Area in Need of Redevelopment Study
Block 9, Lots 11.01, 11.02, 11.03, 32, & 36
and Block 7, Lot 22

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

Introduction

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

Study Area:
1. Block 9, Lot 11.01: 25 Mitchell Street, Residential
2. Block 9, Lot 11.02: 29, Mitchell Street, Residential
3. Block 9, Lot 11.03: 27 Mitchell Street, Residential
4. Block 9, Lot 32: 8-10 Central Avenue, “Biddleman Site”
5. Block 9, Lot 36: 18 Central Avenue, “Selecto Flash Site”
Redevelopment Process

1. Governing body adopts resolution directing the Planning Board to undertake a preliminary investigation of an area for redevelopment
2. Resolution directs the Planning Board to prepare a map showing the boundaries of the proposed redevelopment area and the location of any existing public or private facilities
3. Resolution directs the Planning Board to prepare a statement setting forth the basis for the investigation
4. Resolution directs the Planning Board to provide notice to all property owners and residents within the proposed area
5. Resolution provides notice of the public hearing to all property owners and residents

Resolution and notices should now indicate whether area is proposed as condemnation or non-condemnation area

Governing body adopts a resolution designating all or part of a proposed area as a redevelopment area

Governing body submits a proposal of a Redevelopment Plan which may be submitted to the planning board

Planning board reviews the Redevelopment Plan for consistency with Master Plan within 60 days of receipt by governing body or upon review of the proposal in Redevelopment Plan and submits to governing body for action

From the NJ State League of Municipalities 2014 Annual Conference "New Tools for Redevelopment and Rehabilitation" presented by Joseph Marzilli, Jr., Esq. and Stan Slacheltka, PA, AICP
Existing Zoning and Land Uses

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

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

<table>
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<th>Block</th>
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<td>4 Tompkins Street</td>
<td>Class 1 - Vacant Land</td>
<td>R-M - Multi-Family Residences District</td>
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West Orange Master Plan (2010)

Objectives from pages 10-12:

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

Further on page 35:

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

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

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*Estimates from the West Orange Tax Assessor's office.
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Block 9, Lot 32 - Biddleman
Block 9, Lot 32 - Biddleman (Cont')

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

Block 9, Lot 36 - Selecto-Flash, Inc. (Cont'd)
Block 7, Lot 22 – Vacant Property Owned by Selecto-Flash, Inc.

Environmental Assessment

The following portions of the Study Area are currently in the Central Valley Brownfield Development Area (CVBDA).
- Block 9, Lot 32: Selecto-Flash is a Known Contaminated Site
- Block 9, Lot 36: Biddleman was previously subjected to Industrial Site Recovery Act ("ISRA")
Environmental Assessment (Cont'd)

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

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

Violations/Deficiencies

- Block 9, Lot 32 ("Biddleman"): Township issued summons for failure to maintain the exterior of the premises in 2016

- Block 9, Lot 36 ("Selecto-Flash"): Deficient in taxes; chemical odor complaints; Various robberies and suspicious persons on-site complaints

- Block 7, Lot 22 ("Selecto-Flash"): Deficient in taxes; violation for litter, debris, dog defecation and dumped plaster on the property
Findings

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

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

Findings (Cont’d)

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

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

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

**“h” Criterion Assessment**
- Applied to entire proposed Redevelopment Area
- Smart Growth Area applies to West Orange’s Metropolitan Planning Area (PA1) from New Jersey State Development and Redevelopment Plan (SDRP)

**Findings (Cont’d)**

Section 3 of the Local Redevelopment and Housing Law, P.L.1992, c.79 (C. 40A:12A-3)
- Block 9, Lots 11.01, 11.02 and 11.03
- The study finds the inclusion of said properties is necessary for the effective redevelopment of the Study Area.
- Inclusion of the lots would facilitate an effective development regarding site access.
  - Would enable ingress/egress alignment with Tompkins Street
- Lots are existing non-conforming uses in the I Industrial Zone and each lot is under the minimum lot area for the I Zone.
Conclusion

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

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

Questions or Comments?

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