

Rehabilitation of Block 31207 Lots 11 through 18

Jason L. Kasler, AICP, PP



Presented Report



Determination of Rehabilitation



Presented Report

- **Determination of Rehabilitation**
 - **Consistency Review**
- 



Presented Report

- **Determination of Rehabilitation**
- **Consistency Review**
- **Redevelopment Plan**
(minor modifications from the previous draft)



Rehabilitation Report:

- **Introduction**
- Existing Conditions of the Subject Property
- Criteria for Rehabilitation Area Determination
- Master Plan Recommendation
- Subject properties Evaluation for Compliance with Rehabilitation Criteria
- Aerial Photographs
- Photographs / Field Observations
- Tax Assessment Information
- Evaluation
- Conclusion
- Proposed Rehabilitation Plan



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Tax Map: Block 31207



Tax Map: Block 31207



Tax Map: Block 31207



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Tax Map: Block 31207



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Tax Map: Block 31207



Tax Map: Block 31207



Aerial Photograph



Aerial Photograph



Aerial Photograph



Aerial Photograph



Aerial Photograph



Aerial Photograph



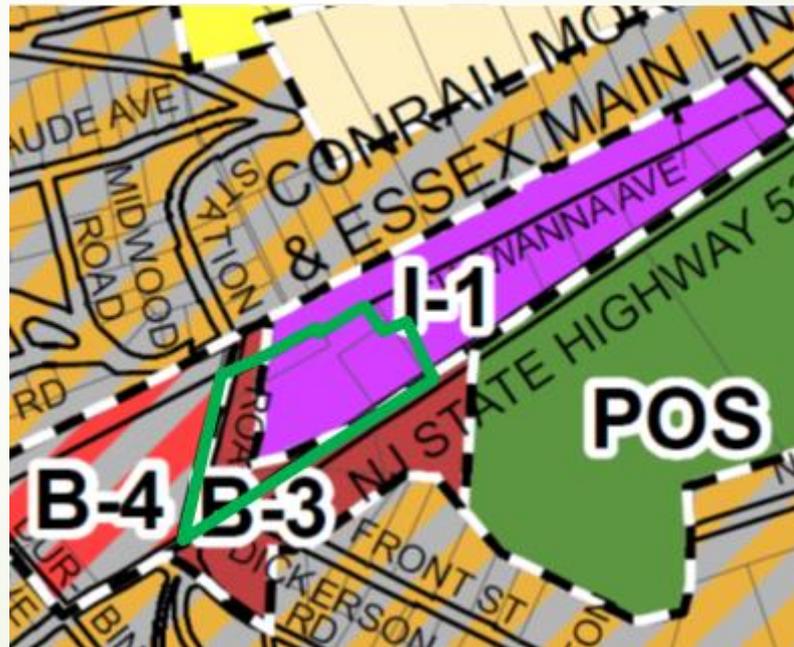
Aerial Photograph



Aerial Photograph



Zoning Map





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Criteria for Redevelopment

A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions.

B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.



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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**.



Criteria for Redevelopment

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 developed thought the instrumentality of private capital.

D. Areas with building or improvements which, but reason of dilapidation, obsolescence, over crowding, 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.



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Criteria for Redevelopment

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

F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.



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Criteria for Redevelopment

G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52: 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 to the provisions 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 in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.



Criteria for Redevelopment

G. In any **municipality in which an enterprise zone** has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52: 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 to the provisions 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 in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.



Criteria for Redevelopment

H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. In addition to the above criteria, Section 3 of the LRHL (NJSA 40A:12A-3) allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”



Criteria for Redevelopment

H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. In addition to the above criteria, Section 3 of the LRHL (NJSA 40A:12A-3) allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”

Criteria for Redevelopment





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Master Plan Recommendations

Route 53 Recommendations:

Along Route 53 just north and on the same side of the street as the Mount Tabor Foodtown is a collection of six (6) properties slightly greater than 5.1 acres in size. These properties are under separate ownership and are developed in a variety of ways. This area [sic] is important in that it is one of the main corridors into Denville, yet this area with the railroad tracks running right behind the parcels is not as visually appealing as one would like. Opportunities to redevelop the area into a unified whole should not be lost. When the area is redeveloped it should do so in a way that does not detract from the downtown retail center. Because of the shallow depth and small size of these properties opportunities to achieve certain types or styles of redevelopment may be limited.

(2000 Comprehensive Master Plan – land use element page 7)

A study of the existing land uses along the Route 53 corridor should be undertaken by the Planning Board if authorized by Council. The primary focus of such a study should be on ways to upgrade this important gateway in to [sic] Denville. Any area wide improvement should concentrate on the appearance of the area and providing amenities such as new sidewalks, street trees, and improved lighting.

(2000 Comprehensive Master Plan – land use element page 13)



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Block 31207 Lot 11

Block 31207 Lot 11 (Street view)



Block 31207 Lot 11 (Aerial View looking north)



Block 31207 Lot 11

Evaluation:

Site #1 Block 31207 Lot 11 has the following conditions:

- 1) The location of the structure on site appears to maintain a zero foot front yard setback.
- 2) There is no formal parking lot.
- 3) Parking appears to violate setback standards for parking in the front yard, side yard, and proximity to the building.

Evaluation of Criteria:

The property exhibits conditions consistent with Statutory Criteria "D" and Criteria "E".

This is due in part to the following:

- The B-3 zone is designed for businesses of a retail sales and service type and for use of office buildings for professional and business occupancy. The use of the property for the "Denville String Band" is not consistent with the zoning ordinance standards.
- The location of the building does not meet the zoning ordinance standards for front yard set back
- The location of the parking does not meet the zoning ordinance standards for parking within the front yard or located within 10 feet of a property line or within five feet of a building.
- The building is in fair condition.
- In general, the building location and configurations are not consistent with modern land use standards and as currently configured.
- The improvement to land ratio is well below 2:1 and is 0.286.

Block/Lot	Location	Land Value	Improvement Value	Total	Improvement to Land Ratio
31207/11	10 Station Rd	\$276,600	\$79,300	\$355,900	0.286
31207/12	8 Station Rd	\$120,000	\$155,600	\$275,600	1.296
31207/13	12 Station Rd	\$137,000	\$147,500	\$284,500	1.076
31207/14	517 Rt 53	\$123,200	0	\$123,200	0.000
31207/15	515 E Main St	\$126,100	\$121,800	\$247,900	0.965
31207/16	475 E Main St	\$656,300	0	\$656,300	0.000
31207/17	495 E Main St	\$367,500	\$790,700	\$1,158,200	2.151
31207/16&17	475 & 495 E Main St	\$1,023,800	\$790,700	\$1,814,500	0.772
31207/18	12 Station Rd	\$285,000	\$23,300	\$308,300	0.817

Block 31207 Lot 12

Block 31207, Lot 12 (Viewing north)



Block 31207, Lot 12 (Aerial viewing north)



Block 31207 Lot 12

Evaluation:

Site #2 Block 31207 Lot 12 has the following conditions:

1. The structure on site contains non conforming uses (multifamily units).
2. Parking appears to violate setback standards for parking in the rear yard as well as possibly violating the side yard setbacks.

Evaluation of Criteria:

The property exhibits conditions consistent with Statutory Criteria "D" and Criteria "E".

This is due in part to the following:

- The use of the property for multi-family use is not consistent with the zoning ordinance standards for uses within the B-3 zone.
- The location of the building does not meet the zoning ordinance standards for the location of parking in the rear yard and side yards.
- The building is in fair condition.
- The improvement to land ratio is below 2:1 and is 1.296.

Block/Lot	Location	Land Value	Improvement Value	Total	Improvement to Land Ratio
31207/11	10 Station Rd	\$276,600	\$79,300	\$355,900	0.386
31207/12	8 Station Rd	\$120,000	\$155,600	\$275,600	1.296
31207/13	12 Station Rd	\$137,000	\$147,500	\$284,500	1.076
31207/14	517 Rr 53	\$123,200	0	\$123,200	0.000
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31207/16	475 E Main St	\$656,300	0	\$656,300	0.000
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31207/16&17	475 & 495 E Main St	\$1,023,800	\$790,700	\$1,814,500	0.772
31207/18	12 Station Rd	\$285,000	\$23,300	\$308,300	0.817

Block 31207 Lot 13

Block 31207, Lot 13 (Viewing north)



Block 31207, Lot 13 (Aerial viewing north)



Block 31207 Lot 13

Evaluation:

Site #3 Block 31207 Lot 13 has the following conditions:

- 1) The structure on site contains a Chinese Restaurant and what appears to be apartments above it.
- 2) There does not appear to be any organized parking on site.
- 3) The dumpster on site is in poor condition.
- 4) The site is irregularly shaped so as to make most of the lot unusable.

Evaluation of Criteria:

The property exhibits conditions consistent with Statutory Criteria "D" and Criteria "E".

This is due in part to the following:

- The use of the property for a mixed use of residential uses and a restaurant is not consistent with the zoning ordinance standards for uses within the B-3 zone.
- The building is in fair condition.
- There is no formal parking.
- The shape of the lot makes most of the acreage unusable for its intended use.
- The improvement to land ratio is below 2:1 and is 1.076.

Block/Lot	Location	Land Value	Improvement		Improvement to Land Ratio
			Value	Total	
31207/11	10 Station Rd	\$276,600	\$79,300	\$355,900	0.286
31207/12	8 Station Rd	\$120,000	\$135,600	\$275,600	1.296
31207/13	12 Station Rd	\$137,000	\$147,500	\$284,500	1.076
31207/14	517 Rt 53	\$123,200	0	\$123,200	0.000
31207/15	515 E Main St	\$126,100	\$121,800	\$247,900	0.963
31207/16	475 E Main St	\$656,300	0	\$656,300	0.000
31207/17	495 E Main St	\$367,500	\$790,700	\$1,158,200	2.151
31207/16&17	475 & 495 E Main St	\$1,023,800	\$790,700	\$1,814,500	0.772
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Block 31207 Lot 14

Block 31207, Lot 14 (viewing north)



Block 31207, Lot 14 (aerial viewing north)



Block 31207 Lot 14

Evaluation:

Site #4 Block 31207 Lot 13 has the following conditions:

1. The site is utilized for transportation purposes, more specifically, a travel way at the intersection of Station Road and Route 53.
2. The site can not be utilized for any of the permitted uses in the zone it is located.

Evaluation of Criteria:

Even though the property has an improvement to land ratio of 0 it does not qualify under any of the criteria for a lot in need of redevelopment.

Block/Lot	Location	Land Value	Improvement Value	Total	Improvement to Land Ratio
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31207/16&17	475 & 495 E Main St	\$1,023,800	\$790,700	\$1,814,500	0.772
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Block 31207 Lot 15

Block 31207, Lot 15 (viewing northeast)



Block 31207, Lot 15 (viewing southwest)



Block 31207 Lot 15

Block 31207, Lot 15 (aerial viewing north)



Block 31207 Lot 15

Evaluation:

Site #5 Block 31207 Lot 15 has the following conditions:

- 1) The size and lot shape of the property necessitates any use to require variances for the principal building and for the location of parking spaces.
- 2) The location of the building violates the rear yard setback for the zoning in which it is located.
- 3) Parking violates setback standards for parking in the rear yard as well as parking in the front yard.

Evaluation of Criteria:

The property exhibits conditions consistent with Statutory Criteria "D" and Criteria "E".

This is due in part to the following:

- The location of the building does not meet the zoning ordinance standards as it violates the minimum rear yard.
- The location of parking is in the rear and front yard setbacks.
- The building is in fair condition.
- The improvement to land ratio is below 2:1 and is 0.965.

Block/Lot	Location	Land Value	Improvement Value	Total	Improvement to Land Ratio
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Block 31207 Lots 16 & 17

Block 31207, Lots 16 & 17 (aerial, viewing west)



Block 31207 Lots 16 & 17

Site #6a Block 31207, Lot 16 (viewing east)



Site #6b Block 31207, Lot 17 (viewing west)



Block 31207 Lots 16 & 17

Site #6a Block 31207, Lot 17 (viewing northeast : rear of property)



Site #6a Block 31207, Lot 17 (viewing from lot 18)



Block 31207 Lot 16

Evaluation:

Site #6 contains two lots (*Block 31207, Lots 16 & 17*). Site #6 has been analyzed with two separate evaluations and one combined evaluation as follows:

Site #6A The subject property (lot 16) is substandard for the following reasons:

- 1) The site used to contain a gas station. A demolition permit was issued in August of 1989 and was removed shortly thereafter.
- 2) The underground storage tank was removed on October 2, 1996.
- 3) The site was contaminated (remediation was completed by Station Village at Denville, LLC) and is currently monitored by NJDEP.

Evaluation of Criteria: The property (lot 16) exhibits conditions consistent with Statutory Criteria "C" as the property has been vacant for over 10 years.

The property exhibits conditions consistent with Statutory Criteria "C" and Criteria "E"

This is due in part to the following:

- The site has been vacant for more than 10 years.
- The fact that the property is vacant yields an improvement to land ratio of zero.

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31207/18	12 Station Rd	\$285,000	\$23,300	\$308,300	0.817

Block 31207 Lot 17*

Evaluation of Criteria:

The property exhibits conditions consistent with Statutory Criteria "D".

This is due in part to the following:

- The location of the main building does not meet the zoning ordinance standards as it violates the minimum rear and side yard setbacks.
- The location of the accessory building does not meet the zoning ordinance standards as it violates the minimum rear and side yard setbacks, and may in fact encroach onto the neighboring railroad right of way.
- The location of the accessory building appears to violate the special industrial buffer of 75 feet from a residential zone.
- The building is in fair condition.
- The shape of the lot makes portions of unusable for its intended use without the need for variances.

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Block 31207 Lot 17*

Evaluation of Criteria:

The property exhibits conditions consistent with Statutory Criteria "D". and Statutory Criteria "E"

This is due in part to the following:

- The location of the main building does not meet the zoning ordinance standards as it violates the minimum rear and side yard setbacks.
- The location of the accessory building does not meet the zoning ordinance standards as it violates the minimum rear and side yard setbacks, and may in fact encroach onto the neighboring railroad right of way.
- The location of the accessory building appears to violate the special industrial buffer of 75 feet from a residential zone.
- The building is in fair condition.
- The shape of the lot makes portions of unusable for its intended use without the need for variances.

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Block 31207 Lots 16 & 17

Evaluation of Criteria:

The property exhibits conditions consistent with Statutory Criteria "D" and Criteria "E".

This is due in part to the following:

- The location of the main building does not meet the zoning ordinance standards as it violates the minimum rear and side yard setbacks.
- The location of the accessory building does not meet the zoning ordinance standards as it violates the minimum rear and side yard setbacks, and may in fact encroach onto the neighboring railroad right of way.
- The buildings are in fair condition.
- The improvement to land ratio is below 2:1 and is 0.772.

Block/Lot	Location	Land Value	Improvement Value	Improvement Total	Improvement to Land Ratio
31207/11	10 Station Rd	\$276,600	\$79,300	\$355,900	0.286
31207/12	8 Station Rd	\$120,000	\$155,600	\$275,600	1.296
31207/13	12 Station Rd	\$137,000	\$147,500	\$284,500	1.076
31207/14	517 Rt 53	\$123,200	0	\$123,200	0.000
31207/15	515 E Main St	\$126,100	\$121,800	\$247,900	0.965
31207/16	475 E Main St	\$656,300	0	\$656,300	0.000
31207/17	495 E Main St	\$367,500	\$790,700	\$1,158,200	2.151
31207/16&17	475 & 495 E Main St	\$1,023,800	\$790,700	\$1,814,500	0.772
31207/18	12 Station Rd	\$285,000	\$23,300	\$308,300	0.817

Block 31207 Lot 18

Block 31207, Lot 18 (Viewing south)



Block 31207, Lot 18 (aerial, viewing east)



Block 31207 Lot 18

Site #7 The subject property (lot 18) has the following condition:

1. The site is utilized for transportation purposes, more specifically, it is the location of New Jersey Transit's Mount Tabor train station.
2. The sites use for a train station is a non conforming use.

Evaluation of Criteria:

- The site is utilized for a non-conforming use.
- The improvement to land ratio is below 2:1 and is 0.817.

Even though the property has an improvement to land ratio of under 2:1 and it contains a non-conforming use, it does not qualify under any of the criteria for a lot in need of redevelopment. The lot is peculiarly and uniquely situated for use as a train station because of its shape and location.

Block/Lot	Location	Land Value	Improvement Value	Total	Improvement to Land Ratio
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Rehabilitation Report:

- Introduction
- Existing Conditions of the Subject Properties
- Criteria for Rehabilitation Area Determination
- Master Plan Recommendation
- Subject properties Evaluation for Compliance with Rehabilitation Criteria
- Aerial Photographs
- Photographs
- Evaluation
- Conclusion
- Proposed Rehabilitation Plan



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Conclusion

This report evaluated lots 11 through 18 in block 31207 in the Township of Denville to ascertain whether or not they meet the statutory criteria found in N.J.R.A. 40A:12A-5 of the Local Redevelopment Housing Law for an area in need of redevelopment. The chart below indicates that all but two of the lots (lots 14 and 18 in block 31207) meet direct criteria while the other three can be included in the redevelopment area as they would be outlying lots if not included.

Block/Lot	Acres	Property Location	Rehabilitation
31207/11	0.2660	10 STATION RD	"D" and "E"
31207/12	0.1670	8 STATION RD	"D" and "E"
31207/13	0.2670	12 STATION RD	"D" and "E"
31207/14	0.0940	517 ROUTE 53	"H"
31207/15	0.1540	515 EAST MAIN ST	"D" and "E"
31207/16	0.6250	475 EAST MAIN ST	"C" and "E"
31207/17	1.4700	495 EAST MAIN ST	"D"
31207/18	0.3500	4 STATION RD	"H"

If the municipality wishes to move forward with this designation as an area in need of redevelopment, the two lots (14 and 18 in block 31207) should be included in the redevelopment area, but existing uses should be permitted.



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- **Photographs**
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Rehabilitation Plan:*

Rehabilitation Plan

Modifications to definitions

The following terms are added to section 19-1.2 entitled “Definitions”

For the purpose of this redevelopment plan, the following shall not be consider a “structure”:

- Stairs, sidewalks, retaining walls, handrails, lighting fixtures or any ADA required ramps or fixtures;
- Curbs and pavement associated with vehicle access;
- Recreational facilities such as: benches, picnic tables, gazebos, grills, bicycle racks, flagpoles, and playground equipment;
- Seepage pits or monitoring wells;
- Facilities for the collection of solid waste such as dumpsters and recycling bins.

Rehabilitation Plan:*

Rehabilitation Plan

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- Seepage pits or monitoring wells;
- Facilities for the collection of solid waste such as dumpsters and recycling bins.



Rehabilitation Plan:

Block 31207 Lots 16 and 17

Permitted Uses

The redevelopment of these properties shall contain one of the following permitted uses:

- 1) Garden Apartments
- 2) Mid Rise Apartments

Rehabilitation Plan:

Permitted Accessory Uses

Any and all uses of land that is customarily, habitually, and by long practice as being established by reasonable association with, incidental and subordinate to the principal use of the property, including, but not limited to the following:

- 1) Decks
- 2) Patios/Terraces
- 3) Porticos
- 4) Open Space / Recreation area; including but not limited to
 - a. Gazebos
 - b. Benches
 - c. Picnic tables
 - d. Grilling facilities
 - e. Playground equipment
 - f. Bicycle Racks
- 5) Emergency Generator
- 6) Signs
- 7) Solid Waste and Recycling Facilities
- 8) Retaining Walls
- 9) Lighting
- 10) Community Facility including but not limited to
 - a. Fitness room
 - b. Lobby
 - c. Community room

Rehabilitation Plan:*

Density

A maximum of 30 dwelling units per acre is permitted on the subject properties.

Bedroom Distribution

In any garden or mid-rise apartment development governed by this redevelopment plan there shall be the following distribution of bedrooms:

One (1) bedrooms: 60 percent of the development. (+/- one percent).¹

Two (2) bedrooms: 40 percent of the development. (+/- one percent).

In no case shall any building contain only one bedroom dwellings.

Any mathematical calculations resulting in a fraction in excess of .49 shall be rounded up to the next whole number otherwise it shall be rounded down to the whole number.

Rehabilitation Plan:*

Density

A maximum of 30 dwelling units per acre is permitted on the subject properties.

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In any garden or mid-rise apartment development governed by this redevelopment plan there shall be the following distribution of bedrooms:

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In no case shall any building contain only one bedroom dwellings.

Any mathematical calculations resulting in a fraction in excess of .49 shall be rounded up to the next whole number otherwise it shall be rounded down to the whole number.

Rehabilitation Plan:

Bulk Standards

In any garden or mid-rise apartment development governed by this redevelopment plan the following bulk standards shall apply:

Principal Building Setbacks:

Front yard setback	50 feet
Side yard setback	25 feet
Rear yard setback	50 feet

Accessory Building Setbacks

Front yard setback	50 feet
Side yard setback	25 feet
Rear yard setback	5 feet

Parking spaces setback

Front yard setback	10 feet
Side yard setback	5 feet
Rear yard setback	5 feet
Distance to point of access	150 feet

Maximum Building Height

50 feet

Maximum Building Length

400 feet

Buildings in excess of 200 feet in length must provide two additional points of access.

Maximum Accessory Structure Height

18 Feet

Maximum Coverage

Building Coverage	25%
Impervious Coverage	80%



Rehabilitation Plan:

Affordable Housing

The redevelopment of this site must provide affordable housing consistent with the Township of Denville's Housing Plan and Fair Share Plan. All said units shall be constructed on site and integrated among all buildings and throughout the development so as to be indistinguishable from the exterior of the building.

For any multi-family development, the application shall be required to provide a minimum of 15 percent of the entire number of dwelling units for low and moderate income housing.

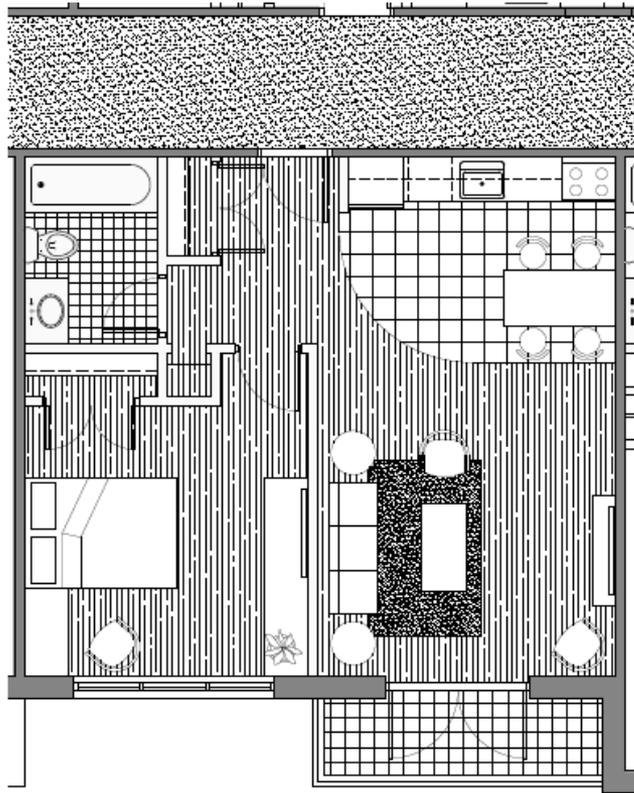
Rehabilitation Plan:



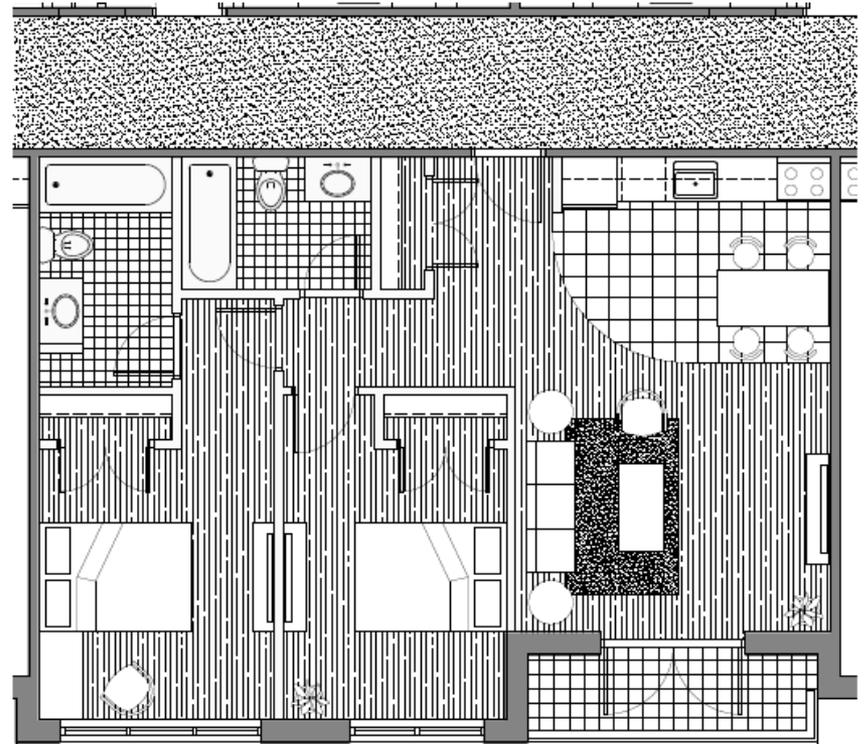
Rehabilitation Plan:



Rehabilitation Plan:

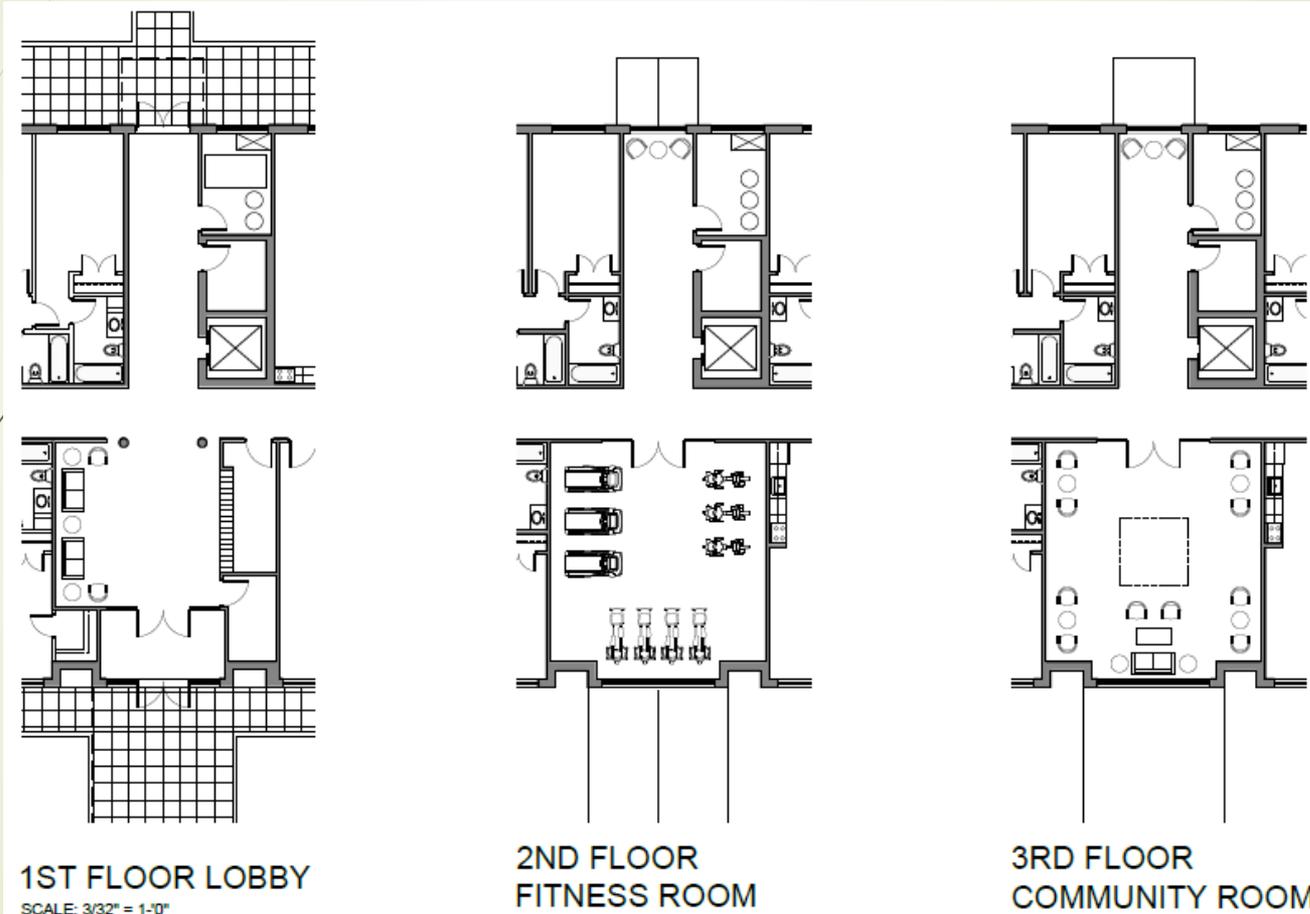


ONE BEDROOM UNIT



TWO BEDROOM UNIT

Rehabilitation Plan:



Rehabilitation Plan:



Rehabilitation Plan:



Rehabilitation Plan:

Block 31207 Lot 11

Permitted Uses

The redevelopment of this property shall contain one of the following permitted uses:

- 1) Non-profit organizations
- 2) Retail / Office mixture wherein retail is on the first floor and office space is located on the second floor.

Permitted Accessory Uses

Any and all uses of land that is customarily, habitually, and by long practice as being established by reasonable association with, incidental and subordinate to the principal use of the property, including, but not limited to the following:

- 1) Open Space / Recreation area
- 2) Emergency Generator
- 3) Signs
- 4) Solid Waste and Recycling Facilities
- 5) Retaining Walls
- 6) Lighting
- 7) Sidewalks/Walkways



Rehabilitation Plan:

Conditional Uses

If the owner of lot 11 in block 31207 also owns lots 16 and 17 in the same block the following uses are permitted after all three lots have been merged the following uses may be permitted in the existing structure or a newly constructed structure:

- 1) Recreational space
- 2) Meeting room
- 3) Card room

The following recreational uses would also be permitted on site:

- a. Gazebos
- b. Benches
- c. Picnic tables
- d. Grilling facilities
- e. Playground equipment
- f. Bicycle racks

Rehabilitation Plan:

Bulk Standards

Reuse of the current structure shall be permitted and be considered conforming under this redevelopment plan. For redevelopment of the site, the following shall setbacks shall apply:

Principal Building Setbacks:

Front yard setback	25 feet
Side yard setback	10 feet
Rear yard setback	15 feet

Parking spaces setback

Front yard setback	10 feet
Side yard setback	5 feet
Rear yard setback	5 feet

Maximum Building Height 30 feet

Maximum Accessory Structure Height 18 Feet

Maximum Coverage

Building Coverage	25%
Impervious Coverage	80%



Rehabilitation Plan:

For the purpose of this redevelopment plan the definition of parking space shall be as follows

PARKING SPACE:

The parking area for the parking of one motor vehicle. Such a parking space shall provide for a rectangular area of not less than 180 square feet exclusive of access drives or aisles and shall be a minimum of 9 feet in width measured perpendicular to the axis of the length. Each space shall abut an access driveway or aisle.

Rehabilitation Plan:





Rehabilitation Plan:

Block 31207 Lots 12, 13 and 15

Permitted Uses

The redevelopment of these properties shall be done when all three properties are under common ownership or control and may contain one of the following permitted uses:

- 1) Retail sales and services;
- 2) Retail / Apartment Mix wherein retail is on the first floor and apartments are on the second floor.



Rehabilitation Plan:

Permitted Accessory Uses

Any and all uses of land that is customarily, habitually, and by long practice as being established by reasonable association with, incidental and subordinate to the principal use of the property, including, but not limited to the following:

- 1) Open Space / Recreation area
- 2) Emergency Generator
- 3) Signs
- 4) Solid Waste and Recycling Facilities
- 5) Retaining Walls
- 6) Lighting

Density

A maximum of 12 dwelling units per acre are permitted on the subject properties.

Rehabilitation Plan:

Bulk Standards

Reuse of the current structure shall be permitted

Principal Building Setbacks:

Front yard setback	25 feet
Side yard setback	10 feet
Rear yard setback	15 feet

Parking spaces setback

Front yard setback	10 feet
Side yard setback	5 feet
Rear yard setback	5 feet

Maximum Building Height 30 feet / 2 Stories

Maximum Accessory Structure Height 18 Feet

Maximum Coverage

Building Coverage	25%
Impervious Coverage	80%

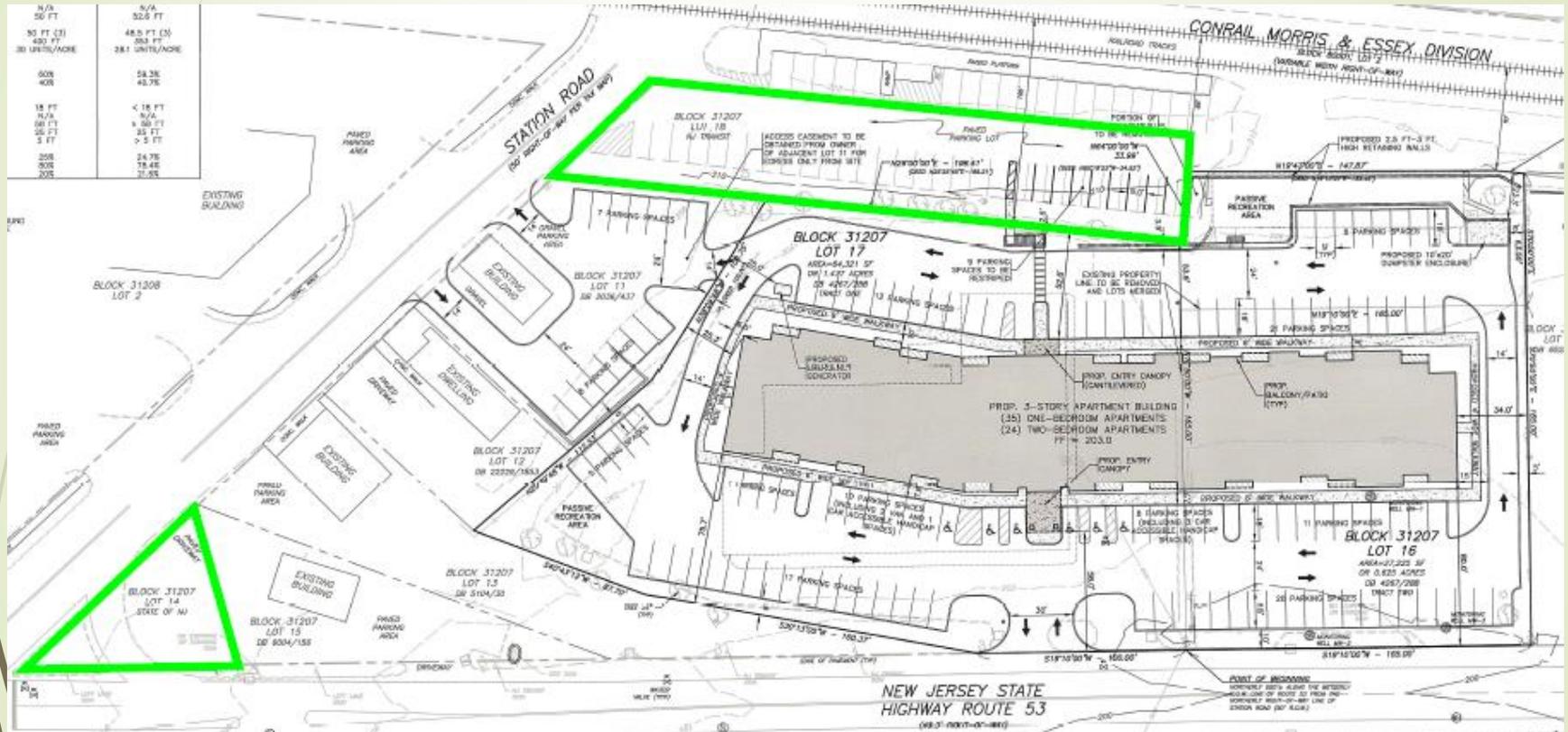


Rehabilitation Plan:

Block 31207 Lots 14 and 18

These two lots have been included in this redevelopment plan as they are outlying property that do not meet the statutory requirements for redevelopment. The permitted uses for these properties are transportation uses and associated parking only.

Rehabilitation Plan:





Questions?

