

Exhibit A2
9/7/16

9/7/2016

Area in Need of Redevelopment Study

Block 9, Lots 11.01, 11.02, 11.03, 32, & 36
and Block 7, Lot 22

Presentation to the
Township of West Orange Planning Board
September 7, 2016



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Engineering Progress

Introduction

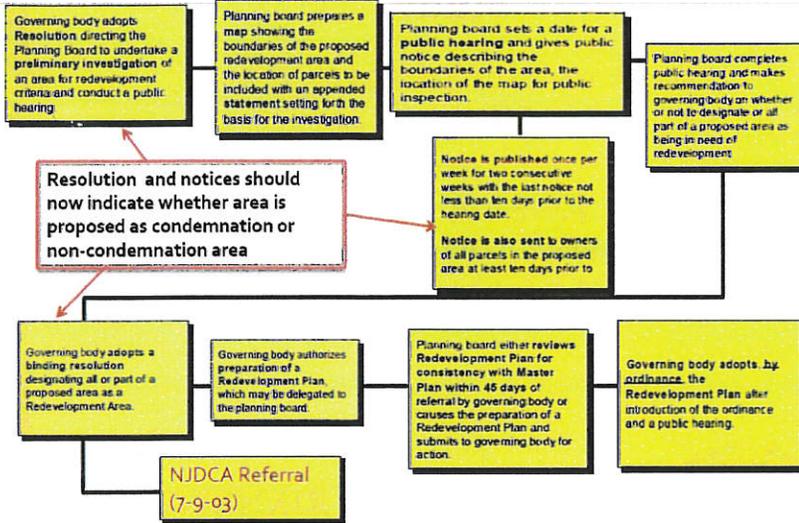
Scope of study:

- 1. Conduct an inventory of the properties included within the Study Area
- 2. Evaluate characteristics and conditions that meet the LHRL criteria
- 3. Propose findings and recommendations relevant to the designation as a Condemnation Area in Need of Redevelopment of all or a portion of the Study Area

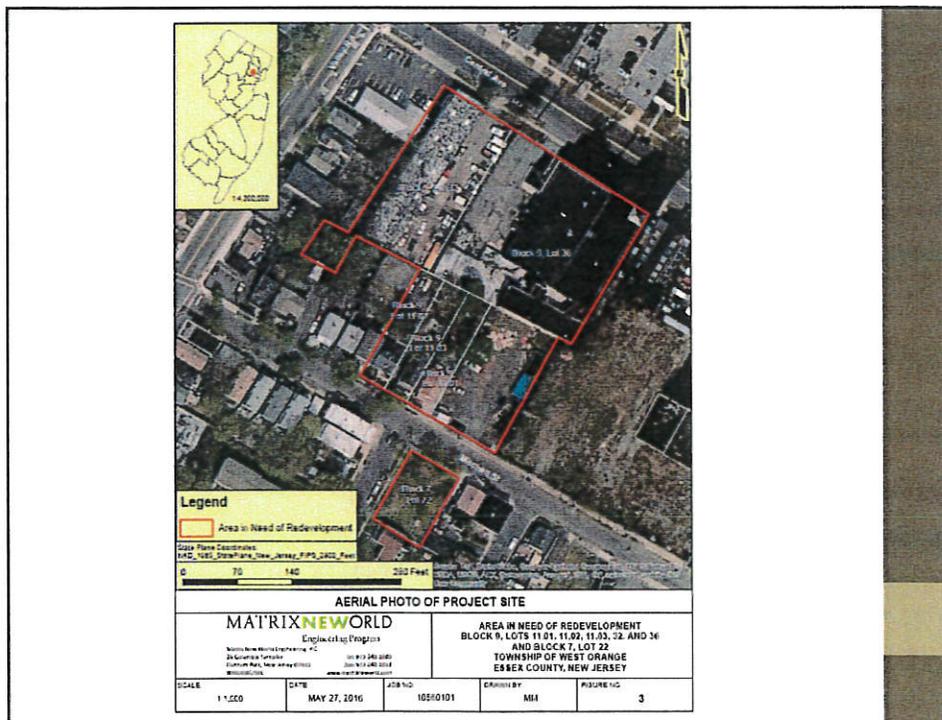
Study Area:

- Block 9, Lot 11.01: 25 Mitchell Street, Residential
- Block 9, Lot 11.02: 29, Mitchell Street, Residential
- Block 9, Lot 11.03: 27 Mitchell Street, Residential
- Block 9, Lot 32: 8-10 Central Avenue, "Biddleman Site"
- Block 9, Lot 36: 18 Central Avenue, "Selecto Flash Site"
- Block 7, Lot 22: 4 Tompkins Street, "Selecto Flash Site"

Redevelopment Process



From the NJ State League of Municipalities 2014 Annual Conference "New Tools for Redevelopment and Rehabilitation" presented by Joseph Maraziti, Jr, Esq. and Stan Slachetka, PP, AICP



Existing Zoning and Land Uses

Study Area is located in the I Industry District and the R-M Multi-Family Residences District

- I Industry District
 - Permits light industry, including dry cleaning plants, machine shops, publishing or printing plants, etc.
- R-M Multi-Family Residences District
 - Permits Multi-family development, Two family Dwellings, etc.

Table 1: Existing Land Uses

Block	Lot	Address	Existing Land Use	Existing Zoning
9	11.01	25 Mitchell Street	Class: 2 - Residential	I - Industrial
9	11.02	29 Mitchell Street	Class: 2 - Residential	I - Industrial
9	11.03	27 Mitchell Street	Class: 2 - Residential	I - Industrial
9	32	8-10 Central Avenue	Class: 4A - Commercial	I - Industrial
9	36	18 Central Avenue	Class: 4B - Industrial	I - Industrial
7	22	4 Tompkins Street	Class: 1 - Vacant Land	R-M - Multi-family Residences District

West Orange Master Plan (2010)

Objectives from pages 10-12:

- Encourage economic development and redevelopment that is compatible with the suburban character of the Township with particular sensitivity to existing residential neighborhoods. As commercial and industrial facilities become obsolete and outdated, efforts should be made to rehabilitate and revitalize these areas prior to, or in lieu of, the development of existing open space.

Further on page 35:

- The Township stated that they should consider expanding the Harvard Press Redevelopment Area to include nearby properties in order “to promote the comprehensive redevelopment for new uses that would contribute to West Orange’s tax base, while taking advantage of proximity to the Highland Avenue Railroad Station. Provision of additional parking to support development in this area is also encouraged.”

Statutory Criteria

- a. Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings
- b. Abandoned or deteriorated commercial or industrial buildings
- c. Public Land and Privately Owned Vacant Land
- d. Areas with buildings or improvements which, by reason of dilapidation, faulty arrangement or design, obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community
- e. Underutilized property due to diverse ownership
- f. Areas, in excess of five contiguous acres, where buildings or improvements have been destroyed by fire or natural disasters.
- g. Area which is in a New Jersey Urban Enterprise Zone
- h. Consistent with smart growth planning principles adopted pursuant to law or regulation.

Table 2: Summary of Local Redevelopment & Housing Law Criteria Applicability

Site Description Key: OS- Outdated & Obsolete Structure Design; S- Substandard Structure; V- Vacant Lot; VS- Vacant Structure; D- Dilapidated; P- Excessive Surface Parking Pavement; OL- Obsolete Site Layout

Block	Lot	Site Details		Criteria											Photo
		Site Issues/Description	Acreage	A	B	C	D	E	F	G	H	Sec 3			
9	32	OS, S, D, OL Commercial	0.58*	X			X	X						X	
9	36	OS, S, D, OL Industrial	1.33*	X	X		X	X						X	
7	22	V Vacant	0.16			X		X						X	

*Estimate lot sizes from the West Orange Tax Assessor's office.

Table 2: Summary of Local Redevelopment & Housing Law Criteria Applicability													
Site Description Key: OS- Outdated & Obsolete Structure Design; S- Substandard Structure; V- Vacant Lot; VS- Vacant Structure; D- Dilapidated; P- Excessive Surface Parking Pavement; OL- Obsolete Site Layout													
Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		Sec 8
9	11.01	Residential Non-Conforming Use Undersized Lot for I District	0.11								X	X	
9	11.02	Residential Non-Conforming Use Undersized Lot for I District	0.13								X	X	
9	11.03	Residential Non-Conforming Use Undersized Lot for I District	0.11								X	X	

Block 9, Lot 32 - Biddleman



Block 9, Lot 32 - Biddleman (Cont')



Block 9, Lot 36 – Selecto-Flash, Inc.



Block 9, Lot 36 – Selecto-Flash, Inc.
(Cont'd)



Block 9, Lot 36 - Selecto-Flash, Inc.
(Cont'd)



Block 7, Lot 22 – Vacant Property Owned by Selecto-Flash, Inc.



Environmental Assessment

The following portions of the Study Area are currently in the Central Valley Brownfield Development Area (CVBDA).

- Block 9, Lot 32: Selecto-Flash is a Known Contaminated Site
- Block 9, Lot 36: Biddleman was previously subjected to Industrial Site Recovery Act ("ISRA")

Environmental Assessment (Cont'd)

The following portions of the Study Area were requested to be added into the CVBDA in 2016 to continue redevelopment efforts in the area.

- Block 9, Lots 11.01, 11.02 and 11.03: Potential contamination due to adjacent known contaminated sites to the north
- Block 7, Lot 22: Potential contamination as the site is owned by Selecto Flash and the historic use of the site is unknown.
 - There was a release reported at the site in 1995 that appears to be related to a UST on site.

Violations/Deficiencies

- Block 9, Lot 32 ("Biddleman"): Township issued summons for failure to maintain the exterior of the premises in 2016
- Block 9, Lot 36 ("Selecto-Flash"): Deficient in taxes; chemical odor complaints; Various robberies and suspicious persons on-site complaints
- Block 7, Lot 22 ("Selecto-Flash"): Deficient in taxes; violation for litter, debris, dog defecation and dumped plaster on the property

Findings

"a" Criterion Assessment

- Block 9, Lots 32 ("Biddleman") and 36 ("Selecto-Flash")
- Buildings on both properties are in substandard and dilapidated condition, and do not exhibit the characteristics that are consistent with current architectural design.

"b" Criterion Assessment

- Block 9, Lot 36 ("Selecto-Flash")
- Previous use of the property for manufacturing purposes has ceased operations
- Building is currently vacant and is in a state of disrepair

Findings (Cont'd)

"c" Criterion Assessment

- Block 7, Lot 22 ("Selecto-Flash")
- Vacant for 10 years or more
- Property appears to have been unmarketable
 - Owned by Selecto Flash, potential environmental contamination, etc.

"d" Criterion Assessment

- Block 9, Lots 32 ("Biddleman") and 36 ("Selecto-Flash")
- Dilapidated structures: Exterior inspection of both buildings reveals deteriorating and substandard conditions
- Obsolete layout
 - Undefined or poorly defined paved parking areas and on-site circulation routes
 - Ingress and egress points are substandard
- Haphazard outdoor storage

Findings (Cont'd)

"e" Criterion Assessment

- Block 9, Lot 32 ("Biddleman")
- Outdoor storage of commercial vehicles is not a permitted accessory use in the I Industry District
- Township issued summons and notices to property owner
- Historic reluctance to perform environmental remediation
- Conditions are detrimental to the safety, health, morals, and general welfare

"h" Criterion Assessment

- Applied to entire proposed Redevelopment Area
- Smart Growth Area applies to West Orange's Metropolitan Planning Area (PA1) from New Jersey State Development and Redevelopment Plan (SDRP)

Findings (Cont'd)

Section 3 of the Local Redevelopment and Housing Law, P.L.1992, c.79 (C. 40A:12A-3)

- Block 9, Lots 11.01, 11.02 and 11.03
- The study finds the inclusion of said properties is necessary for the effective redevelopment of the Study Area.
- Inclusion of the lots would facilitate an effective development regarding site access.
 - Would enable ingress/egress alignment with Tompkins Street
- Lots are existing non-conforming uses in the I Industrial Zone and each lot is under the minimum lot area for the I Zone.

Conclusion

It is recommended that the Township Council and Planning Board of the Township of West Orange take the action necessary as prescribed by the LRHL to declare the parcels noted within the Study Area as a Condemnation Area in Need of Redevelopment.

Once declared as a Condemnation Area in Need of Redevelopment, a Redevelopment Plan can be prepared and implemented to ensure proper utilization and development of property within the Study Area.

Questions or Comments?

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