

BOROUGH OF EMERSON

Planning Report
To Determine If An Area Is In Need of Redevelopment

July 2004



Prepared By

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Community Planning
Land Development and Design
Landscape Architecture

PLANNING REPORT TO DETERMINE IF AN AREA IS IN NEED OF REDEVELOPMENT

SUBJECT SITES:

BLOCKS OR PORTIONS OF BLOCKS:

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

**BOROUGH OF EMERSON,
BERGEN COUNTY, NEW JERSEY**

BA # 1486.03

The original document was appropriately signed and sealed on July 12, 2004 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

This report presents a planning analysis and conclusions to determine if properties in the community's central business district, and other nearby properties, would qualify as an 'area in need of redevelopment' under the requirements of the state's Local Redevelopment and Housing Law (LRHL). The study area encompasses approximately twenty acres, and includes fifty-nine 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. On an east-west axis, the area extends along the rear property lines of lots fronting Kinderkamack Road, and lots on Emerson Plaza East and West.

The Local Redevelopment and Housing Law 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 foun-

ation 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 authorized the Planning Board to conduct this "in need of redevelopment" study. Where such an analysis indicates that the properties meet 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 area's consistency with the applicable statutory criteria. The analysis reveals the LRHL criteria are affirmatively addressed by various characteristics of the study area. Consequently, the Borough may impose a redevelopment designation and proceed with the preparation of a redevelopment plan.

A redevelopment plan will identify the manner in which the designated 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

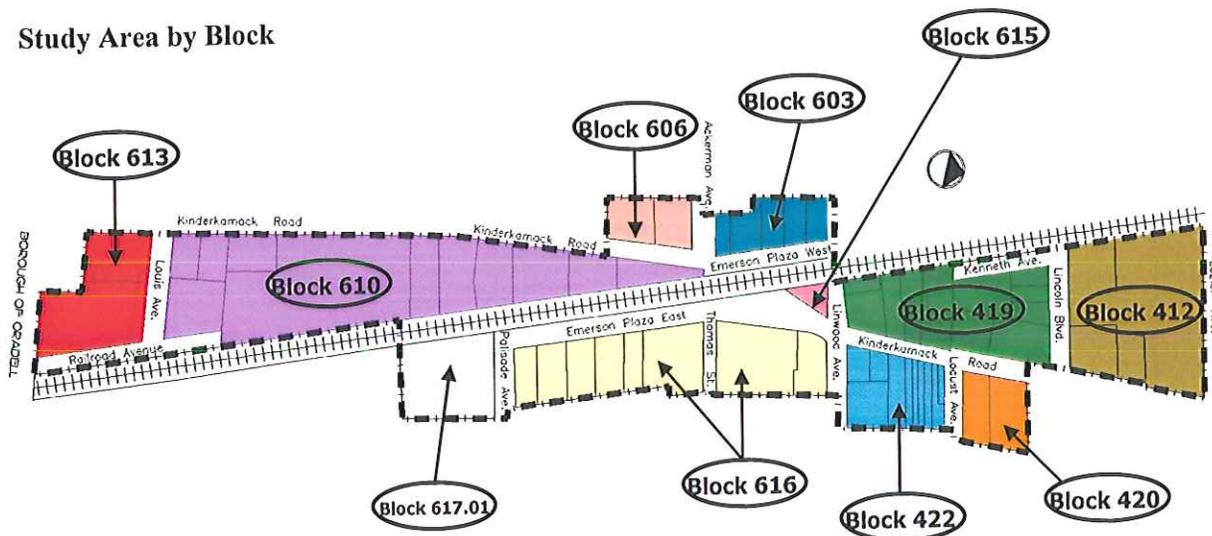
The study area is located in the central portion of Emerson. The area is generally located along the Kinderkamack Road corridor and bounded by Lozier Avenue to the north and the municipal boarder with the Borough of Oradell to the south. On an east-west axis, the area extends along the rear property lines of lots fronting Kinderkamack Road, and along Emerson Plaza East and West.

The properties that are the subject of this analysis occupy an area of approximately twenty acres, excluding public rights-of-way. It is comprised of 59 tax lots in eleven tax blocks. Table 1 identifies the properties by block and lot number. An accompanying map depicts the study area.

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

Block	Lot
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, 16, 17, 19, 20, 21, 22, 23, 24
617.01	1
Total	59

Study Area by Block



Existing Land Use

The study area contains a variety of land uses. The area is developed primarily with a variety of commercial uses including personal services, retail stores, eating and drinking establishments, and other commercial uses. In excess of one-third of the area is developed commercially. Automotive and office uses comprise the bulk of the remaining land in the area. A small portion of the area is used for detached residential, apartment, industrial, and public uses. The combination of uses includes a number of conflicting 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.

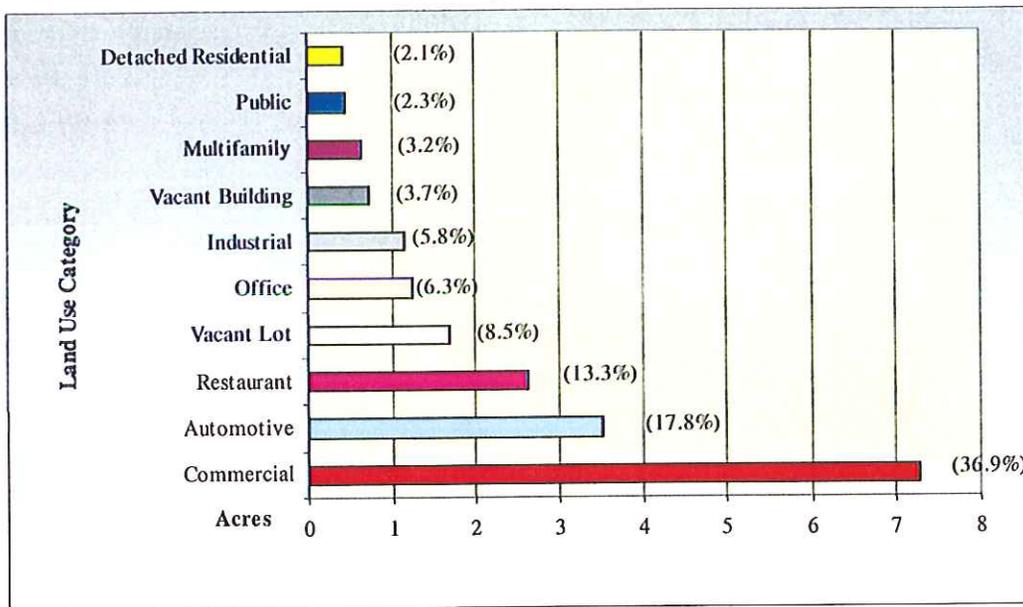
The area's established land use arrangement is summarized in the 'analysis' section of this report and in the Appendix.

Table 2
Existing Land Use by Acreage
Emerson, New Jersey

Land Use	Acreage	Percent
Commercial	7.3	36.9%
Automotive	3.5	17.8%
Restaurant	2.6	13.3%
Vacant Lot	1.7	8.5%
Office	1.3	6.4%
Industrial	1.1	5.8%
Vacant Building	0.7	3.7%
Multi-family	0.6	3.2%
Public	0.5	2.3%
Detached Residential	0.4	2.1%
Total	19.7	100.0%

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

Chart 1
Land Use Distribution
Emerson, New Jersey



Surrounding Development Patterns

The study area is located in the central portion of the Borough. The surrounding development is characterized primarily by detached single family residences. Residential uses are located to the north, west and east of the study area. Farther east is the borough's municipal complex, fire house, and Villano Elementary School. The Borough of Oradell is situated to the south.

Tax Assessment Analysis

Standard practice suggests that the ratio of land-to-improvement value is one indice to utilize in determining the underutilization of property. A review of the municipality's 2004 tax assessment data reveals that the town wide total assessed value is \$644.2 million including \$327.9 million for land and \$316.3 million for improvements. The improvement values are 96.5 percent of total assessed land values. This figure is utilized in evaluating the underutilization of property in the study area.

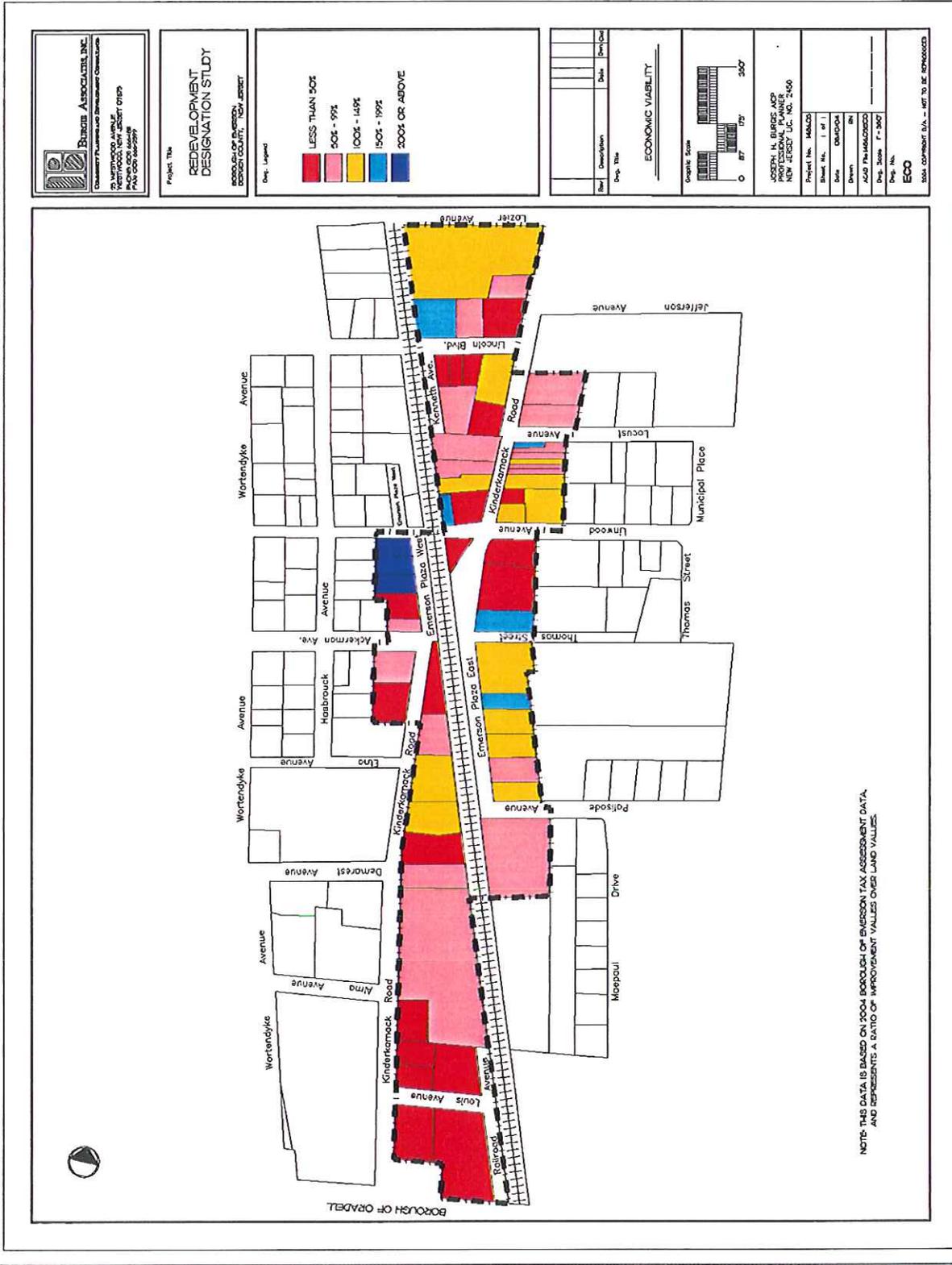
A review of the available data finds that the aggregate ratio of assessed improvement-to-land values within the study area is 79 percent. This contrasts with the above noted town wide ratio of 97 percent. A number of lots within the study area are found to have a ratio of less than 50 percent. These lots are identified in the accompanying table.

Table 3
Properties in Area With Less Than
A Fifty Percent Ratio of
Improvement-To-Land Assessment
Emerson, New Jersey

Block	Lot	Acres
412	3	0.35
419	1-3, 5 & 9	1.26
422	12	0.09
603	5	0.24
606	4	0.31
610	1, 5.02, 8, 9.01, 9.01 & 10	1.79
613	1 & 2	1.69
615	1	0.23
616	1 & 16	0.87
Total		6.83

Source: Office of the Tax Assessor, Borough of Emerson, New Jersey

This data suggests that 27 percent of the study area is characterized by ratios of improvements-to-land assessment of less than fifty percent. This data is presented in mapped form on an accompanying map.



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 a 2003 cbd plan.

The 1999 reexamination report specifically recommended that the Borough prepare a central business district plan for the study area. It suggested the incorporation of redevelopment plans to aid in the community's planning efforts to revitalize the area. Pursuant to these recommendations, the Borough examined the area and adopted a Central Business District (CBD) Plan in 2003 as a master plan element.

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. 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.

BOROUGH ZONING ORDINANCE

The study area is located in four zones, including Retail Commercial (RC), Limited Business East (LBE), Limited Business West (LBW), and Industrial Manufacturing (IM). Most of the properties are in either the RC or LBE districts. Six of the 59 parcels are in the LBW or IM zones.

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



Table 4
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

LBW LIMITED BUSINESS WEST

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

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

IM INDUSTRIAL MANUFACTURING

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

Source: Borough of Emerson Zoning Ordinance

Table 5
Current Bulk Requirements in the Study Area

Requirement	RC	LBW	LBE	IM
Minimum Lot Area (sq.ft)	5,000.sf.	40,000 sf.	40,000 sf.	15,000 sf.
Min. Lot Width (ft.)	50'	150'	150'	100'
Min. Bldg Setback'				
Front Yard	20'	50'	50'	25'
Rear Yard	30'	50'	50'	40'
Side Yard (one)	0'	7'	7'	0'
Side Yard (both)	0'	15'	15'	0'
Min. Side Yard, if provided	6'	n/a	n/a	6'
Min. Bldg Setback from Center Street Line	58'	75'	75'	85'
Max. Building. Coverage	35%	n/a	n/a	35%
Max. Bldg. Height	2 ½ / 35'	2 ½ / 35'	2 ½ / 35'	2 ½ / 35'
Max. FAR	n/a	0.35	0.50	n/a
Max. Open Space Ratio	n/a	0.30	0.30	n/a

Source: Borough of Emerson Zoning Ordinance



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 obsolete, 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;
- 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 ma-

terially 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 the study area is characterized by conditions that enable the municipality to impose a redevelopment designation. Specifically, the area's characteristics satisfy subsections a, b, d, e and h of the LRHL criteria. The details pertaining to the existing conditions are provided below and on the fact sheets in the Appendix to this report.

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 and therefore meet the statutory criteria. As noted above, the area overall has a 285 parking space shortfall. Overall, there does 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 in circulation improvements also reaffirms the propriety of the "in need" development, as there are numerous conflicting vehicular movements, and conflicts between vehicular and train movements which severely adversely impact movement through the area. The imposition of an "area in need" designation serves to affirm, 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 following is noted by tax blocks:

Blocks 412 and 419. These two blocks are on the west side of Kinderkamack Road between Linwood Ave and Lozier Ave. Block 412 is bound by Lozier Ave, 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 cellular company and an office building. Block 419 is the block between Lincoln and Linwood Avenues. This block contains a variety of uses including retail and ser-

vice commercial uses, Arthur's restaurant, detached dwellings and second floor apartments above retail.

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 Kuikens requires vehicles to back out directly into Kinderkamack Road, representing a poor design element that is inconsistent with standard planning design criteria. The excessive width of the curb cut on this lot, as well as on the Cork & Keg lot, the Healthy Bodies Fitness/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) has 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. These factors suggest that there are characteristics evident here that affirm such criteria as criteria a, d and h.

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 Ave and Lincoln Blvd. Block 420 is developed with a two story building containing a locksmith, pizzeria, and martial arts school, and a one story building occupied by a pharmacy, flower store and paint store. Block 422 is developed with a variety of uses, including a Boston Market, retail strip stores, office and a print shop.

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 blocks proximity to the train station also reflects on the relationship of these blocks to the smart growth principles noted above. These factors suggest that there are characteristics evident here that affirm such criteria as criteria a, d, e 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 include two office buildings, an eighteen unit apartment, and a small commercial building occupied by a shoe repair shop. One vacant lot also exists on

this block. 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 18 unit apartment building is on the 10,500 square foot lot, indicating a density of 75 units per acre.

The two parcels in Block 606 are occupied by a Dunkin Donuts and Emerson Cleaners. The Dunkin Donut 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. 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. Lot 5 has been vacant, according to the borough, for several years, while lot 6 has a curb cut that virtually extends along the site's entire street frontage and wraps around the lot's corner street frontage, which is inconsistent with standard planning design criteria. Additionally, the building on lot 3 lacks a delineated parking area. The two blocks proximity to the train station also reflects on the relationship of these blocks to the smart growth principles noted above. These factors suggest that there are characteristics evident here that affirm such criteria as 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 vacated), an office building, a Thai restaurant, a car dealer, auto repair, vacant commercial building, and Dairy Queen.

These blocks generally lack any cohesive arrangement or linkages between sites. 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 lots 2 with a lack of controlled access/excess, block 610 lots 2 and 6 which lacks landscaping, and a number of buildings which lack architectural merit. Additionally, some properties have remained vacant for a period of minimally ten years. Additionally, many of the lots are characterized by excessive land coverage. The two blocks proximity to the train station also reflects on the relationship of these blocks to the smart growth principles noted above. These factors suggest that there are characteristics evident here that affirm such criteria as 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 Ave. The land uses include a gas station, bank, and The Tool Chest between Linwood and Thomas Avenues, south of which is a hotel, food store, All About Me Learning Center, Wheathercraft, auto repair uses, and an 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. 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. The two blocks proximity to the train station also reflects on the relationship of these blocks to the smart growth principles noted above. These factors suggest that there are characteristics evident here that affirm such criteria as criteria d and h.

General Comment. As noted above, the available tax data indicates that approximately one third of the parcels within the study area contain improvement-to-land values of less than 50 percent. Additionally, the analysis finds that approximately three-fourths of the study area is within a five minute walk of the train station, and the other quarter of the study area is located within a ten minute walk, thereby reinforcing the concept of the relationship between the entire study area, the train station and mass transit village opportunities.

RECOMMENDED COURSE OF ACTION

The analysis indicates that the study area displays characteristics justifying its designation as a redevelopment area in accordance with the applicable statutory criteria. 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.

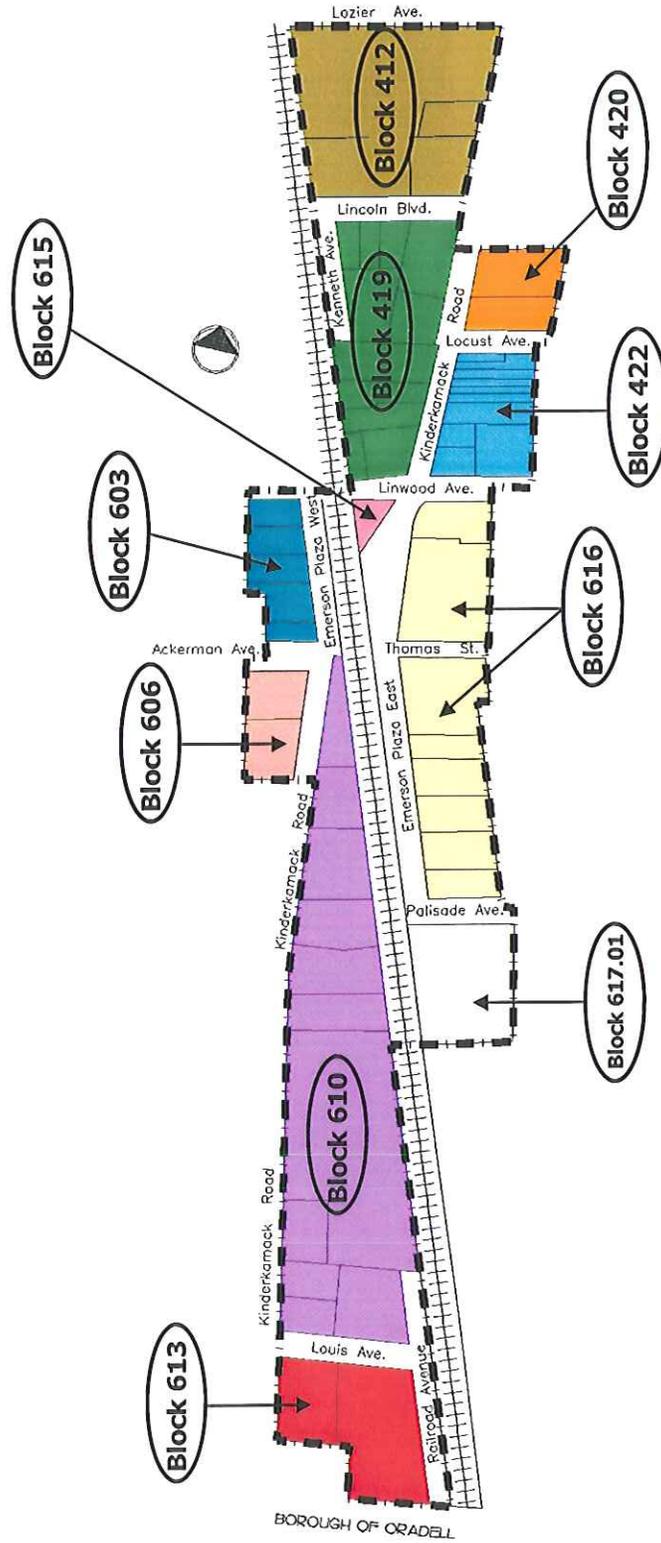
2. Upon completion of the hearing on the matter, the planning board is required to recommend that the delineated area, or any part thereof, be determined, or not be determined, by the governing body to be a redevelopment area.
3. After receiving the recommendation of the planning board, the governing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



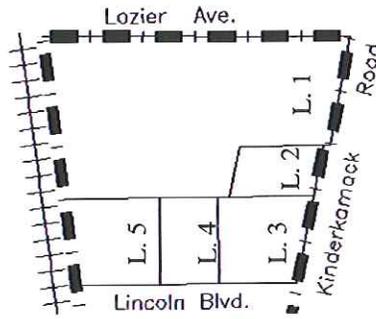
1.a. Block 412



Lozier Ave.

Lincoln Blvd.

Panoramic View of Block 412 along Kinderkamack Rd.*



Kiderkamack Rd.

Railroad

Panoramic View of Block 412 along Lincoln Blvd.*

* Photos on the page were taken in March 2003.



1.a. Block 412



Block: 412 Lot: 1
Use Description: Commercial
Establishment: Kuiken Brothers
Land Value: \$427,500.00
Improvements Value: \$486,700.00
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: Cellular Signal II / Kuiken Brothers
Land Value: \$202,500.00
Improvements Value: \$138,400.00
Land Area: 0.22 acres / **Zone:** RC
GFA: 2,940 sf. / **No. of Stories:** 2
Parking: 8 ps.
Comments: Attractive well maintained build-

ing. 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: \$315,900.00
Improvements Value: \$66,400.00
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 21% of land value. Building façade appears to have been recently repainted.

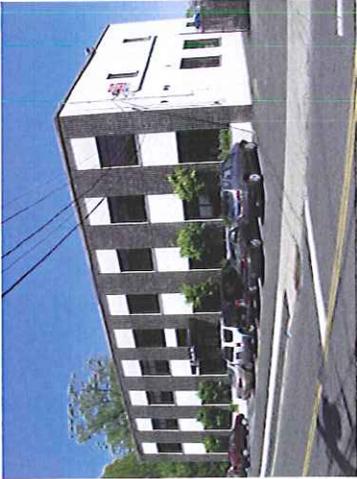


Block: 412 **Lot:** 4
Use Description: Commercial
Establishment: Emerson Fence
Land Value: \$188,600.00
Improvements Value: \$119,000.00
Land Area: 0.23 acres / **Zone:** IM
GFA: 3,908 sf. / **No. of Stories:** 1½
Parking: 7 ps.
Comments: Building façade good. Outdoor storage in side and rear. Excessive land cover-

age.



1.a. Block 412



Block: 412 **Lot:** 5

Use Description: Commercial/Office

Establishments: Various office uses

Land Value: \$285,200.00

Improvements Value: \$514,800.00

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.

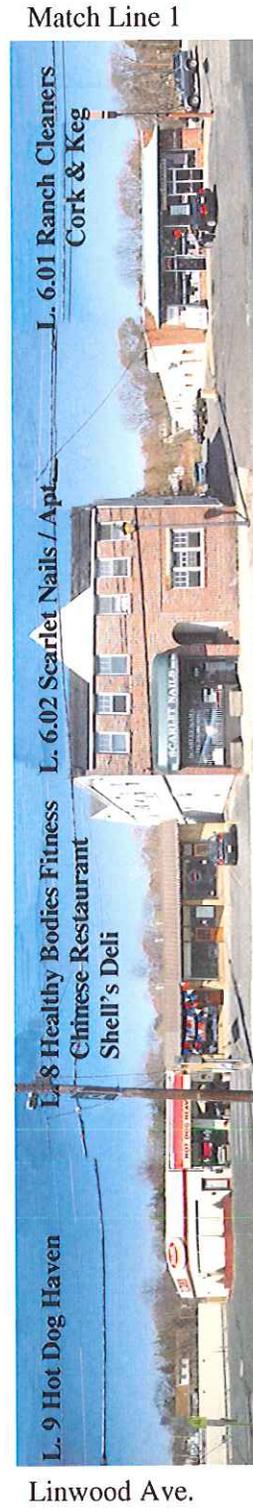
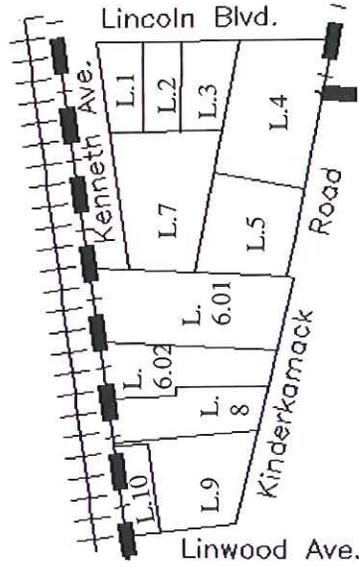


1.b. Block 419



Match Line 1

Panoramic View of Block 419 along Kinderkamack Rd.*



Linwood Ave.

Panoramic View of Block 419 along Kinderkamack Rd.*

* Photos on the page were taken in March 2003.



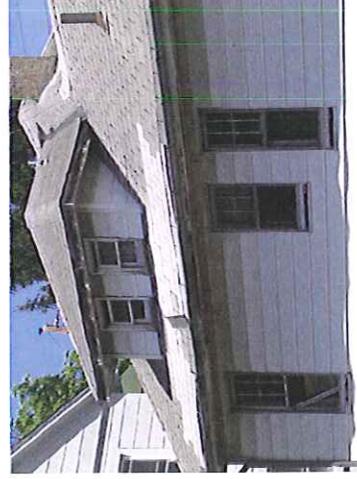
1.b. Block 419



Block: 419 **Lot:** 1
Use Description: 2 Family Residential
Land Value: \$103,500.00
Improvements Value: \$45,400.00
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 44%. Lot very small.



Block: 419 **Lot:** 2
Use Description: 1 Family Residential
Land Value: \$92,000.00
Improvements Value: \$14,300.00
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 16%.



1.b. Block 419



Block: 419 **Lots:** 3

Use Description: Parking

Establishments: Parking for Arthur's Tavern

Land Value: \$124,200.00

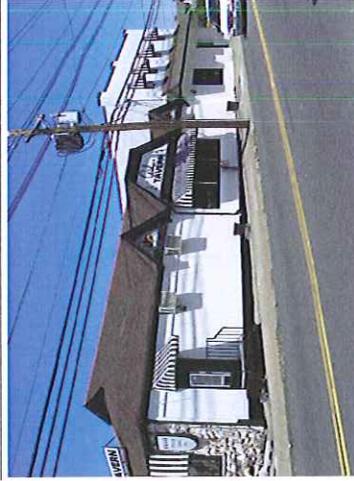
Improvements Value: \$5,000.00

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: \$395,000.00

Improvements Value: \$426,300.00

Land Area: 0.45 acres / **Zone:** RC

GFA: 7,628 sf. / **No. of Stories:** 1½ / **No. of**

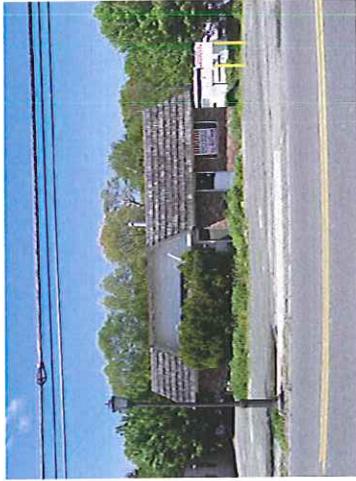
Seats: 180 / **Parking:** 48 ps.

Comments: Insufficient parking per planning

design standards. Façade of building appears in a good condition. Excessive land coverage.



1.b. Block 419



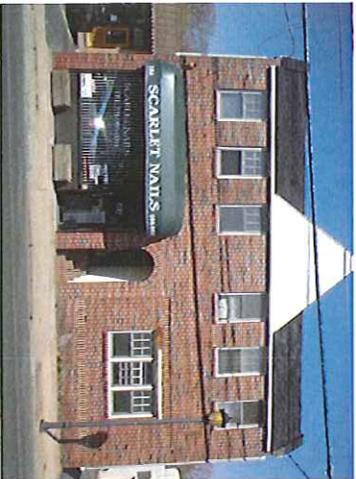
Block: 419 Lot: 5
Use Description: Vacant Building
Establishments: Vacant Commercial Building
Land Value: \$208,000.00
Improvements Value: \$12,000.00
Land Area: 0.23 acres / **Zone:** RC
GFA: 1,380 sf. / **No. of Stories:** 1
Parking: 15 ps.*
Comments: Existing structure appears in need of repair, with peeled wooden façade and peeling paint, and displaced cinder blocks. Overgrown weeds evident in rear. Building assessed value decreased from \$71,600 to \$12,000 over past 10 years. Site is identified on 2001 list of known contaminated sites of New Jersey.



Block: 419 Lot: 6.01
Use Description: Commercial
Establishments: Ranch Cleaners / Cork & Keg
Land Value: \$278,800.00
Improvements Value: \$250,700.00
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: \$162,500.00

Improvements Value: \$156,500.00

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.

Parking for volunteers not separated from other parking in lot.

Block: 419 **Lot:** 7

Use Description: Public

Establishment: Emerson Volunteer Ambulance Corps

Land Value: \$222,000.00

Improvements Value: \$124,300.00

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

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

Parking: 50 ps.

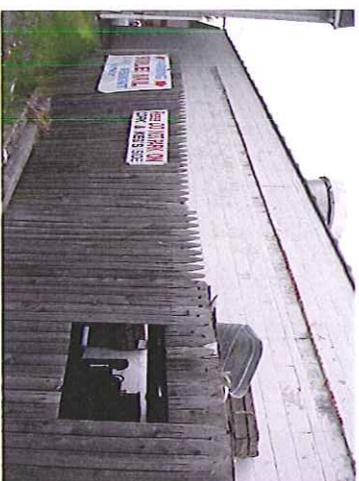
Comments: Lot accessed via Kenneth Ave.



1.b. Block 419



Block: 419 Lot: 8
Use Description: Commercial / Eating and Drinking Establishments
Establishment: Healthy Bodies Fitness / Laurel Chinese Restaurant / Shell's Deli (Inactive Business)
Land Value: \$150,000.00
Improvements Value: \$203,300.00
Land Area: 0.17 acres / **Zone:** RC
GFA: 3,920 sf. / **No. of Stories:** 1 / **Parking:** 15 ps.** / **No. of Seats:** Shell's Deli: 2 / Chinese Restaurant: 6
Comments: One vacant storefront. Curb cut extends width of lot, precluding controlled access/egress. Peeling paint on façade. Excessive land coverage.



Block: 419 Lot: 9 14 ps.
Use Description: Commercial / Eating and Drinking Establishments
Establishments: Hot Dog Heaven / Major Home Remodeling
Land Value: \$252,400.00
Improvements Value: \$97,300.00
Land Area: 0.22 acres / **Zone:** RC
GFA: 1,915 sf. / **No. of Stories:** 1 / **No. of Seats (Hot Dog Heaven):** 21 / **Parking:** coverage.
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. Parking lot appears to be recently repaved and striped. Excessive land coverage.



1.b. Block 419



Block: 419 **Lot:** 10
Use Description: Commercial
Establishment: Hilo Haircutters/Unoccupied Retail Space
Land Value: \$77,000.00
Improvements Value: \$121,500.00
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. One retail storefront is vacant. Lot very small to stand on its own for conventional development.

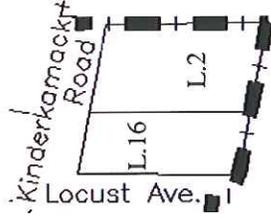
** Parking total includes estimate based on site's width, paved areas and unstriped areas.

1.c. Block 420



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

Panoramic View of Block 420 along Kinderkamack Rd.*



* Photos on the page were taken in March 2003.



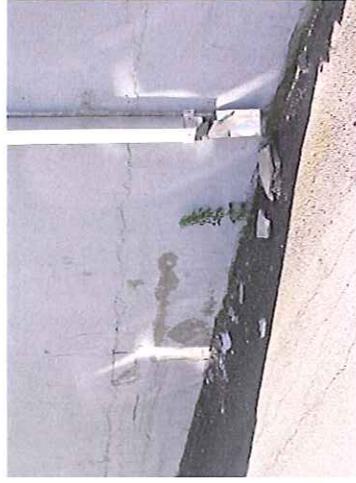
1.c. Block 420



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: \$308,800.00
Improvements Value: \$283,700.00
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: Little Shoppe Flowers / Emerson Pharmacy / Moore Paints
Land Value: \$237,300.00
Improvements Value: \$208,800.00
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.

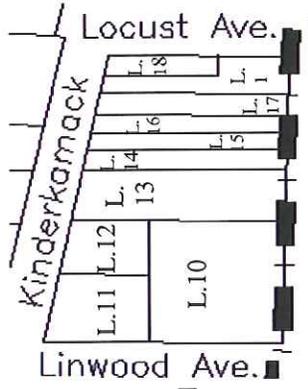


1.d. Block 422



L. 1, 13-18 Multiple Uses L. 12 Fairmount Printing L.10&11 Boston Market

Panoramic View of Block 422 along Kinderkamack Rd.*



* Photos on the page were taken in March 2003.



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



Block: 422 **Lot:** 1, 13-18

Use Description: Commercial

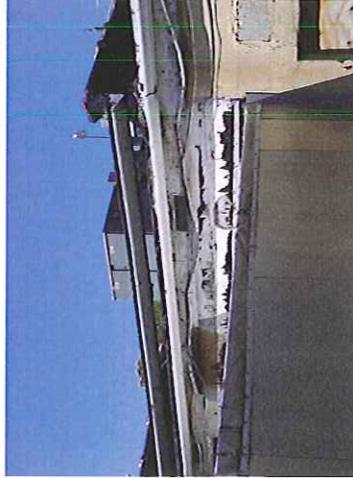
Establishment: See Individual Property Profile

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.



1.d. Block 422



Block: 422 Lot: 1
Use Description: Commercial
Establishment: Doll House
Land Value: \$112,300.00
Improvements Value: \$87,000.00
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
Use Description: Eating and Drinking Establishments
Establishment: Boston Market
Land Value: \$274,200.00
Improvements Value: \$278,000.00
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 parking lot design.



Block: 422 Lot: 12
Use Description: Commercial
Establishment: Fairmount Printing / Unique Collection
Land Value: \$106,600.00
Improvements Value: \$37,200.00
Land Area: 0.09 acres / **Zone:** RC
GFA: 960 sf. / **No. of Stories:** 1
Parking: 1 ps.
Comments: Small building without any architectural merit. Inconsistent façade materials and signage. Site too small to accommodate any meaningful level of development on its own.

1.d. Block 422



Block: 422 Lot: 13
Use Description: Commercial
Establishment: Emerson Beauty Nook / Avos Elegant Jewelry
Land Value: \$156,000.00
Improvements Value: \$169,700.00
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: \$47,300.00
Improvements Value: \$47,300.00
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: \$57,600.00
Improvements Value: \$54,600.00
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 Stationary
Land Value: \$62,000.00
Improvements Value: \$54,400.00
Land Area: 0.07 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



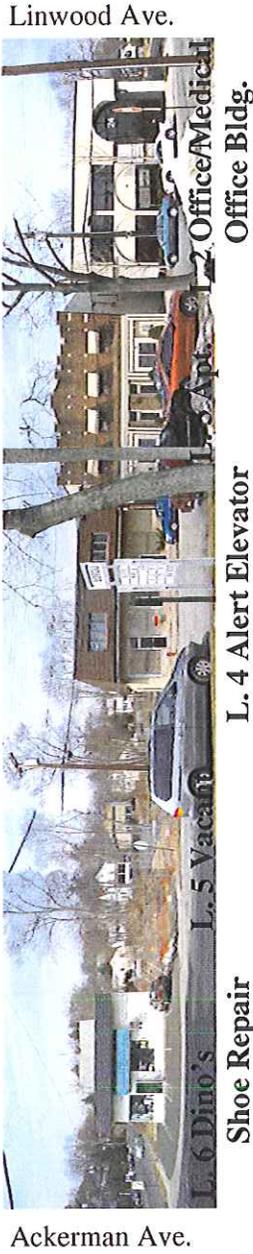
Block: 422 Lot: 15
Use Description: Eating and Drinking Establishments
Establishment: Paul's Emerson Hot Bagels
Land Value: \$47,300.00
Improvements Value: \$45,500.00
Land Area: 0.06 acres / **Zone:** RC
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



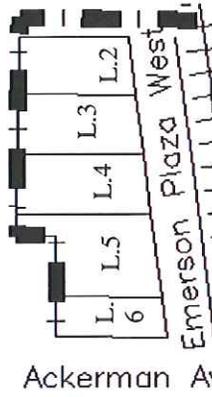
Block: 422 Lot: 18
Use Description: Eating and Drinking Establishments
Establishment: Subway
Land Value: \$36,800.00
Improvements Value: \$62,300.00
Land Area: 0.03 acres / **Zone:** RC
No. of Seats: 2
Comments: See description of item entitled Block 422 Lots 1, 13-18 for additional details and comments.



1.e. Block 603



Panoramic View of Block 603 along Emerson Plaza West*



* Photos on the page were taken in March 2003.



1.e. Block 603



Insufficient parking based on design standards.

Block: 603 Lot: 2
Use Description: Office/Medical Office
Establishment: Emerson Power / Sigma Advertising / Family Dentistry
Land Value: \$124,800.00
Improvements Value: \$422,500.00
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.



Block: 603 Lot: 3
Use Description: Multi Family Development
Establishment: 18 unit Apartment
Land Value: \$129,600.00
Improvements Value: \$321,300.00
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: Office
Establishment: Alen Elevator
Land Value: \$132,000.00
Improvements Value: \$ 266,400.00
Land Area: 0.18 acres / **Zone:** RC
GFA: 2,155 sf. / **No. of Stories:** 2
Parking: 9 ps.

Comments: Office use not permitted in zone. Site's driveway has no vision clearance from parking lot onto sidewalk; conflicting movement with pedestrians.



1.e. Block 603



Block: 603 Lot: 5
\$285,600 to \$162,400 between 1999 and 2004.
Viewed as eyesore.

Use Description: Vacant
Establishment: Not Applicable
Land Value: \$162,400.00
Improvements Value: \$ 0.00
Land Area: 0.24 acres / **Zone:** RC
GFA: Not Applicable
Parking: Not Applicable
Comments: Site vacant for several years. Assessed value decreased 43 percent from



Block: 603 Lot: 6
Curb cut extends length of site at a busy intersection, resulting in potentially conflicting turning movements.

Use Description: Commercial
Establishment: Dino's Shoe Repair & Leather Accessories
Land Value: \$80,000.00
Improvements Value: \$48,400.00
Land Area: 0.1 acres / **Zone:** RC
GFA: 935 sf. / **No. of Stories:** 1
Parking: 4 ps.
Comments: Unmatched facades on building.

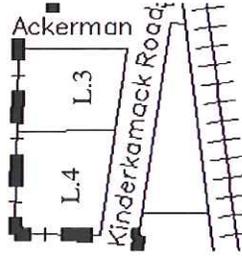
** Parking total includes estimate based on site's width, paved areas and unstriped areas.



1.f. Block 606



Panoramic View of Block 606 along Kinderkamack Rd.*



* Photos on the page were taken in March 2003.



1.f. Block 606



Block: 606 Lot: 3
Use Description: Eating and Drinking Establishments
Establishment: Dunkin Donuts
Land Value: \$249,000.00
Improvements Value: \$204,700.00
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.

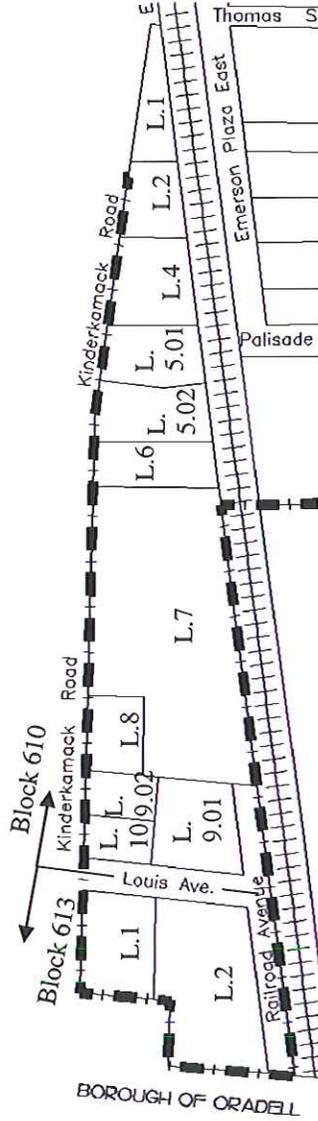


Block: 606 Lot: 4
Use Description: Commercial
Establishment: Emerson Cleaners
Land Value: \$288,800.00
Improvements Value: \$108,600.00
Land Area: 0.31 acres / **Zone:** LBW
GFA: 1,655 sf. / **No. of Stories:** 1
Parking: 14 ps.
Comments: Property maintenance acceptable.

1.g. Blocks 610 & 613



Panoramic View of Block 610 along Kinderkamack Rd.*



Panoramic View of Block 610 along Kinderkamack Rd.*

* Photos on the page were taken in March 2003.



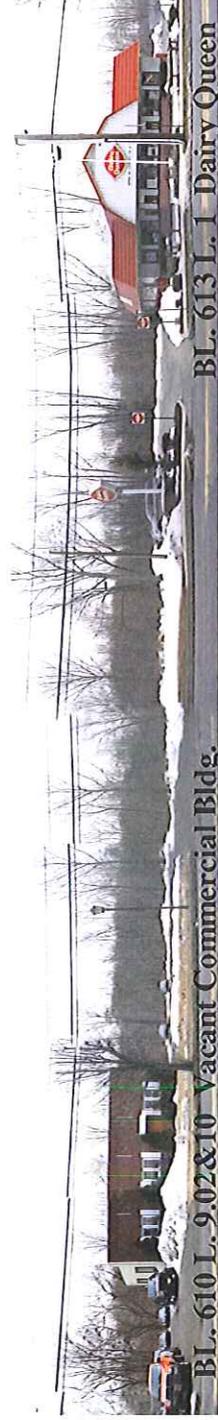
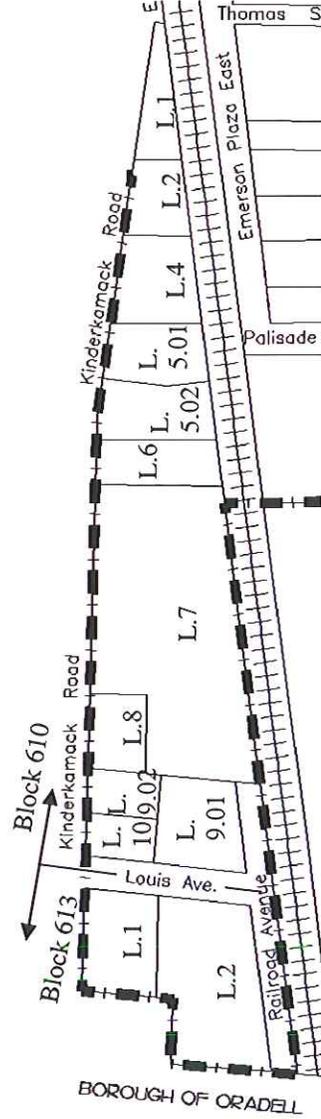
1.g. Blocks 610 & 613



L. 7 Westwood Lincoln Mercury

L. 8 European Technical Center

Panoramic View of Block 610 along Kinderkamack Rd.*



Panoramic View of Blocks 610 & 613 along Kinderkamack Rd.*

* Photos on the page were taken in March 2003.



1.g. Blocks 610 & 613



Block: 610 Lot: 1
Use Description: Residential
Establishment: 2 Family Residential
Land Value: \$174,800.00
Improvements Value: \$47,700.00
Land Area: 0.24 acres. / **Zone:** LBE
GFA: 1,280 sf. / **No. of Stories:** 2½
Parking: 4 ps.**
Comments: Residential use not permitted in zone.



Block: 610 Lot: 2
Use Description: Commercial
Establishment: Floors Beautiful / Wicker Wonderland / All State
Land Value: \$278,100.00
Improvements Value: \$252,000.00
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: \$376,700.00
Improvements Value: \$476,900.00
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
Establishment: The Sock Company (last tenant)
Land Value: \$302,800.00
Improvements Value: \$405,900.00
Land Area: 0.38 acres / **Zone:** LBE
GFA: 1,935 sf. / **No. of Stories:** 1½
Parking: 14 ps.
Comments: Vacant building. Peeling paint and some boarded windows.



Block: 610 Lot: 5.02
Use Description: Office
Establishment: Law Office / Public Accountant / Kloorfain Chiropractic Offices / Kumon
Land Value: \$251,800.00
Improvements Value: \$110,700.00
Land Area: 0.35 acres / **Zone:** LBE
GFA: 3,840 sf. / **No. of Stories:** 1 ½
Parking: 13 ps.
Comments: Building lacks architectural merit,

although appears in good condition.



Block: 610 Lot: 6
Use Description: Eating and Drinking Establishments
Establishment: Pima Thai Restaurant
Land Value: \$225,000.00
Improvements Value: \$208,600.00
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-

tion. Lacks landscape amenity.



1.g. Blocks 610 & 613



Block: 610 Lot: 7
Use Description: Automotive
Establishment: Westwood Lincoln Mercury
Land Value: \$1,020,400.00
Improvements Value: \$622,600.00
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
Establishment: European Technical Center
Land Value: \$285,800.00
Improvements Value: \$118,500.00
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 2001 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: Property vacant for at least 10 years.



1.g. Blocks 610 & 613



Block: 610 **Lot:** 9.02
Use Description: Vacant Building
Establishment: Vacant Commercial Building
Land Value: \$191,300.00
Improvements Value: \$47,700.00
Land Area: 0.21 acres / **Zone:** LBE
GFA: 1,475 sf. / **No. of Stories:** 1
Parking: 29 ps.**
Comments: Lots 9.02 and 10 in same ownership. Small lot based on zoning. Overgrown plant material and broken wall mounted sign.



Block: 610 **Lot:** 10
Use Description: Vacant
Establishment: Not Applicable
Land Value: \$191,300.00
Improvements Value: \$9,400.00
Land Area: 0.22 acres / **Zone:** LBE
GFA: See Lot 9.02
Parking: See Lot 9.02
Comments: Vacant



1.g. Blocks 610 & 613



Block: 613 Lot: 1
Use Description: Commercial
Establishment: Dairy Queen
Land Value: \$397,000.00
Improvements Value: \$130,600.00
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 area.



Block: 613 Lot: 2
Use Description: Vacant
Establishment: Not Applicable
Land Value: \$295,200.00
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: \$116,600.00

Improvements Value: \$53,400.00

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

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

Parking: 6 ps.

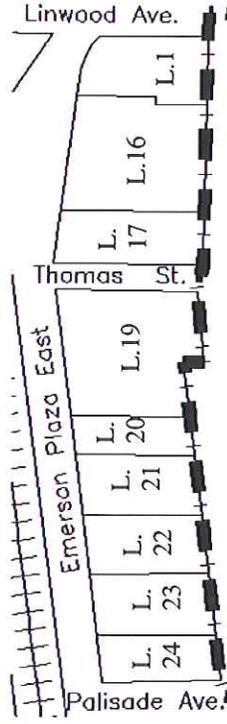
Comments: Triangular lot configuration impacts development potential. Building maintained.



1.i. Block 616



Panoramic View of Block 616 along Kinderkamack Rd.*

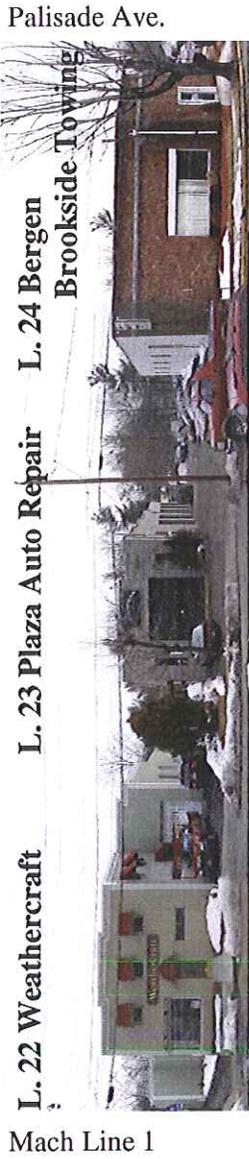


Panoramic View of Block 616 along Emerson Plaza East*

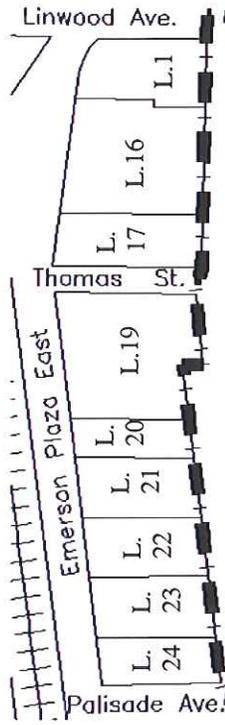
* Photos on the page were taken in March 2003.



1.i. Block 616



Panoramic View of Block 616 along Emerson Plaza East*



* Photos on the page were taken in March 2003.



1.i. Block 616



Block: 616 Lot: 1
Use Description: Auto Related Commercial
Establishment: Sunoco Gas Station
Land Value: \$ 274,500.00
Improvements Value: \$ 106,800.00
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.



Block: 616 Lots: 16
Use Description: Commercial
Establishment: PNC Bank
Land Value: \$ 389,600.00
Improvements Value: \$ 142,900.00
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 Cool Chest
Land Value: \$ 182,200.00
Improvements Value: \$ 350,200.00
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: \$ 371,300.00
Improvements Value: \$ 414,700.00
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: \$ 110,200.00
Improvements Value: \$ 200,800.00
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: \$ 159,800.00
Improvements Value: \$ 183,500.00
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: Wheathcraft
Land Value: \$ 162,000.00
Improvements Value: \$ 174,500.00
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: \$ 172,800.00
Improvements Value: \$ 123,300.00
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.

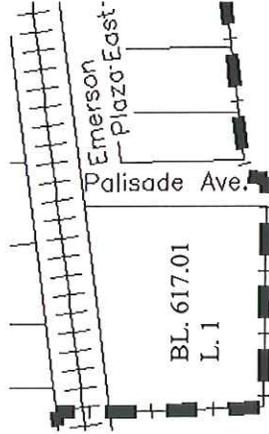


Block: 616 Lot: 24
Use Description: Auto Related Commercial
Establishment: Bergen Brookside Towing
Land Value: \$ 144,900.00
Improvements Value: \$ 179,600.00
Land Area: 0.21 acres / **Zone:** RC
GFA: 2,970 sf. / **No. of Stories:** 1
Parking: 8 ps.**
Comments: Parking layout not clearly defined.

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



1.j. Block 617.01



Block: 617.01 **Lot:** 1

Use Description: Industrial

Establishment: Accurate Tool / Bes Corporation School Uniforms

Land Value: \$112,800.00

Improvements Value: \$77,500.00

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.

