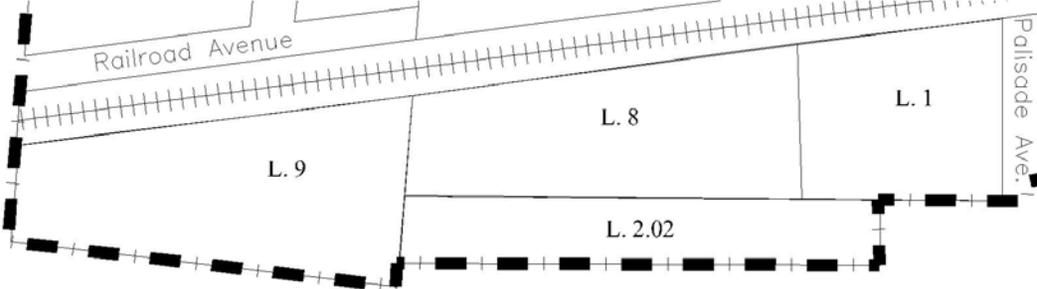
Land Area: 0.36 acres / **Zone:** RB

GFA: Approx. 2,200 sf. / **No. of Stories:** 2

Comments: Overgrown vegetation. Limited maintenance to structure including need for paint. Percentage of improvement-to-land value is 40%.



1.j. Block 617.01



1.j. Block 617.01



Block: 617.01 Lot: 1

Use Description: Industrial

Establishment: Accurate Tool / Bes Corporation School Uniforms

Land Value: \$ 271,000.00

Improvements Value: \$ 109,200.00

Land Area: 1.14 acres / **Zone:** LBW

GFA: 23,730 sf. / **No. of Stories:** 1, 2 (portion)

Parking: 28 ps.

Comments: Insufficient parking. Portion of structure exhibits deteriorating conditions. Varied façade materials.



Block: 617.01 Lot: 2.02

Use Description: Industrial

Establishment:

Land Value: \$ 553,900.00

Improvements Value: \$ 427,400.00

Land Area: 1.104 acres / **Zone:** LBW

GFA: Approx. 10,000 sf. / **No. of Stories:** 1

Parking: Lacks delineated parking and number of compliant spaces.

Comments: Site on 2008 list of Known Contaminated Sites of New Jersey. Poor circulation features and no street frontage. Lack of appropriate landscaping and buffer amenity adjacent to residential uses.

1.j. Block 617.01



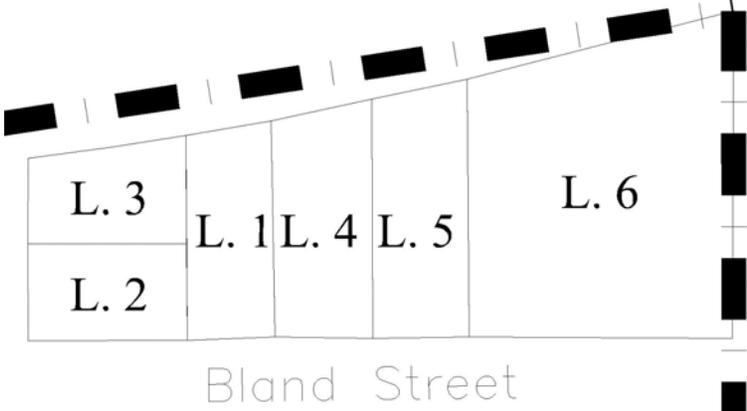
Block: 617.01 **Lot:** 8
Use Description: Municipal
Establishment: Borough Department of Public Works
Land Value: \$ 756,400.00
Improvements Value: \$ 1,017,100.00
Land Area: 1.751 acres / **Zone:** LBW
GFA: Approx 15,900 sf. / **No. of Stories:** 1 1/2
Parking: 8
Comments: No street frontage. Excessive building

and impervious coverage factors.



Block: 617.01 **Lot:** 9
Use Description: Vacant/Golf Club
Establishment: Emerson Golf Club
Land Value: \$ 178,300.00
Land Area: 1.981 acres / **Zone:** OSC-Open Space Conservation.
Comments: No street frontage. Part of Emerson Golf Club (in Oradell). Site is predominantly wetlands and partially located in State Planning Area 5—Environmentally Sensitive.

1.k. Block 213



1.k. Block 213



Block: 213 Lot: 1
Use Description: Industrial
Establishment: Access Computer Floors
Land Value: \$ 263,900
Improvements Value: \$ 186,200
Land Area: 0.16 acres / **Zone:** IM
GFA: Approx. 2,600 sf. / **No. of Stories:** 1
Parking: Sufficient.
Comments: Modest/sufficient structure.



Block: 213 Lot: 2
Use Description: Auto Related Commercial
Establishment: Gary's Auto
Land Value: \$ 253,300
Improvements Value: \$ 122,600
Land Area: 0.11 acres / **Zone:** IM
GFA: Approx. 1,600 sf. / **No. of Stories:** 1
Parking: Parking areas are used for vehicle storage. Site appears to use the right-of-way for vehicle storage.

Comments: The land-improvement ratio is 48%. Small non-descript structure.



Block: 213 Lot: 3
Use Description: Auto Related Commercial
Establishment: Rich's Auto Body
Land Value: \$ 260,500
Improvements Value: \$ 121,500
Land Area: 0.15 acres / **Zone:** IM
GFA: Approx. 4,200 sf. / **No. of Stories:** 1—2
Parking: Parking areas are used for vehicle storage. Site appears to use the right-of-way for vehicle storage.

Comments: The land-improvement ratio is 47%. Small non-descript structure.



1.k. Block 213



Block: 213 Lot: 4
Use Description: Industrial
Establishment: Anmoka Company, Tolin Design, N.B.C. Cosmetics
Land Value: \$ 279,300
Improvements Value: \$ 134,900
Land Area: 0.20 acres / **Zone:** IM
GFA: Approx. 4,300 sf. / **No. of Stories:** 1
Comments: Building appears in good condition.

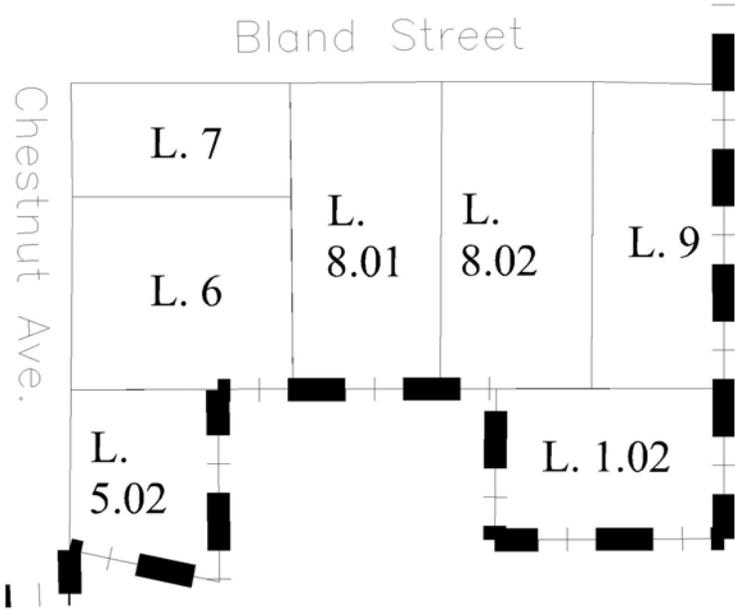


Block: 213 Lot: 5
Use Description: Industrial
Establishment: Engle and Frick Fuel Company
Land Value: \$ 289,300
Improvements Value: \$ 318,800
Land Area: 0.20 acres / **Zone:** IM
GFA: Approx. 9,000 sf. / **No. of Stories:** 2
Comments: Building appears in good condition.
Land-improvement ratio is 110%.



Block: 213 Lot: 6
Use Description: Industrial
Establishment: SDG, Inc, Creative Laminating, Inc.
Land Value: \$ 425,000
Improvements Value: \$ 587,600
Land Area: 0.64 acres / **Zone:** IM
GFA: Approx. 11,700 sf. / **No. of Stories:**
Parking: 31 ps.
Comments: Building appears in good condition.
Land-improvement ratio is 138%.

1.1. Block 214



1.1. Block 214



Block: 214 **Lot:** 1.02
Use Description: Commercial
Establishment: Vacant
Land Value: \$ 356,500
Improvements Value: \$ 387,700
Land Area: 0.33 acres / **Zone:** IM
GFA: Approx. 5,400 sf. / **No. of Stories:** 1-2
Parking: 6 delineated in front of structure.

Comments: Vehicles back directly into right-of-way.



Block: 214 **Lot:** 5.02
Use Description: Office
Land Value: \$ 342,200
Improvements Value: \$ 673,000
Land Area: 0.26 acres / **Zone:** IM
GFA: Approx. 5,400 sf. / **No. of Stories:** 2-3
Parking: 16 ps.

Comments: Vehicles back directly into right-of-way. Three garage spaces in rear conflict with parking area.



Block: 214 **Lot:** 6
Use Description: Residential
Land Value: \$ 340,900
Improvements Value: \$ 69,900
Land Area: 0.43 acres / **Zone:** IM
No. of Stories: 1-2
Comments: Incompatible, nonconforming use. Land-improvement ratio of 21%

1.1. Block 214



Block: 214 **Lot:** 7
Use Description: Commercial
Establishment: Advanced Cleaning and Restoration Inc./Bob Ruggieri Tree Service
Land Value: \$ 341,300
Improvements Value: \$ 155,400
Land Area: 0.27 acres / **Zone:** IM
GFA: Approx. 1,800 sf. / **No. of Stories:** 1-2
Parking: 10 ps.
Comments: Building appears in good condition.

Vehicles back out into street from parking area. Property has a land-improvement ratio of 46%.



Block: 214 **Lot:** 8.01
Use Description: Commercial
Establishment: G-Source
Land Value: \$ 385,000
Improvements Value: \$ 947,900
Land Area: 0.44 acres / **Zone:** IM
GFA: Approx. 7,300 sf. / **No. of Stories:** 1-2
Parking: 15 ps.
Comments: Building and site in good condition. The land-improvement ratio is 246%.



Block: 214 **Lot:** 8.02
Use Description: Commercial
Establishment: Viva-X/Uni-Com/SDG, Inc.
Land Value: \$ 385,000
Improvements Value: \$ 715,000
Land Area: 0.45 acres / **Zone:** IM
GFA: Approx. 8,300 sf. / **No. of Stories:** 1-2
Parking: 12 ps.
Comments: Building and site in good condition. The land-improvement ratio is 186%.

1.1. Block 214



Block: 214 **Lot:** 9

Use Description: Commercial

Establishment: MacroMail, Inc.

Land Value: \$ 366,200

Improvements Value: \$ 725,100

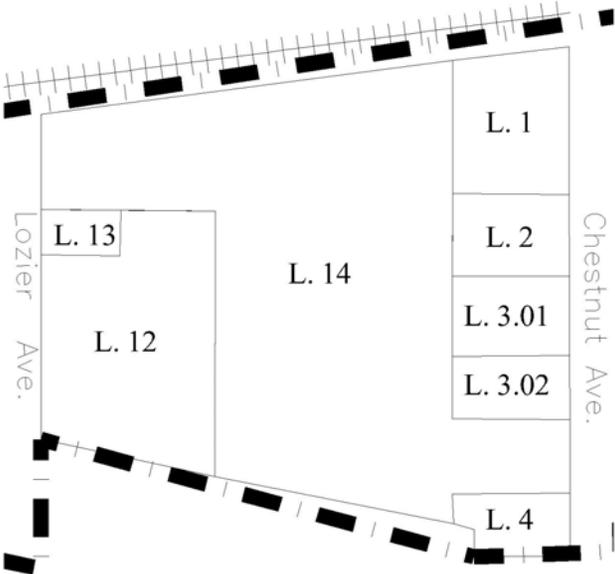
Land Area: 0.39 acres / **Zone:** IM

GFA: Approx. 8,800 sf. / **No. of Stories:** 1-2

Parking: 7 ps.

Comments: Building and site in good condition. The land-improvement ratio is 198%.

1.m. Block 405



1.m. Block 405



Block: 405 Lot: 1
Use Description: Commercial
Establishment: Turbo Wash
Land Value: \$ 356,900
Improvements Value: \$ 506,500
Land Area: 0.38 acres / **Zone:** IM
GFA: Approx. 7,500 sf. / **No. of Stories:** 1
Parking: 5 in front of building.
Comments: Parking backs out to street. No landscape amenity.



Block: 405 Lot: 2
Use Description: Residential
Establishment:
Land Value: \$ 282,600
Improvements Value: \$ 64,600
Land Area: 0.22 acres / **Zone:** IM
GFA: Approx. 1,000 sf. / **No. of Stories:** 1.5

Comments: Owned by Star Properties, Inc. (Same as 3.01 & 3.02). Nonconforming use. Land-improvement ratio of 23%. No residential character to site.



Block: 405 Lot: 3.01
Use Description: Commercial
Establishment: Star Building
Land Value: \$ 298,700
Improvements Value: \$ 333,900
Land Area: 0.23 acres / **Zone:** IM
GFA: Approx. 2,500 sf. / **No. of Stories:** 2
Parking: 5 parking spaces in front, plus additional parking to the side and rear.
Comments: Parking backs out to street.

1.m. Block 405



Block: 405 Lot: 3.02
Use Description: Commercial
Establishment: Exec-U-Car
Land Value: \$ 265,400
Improvements Value: \$ 235,800
Land Area: 0.17 acres / **Zone:** IM
GFA: Approx. 2,900 sf. / **No. of Stories:** 1
Parking: 6 ps.
Comments: Modest structure. Parked vehicles must back out into street.



Block: 405 Lot: 4
Use Description: Residential
Land Value: \$ 261,100
Improvements Value: \$ 118,100
Land Area: 0.14 acres / **Zone:** IM
No. of Stories: 1.5
Parking: ps.
Comments: Nonconforming use. Building and site appear well maintained.



Block: 405 Lot: 12
Use Description: Commercial
Establishment: Emerson Fence
Land Value: \$ 494,100
Improvements Value: \$ 102,200
Land Area: 0.81 acres / **Zone:** IM
GFA: Approx. 4,400 sf.
Parking: ps.
Comments: Excessive outdoor storage. The land-improvement ratio is 21%

1.m. Block 405



Block: 405 **Lot:** 13
Use Description: Auto Related Commercial
Establishment: Emerson Auto Body
Land Value: \$ 235,900
Improvements Value: \$ 285,100
Land Area: 0.08 acres / **Zone:** IM
GFA: Approx. 2,400 sf. / **No. of Stories:** 1.5
Parking: Parking areas are used for vehicle storage. Site appears to use the right-of-way for vehicle storage.

Comments: Small non-descript structure.



Block: 405 **Lot:** 14
Use Description: Commercial
Establishment: Verizon
Land Value: \$ 1,104,000
Improvements Value: \$ 1,406,700
Land Area: 2.70 acres / **Zone:** IM
GFA: Approx 25,000 sf. / **No. of Stories:** 1
Parking: Poorly delineated parking. Vehicles park all over site including lawn areas.

Comments: Excessive outdoor storage. No screening.

