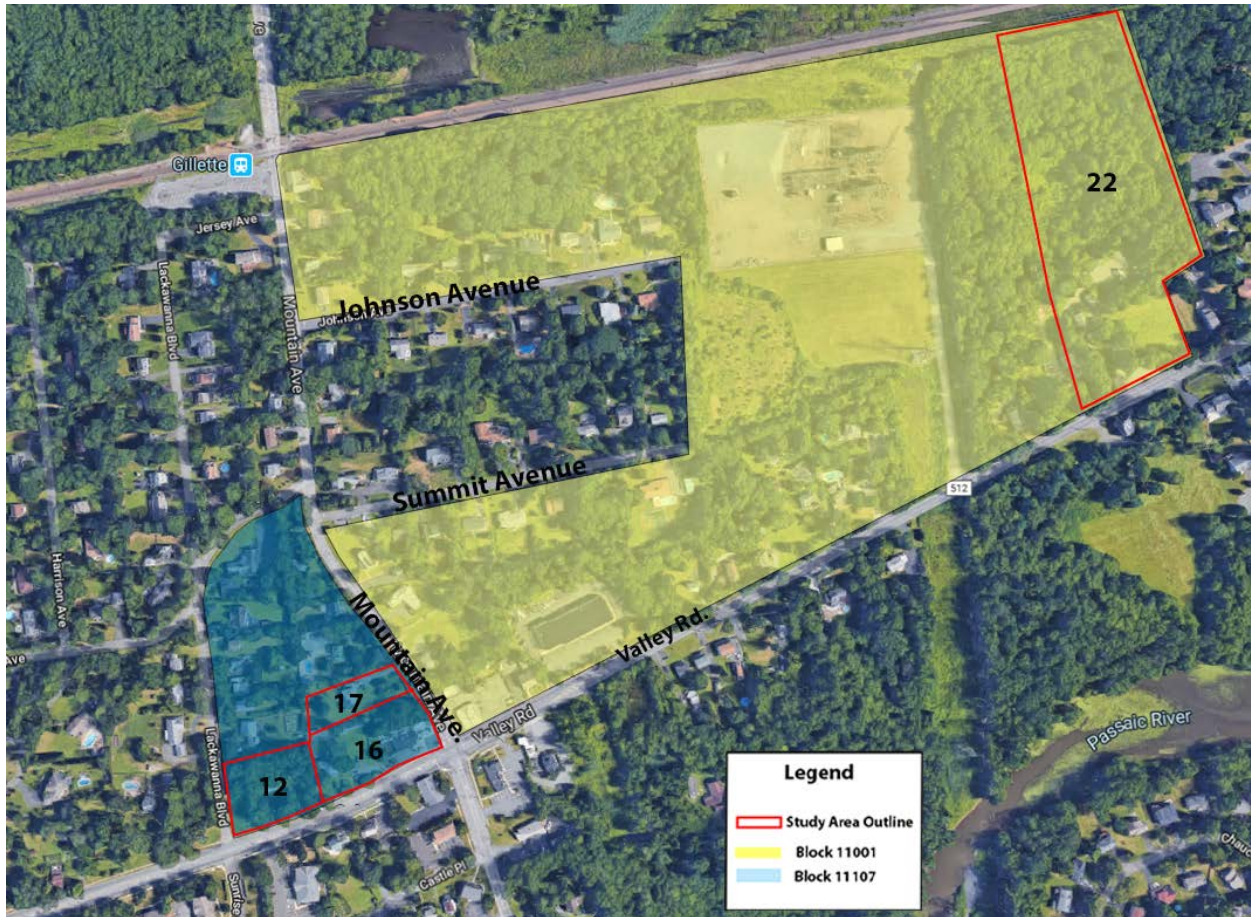


TOWNSHIP OF LONG HILL

Morris County, New Jersey

AREA IN NEED OF REDEVELOPMENT STUDY - VALLEY ROAD

Block 11107, Lots 12,16 & 17; Block 11001, Lot 22



June 6, 2019

Revised June 28, 2019



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& Associates, LLC**
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Acknowledgments:

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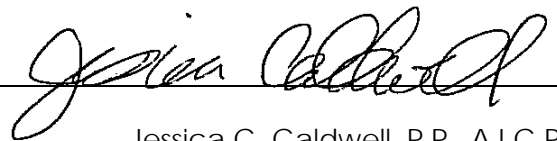
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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

A handwritten signature in black ink, appearing to read "Jessica Caldwell", is written over a horizontal line.

Jessica C. Caldwell, P.P., A.I.C.P.

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1. INTRODUCTION

1.1 BACKGROUND

On March 13, 2019, the Governing Body of the Township of Long Hill authorized the Planning Board to conduct a Non-Condemnation Area in Need of Redevelopment Study via Resolution Number 19-100. The Study Area is identified as Block 11001, Lot 22 and Block 11107, Lots 12, 16, and 17 on the official tax maps of the Township (the "Study Area").

The Study Area includes 11.16 acres located in the southeast section of the Township along Valley Road. The Study Area includes four (4) lots in two (2) Tax Blocks: Block 11001 and Block 1107. Block 11001, Lot 22 fronts on Valley Road with the nearest intersection being Mountain Avenue and Valley Road. The NJ Transit Commuter Rail line for Gillette is located directly north of the Study Area.

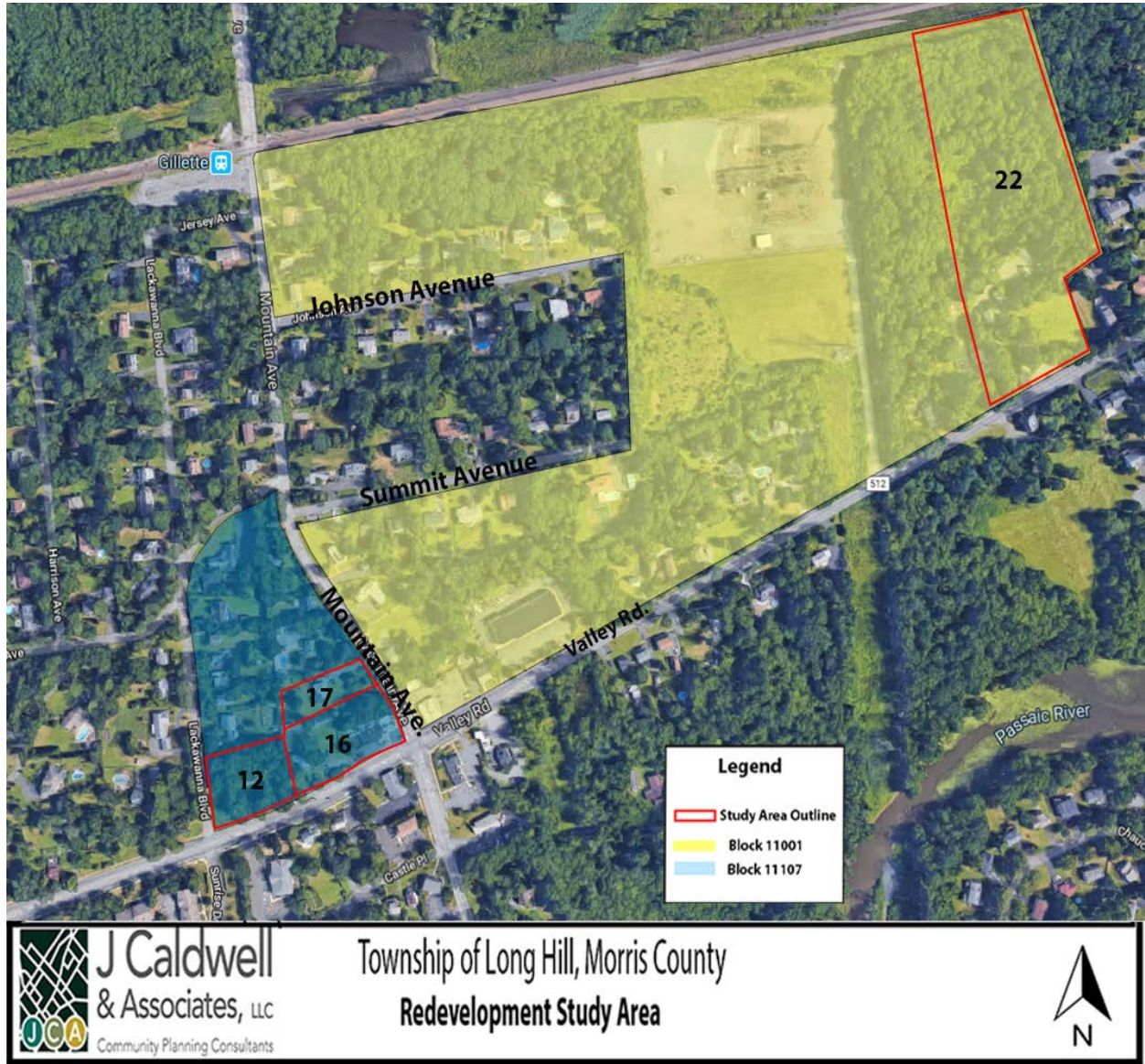
Block 11001, Lots 12, 16 and 17, front on Valley Road, Mountain Avenue, and Lackawanna Boulevard. The site boundaries for this Study Area are Lackawanna Boulevard on the western half and Mountain Avenue on the eastern half of the Study Area. The NJ Transit Commuter Rail Station for Gillette is located directly north of the Study Area.

The purpose of this study is to determine whether the Township should designate all or a portion of the Study Area as a Non-Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law (LRHL), N.J.S.A 40A:12A-1 et seq.

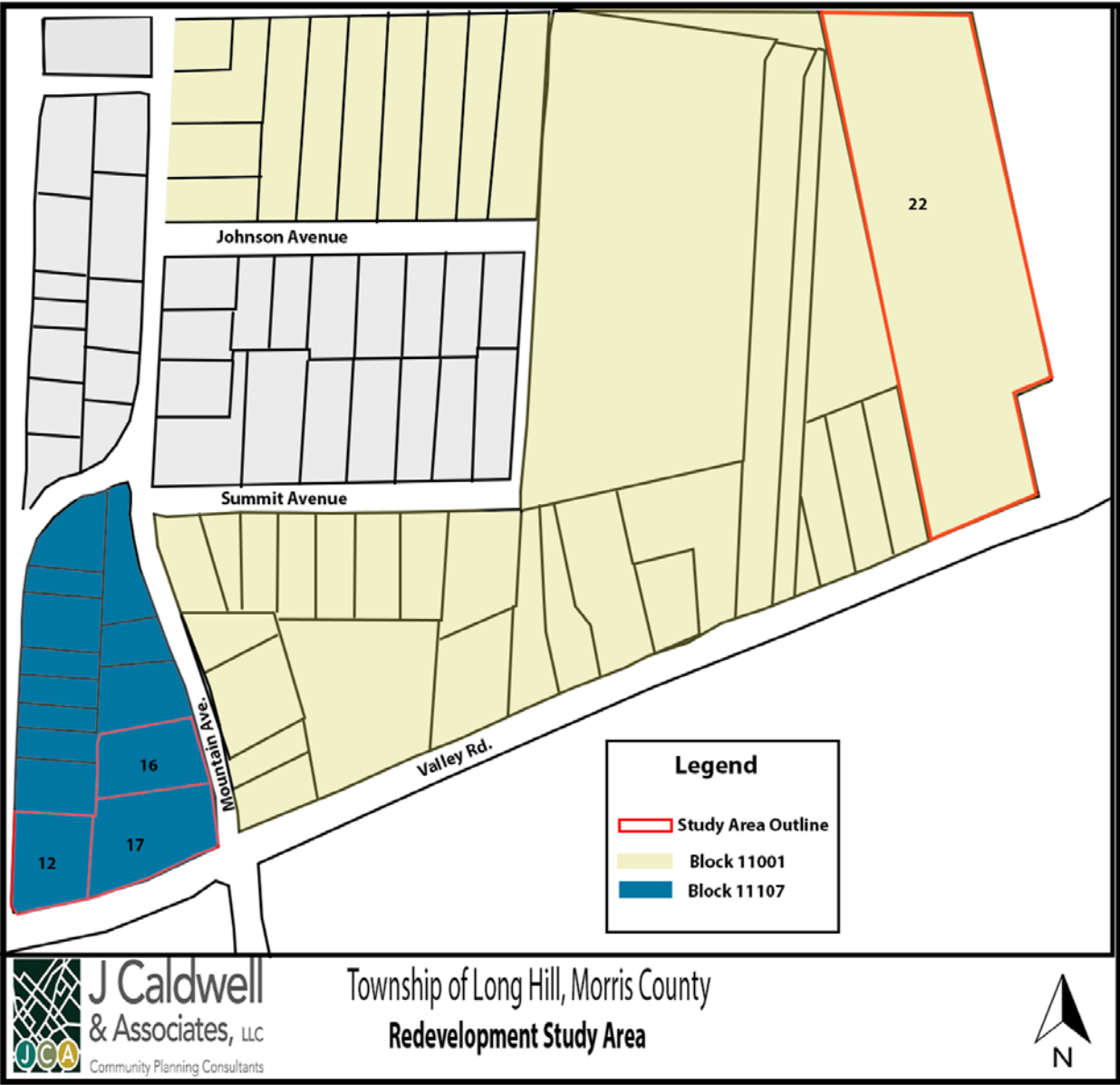
The Township Resolution 19-100 also requires that the preliminary investigation of the Study Area be undertaken within the context of a "Non-Condemnation" Redevelopment Area. Meaning that if the Study Area is determined to be an Area in Need of Redevelopment under LRHL, it shall be given a redevelopment designation. However, due to the non-condemnation designation, the municipality will not have the statutory authority to exercise the power of eminent domain to acquire property in the designated area.

This report will describe whether the Study Area qualifies as a "Redevelopment Area" under the requirements set forth. The analysis presented in this report is based upon an examination of existing conditions, site inspections, review of tax data, land uses, zoning ordinances, master plan goals and objectives, and a history of each site pertaining to zoning violations and police records as they relate to the statutory "Area in Need of Redevelopment" criteria.

Study Area Map



Tax Block Map



Township of Long Hill, Morris County
Redevelopment Study Area



2. LOCAL REDEVELOPMENT AND HOUSING LAW

2.1 CHAPTER 12A. LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)

The LRHL was developed by the New Jersey State Legislature to provide tools to municipalities to promote the process of redevelopment and rehabilitation as follows:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which results from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

The Legislature has, by various enactments, empowered and assisted local governments in their efforts to revitalize their communities through redevelopment, rehabilitation, and incentives for the expansion and improvement of commercial, industrial, residential and civic facilities.

2.2 PROCESS FOR DETERMINATION AS A REDEVELOPMENT AREA

The following process must be followed in order to designate an area in need of redevelopment (N.J.S.A.40A:12A-6):

- a. The Governing Body adopts a resolution authorizing the Planning Board to undertake a preliminary investigation of a proposed area to determine if the area is in need of redevelopment. The resolution must designate whether the area being considered is proposed as a "Condemnation Redevelopment Area" or a "Non-Condemnation Redevelopment Area". The Condemnation Redevelopment Area permits the Governing Body to use the power of eminent domain in a designated redevelopment area. The Non-Condemnation Redevelopment area does not permit the Governing Body to use the power of eminent domain in a designated redevelopment area. The Governing Body forwards a map of the proposed Study Area to the Planning Board.
- b. The Planning Board "prepares" a map and appends a statement setting forth the basis for the investigation. This must be on file with the Municipal Clerk.
- c. A study of the proposed area in need of redevelopment is prepared for review by the Planning Board.
- d. The Planning Board sets a date for a public hearing on the proposed designation of the proposed area and provides notice and opportunity for the public and those that would be affected by the determination to provide input on the proposed designation. The hearing notice must identify the general boundaries of the area and that a map is on file with the municipal clerk for public inspection. The hearing notice must also identify whether the area is being considered as a condemnation or non-condemnation redevelopment area. The notice must be published once per week for two weeks prior to the hearing in the newspaper of record. The notice must also be mailed to all property owners in the Study Area and anyone who has expressed interest in the designation.
- e. After completing the hearing, the Planning Board makes a recommendation to the Governing Body whether the area, in whole or in part, should be designated as an area in need of redevelopment.
- f. The Governing Body, after receiving the recommendation from the Planning Board, may adopt a resolution determining that the delineated area, in whole or in part, is designated as an area in need of redevelopment.
- g. The Clerk must transmit a copy of the resolution to the Commissioner of the State Department of Community Affairs (NJDCA) for review and approval. If the area in need of redevelopment is situated in an area where development or redevelopment is to be encouraged pursuant to State law or regulation then the determination shall take effect upon transmittal to NJDCA. Otherwise, the NJDCA has 30 days to approve or disapprove the area. If NJDCA does not respond in 30 days, the area is approved.

- h. Notice of the determination must be provided to all property owners within the delineated area within 10 days of the determination. If the area was determined to be a condemnation area the following language must be in the notice:
 - (i) The determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area; and
 - (ii) legal action to challenge the determination must be commenced within 45 days of receipt of the notice and that failure to do so shall preclude an owner from later raising such a challenge.
- i. Following the 45-day appeal period and approval or no comment from NJDCA, then the area is designated as a redevelopment area and the municipality may exercise all of the powers set forth in the LRHL.
- j. In order to carry out the redevelopment of the site, a redevelopment plan must be adopted by the Governing Body. The plan may be prepared by the Governing Body and adopted pursuant to an ordinance with a referral to the Planning Board. Alternatively, the Governing Body may ask the Planning Board to prepare the plan, after which the Governing Body may adopt the plan pursuant to an ordinance.
- k. The Redevelopment Plan, once adopted, acts as the zoning on the site.

2.3 BENEFITS OF AREA IN NEED OF REDEVELOPMENT

The LRHL is essentially a planning and financial tool that allows a redevelopment area to be overlain with specific zoning and other incentives to stimulate the area's redevelopment or rehabilitation. More specifically, a redevelopment designation allows the municipality to, among other things:

- a. Adopt a redevelopment plan that will identify how an area will be developed, including its use.
- b. Clear an area, install, construct or reconstruct streets, facilities, utilities, and site improvements.
- c. Negotiate and enter into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
- d. Issue bonds for redevelopment.
- e. Acquire property (condemnation redevelopment area only).
- f. Lease or convey property without having to go through the public bidding process.
- g. Grant tax exemptions and abatements.

As such, the Township can utilize the powers granted to municipalities under the LRHL to improve the existing conditions of the Study Area.

1. The redevelopment plan for the area can be developed specifically for the area and even for a specific project.
2. The redevelopment authority may provide long term tax abatements on improvements to the site and may also create a payment instead of Taxes or Pilot for the area.
3. The redevelopment authority may issue Redevelopment Area Bonds to assist in financing development of the site.
4. The redevelopment authority may select a redeveloper for the site and enter into agreements and contracts with the redeveloper in support of effectuating the redevelopment.

2.3 CRITERION FOR AREA IN NEED

Under N.J.S.A 40A:12A-5, for an area to be found in need of redevelopment, the proposed area must meet any one (1) of the eight (8) criteria listed below:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections 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 properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.
- 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 another casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act, "P.L.1983, c303 (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:20-1et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c441(C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment power within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in the 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 principals adopted pursuant to law or regulation.

In addition to the above criteria, Section 3 of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area, by defining an area in need of redevelopment as follows:

“(A) redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public 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.”

3. OVERVIEW OF THE STUDY AREA

3.1 DESCRIPTION

The Study Area includes four (4) lots covering 11.165 acres. The lots are Lot 22, Block 11001 and Lots 12,16 and 17, Block 11107. The Study Area is located along Valley Road, which is the Township's main commercial corridor. Blocks 11001 and 11107 are generally commercial or mixed-use along Valley Road, with residential uses north and south of Valley Road. The Study Area is directly south of the Gillette Rail Line and Rail Station with commuter train service within walking distance of the Study Area.

#	Block	Lot	Acerage (ac.)	Owner
1	11107	12	.82	SIX HUNDRED NINETY VALLEY ROAD LLC
2	11107	16	1.2	SIX SIX FOUR- SIX SEVEN SIX VALLEY ROAD LLC
3	11107	17	0.851	FIVE HUNDRED SIX MOUNTAIN AVENUE LLC
4	11001	22	8.2937	488- 490 VALLEY ROAD LLC
Total Acreage			11.1647	

Source: NJCTB- New Jersey Association of County Tax Boards.

The Study Area is developed with a mix of uses including a gas station/auto repair shop, former retail store, landscaping business and residential housing. The former retail store has an apartment above it and an additional residence behind it on the property. Other residential structures appear to either be single family residential, two-family or informal multi-family residential. The study area is located in the Gillette section of Long Hill Township.

Each parcel within the Study Area is described below:

1. Block 11107, Lot 12: 690 Valley Road

This 0.82-acre parcel is a corner lot located on the eastern side of the intersection of Valley Road and Lackawanna Boulevard. The property is owned by SIX HUNDRED NINETY VALLEY ROAD LLC and is developed as a two-family residence. The residence is approximately 1,874 sq ft and was built in 1950. Currently the residence is renter-occupied.



2. Block 11107, Lot 16: 664-676 Valley Road

This 1.2-acre property is located on the northwestern corner of the intersection of Valley Road and Mountain Avenue with approximately four buildings on the lot. The property is owned by SIX SIX FOUR- SIX SEVEN SIX VALLEY ROAD LLC. The site is developed as a Valero Gas Station, residential structure, two accessory storage structures. The residence was built in 1920. Currently, the property has an active gas station, a landscaping business consisting of storage of vehicles and equipment and a residential use that appears to be multiple units within a former single family residence.





3. Block 11107, Lot 17: 506 Mountain Ave.

This parcel is owned by FIVE HUNDRED SIX MOUNTAIN AVENUE LLC. This 0.851-acre lot is currently developed as a residential use. The home is approximately 1,614 sq ft and built in 1955. There are numerous vehicles (7+) parked at the residence in both the driveway and on the grassy areas of the lot indicating potential crowding or multi-family use.

4. Block 11001, Lot 22: 488 Valley Rd.

This parcel is owned by 488- 490 VALLEY ROAD LLC. The property is developed with a small mixed-use building in front of the property and a residential structure and garage to the rear of the property. The three buildings on the property were built in 1940. The lot size is approximately 8.29 acres. This mixed-use structure along Valley Road has an occupied residential apartment. The commercial use is vacant. The residence and garage to the rear of the property are vacant.



3.2 EXISTING LAND USE

The Study Area includes four (4) tax lots, covering an area of 11.1647 acres. The uses in the Study Area include mixed-use, residential and commercial uses.

#	Block	Lot	Acreage (ac.)	Land Use
1	11107	12	.82	Residential – Two- Family
2	11107	16	1.2	Commercial /Residential
3	11107	17	0.851	Residential
4	11001	22	8.2937	Commercial/ Residential
Total Acreage			11.1647 acres	

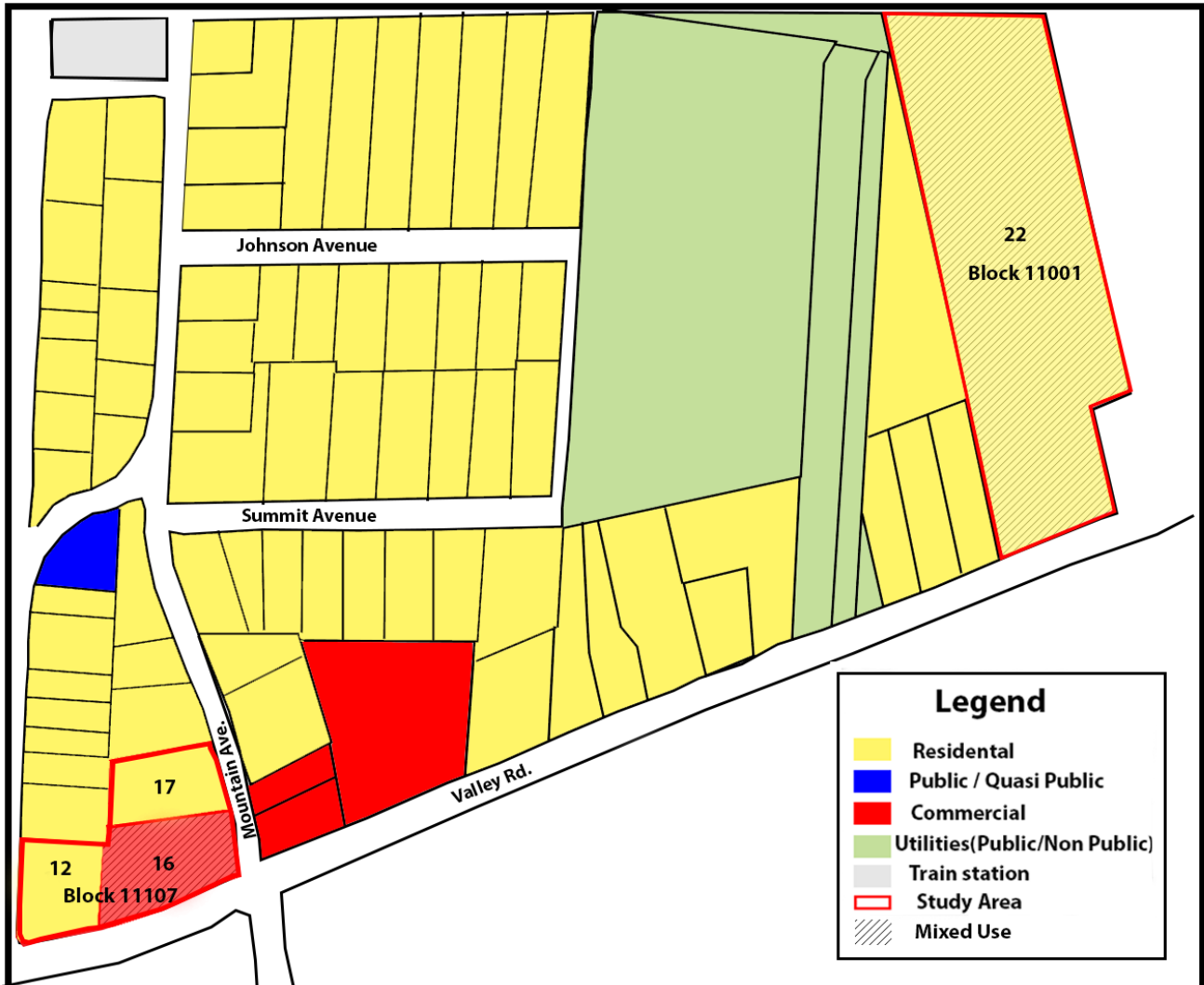
Land uses in the Study Area fall into the following categories:

1. Approximately 75 percent of the Study Area is comprised of single-family/ multifamily residential uses, including Lots 12, 16 and 17, Block 11107. Some form of residential use exists on all of the parcels in the Study Area.
2. About 25 percent of the Study Area is comprised of commercial uses. This includes portions of Lot 16, Block 11107 and portions of Lot 22, Block 11001. Lot 16, which is in this commercial area, is occupied by a gas station. The site also has a car repair shop in connection with the gas station. Additionally, a landscape business has multiple trucks, equipment and materials stored on the site with the gas station.

Environmental Issues on Site

On December 11, 2018, Lot 16 also known as the Valero Gas Station, was reviewed by EWMA as part of a site remediation study. The study was conducted to examine if soil contamination from previous leaking tanks was continuing to impact groundwater. The study concluded that soil contamination was no longer negatively affecting the ground water, but further monitoring should be maintained. Also, any future development on the site should take into consideration the potential vapor intrusion from the groundwater contamination.

Land Use Map



Township of Long Hill, Morris County
Redevelopment Study Area



3.3 IMPROVEMENT VALUE TO LAND VALUE ANALYSIS

In order to determine the economic productivity of properties within the Study Area, tax assessment data was analyzed to determine the ratio of the improvement value to land value on each lot. This ratio can help identify properties that are underutilized. The table contains the information taken from the Township's tax records which include building descriptions, land values, property improvement costs and the values of the total properties.

An improvement to land value ratio of 1:1 or less suggests that the "land is not currently supporting a reasonable value of improvements", and, as such, is underutilized¹. An improvement value of less than 2:1 also can identify parcels that are underbuilt for the area, particularly in a central business district. Properties with improvement values that are equal to or greater than the land value indicate healthy economic productivity. Properties where the land is worth more than the improvements often indicate that the improvements are old, obsolete and/or deteriorated so that they depreciate, rather than appreciate, in value as would be the case with economically productive properties.

Lot	Land Value	Improvement Value	Total Value	Improvement to Land Ratio
12	190,800	172,300	363,100	0.9 :1
16	600,000	470,000	1,070,600	0.78 :1
17	216,000	179,500	395,500	0.83 :1
22	623,000	27,000	650,000	0.043 :1

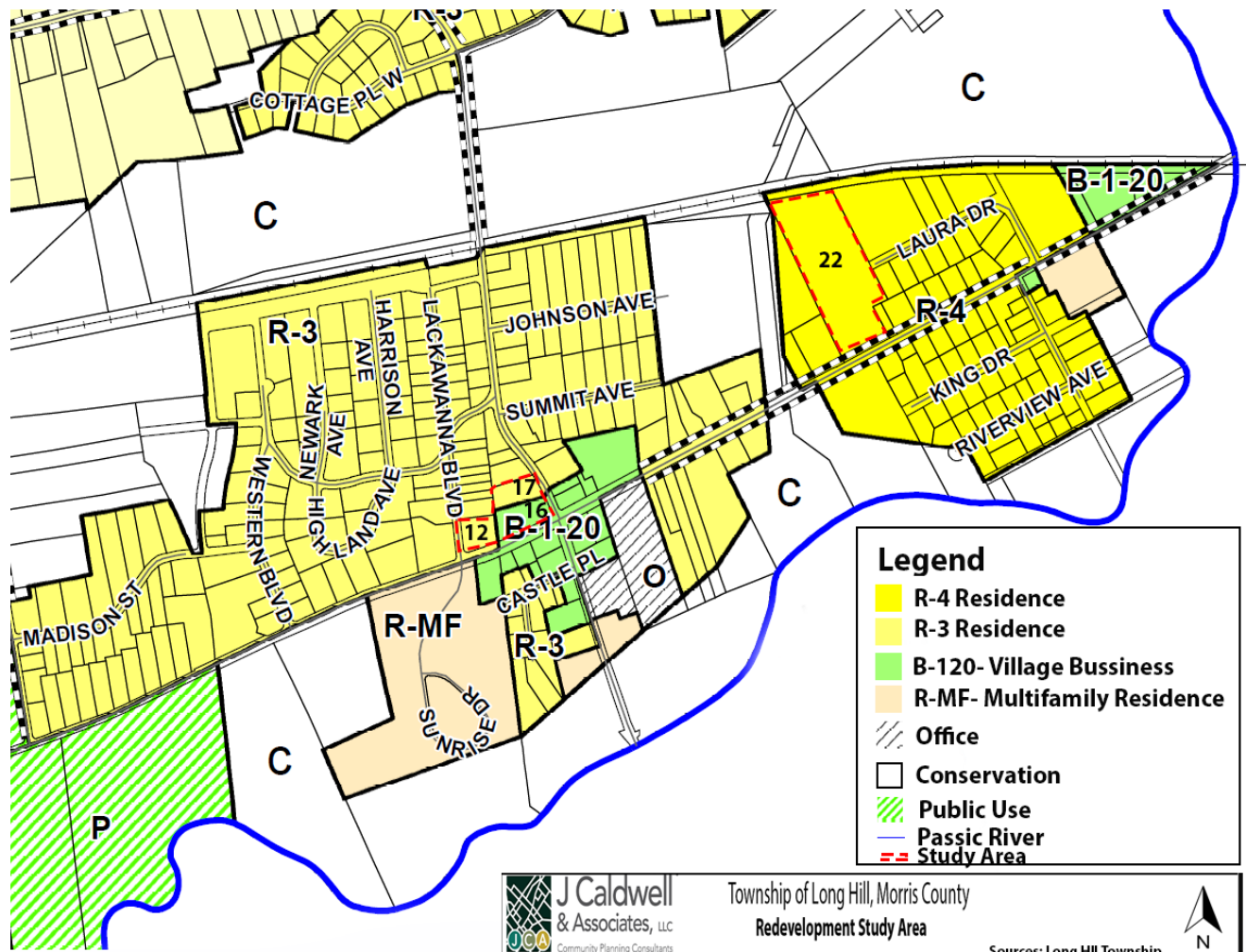
The four (4) parcels above have an improvement value to land value ratio of 1:1 or less and are located within the Gillette community in Long Hill Township. The four (4) parcels of land are also within 1/3 mile of the Gillette Train Station. The improvement to land value ratios above indicate underutilization of the properties.

¹ (The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities, 2012. Pg. 64

3.3 ZONING ANALYSIS

Of the four (4) lots in the Study Area, two (2) are zoned R-3, one (1) is zoned B-1-20, and one (1) is zoned R-4.

#	Block	Lot	Zone
1	11107	12	R-3
2	11107	16	B-1-20
3	11107	17	R-3
4	11001	22	R-4



Zoning Description

B-1-20 Village Business Zone

B-1-20 Village Business Zones are located in various locations along Valley Road and allow retail trade and retail services, business and professional offices, restaurants, financial institutions, apartments, child care centers and similar uses. Conditional uses include public institutional uses, public utilities, outdoor dining and drive-up windows for pharmacies.

R-3 Residential Zone

R-3 Residential Zones are the prevailing zoning classification within the municipality. The Zone is intended to accommodate residential development on 30,000 square foot lots. The R-3 Zone primarily permits residential including single-family, community residences and community shelters, density modification subdivisions and lot dimension modification subdivisions. Accessory uses include home offices, senior suites, accessory apartments, keeping of livestock and other customary uses. Conditional uses include public institutional uses and public utilities.

R-4 Residential Zone

The R-4 District is intended to accommodate residential development on lots 20,000 square feet or greater. The R-4 Zone primarily permits residential including all of the uses in the R-3 Residential Zone and also includes Planned Senior Residential Communities.

3.4 RELATIONSHIP TO MASTER PLAN

Enhancement of Long Hill's downtown has been an ongoing effort for the Township. The Township's most recent Master Plan Reexamination was adopted in 2013. A Downtown Valley Commercial District Element was adopted in 2015. The 2015 Downtown Valley Commercial District Element noted the following: *"The vision for downtown Long Hill is that of a vibrant hub of community activity. We envision a future in which the area is highly accessible to pedestrians through connecting pathways and sidewalks. Downtown will be a place where people will come to stroll, shop, work, attend cultural and entertainment events, enjoy food and drink, and conduct civic and other business activities. Downtown should be planned to strengthen its role as an economically sustainable commercial center that provides many of the goods and services that Township residents need on a daily basis and also is a magnet to people from the surrounding region."*

The Study Area is adjacent to the proposed downtown areas and redevelopment of such would augment Land Use Goals in the Master Plan as follows:

Land Use Goals:

1. Make walkable neighborhoods a priority within Long Hill Township, including, but not limited to these criteria:

- A Center: Walkable neighborhoods have a center, whether it's the main street or a public space.
- People: Enough people for businesses to flourish.
- Public Transportation: Access to public transit to serve the needs of local residents and visitors.
- Parks and Public Space: Adequate public places for people to gather and play.
- Pedestrian Design: Buildings are close to the street; parking lots are relegated to the back.
- Neighborhood-Related Businesses: Uses that meet the shopping, social, and dining needs of local residents while also attracting out-of-town consumers and patrons.

2. Encourage the development of these walkable areas in ways that meet accepted walkability standards via sidewalk access: a ¼ mile radius includes fundamental lifestyle necessities; ½ mile radius (10-minute walk) provides access to active and passive recreation.

3. Encourage commercial uses related explicitly to lifestyle preferences of both older residents who want to retire in place and younger residents seeking walkable neighborhood housing. Define new zoning districts that more closely align existing uses with desired future uses, notably the intent to foster walkable mixed use residential and commercial neighborhoods.

The Master Plan recommends creating a General Business District along Valley road which will connect Stirling Village, Millington Village and Gillette. The goal is to combine portions of the B-2, B-3, L1-2 and O zones along Valley Road into a new Business Downtown Zone (B-D) which will allow office, commercial and retail uses.

3.5 ZONING VIOLATIONS

Zoning violations in the Study Area were analyzed to determine if property maintenance and land use violations were an issue in the area. Several zoning and property maintenance violations have been issued within the Study Area. A lot by lot analysis shows that all four (4) of the lots have had property maintenance and zoning violations.

Block 11107, Lot 12: The property received a formal complaint on the number of bulk items left out in front of the property.

Block 11107, Lot 16: The property received a zoning violation for changing the sign with no formal approval from a non-digital sign to a digital sign for gas prices. The sign was later changed back to a non-digital sign. The property received a property maintenance report for the illegal storage of commercial vehicles on the property (Landscape service trucks).

Block 11107, Lot 17: The property received a noise ordinance violation from a neighbor about a generator running full time. The noise exceeded the acceptable hours from 7 am to 8 pm. The property also received a violation for having too many cars permanently parked on the driveway.

Block 11001, Lot 22: The property received a zoning violation for an illegal pile of debris left on the side of the lot (this included wood pallets and garbage). The property also received a violation for hosting a sidewalk sale on the property which was not approved for by the Township.

Property Maintenance & Zoning Violations by Lot

#	Block	Lot	Prop. Maint.	Zoning
1	11107	12	1	0
2	11107	16	1	1
3	11107	17	1	1
4	11001	22	2	1

3.6 POLICE REPORTS

CASE NUMBER	DATE/TIME	INCIDENT
488 VALLEY RD / 490 VALLEY RD		
2014-01794	2/11/14 16:33	Verbal dispute between two parties involving rent
664 VALLEY RD / 670 VALLEY RD		
2019-05690	4/2/19 7:27	Concerned motorist observed a slowly-driving car stop at a location
2019-04239	3/7/19 3:58	A motorist ran out of gas at the location
2019-00054	1/2/2019 2:46	Burglar alarm activation
2018-14089	9/14/2018 2:44	The suspicious vehicle pulled into closed business
2018-13464	9/2/2018 1:59	Police assistance to motorist
2018-12574	8/16/2018 23:17	Police assistance to motorist
2018-11767	8/1/2018 15:29	Motor Vehicle Accident
2018-09405	6/20/2018 7:52	Welfare check
2018-03503	3/7/2018 15:56	Disabled motor vehicle
2018-02903	2/23/2018 17:46	Credit card charge dispute
2018-00208	1/16/2018 5:31	Motorist assistance
2017-17932	10/24/2017 19:38	Motorist assistance
2017-16356	9/28/2017 17:32	Motor Vehicle Accident
2017-09869	6/11/2017 4:59	Investigation of two subjects lying on the ground of premises
2017-08049	5/13/2017 19:15	Burglar alarm activation
2016-19252	11/23/2016 9:53	Motor Vehicle Accident
2016-18977	11/19/2016 11:06	A passerby called out of concerned for motorist having difficulty driving
2016-15698	9/27/2016 17:38	Reported suspicious male
2016-13638	8/23/2016 6:58	Motor Vehicle Accident (occurred at the intersection, not on property)
2016-07226	5/6/2016 8:45	Motor Vehicle Accident (occurred at the intersection, not on property)
2016-02040	2/9/2016 23:22	Reported suspicious vehicle Patrol located the suspicious van. Occupants leaving keys/note for car repairs
2015-17771	12/8/15 10:24	repairs
2015-10045	7/11/15 22:26	Suspicious vehicle
2015-09107	6/21/2015 0:29	Suspicious vehicle
2015-05664	4/17/2015 15:25	Disabled motor vehicle
2015-05586	4/16/2015 10:18	Motor Vehicle Accident (occurred @ intersection, not on property)
2015-02014	2/8/2015 23:47	Response to possible reported fire was steam from the furnace.
506 MOUNTAIN AVE		
2017-013544	8/12/2017 0:26	Noise complaint in reference to loud music

**690 VALLEY
RD**

2018-19412	12/24/2018 20:12	The juvenile arrest of a subject who had left custody without permission
2018-16368	10/25/2018 6:23	Patrol located a reported missing juvenile
2018-05247	4/5/2018 23:20	Juvenile arrested for possession of CDS
2018-00752	1/16/2018 18:26	Patrol located two reported missing juveniles
2017-16111	9/24/2017 21:36	Noise complaint in reference to a party taking place on premises
2016-02310	2/29/2016 17:26	Homeowner reports in-laws improperly removing items from home
2016-02837	2/22/2016 21:57	Suspect arrest for aggravated sexual assault

The police reports and zoning/maintenance violations provided for the Study Area indicate potential issues relative to overcrowding, illegal land uses, attractive nuisances, disruptive and criminal behavior occurring within the Study Area.

4. CRITERIA COMPLIANCE ANALYSIS

An analysis of the Study Area's existing land use, site layout, and physical characteristics was conducted using tax records, a physical inspection of the Area, review of aerial photographs, Master Plan studies and maps, and other municipal records. This section summarizes findings for the Study Area according to the following criteria from N.J.S.A 40A:12A-5 to determine whether the Study Area should be designated as an Area in Need of Redevelopment:

The criterion "a": Deterioration (N.J.S.A. 40A:12A-5.a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

The following properties within the Study Area were found to meet Criterion "a" for deterioration: Block 11001, Lot 22 and Block 11107, Lot 16. The four (4) buildings on Lot 22 have dilapidated siding, chipping paint, sagging and broken gutters, deteriorating interiors, broken pipes, leaking roofs and a host of other issues that point to substandard and dilapidated conditions. Two of the four structures also have boarded up windows, outdoor storage of debris and trash. The vacant residence and barn to the rear of the property are vacant and in unsafe conditions for habitation. Of the four structures, only the apartment over the vacant commercial space is occupied. All other spaces on the site are in disrepair and not habitable in their current condition. Block 11107, Lot 16 has structures in a state of dilapidation and disrepair. The two accessory structures have broken windows, broken siding and are filled with storage for the landscaping business. Lot 16 has a gas station and auto body repair, a residence, which appears to be used as multi-family apartment and two accessory structures on one lot. The lot does not have connectivity between the uses and the uses do not correlate with each other. The illegal storage of landscaping vehicles and equipment is spread throughout the lot and in the residential parking area. Lot 16 displays dilapidation and obsolescence of uses. See Appendix A for site photos.

Criterion "b": Abandonment (N.J.S.A. 40A:12A-5. 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.

The following property was found to meet Criterion "b": Block 11001, Lot 22. All four (4) structures on the property display vacancy and abandonment. Of the four structures on the property, only the apartment over the commercial use is occupied. The remainder of the property is not occupied and has been allowed to fall into so great a state of disrepair as to be untenable. The commercial space has broken pipes, broken sheetrock, broken ceiling tiles and mold. The residence, barn and garage all display disrepair, broken siding, windows, leaking roofs, molding, piled up garbage and rodent infestations. See Appendix A for site photos.

Criterion “d”: Obsolete Layout and Design (N.J.S.A. 40A:12A-5.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.

The following properties were found to meet Criterion d: Block 11001, Lot 22 and Block 11107, Lot 16.

Lot 22 has a mixed-use building very close to the road with no room for improving the road frontage. The parking area for the mixed-use building is sloping and in poor condition. Additional structures are setback on the property such that there is no cohesiveness of uses and structures on the site. The combination of structures is haphazard and the layout is faulty. The proximity of the mixed-use structure to the road is not conducive to frontage improvements on the road. The combination of these factors is detrimental to the health, safety and welfare of the community.

Lot 16 is developed with a gas station/auto repair shop, a storage yard, a residence and two accessory storage structures. The layout and combination of the uses do not relate to each other on the site. There is a landscaping business with storage of equipment behind the gas station, in the residential parking area and storage in the accessory structures. There is no connectivity between uses or structures. The gas station is small and outdated as to layout and design. There is no canopy and circulation on the site is limited. The structure and pumps are very close to the right of way. The gas station has had issues of groundwater contamination that continues to require monitoring and vapor intrusion must be monitored into the future. This points to a deleterious land use on the property. The combination of these factors are detrimental to the health, safety and welfare of the community. See Appendix A for site photos.

Criterion “e”: Property Ownership and Title Issues (N.J.S.A. 40A:12A-5.e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.

This criterion is applicable in circumstances where there is quantifiable economic underutilization or lack of proper utilization of properties in the Study Area. One of the indicators used to measure the economic productivity of a property is the ratio of the assessed value of the improvements on the property to the value of the land. Developed properties in areas that are economically viable typically have improvement to land value ratios of 2:1 or greater. Lower ratios may offer evidence of underutilization. An improvement to land to value ratio of 1:1 or less represents strong evidence of underutilization.

To determine if there is evidence of underutilization or lack of proper utilization of the properties, we have reviewed the tax records of each of the parcels. The following parcels have a building to land value ratio of less than 1:1 Lots 12,16 and 17 in Block 1107, and Lot 22 in Block 11001. This improvement to land value ratio indicates that the properties are underutilized for the area where they are located. The commercial uses are not fully functional. There is evidence of illegal land uses and non-conforming land uses on all of the lots in the Study Area. The land is not currently supporting a reasonable value of improvements, and, as such, is underutilized. For these reasons, the properties meet Criterion e.

Criterion "h": Smart Growth Consistency (N.J.S.A. 40A:12A-5.h) The designation of the delineated area is consistent with smart growth planning principals adopted pursuant to law or regulation.

This can be applied to the entire Study Area as a whole because the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart growth is defined as a planning principal that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy identifies the following as smart growth principles:

- Mixed Land Uses;
- Compact, Clustered Community Design;
- 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;
- A Variety of Transportation Options;
- Community and Stakeholder Collaboration in Development Decision Making;
- Predictable, Fair and Cost-Effective Development Decisions; and
- A Range of Housing Choices.

The Study Area is located along the main commercial corridor in the Township and is within walking distance to the Gillette Train Station. Designation of this area promotes further Smart Growth principals including walkable neighborhoods and a variety of transportation options. The properties within the Study Area meet the smart growth principal embodied in Criteria h, which is that they are within an existing or near a downtown area, are contained in a walkable area and provide for a variety of transportation options. To direct future development towards existing infrastructure is one of the key principals of smart growth to limit sprawl and preserve the environment. The train station is an existing piece of infrastructure that is within walking distance to the study area. The close proximity of the Gillette Train Station allows the study area to again fall into the smart growth principles.

Section 40A:12A-3: The Redevelopment Law definitions are in Section 3 of the Redevelopment Law, which states following the definition of a Redevelopment Area that “a redevelopment area may include lands, buildings or improvements which of themselves are not detrimental to the public, 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 of which they are a part.”

The entirety of the area is needed for the effective redevelopment of the delineated area because this area represents two key underutilized areas along Valley Road. The complete street frontage provided by Lots 12, 16 and 17 along Valley Road provide a continuous streetscape between Mountain Avenue and Lackawanna Road. The redevelopment of the area as a whole would provide the most benefit to the health and general welfare of the community and the region.

A summary of each lot and block and the redevelopment criteria met is shown in the table below:

Redevelopment Criteria by Lot:

#	Block	Lot	a	b	d	e	h	3
1	11107	12				✓	✓	✓
2	11107	16	✓		✓	✓	✓	✓
3	11107	17				✓	✓	✓
4	11001	22	✓	✓	✓	✓	✓	✓

5. CONCLUSION

This investigation and study find that each lot within the Study Area identified meets at least two or more of the statutory criteria, along with Section 3, to qualify as an Area in Need of Redevelopment and recommends that the Study Area be designated by the Township of Long Hill as a Non-Condernation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.

Photos from Field Study:

Block 11001, Lot 22 / Block 11107, Lot 12, 16, 17

Block 11001, Lot 22:

In photo #1, one can observe the building having boarded up windows. Photo #2 shows the possible contamination of asbestos. In photo #3, one can observe the holes in the ceiling which indicate a leak in the ceiling. In photo #4, you can see the pipes of the building are beginning to rust, causing possible leaks in the building. The commercial space has been vacant for approximately 6 years.





Structure #2 As one can see in the following photos, the house is currently in a dilapidated state with mold and dead rodents scattered throughout the space. In the last photo, one can also observe what would seem to be a transient living condition with pillows and a blanket.





Structure #3



Structure # 4 The barn/ garage structure is abandoned and in a dilapidated state. This building is located in the rear of the study site bounded by wooded area and wetlands. As one can see in image 3 the structure is collapsing and not habitable.



Block 11107, Lot 16:

This site is currently being used as a gas station/ auto body shop and a storage space for a landscaping company. In the following photos, one can observe the eight commercial trucks being kept on the property and approximately 20 snow plows at the rear of the building. Based on prior violations, the storage of commercial vehicles is not allowed on the property.



The following photos show the residential space on Lot 16. The two accessory buildings in the back of the lot are boarded up with black tarps on the windows. The accessory structures are used as storage facilities for the landscaping business. There is evidence of multiple tenants in the residential structure. One can also observe a washing machine in front of the building and a broken grill. The property shows multiple signs of neglect and dilapidation.



Photo #1 shows the four commercial vehicles parked on the residential area of Lot 16. Photo #2 shows the multiple entrances to the residential house, indicating multiple tenants on the property. Photos # 3, #4 show the two other structures on the property that are used for the storage from the Landscape company.



Block 11107, Lot 17:

Please see following photos for, Lot 17, Block 11107.



Block 11107, Lot 12:

Lot 12 is currently in a deteriorating state. The site also has electrical wires that are being held together by strings connected to trees.

