

# **AREA IN NEED OF REDEVELOPMENT INVESTIGATION**

Mount Holly Township, Burlington County, New Jersey

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Prepared By:

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*The original of this report was signed and sealed in accordance with NJSA 45:14A-12.*

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## 1.0 INTRODUCTION

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This Determination of the Area in Need of Redevelopment Study has been prepared by CME Associates (CME) on behalf of the Mount Holly Township Planning Board to determine whether the study area meets the criteria necessary to declare it as “An Area In need of Redevelopment.” The subject area is identified as Block 38, Lots 1.01, 1, and 2; Block 40, Lots 50 through 56 and 56.01; Block 44, Lots 1 through 15, 15.01, 16 through 19, 19.01, 19.02, 20 and 21; Block 45, Lots 1, 2, 3, 4, 5.01, 5.02, 6.01, 6.02; Block 47.01, Lots 25, 25.01, 25.02, 26, 27, 28 and 52; Block 47.03, Lot 49; Block 48, Lots 10.01, 11.03, 12 through 23, 23.01, 23.02, 23.03, 24, 25, 26 and 27; Block 48.02, Lots 1, 2, 3, 4, 5, 5.01, 6, 6.01, 7, 8, 9, 10 and 11.02; Block 68, Lots 35, 35.01, 35.02 and 36; Block 70, Lots, 1 though 14, 15.01, 16 and 16.01; Block 71, Lot 1; Block 76, Lots 1, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; and Block 77, Lots 1 and 2 by the Township’s tax records.

This study serves to formally assess the Study Area in regard to its potential to be adopted as a Redevelopment Area under Section 40A: 12A-5 of the State of New Jersey’s Local Redevelopment and Housing Law (LRHL). Redevelopment, pursuant to NJSA 40A: 12A-1 et. seq., is a planning tool used to fulfill the goals of rebuilding abandoned and/or underutilized properties, increasing tax ratables, improving the local economy, and improving the appearance of the community. Redevelopment also enables municipalities, when necessary, to acquire property through eminent domain and to provide short (5 years) and long term (30 years) tax abatement programs.

A particular parcel or area qualifies for redevelopment if it meets at least one criterion of the eight statutory criteria that are listed in Section 5 of the State’s Local Redevelopment and Housing Law (LRHL). These criteria and the degree to which the parcels within this Study Area in the Township meet these criteria are outlined in detail within **Section 3.0** of this Report. In preparation of the study, the following records and documents were reviewed:

- Official Tax Maps of the Township of Mount Holly;
- Tax Records for the properties located within the Study Area;
- Aerial photographs of the Study Area;
- Ownership and sales information for the properties located within the Study Area;
- Historic data regarding building, police, fire and environmental violations issued for properties located within the Study Area;
- The Township of Mount Holly Master Plan;
- Zoning Map and Ordinance of the Township of Mount Holly.

In addition, an analysis of land use, occupancy based on visual findings and physical conditions was conducted for each of the properties within the Study Area.

### **Recent Redevelopment Law to Consider: Court Decisions**

In the case of Gallenthin Realty Development, Inc. v. Borough of Paulsboro, decided June 12, 2007, the Supreme Court of New Jersey limited the application of underutilization and lack of proper utilization under the umbrella of criterion “e”. The Court held that application of the criterion required a finding of stagnation and that the said condition be aggravated by condition of title, diverse ownership of the real property or the like. Also, the Court held that stagnancy must be interpreted coextensively with blight.

Subsequent to the aforementioned Supreme Court decision, an Appellate Division decision was handed down in the case of Mulberry Area Property Owner’s Group v. City of Newark. This decision set aside a redevelopment declaration largely based on application of criteria “e” and reaffirmed that there needs to be “substantial evidence that an area has reached a stage of deterioration or stagnation” and that said condition must result from “defects in title, diversity of ownership, or other conditions of the same kind.”

The City of Newark decision also articulated the type of evidence that needs to be developed in making the case for “substantial evidence” of stagnation for application of criterion “e”. While the court found there was “no bright line rule” as to what constitutes evidence rising to the level of “substantial”, the court pointed to factors considered by other courts:

...substantial evidence includes the review or consideration of: (i) application for building permits to determine substandard, unsafe, unsanitary or dilapidated conditions; (ii) occupancy rates and number of employees of existing buildings to determine under-utilization; (iii) usage of public transportation to determine underutilization of parking lots; (iv) physical inspections of structures to determine whether they are substandard; (v) economic activity and productivity; (vi) maps detailing land uses, the extent of blighting factors and tax delinquencies; and (vii) block by block findings.

Just prior to the City of Newark decision, another Appellate Division decision was handed down in the case of HJB Associates, Inc. v. Council of the Borough of Belmar and Borough of Belmar. This decision invalidated a redevelopment declaration based in part on criteria “d” and reaffirmed that application of said criteria requires demonstration that cited conditions be “detrimental to the safety, health, morals, or welfare of the community.”

A municipality has broad discretion in designating a particular parcel as being “in need of redevelopment” pursuant to the LRHL, *Concerned Citizens of Princeton, Inc. v. Mayor and Council of the Borough of Princeton*. The recent case law does not disturb the historic and significant deference given to a municipality’s finding that a particular area is in need of redevelopment and underscores that such a finding carries great legal significance. As the Supreme Court confirmed in *Gallenthin Realty Development, Inc. v. Borough of Paulsboro*, provided that the municipality has put forth substantial evidence that a property in question is in need of redevelopment because it “has become stagnant and unproductive [due to] issues of title, diversity, ownership,” or other similar conditions, the finding that the property is “in need of redevelopment” will not be disturbed.

On October 3, 2013, the New Jersey Supreme Court granted certification in *62-64 Main Street LLC v. Hackensack*. The Court will consider whether a municipal redevelopment area designation must not only satisfy at least one of the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law (LRHL), but must also expressly find the property is “blighted” under the New Jersey Constitution, as construed in the Court’s 2007 decision in *Gallenthin Realty Development Inc. v. Borough of Paulsboro*.

In *62-64 Main Street*, the trial court affirmed the municipal redevelopment area designation, concluding that at least one of the statutory criteria in the LRHL had been met. The Appellate Division reversed and concluded that the “in need of redevelopment” designation must not only satisfy the statutory criteria of the LRHL, but must also expressly find that the property is “blighted” within the meaning of the Constitution.

The “Blighted Areas” Clause of the Constitution provides, in part, that “The clearance, replanning, development or redevelopment of blighted areas shall be a public purpose and public use, for which private property may be taken or acquired.”

The Supreme Court will decide whether it agrees with the Appellate Division that *Gallenthin* requires a municipality to find that a property meets the constitutional meaning of “blighted” in addition to the statutory criteria for a redevelopment area designation. The Court might instead conclude that a municipality, in designating a redevelopment area, need only satisfy at least one of the statutory criteria, which are presumed to be constitutional and consistent with the constitutional meaning of “blight” - in which event the redevelopment area designation in *62-64 Main Street* should have been affirmed, with no requirement for a specific additional “blighted” finding under the Constitution.

## 1.1 STUDY AUTHORIZATION

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On June 21, 2010, the Township Committee adopted Resolution 2010-285, which authorized the Township of Mount Holly Planning Board to conduct an investigation to determine whether the Study Area is in need of redevelopment. This resolution is included herein within **Appendix A**. This Study provides the necessary data to the Planning Board to render a determination as to whether the area does or does not

require redevelopment pursuant to the criteria set forth within the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., and the existing conditions of the Study Area.

## **1.2 SCOPE OF STUDY**

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This Need Study is designed to explore the need as well as opportunities to revitalize the sites included within the Study Area through redevelopment projects and involves the following steps:

- Conduct an inventory of the properties included within the Study Area and physical characteristics of the same.
- Depict to what extent the existing characteristics and conditions meet the criteria to determine the need for redevelopment, as outlined within the State statutes.
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

## **1.3 REDEVELOPMENT PROCESS**

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The redevelopment statute sets forth a multi-step process that must be observed by the Township Committee and Planning Board in order to enable the Township to lawfully exercise the powers which accrue as a result of employment of redevelopment planning. The following are steps required by Statute to declare an area in need of redevelopment:

- The Governing Body must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine if the area in question is in need of redevelopment as set forth within Section 5 of P.L. 1992, c.79 (C.40A:12A-5).
- The Planning Board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- The Planning Board must conduct an investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.
- Upon receipt of the recommendation from the Planning Board, the Governing Body may designate by resolution, all or portion of the area as an area in need of redevelopment. No public hearing is required for this portion of the process.
- Upon designation, the Planning Board or the Redevelopment Agency is required to prepare a redevelopment plan for the area. This establishes the goals and objectives

of the municipality and sets forth the actions to be taken to accomplish these goals and objectives.

- The Redevelopment Plan, after review by the Planning Board, is referred to the Governing Body.
- Upon receipt of the Redevelopment Plan from the Planning Board, the Governing Body may act to adopt the redevelopment plan by ordinance. The adopted Redevelopment Plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

It should be noted that only upon completion of this public process a municipality is able to exercise the powers granted pursuant to the redevelopment statute.

#### **1.4 REPORT SECTIONS**

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Apart from the Introduction, this Report contains four sections. The first section describes the Study Area in terms of its location, existing zoning, relevant planning studies, existing land uses, municipal fire and police actions and environmental assessment. The second section reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions. The third section provides an overview and evaluation of the properties within the Study Area, based upon the field observations and photographic evidence. The fourth section provides recommendations to the Mount Holly Township Planning Board relative to determining the redevelopment needs of the area.

The New Jersey Redevelopment Statute does not require that all properties in the Study Area be in need of redevelopment; but rather that a majority or generality of properties meet the criteria for determination. As a result, the area may include individual parcels that do not reflect any of the eligibility criteria listed in the Statute.

## 2.0 STUDY AREA CHARACTERISTICS

### 2.1 LOCATION

The Study Area, which is split between Census Tracts #7026.04 and 7026.03, is located within the central portion of the Township and occupies an area of approximately 30 acres. The subject area includes the properties bound by King Street, Rancocas Road, Park Drive and Washington Street as well as additional portions of Washington Street, High Street, King Street, Madison Avenue and West Read Street.

### 2.2 TAX BLOCK AND LOTS

The Study Area's thirteen (13) tax blocks contain a total of 120 tax lots. This is depicted within **Map 1, Site Location Map**. This report relies upon the Mount Holly Township Tax Assessor's list as the basis for identifying the study area's tax blocks and lots as well as ownership information. Tax Block and Lot numbers for those properties studied in this report are included herein within **Table 1**.

Table 1: Tax Block and Lot for the Study Area	
Block	Lots
38	1.01, 1 and 2
40	50, 51, 52, 53, 54, 55, 56 and 56.01
44	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 15.01, 16, 17, 18, 19, 19.01, 19.02, 20 and 21
45	1, 2, 3, 4, 5.01, 5.02, 6.01 and 6.02
47.01	25, 25.01, 25.02, 26, 27, 28 and 52
47.03	49
48	10.01, 11.03, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 23.01, 23.02, 23.03, 24, 25, 26 and 27
48.02	1, 2, 3, 4, 5, 5.01, 6, 6.01, 7, 8, 9, 10 and 11.02
68	35, 35.01, 35.02 and 36
70	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15.01, 16 and 16.01
71	1
76	1, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14
77	1 and 2

### 2.3 REGIONAL SETTING / TRANSPORTATION

Mount Holly Township is located in north-central portion of Burlington County and is the County seat. The municipality's boundary is proximate to Westampton, Eastampton,

Lumberton and Hainsport. The Township of Mount Holly occupies an area of approximately 2.853 square miles or 1825.92 acres of land.

The Township is well linked to the surrounding areas and a larger region due to major transportation corridors traversing the community. Exits off of the New Jersey Turnpike and Route I-295 are within close proximity to the Township providing access to two of the major regional transportation corridors within the State of New Jersey. County routes, including Route 537 and Route 541, provide direct access to western and eastern portions of the State. State Highway 38 passes through the southern portion of the Township from the west and extends into the south central portion of the Township, thereby allowing linkage to the Camden and Philadelphia areas as well.

The Township is not currently served by rail facilities; however, there are New Jersey Transit bus services with four bus lines that run through Mount Holly. The 413 line provides service from Camden's Walter Rand Transportation Center to Burlington Township. The 317 line includes services from Philadelphia's Greyhound Bus Terminal to the Asbury Park Transportation Center. Both bus lines offer connections to Riverline light rail stations. New Jersey Transit also offers the 417 Express Route to Trenton and the 418 Express Route to Philadelphia which only run during rush hours. Additionally the Township is served by Burlink, which provides local bus transportation for Burlington County residents. The Burlink Transportation system operates 6 bus routes, one (1) of which runs includes two stops within the Township of Mount Holly. Burlington County also provides transportation services for residents who are 60 years of age and older, as well as disabled residents. This program assists Burlington County Residents who have limited means of transportation in attending non-medical emergency medical appointments, community services, or shopping.

In addition to the bus service, the Township is served by airport facilities such as the South Jersey Regional Airport, Flying W Airport and Red Lion Airport which service the recreational and private commercial flying needs of the residents of the Township. The Philadelphia International Airport, located 35 miles south west of the Township and Newark International Airport, located 65 miles north of the Township, provide complete scheduled airline service to domestic and foreign destinations.

## **2.4 EXISTING ZONING**

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The zoning of an area indicates uses permitted at a particular property along with ordinance stipulated standards regarding the building height, lot coverage, parking requirements etc. In some instances, the zoning ordinances sets forth standards regarding site design such as lighting and landscaping standards as well as architectural standards. Mount Holly is currently zoned into 13 districts.

The Study Area is located in portions of the B1 Central Business District, GS Government Services and R2/ R3 Residence Districts. A majority of the site falls within the B1 Central Business District with small portions of the area to the north and east in the GS Government Service District and to the south in the R2 and R3 Residence Districts. Block 38, Lots 1, 1.01 and 2 are within the Creekside Redevelopment Area which was adopted on July 25, 2005.

### **B1 Central Business District**

This zone district is limited to the sale on the premises to the ultimate consumer of the commodities or services or the furnishing thereof for the entire community. Any building containing a retail store or service establishment upon the first floor may be constructed so that on the second and third floor there may be not more than one dwelling unit above on each story for each said retail store or service establishment, provided that there shall be a lot area of 2,500 square feet per family unit. Accessory uses customarily incident to the above uses are also permitted within the B1 Zone.

Any use other than those uses mentioned above are prohibited; more particularly but not limited thereto, none of the following uses shall be permitted: used car lots, unless an accessory use; dry-cleaning establishments using flammable cleaning fluids; junkyards; outdoor amusements; warehouses, unless as an accessory building; storage buildings; auction establishments; any industrial use; and public dance halls, unless the dance is sponsored by a charitable organization. For the purposes of this Part 3, laundries, bakeries, printing shops, dry-cleaning establishments and other businesses in which a product is produced shall be deemed to be industries, where they employ more than 10 persons or use machinery of more than 10 horsepower, but it is not intended that a retail store or a service, such as a hotel, department store or a bank, shall be limited in the number of its employees.

The ordinance stipulates the following bulk and yard requirements within the zone:

Maximum Building Height: 45 feet;

Side yards: All business buildings may be built without side yards except that where a side yard in the business zone adjoins the side yard in a residential zone, there shall be a minimum side yard in the business zone of 10 feet adjacent to the residential zone side yard. Parking may be permitted in the side yard.

Rear yard: Rear yards are not required except where a business abuts a residential use, in which case a twenty-five-foot rear yard is required. Parking may be permitted in the rear yard.

The ordinance permits that all business buildings may be built without side yards except that where a side yard in the business zone adjoins the side yard in a residential zone, there shall be a minimum side yard in the business zone of 10 feet adjacent to the residential zone side yard. Parking may be permitted in the side yard. Additionally, rear yards are not required except where a business abuts a residential use, in which case a twenty-five-foot rear yard is required. Parking may be permitted in the rear yard.

### **GS Government Services District**

The Government Services Zone includes among its objectives to encourage the protection and preservation of the historic district and the valuable historic heritage of structures and uses in the central business area of the Township, to accommodate municipal, county, state, and federal governmental administrative services with necessary supporting facilities and to accommodate professional and general office uses and necessary supporting facilities.

This zone permits uses such as professional offices or studio of a doctor, lawyer, dentist, clergyman, architect, accountant, engineer, insurance agent, real estate agent, or similar practitioner, or an office building for a group of such practitioners, not to include on-premises retail activities or the direct sale of merchandise to the general public. Additionally, administrative offices of governmental entities, courts and courtrooms, police facilities, post offices, fire companies or emergency squads, public libraries, museums, public parks or recreation areas, and similar public institutional uses, provided, however, that such uses shall take satisfactory measures to preserve and protect the health, safety, and character of the surrounding area and neighborhoods and that adequate ingress, egress, and parking facilities are provided. Motor vehicle service or repair facilities, storage of public works and heavy equipment, or operational facilities of governmental utilities are not, however, permitted uses in this zone.

The ordinance stipulates the following bulk and yard requirements within the zone:

Maximum Height of 60 feet;

Minimum Street Frontage for office buildings of 100 feet;

Minimum Front Yard and Rear Yard setback of 25 and 40 feet, respectively;

Minimum Side Yard of 20 feet on one side;

### **R2 & R3 Residence Districts**

Both the R2 and R3 Residence Districts are designed for single-family residential dwelling use but permit the following uses: All public buildings and public uses, a non-

illuminated temporary sign, accessory uses customarily incident to the above-used, provided that they do not include any activity commonly conducted for gain, unless specifically permitted in this section, private garages, home occupations, an occupation or business being conducted wholly or in part from a residence, Parking and parking facilities, and private swimming pools.

The ordinance stipulates the following bulk and yard requirements within the zone:

Maximum Height of 35 feet;

Minimum Front Yard and Rear Yard setback of 25 and 40 feet, respectively;

Minimum Side Yard of 20 feet on one side;

## **2.5 RELEVANT PLANNING STUDIES**

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### **Mount Holly Township Master Plan**

The 2000 Land Use Plan Element of the Master Plan sets forth the goals and objectives for land uses within Mount Holly Township. In that Goal VII specifically recommends utilizing the Local Redevelopment and Housing Law to Mount Holly's best advantage. Furthermore, it is recommended that key projects should be identified and prioritized. The 2000 Land Use Plan Element of the Master Plan also sets many goals that would be satisfied with the designation of a redevelopment area. These goals include: Improve the overall quality of life for Mount Holly residents; Promote beneficial economic development in the Township; and Utilize the Urban Enterprise Zone to Mount Holly's maximum advantage. Similarly, it was determined in the 2007 Master Plan Reexamination that the Township should remain committed to each of the aforementioned goals.

## **2.6 STATE PLANNING AREA CLASSIFICATION**

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The New Jersey State Development and Redevelopment Plan (SDRP) classifies all of Mount Holly as Planning Area 2 (PA-2) which is known as the Suburban Planning Area. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended. The State Plan is intended to provide for much of the state's future development, promote growth in cities, and other compact forms, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl and revitalize cities and towns.

Typically PA-2 Areas lack high intensity centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density

development. There is limited, if any, availability of alternative modes of transportation to the automobile. In the Suburban Planning Area, the State’s Plan’s intention is to:

- Provide for much of the state’s future development
- Promote growth in Centers and other compact forms
- Protect the character of existing stable communities
- Protect natural resources
- Redesign areas of sprawl
- Reverse the current trend toward further sprawl
- Revitalize cities and towns

Additionally, the Study Area is located within one of 32 designated Urban Enterprise Zones (UEZ) in the entire State. Businesses located within a UEZ are provided benefits such as reduced sales tax, tax free purchases on certain items such as capital equipment, facility expansions, upgrades and certain personal property, financial assistance from agencies such as NJEDA and subsidized unemployment insurance costs for certain employees, among other benefits.

## 2.7 EXISTING LAND USES

The majority of the properties in the Study Area are part of the B1 Central Business District and are therefore predominantly commercial uses. These uses comprise approximately 35 percent of the overall Study Area. 26 percent of the area is classified as Public Property, as many of the Municipality’s government offices are located within the Area. These uses also include public right of ways and riparian buffers. Additionally, 21 percent are used for residential purposes. Of all the properties within the study area 13 percent are considered to be vacant. The remaining 5 percent of the properties are classified as industrial uses. The individual block and lots and the land use occupying the same is depicted within **Table 2**.

<b>Table 2: Existing Land Uses</b>			
<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Existing Land Use</b>
38	1	14 King Street	Class 15C- Public Property
38	1.01	King Street	Vacant Land; Class 15C- Public Property
38	2	101 Washington Street	Class 15C- Public Property

40	50	110 Rancocas Road	Residential
40	51	108 Rancocas Road	Residential
40	52	106 Rancocas Road	Residential
40	53	104 Rancocas Road	Residential
40	54	100 Rancocas Road	Class 4A- Commercial
40	55	Included w/ B.40, L.55	Included w/ B.40, L.55
40	56	46 King Street	Class 4A- Commercial
40	56.01	King Street	Right of Way; Class 15C-Public Property
44	1	Included w/ B.44, L.16	Included w/ B.44, L.16
44	2	21 King Street	Residential
44	3	19 King Street	Residential
44	4	15-17 King Street	Vacant Land
44	5	13 King Street	Vacant Land
44	6	99 Washington Street	Vacant Land; Class 15C- Public Property
44	7	97 Washington Street	Residential
44	8	95 Washington Street	Residential
44	9	93 Washington Street	Class 4A- Commercial
44	10	87-89 Washington Street	Class 4A- Commercial
44	11	79 Washington Street	Class 4A- Commercial
44	12	75 Washington Street	Clinic; Class 15D- Charitable
44	13	Included w/ B.44, L.16	Included w/ B.44, L.16
44	14	Included w/ B.44, L.16	Included w/ B.44, L.16
44	15	Included w/ B.44, L.16	Included w/ B.44, L.16
44	15.01	Included w/ B.44, L.11	Included w/ B.44, L.11
44	16	73 Washington Street	Class 4A- Commercial
44	17	Included w/ B.44, L.16	Included w/ B.44, L.16
44	18	63 Washington Street	Class 4A- Commercial
44	19	Included w/ B.44, L.18	Included w/ B.44, L.18
44	19.01	Included w/ B.44, L.18	Included w/ B.44, L.18
44	19.02	Included w/ B.44, L.18	Included w/ B.44, L.18

44	20	Washington Street	Right of Way; Class 15C- Public Property
44	21	Included w/ B.44, L.20	Included w/ B.44, L.20
45	1	61 King Street	Class 4A- Commercial
45	2	98 Rancocas Road	Class 4A Commercial; Parking Lot
45	3	94-96 Rancocas Road	Class 15D- Charitable
45	4	Included w/ B.45, L.3	Included w/ B.45, L.3
45	5.01	Rancocas Road	Class 15C- Public Property; Parking Lot
45	5.02	Rancocas Road	Class 15C- Public Property; Parking Lot
45	6.01	Rancocas Road	Class 15C- Public Property; Parking Lot
45	6.02	Rancocas Road	Class 15C- Public Property; Right of Way
47.01	25	14-20 High Street	Class 4A- Commercial
47.01	25.01	12 High Street	Class 4A- Commercial
47.01	25.02	26 High Street	Class 4A- Commercial
47.01	26	8-10 High Street	Vacant Land
47.01	27	2-6 High Street	Vacant Land
47.01	28	Included w/ B.47.01, L.27	Included w/ B.47.01, L.27
47.01	52	Commerce Place	Class 15C- Public Property
47.03	49	Rancocas Road	Class 15C- Public Property; Vacant Land
48	10.01	Included w/ B.48, L.12	Included w/ B.48, L.12
48	11.03	Park Drive	Class 15C- Public Property; Parking Lot
48	12	1 Park Drive	Class 15C- Public Property
48	13	33-35 Washington Street	Vacant Land
48	14	Included w/ B.48, L.13	Included w/ B.48, L.13
48	15	37 Washington Street Rear	Class 4A- Commercial
48	16	37 Washington Street	Class 15C- Public Property; Municipal Bldg.
48	17	39-41 Washington Street	Apartments
48	18	43 Washington Street	Class 4A- Commercial
48	19	45 Washington Street	Class 4A- Commercial; Mixed Use
48	20	49 Washington Street	Residential
48	21	51 Washington Street	Residential

48	22	55 Washington Street	Vacant Land
48	23	Included w/ B.48, L.24	Included w/ B.48, L.24
48	23.01	Included w/ B.48, L.24	Included w/ B.48, L.24
48	23.02	Included w/ B.48, L.24	Included w/ B.48, L.24
48	23.03	Included w/ B.48, L.24	Included w/ B.48, L.24
48	24	57-61 Washington Street	Vacant Land
48	25	Included w/ B.48, L.24	Included w/ B.48, L.24
48	26	Included w/ B.48, L.21	Included w/ B.48, L.21
48	27	63 Washington Street Rear	Class 4A- Commercial
48.02	1	5 Washington Street	Class 4A- Commercial
48.02	2	7 Washington Street	Residential
48.02	3	9 Washington Street	Residential
48.02	4	11 Washington Street	Residential
48.02	5	Included w/ B.48.02, L.10	Included w/ B.48.02, L.10
48.02	5.01	1 Trinity Lane	Class 15C- Public Property
48.02	6	2 Trinity Lane	Class 15C- Public Property
48.02	6.01	Included w/ B.48.02, L.10	Included w/ B.48.02, L.10
48.02	7	15 Washington Street	Class 15D- Charitable; Home for Runaways
48.02	8	17 Washington Street	Class 4A- Commercial
48.02	9	19 Washington Street	Class 4A- Commercial
48.02	10	23 Washington Street	Class 15C- Public Property
48.02	11.02	Included w/ B.48.02, L.10	Included w/ B.48.02, L.10
68	35	Included w/ B.68, L.35.02	Included w/ B.68, L.35.02
68	35.01	Included w/ B.68, L.35.02	Included w/ B.68, L.35.02
68	35.02	136-138 Washington Street	Class 4A- Commercial
68	36	2 Madison Avenue	Class 4A- Commercial
70	1	96 Washington Street Rear	Class 15C- Public Property; Right of Way
70	2	92 Washington Avenue	Class 4A- Commercial
70	3	94 Washington Avenue	Class 4A- Commercial
70	4	96 Washington Avenue	Class 4A- Commercial
70	5	1-3 Madison Avenue	Class 4A- Commercial

70	6	5 Madison avenue	Residential
70	7	7 Madison Avenue	Apartments
70	8	9 Madison Avenue	Residential
70	9	11 Madison Avenue	Residential
70	10	13 Madison Avenue	Residential
70	11	15 Madison Avenue	Residential
70	12	17 Madison Avenue	Residential
70	13	19 Madison Avenue	Residential
70	14	Included w/ B.70, L.13	Included w/ B.70, L.13
70	15.01	1-3 Madison Avenue Rear	Class 15C- Public Property; Pump Station
70	16	Madison Avenue	Class 15C- Public Property; Sewer Line
70	16.01	25 Madison Avenue	Class 4A- Commercial
71	1	31 Madison Avenue	Vacant Land
76	1	10 Bispham Street	Residential
76	5	Read Street	Class 15C- Public Property;
76	6	Read Street	Class 4A- Commercial
76	7	Read Street	Class 15C- Public Property
76	8	West Monroe Street	Class 15C- Public Property
76	9	Included w/ B.76, L.10	Included w/ B.76, L.10
76	10	72-78 Washington Avenue	Industrial
76	11	Included w/ B.76, L.10	Included w/ B.76, L.10
76	12	Washington Street Rear	Class 15C- Public Property; Right of Way
76	13	Washington Street Rear	Class 15C- Public Property; Riparian Grants
76	14	72 Washington Street Rear	Class 15C- Public Property; Right of Way
77	1&2	54 Washington Street	Class 4A- Commercial

## 2.8 MUNICIPAL, FIRE AND POLICE ACTIONS

Municipal records were requested from the Township of Mount Holly regarding development applications, development approvals, zoning variances, issuance of zoning, building and construction permits and property management and zoning and building code violations for the study area for the last five years. According to municipal records, many of the properties within the Study Area have received complaints due to lack of

maintenance and poor aesthetics from deterioration. The information provided by the pertinent departments of the Township is included on the **disc titled “Complaints, Notices & Permits”**, appended to this report.

Upon examination of the police reports from January 1, 2009 through October 16, 2013 it appears that there was a range in seriousness of crimes committed within the Study Area. Several properties reported break-ins, assaults, loud noises, public drunkenness and fights. Police reports for the Study Area can be found on the **disc titled “Police Reports in Redevelopment Area,”** appended to this report.

## **2.9 ENVIRONMENTAL ASSESSMENT**

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We have conducted a preliminary due diligence effort to determine the potential environmental liabilities, which may be present within, as well as proximate to the Study Area (e.g. underground storage tanks). A review of New Jersey Department of Environmental Protection (NJDEP) database reveals that neither the study area nor properties in its immediate vicinity are identified as a Known Contaminated Site. There are several properties located within the Study Area, however, that are identified as an NJDEP New Jersey Environmental Management System (NJEMS) site. NJEMS Sites are points representing sites regulated by NJDEP under one or more regulatory permitting or enforcement programs, or sites that are otherwise of some interest to a NJDEP program. We accessed NJDEP database to obtain copies of violations, inspections and enforcement actions at the above-mentioned properties.

The NJDEP Open Public Record Act (OPRA) provides reports regarding environmental violations, enforcement actions and inspection reports conducted on various NJEMS sites in the State. The database included information for the various programs such as air, hazardous waste, water quality and water supply with limited information for safe drinking water and water allocation, lab certification, right to know, Toxic Catastrophe Prevention Act, land use, Discharge Prevention Program, solid waste, pesticides, site remediation and radiation. Based upon the review of this database it appears that none of the properties within the Study Area have had any environmental violations over the course of the past five years.

### 3.0 STATUTORY CRITERIA

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The laws governing redevelopment by municipalities in New Jersey are set forth in the Local Redevelopment and Housing Law, which is codified at N.J.S.A. 40A:12A et seq. This statute grants the governing body of the municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome working or living 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 other 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 areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) the

execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A-12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C. 40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. In evaluating the above-referenced statutory criteria, it should be recognized that a redevelopment area determination cannot be made until all of the properties within a study area are evaluated against all of the conditions cited above, such that an overall conclusion can be made with respect to the area.

### **3.1 APPLICATION OF STATUTORY CRITERIA**

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The finding that an area is in need of redevelopment is an area-wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration, that physical deterioration by the presence of improvements, which are dilapidated, obsolete and faulty in terms of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals or welfare of the community. An area is also eligible for declaration where there exists land owned by the municipality that by reason of its location, is not likely to be developed through the instrumentation of private capital, and also where it can be demonstrated that a redevelopment declaration would advance Smart Growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

The conditions evidenced by the Needs Determination Study are measured against the criteria for designation of an area in Need of Redevelopment and summarized in a

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fashion that enables a determination to be made regarding whether one or more criteria is prevalent among the properties within the Study Area.

DRAFT

## 4.0 STUDY AREA EVALUATION


### 4.1 PROPERTY OVERVIEW

CME conducted a site visit on October 4, 2013 to examine the study area. As previously mention, the study area consists of properties bound by Washington Street, High Street, Rancocas Road, King Street and Madison Avenue. The parcels contained within the Study Area are both publically and privately owned.

### 4.2 PROPERTY EVALUATION






The following section sets forth an evaluation of the study area in order to determine whether it meets the statutory criteria for an “area in need of redevelopment.” The analysis was based upon surveys of use, site visit to document the conditions and occupancy as well as external inspection of structures. As noted within **Section 2.9** of this Report, a preliminary due diligence effort was conducted to determine the potential environmental liabilities, which may be present within, as well as proximate to the Study Area.

The *Summary of Local Redevelopment & Housing Law Criteria Applicability*, **Table 3** below, summarizes the applicable criteria observed for each parcel in the Study Area:

Table 3: 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; OL- Obsolete Site Layout													
Block	Lot	Site Issues/ Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
38	1	OS, P, OL Warehouse/ Retail	2.33	X			X				X	X	



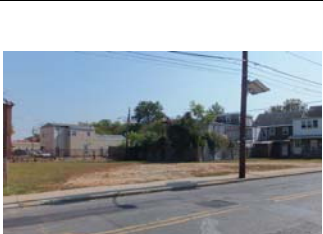
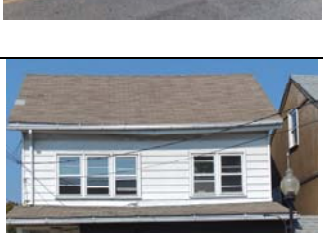

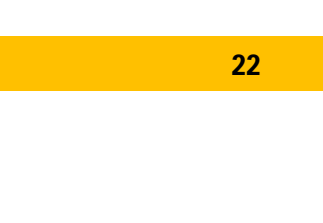
**Table 3: Summary of Local Redevelopment & Housing Law Criteria Applicability**

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

Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
38	1.01	OL Playground/ Vacant, Paved Land	1.13				X				X	X	
38	2	V Vacant Land	.6083				X				X	X	
40	50	OS, S Residential	.0654				X				X	X	
40	51	OS, S Residential	.0681				X				X	X	
40	52	OS, S Residential	.0573				X				X	X	
40	53	OS, S Residential	.0608				X				X	X	
40	54	V, S, OL Vacant Bar/ Restaurant	.1747	X	X		X				X	X	
40	55	OL, P Parking lot/ Commercial	1.9				X				X	X	
40	56	OL, P Parking lot/									X	X	



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

Block	Lot	Site Issues/ Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
		Commercial											
40	56.01	V Right of Way				X					X	X	
44	1	V Vacant Land					X				X	X	
44	2	VS, D Residential	.0461	X							X	X	
44	3	VS, D Residential	.0742	X							X	X	
44	4	V Vacant Land	.0735				X				X	X	
44	5	V Vacant Land	.0744				X				X	X	
44	6	V Vacant Land	.0513			X	X				X	X	
44	7	S, OS, OL Residential	.0545	X							X	X	




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

Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
44	8	S, OS, OL Residential	.0484	X							X	X	
44	9	OS, OL Mixed Use	.0484	X			X				X	X	
44	10	S, Apartments	.082	X			X				X	X	
44	11	OS, OL Appliance Store	.0939				X				X	X	
44	12	OS, OL Counseling Center	.107				X				X	X	
44	13	P, OL Parking lot					X				X	X	
44	14	P, OL					X				X	X	
44	15	P Parking Lot					X				X	X	
44	15.01	P Parking Lot					X				X	X	



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

Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
44	16	VS, D Vacant Factory	1.52	X	X		X				X	X	 
44	17	P, OL Parking Lot					X				X	X	
44	18	OL Material Storage					X				X	X	
44	19	OL Material Storage					X				X	X	
44	19.01	OL Material Storage					X				X	X	
44	19.02	OL Material Storage					X				X	X	
44	20	V, OL Right of Way	.1101				X				X	X	
44	21	V, OL Right of Way					X				X	X	
45	1	OL Antique Store	1.05				X				X	X	




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

Block	Lot	Site Issues/ Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
45	2	P, OL Antique Store Parking	.066				X				X	X	
45	3	Office Building	.0926								X	X	
45	4	Office Building									X	X	
45	5.01	P, OL Parking Lot	.806				X				X	X	
45	5.02	P, OL Parking Lot	.2571				X				X	X	
45	6.01	OL, Right of Way	.2112			X					X	X	
45	6.02	OL Right of Way	.0872			X					X	X	
47.01	25		.218								X	X	
47.01	25.01		.0417								X	X	
47.01	25.02		.2249								X	X	





**Table 3: 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; OL- Obsolete Site Layout

Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
47.01	26	V, OL Vacant Land					X				X	X	
47.01	27	V, OL Vacant Land	.084				X				X	X	
47.01	28	V, OL Vacant Land					X				X	X	
47.01	52	P Parking Lot	.078				X				X	X	
47.03	49	V, OL Vacant Land	.366			X					X	X	
48	10.01	P, OL Parking	1.85				X				X	X	
48	11.03	P, OL Parking					X				X	X	
48	12	Municipal Property	.1198								X	X	
48	13	Municipal Property	.2103								X	X	
48	14	Property									X	X	
48	15	Commercial	.1263								X	X	
48	16	Municipal Property	.1487								X	X	


**Table 3: 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; OL- Obsolete Site Layout

				Criteria								
Block	Lot	Site Issues/ Description	Acreage	A	B	C	D	E	F	G	H	Photo
48	17	S, OS Residence	.1446	X						X	X	
48	18	S, OS Commercial	.1222	X						X	X	
48	19	VS, S, OS Mixed Use	.0826	X	X					X	X	
48	20	S, OS, OL Residence	.2021	X						X	X	
48	21	S, OS, OL Residence	.2747	X						X	X	
48	22	OL Material Storage	.1343				X			X	X	
48	23						X			X	X	
48	23.01						X			X	X	
48	23.02						X			X	X	
48	23.03						X			X	X	
48	24		.338				X			X	X	
48	25						X			X	X	
48	26									X	X	
48	27		.7401				X			X	X	See Block 48, Lots 22-25







**Table 3: 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; OL- Obsolete Site Layout

Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
48.02	1	VS, D, OS, OL Vacant Structure	.0269								X	X	
48.02	2	OS, OL Residential	.1169	X	X						X	X	
48.02	3	OS, OL Residential	.1137				X				X	X	
48.02	4	OS, OL Residential	.15				X				X	X	
48.02	5	Municipal Property					X				X	X	
48.02	5.01	OL Commercial	.0482				X				X	X	
48.02	6	Municipal Property									X	X	
48.02	6.01	Municipal Property	.2525								X	X	
48.02	7	OL Home for Runaways	.1081				X				X	X	

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

Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
48.02	8	OL Commercial	.1088				X				X	X	
48.02	9	OL Commercial	.2409				X				X	X	
48.02	10	Municipal Property	.381								X	X	
48.02	11.02	P Parking									X	X	
68	35	P, OL Auto Center- Napa Auto Parts					X				X	X	
68	35.01	P, OL Auto Center Parking					X				X	X	
68	35.02	P, OL Auto Center Parking	1.99				X				X	X	
68	36	OS, OL Diner					X				X	X	
70	1	OL Right of Way					X				X	X	

**Table 3: 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; OL- Obsolete Site Layout

				Criteria								
Block	Lot	Site Issues/Description	Acreage	A	B	C	D	E	F	G	H	Photo
70	2	OL Retail	.163				X			X	X	
70	3	OL Commercial	.0952				X			X	X	
70	4	OL Retail	.1779				X			X	X	
70	5	S, OS Retail, Deli	.1864	X						X	X	
70	6	OS, OL Residence	.0331	X						X	X	
70	7	OS, OL Residence	.0483	X						X	X	
70	8	VS, OS, OL Vacant	.0483	X						X	X	

**Table 3: 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; OL- Obsolete Site Layout

				Criteria								
Block	Lot	Site Issues/Description	Acreage	A	B	C	D	E	F	G	H	Photo
		Residence										
70	9	OS, OL Residence	.0436	X						X	X	
70	10	OS, OL Residence	.033	X						X	X	
70	11	OS, OL Residence	.0280	X						X	X	
70	12	OS, OL Residence	.0235	X						X	X	
70	13	OS, OL Residence	.0517	X						X	X	
70	14	OS, OL Residence		X						X	X	
70	15.01	Municipal Property, Pumping Station								X	X	
70	16	Municipal Property, Sewer Line	.2							X	X	
70	16.01	VS, OL Vacant Restaurant	.0697	X	X		X			X	X	
71	1	V, OL Vacant Land	2.6				X			X	X	


**Table 3: 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; OL- Obsolete Site Layout

				Criteria								
Block	Lot	Site Issues/Description	Acreage	A	B	C	D	E	F	G	H	Photo
												
76	1	V, OL Vacant Land	.532			X				X	X	
76	5	V, OL Vacant Land	.1067			X				X	X	
76	6	VS, OL Warehouse	.2872	X			X			X	X	
76	7	V, OL Vacant Land	.4846			X				X	X	
76	8	V, OL Vacant Land	.1136			X				X	X	
76	9	V, OL Vacant Land				X				X	X	
76	10	P, OL Commercial Building, Storage Lot	2.17				X			X	X	
76	11	V, OL Vacant Land					X			X	X	

**Table 3: 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; OL- Obsolete Site Layout

Block	Lot	Site Issues/Description	Acreage	Criteria								Photo	
				A	B	C	D	E	F	G	H		
76	12	V, OL Vacant Land, Municipal Property				X					X	X	
76	13	V, OL Riparian Grant				X					X	X	
76	14	V, OL Vacant Land, Municipal Property				X					X	X	
77	1	OS, OL Car Repair Lot	.4150				X				X	X	
77	2	OS, OL Car Repair Lot					X				X	X	

### 4.3 FINDINGS

Based upon our analysis of existing conditions within the Study Area, it is evident that much of the Study Area meets one or more of the “area in need of redevelopment” criteria. More particularly many of the properties located within the Study Area have been in disuse and the existing structures are dilapidated and/or are suffering from obsolescence/faulty design. It is recommended that the Mount Holly Planning Board and Township Committee determine the Study Area as an area in need of redevelopment based upon the following findings. See **Table 3** for specific reasons as to why these properties fall within each Criterion.

## **“A” Criteria Assessment**

Twenty-six (26) properties within the Study Area can be classified under the “A” Criteria including Block 38, Lot 1; Block 40, Lot 54; Block 44, Lots 2, 3, 7, 8, 9 and 16; Block 48, Lots 17, 18, 19, 20 and 21; Block 48.02, Lot 2; Block 70, Lot 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16.01; and Block 76, Lot 6. These properties are all in either substandard or dilapidated condition. Many of them are located within the Central Business District and do not follow typical design characteristics.

## **“B” Criteria Assessment**

The Study Area includes five (5) properties that can be classified under the “B” Criteria including Block 40, Lot 54; Block 44, Lot 16; Block 48, Lot 19; Block 48.02, Lot 1; and Block 70, Lot 16.01. Each of these lots once contained a commercial or industrial use which has since been discontinued. The former restaurant on Block 40, Lot 54 is clearly vacant, as several windows are broken, doors and windows are boarded up and signage has been taken down. At least a portion of the industrial building on Block 44, Lot 16 is no longer utilized. The fence along the rear of the property has partially fallen down and many of the windows have fallen out. Block 48, Lot 19 is still utilized as second story apartments; however, the first floor is a vacant store front. Block 48.02, Lot 1 has had numerous complaints regarding the appearance and safety of the structure. Lastly, Block 70, Lot 16.01 is a former restaurant that was converted from an old train station. A rail car still remains on site.

## **“C” Criteria Assessment**

The portion of the Study Area including Block 44, Lots 6-8; Block 45, Lots 6.01 and 6.02; Block 76, Lots 1, 5, 7, 8 and 10 appear to have all been vacant for ten years or more, based on historical imagery. Typically when a tract has remained vacant for ten or more years, it is usually due to conditions that make the property unmarketable such as location, topography, size and shape of the parcel and access issues. Additionally the site may exhibit external or onsite conditions such as environmental contamination, environmental constraints such as wetlands, steep slopes, floodplains, soil conditions, topography, etc.

## **“D” Criteria Assessment**

The “D” criterion focuses on site layout and design. In general, the properties that meet the “D” criterion are being used in a manner inconsistent with modern land use planning standards and practices. Typically exhibition of one or more conditions such as undefined or poorly defined parking area, limited vehicular access or available on-site

loading areas, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, within predominantly residential areas could lead to a conclusion that a property exhibits obsolete design and layout. The greater the presence of these conditions on site or the greater the nonconformities the more definitive will be the finding that it meets the “D” criterion.

The “D” criteria can be applied to sixty-nine (69) parcels in the Study Area as noted within **Table 3**. These properties fall under this criteria for a variety of reasons. The Study Area includes several flat surface parking lots, storage lots and entirely vacant properties which interrupt the continuity of the Central Business District. Other issues include inconsistent structure setbacks and underutilized properties.

### **“G” Criteria Assessment**

This criterion can be applied to the entire Redevelopment Area as a whole. Criteria G states, “In any municipality in which an enterprise zone has been designated pursuant to the ‘New Jersey Enterprise Zones Act,’ P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment”. The New Jersey Department of Community Affairs has designated Mount Holly as one of 32 Urban Enterprise Zones in the entire State.

### **“H” Criteria Assessment**

This criterion can be applied to the entire Redevelopment Area as a whole. Criteria H states, “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.” The New Jersey Office of Smart Growth website lists the following as smart growth principles:

- Mixed land uses
- Compact, clustered community design
- Range of housing choices and opportunity
- Walkable neighborhoods
- Distinctive, attractive communities offering a sense of place
- Open space, farmland and scenic resource preservation

- Future development strengthened and directed to existing communities using existing infrastructure
- Transportation option variety

The Office of Smart Growth has developed the definition of Smart Growth Area to include one of the following classified areas such as Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), a designated Center, an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the SPC, a smart growth area designated by the New Jersey Meadowlands Commission, and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

The Study Area is located within the PA-2 Area. These are areas of existing growth and adjacent lands capable of accommodating regional growth influences. The existing conditions of the subject area as such provides for none of the applicable principles. While Criteria H is a relatively new and untested addition to the criterion in the LRHL, the study area has attributed to permit the kind of smart growth development advocated by the Office of Smart Growth and has existing infrastructure in place for any future development.

Declaring the study area to be in need of redevelopment would advance the objectives set forth within the SDRP. Therefore the principles of smart growth are advanced such that the threshold for satisfaction of Criterion 'H' is reached for the entirety of the study area.

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## 5.0 CONCLUSION

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For the reasons articulated in **Section 4.0** of this Report, it is recommended that the Township Committee and Planning Board of the Township of Mount Holly take the action necessary as prescribed by the LRHL to declare the parcels noted within the Study Area in need of redevelopment. Once declared as an 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.

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## 6.0 APPENDICES

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