

TABLE 1a: PROPERTY IDENTIFICATION

BLOCK	LOT(S)	LOCATION	LAND USE	OWNER NAME	OWNER STREET	OWNER CITY, STATE ZIP	ACRES
403	1	1869 Route 38	Retail Business & Utility Easement	ARA 1869, LLC	1320 S Dixie Hwy.	Coral Gables, FL 33146	23.37
403	1.04	1865 Route 38	Vacant	38 SMITHVILLE LLC	128 Merritt Rd.	Oradell, NJ 07649	1.36
403	1.05	1875 Route 38	Public Facility	NJ DIVISION OF MOTOR VEHICLES	25 S Montgomery St.	Trenton, NJ 08666	9.48
403	1.06	1877 Route 38	Contractor Business	NICODEMUS, JAMES R	9 Beulah Ave.	Lumberton, NJ 08048	1.00
403	9	2371 Route 206	Shopping Center	PRAKASHANAND 1008 INC	8 Spinnaker Ct.	Hainesport, NJ 08036	6.60
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	VINCENTOWN 3 LLC	2357 Route 206	Southampton, NJ 08088	1.16
403	11	1909 Route 38	Veterinary Business	VINCENTOWN 3 LLC	2357 Route 206	Southampton, NJ 08088	1.01
403	12	2357 Route 206	Restaurant	VINCENTOWN ENTERPRISES, LLC	2357 Route 206	Southampton, NJ 08088	3.04
403	12.01	1901 Route 38	Farm & Logistics (School bus) <sup>a</sup> Business	VINCENTOWN REALTY LLC	2357 Route 206	Southampton, NJ 08088	14.20
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics Businesses; Telcom Tower	BARKES BROOK, LLC (Lot 12.02); DUNPHY, JOHN P & CONVERY, ROBERT (Lot 12.05)	1897 Route 38 (Lot 12.02); 112 Connecticut Dr. (Lot 12.05)	Southampton, NJ 08088 (Lot 12.02); Burlington, NJ 08016 (Lot 12.05)	5.61
403	12.03	1905 Route 38	Farm & Solar Panel System	VINCENTOWN REALTY LLC	2357 Route 206	Southampton, NJ 08088	17.16
403	12.04	2365 Route 206	Farm	VINCENTOWN REALTY LLC	2357 Route 206	Southampton, NJ 08088	2.44
403	13	1895 Route 38	Retail Business	BECKETT, BARRY L & MELANIE K	9 Sheffield Ln.	Mt Laurel, NJ 08054	1.00
403	14	1893 Route 38	SFD Dwelling	LUCAS, RONALD A & GLORIA J & ETAL	1893 Route 38	Southampton, NJ 08088	0.90
403	15	1891 Route 38	Auto Sales Business	SOUTHAMPTON IMPORTED CARS LLC	1891 Route 38	Southampton, NJ 08088	1.90
403	16 & 17	1887-1889 Route 38	Auto Sales Business	DANISH ENTERPRISES, LLC	1889 Route 38	Southampton, NJ 08088	4.70
403	18	1883 Route 38	Retail Business (Lumber Yard)	DIAMOND M LUMBER CO	1883 Route 38	Southampton, NJ 08088	64.00
403	18.01 & 19	1879 A & B Route 38	Vacant (18.01) & SFD Dwelling (19)	NICODEMUS, JAMES R	9 Beulah Ave.	Lumberton, NJ 08048	4.24
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	WAWA INC	260 West Baltimore Pk.	Wawa, PA 19063	14.63
404	3 & 4	9 Route 530	SFD Dwelling	RAMSUNDAR, NILMA	9 Route 530	Southampton, NJ 08088	1.00
404	5	11 Route 530	SFD Dwelling	REYNOLDS, FLOYD & IDELL, GEORGE	252 Eayrestown Rd.	Southampton, NJ 08088	0.22
404	6	13 Route 530	Business Office & Apt.	HLR ENTERPRISES, LLC	114 Bud town Rd.	Southampton, NJ 08088	4.39
404	7	17 Route 530	Vacant	ELMENDORF, JOSEPH	241 New Rd.	Southampton, NJ 08088	1.18
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	MOBILE ESTATES OF SOUTHAMPTON, INC	PO Box 563	Mt Holly, NJ 08060	85.65
404	7.02	19 Route 530	Vacant	ELMENDORF, JOSEPH	241 New Rd.	Southampton, NJ 08088	1.00
404	8	49 Route 530	General Contractor Business & Apt.	ROCKKO, REBECCA	28 Four Mile Rd., PO Box B2	New Lisbon, NJ 08064	0.78
404	9	53 Route 530	SFD Dwelling	STINSON, GERALD T	53 Route 530	Southampton, NJ 08088	0.50
404	9.01	51 Route 530	SFD Dwelling	MATTHEWS, TRACY & CULLENS, FRANK	51 Route 530	Southampton, NJ 08088	0.50
404	9.02	55 Route 530	SFD Dwelling	SWANN, RONALD & SANDRA	114 E Mae Ave.	Southampton, NJ 08088	0.50
404	10 (p/o)	61 Route 530	Vacant	CLARKE, JOSEPH W & VAN AUKEN, WM.	268 Wyoming Ave.	Audubon, NJ 08106	7.66
507	11 & 30	707 Washington St.	SFD Dwelling	REID, BRANDON & HAELEE	741 Cherry St.	Southampton, NJ 08088	1.59
507	11.01	709 Washington St.	SFD Dwelling	GACSI, MICHAEL KENNETH	709 Washington St.	Southampton, NJ 08088	0.63
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	MAIER BREED HOLDING CO., LLC	17 Tynemouth Dr.	Lumberton, NJ 08048	3.44
507	13	713 Washington St.	Vacant	LUCAS, RHODA	123 Route 530	Southampton, NJ 08088	2.65

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507	14	101 Spruce Ln.	SFD Dwelling	ORSCHLER, GLADYS JEAN	101 Spruce Ln.	Southampton, NJ 08088	0.18
507	15	103 Spruce Ln.	Vacant	REID, JAMES	2982 Webber Pl.	Sarasota, FL 34232	0.18
507	16	105 Spruce Ln.	SFD Dwelling	KNARR, JOHN EARL WILLIAM	24 Lark Spur St.	Browns Mills, NJ 08015	0.40
507	17	107 Route 530	Business Offices	MOYER LOGISTICS INC	P.O. Box 2222	Southampton, NJ 08055	0.34
507	18	109 Route 530	SFD Dwelling	MOYER LOGISTICS, INC	111 Route 530	Southampton, NJ 08088	0.18
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	MOYER LOGISTICS, INC	PO Box 222	Southampton, NJ 08088	0.49
507	21 & 22	117-119 Route 530	Logistics (School bus) Business	DELLINGER, ALVAH C & KAREN H	117 Route 530	Southampton, NJ 08088	1.12
507	23	121 Route 530	SFD Dwelling	ROFF, JOSEPH H & KATARZYNA ROMA	121 Route 530	Southampton, NJ 08088	0.28
507	24	123 Route 530	SFD Dwelling	LUCAS, RHODA	123 Route 530	Southampton, NJ 08088	0.36
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	TCB REAL ESTATE HOLDINGS, LLC	32 Maine Tr.	Medford, NJ 08055	4.05
507	31	703 Washington St.	SFD Dwelling	SECRETARY OF HUD	2401 NW 23RD St. 1D	Oklahoma City, OK 73107	0.24
507	32	137 Route 530	Business Offices	LORIA, BRUCE	747 Cherry St.	Southampton, NJ 08088	0.47
508	1	203 Route 530	Retail Business	SMILES, LLC	203 Route 530	Southampton, NJ 08088	2.80
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	FERRARO, ROSARIA	207 Route 530	Southampton, NJ 08088	1.82
508	3 (p/o)	718 Washington St.	Vacant	REAGAN, SHARON L EST OF	PO Box 106	Birmingham, NJ 08011	0.90
508	16	711 Lucas Ln.	SFD Dwelling	GEISER, MARY M	711 Lucas Ln.	Southampton, NJ 08088	0.23
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	R & R REALTY ENTERPRISES LLC	P O Box 2601	Southampton, NJ 08088	4.00
508	18	709 Lucas Ln.	SFD Dwelling	LUKER, RONNIE L & HEATHER	709 Lucas Ln.	Southampton, NJ 08088	0.18
508	19	705 Lucas Ln.	SFD Dwelling	LARUE, ROBERT H & KAREN K	705 Lucas Ln.	Southampton, NJ 08088	0.39
508	19.01-22	213-217 Route 530	Auto Sales Business	VACIRCA, SALVATORE & SANDRA	219 Pemberton Rd.	Southampton, NJ 08088	1.30
509	12	707 Lenz Ave.	SFD Dwelling	EAST COAST RVS LLC	5 Liberty Ave.	Trenton, NJ 08620	0.77
509	13	219 Route 530	Body Art (Tattoo) Business	EAST COAST RVS LLC	5 Liberty Ave.	Trenton, NJ 08620	0.60
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	SZOPA2 LLC	2809 Route 73 S	Maple Shade, NJ 08052	4.26
510	2	706 Lenz Ave.	SFD Dwelling	LUKER, WAYNE D & BESSIE	706 Lenz Ave.	Southampton, NJ 08088	0.44
510	3	710 Lenz Ave.	SFD Dwelling	BOWEN, PATRICK W	710 Lenz Ave.	Southampton, NJ 08088	0.33
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	SMITHVILLE CROSSINGS LLC	P.O. Box 606	Lakewood, NJ 08701	27.44
602	11 (p/o)	1880 Route 38	Public Facility	OCCUPATIONAL TRAINING CTR BC INC	13 Hancock Ln.	Mt Holly, NJ 08060	13.52
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	GRUNO, JESSE J	1886 Route 38	Southampton, NJ 08088	13.56
602	13	2345 Route 206	Restaurant & Retail Businesses	GREEN LIMITED PARTNERSHIP, L.P.	26 Robbins Way	Southampton, NJ 08088	1.72
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	GREEN LIMITED PARTNERSHIP, L.P.	26 Robbins Way	Southampton, NJ 08088	10.58
602	14.02	1910 Route 38	Farm	SOUTHAMPTON 38 ASSC/FRANCIS BONELLO	648 Ocean Ave.	Long Branch, NJ 07740	37.24
701	1.02	2344 Route 206	Service Station & Truck Rental	HUBER, DIANE C & HORN, GARY D	539 Brentwood Dr.	Mt Laurel, NJ 08054	1.03
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	RICHARDS, NAUSHAUN	PO Box 2601	Southampton, NJ 08088	7.00

TABLE 2a: ZONING CONFORMITY

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	COMMENTS
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	I	Non-conforming retail use approved after 2000.
403	1.04	1865 Route 38	Vacant	1.36	I	n/a
403	1.05	1875 Route 38	Public Facility	9.48	I	Non-conforming public use approved before 2000.
403	1.06	1877 Route 38	Contractor Business	1.00	I	Conforming industrial use.
403	9	2371 Route 206	Shopping Center	6.60	I	Non-conforming retail use approved after 2000.
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	HC	Conforming retail use.
403	11	1909 Route 38	Veterinary Business	1.01	HC	Conforming professional use.
403	12	2357 Route 206	Restaurant	3.04	HC	Conforming restaurant use.
403	12.01	1901 Route 38	Farm & Logistics (Schoolbus) Business	14.20	I	Conforming agricultural and industrial uses.
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics Businesses; Telcom Tower	5.61	HC	Conforming retail use. Non-conforming logistics use and telecom tower were approved before 2000.
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	HC	Conforming agricultural use.
403	12.04	2365 Route 206	Farm	2.44	HC	Conforming agricultural use.
403	13	1895 Route 38	Retail Business	1.00	HC	Conforming retail use.
403	14	1893 Route 38	SFD Dwelling	0.90	HC	Non-conforming residential use was approved before 2000.
403	15	1891 Route 38	Auto Sales Business	1.90	HC	Conditionally permitted automotive sales use; however, current auto storage on gravel is not.
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	HC	Conditionally permitted automotive sales use; however, current auto storage on gravel is not.
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	HC	Conforming retail use.
403	18.01	1879B Route 38	Vacant	2.28	RR	n/a
403	19	1879A Route 38	SFD Dwelling	1.96	RR	Conforming residential use.
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	HC	Conforming retail use. Service Station is a conditionally permitted automotive use.
404	3 & 4	9 Route 530	SFD Dwelling	1.00	HC	Non-conforming residential use was approved before 2000.
404	5	11 Route 530	SFD Dwelling	0.22	HC	Non-conforming residential use was approved before 2000.
404	6	13 Route 530	Business Office & Apt.	4.39	HC	Non-conforming office and residential uses were approved before 2000.
404	7	17 Route 530	Vacant	1.18	HC	n/a

TABLE 2a: ZONING CONFORMITY

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	COMMENTS
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	HC	Mobile Home Park is conforming residential use; 2.85 acres in the HC zone is vacant.
404	7.02	19 Route 530	Vacant	1.00	HC	n/a
404	8	49 Route 530	General Contractor Business & Apt.	0.78	HC	Non-conforming office and residential uses were approved before 2000.
404	9	53 Route 530	SFD Dwelling	0.50	HC	Non-conforming residential use was approved before 2000.
404	9.01	51 Route 530	SFD Dwelling	0.50	HC	Non-conforming residential use was approved before 2000.
404	9.02	55 Route 530	SFD Dwelling	0.50	HC	Non-conforming residential use was approved before 2000.
404	10 (p/o)	61 Route 530	Vacant	7.66	HC	n/a
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	HC	Non-conforming residential use was approved before 2000.
507	11.01	709 Washington St.	SFD Dwelling	0.63	HC	Non-conforming residential use was approved before 2000.
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	HC	Non-conforming residential use and landscaping business were approved before 2000. Lot 12 used for material storage.
507	13	713 Washington St.	Vacant	2.65	HC	n/a
507	14	101 Spruce Ln.	SFD Dwelling	0.18	HC	Non-conforming residential use was approved before 2000.
507	15	103 Spruce Ln.	Vacant	0.18	HC	n/a
507	16	105 Spruce Ln.	SFD Dwelling	0.40	HC	Non-conforming residential use was approved before 2000.
507	17	107 Route 530	Business Offices	0.34	HC	Non-conforming office use approved before 2000.
507	18	109 Route 530	SFD Dwelling	0.18	HC	Non-conforming residential use approved before 2000.
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	0.49	HC	Non-conforming (before 2000).
507	21 & 22	117-119 Route 530	Logistics (Schoolbus) Business	1.12	HC	Non-conforming (before 2000).
507	23	121 Route 530	SFD Dwelling	0.28	HC	Non-conforming residential use was approved before 2000.
507	24	123 Route 530	SFD Dwelling	0.36	HC	Non-conforming residential use was approved before 2000.
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	HC	Conforming retail use.
507	31	703 Washington St.	SFD Dwelling	0.24	HC	Non-conforming residential use was approved before 2000.
507	32	137 Route 530	Business Offices	0.47	HC	Non-conforming office use was approved before 2000.
508	1	203 Route 530	Retail Business	2.80	HC	Conforming retail use.

TABLE 2a: ZONING CONFORMITY

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	COMMENTS
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	HC	Conforming restaurant use. Non-conforming residential uses were approved before 2000.
508	3 (p/o)	718 Washington St.	Vacant	0.90	HC	n/a
508	16	711 Lucas Ln.	SFD Dwelling	0.23	HC	Non-conforming residential use was approved before 2000.
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	HC	Conditionally permitted automotive use; however, current auto storage on gravel is not.
508	18	709 Lucas Ln.	SFD Dwelling	0.18	HC	Non-conforming residential use was approved before 2000.
508	19	705 Lucas Ln.	SFD Dwelling	0.39	HC	Non-conforming residential use was approved before 2000.
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	HC	Conditionally permitted automotive sales use; however, current auto storage on gravel is not.
509	12	707 Lenz Ave.	SFD Dwelling	0.77	HC	Non-conforming residential use was approved before 2000.
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	HC	Non-conforming body art business was approved after 2000.
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	4.26	HC	Conditionally permitted automotive use.
510	2	706 Lenz Ave.	SFD Dwelling	0.44	HC	Non-conforming residential use was approved before 2000.
510	3	710 Lenz Ave.	SFD Dwelling	0.33	HC	Non-conforming residential use was approved before 2000.
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	27.44	HC	Conforming agricultural use.
602	11 (p/o)	1880 Route 38	Public Facility	13.52	HC	Conforming public use.
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	HC	Conforming agricultural use.
602	13	2345 Route 206	Restaurant & Retail Busines	1.72	HC	Conforming commercial use.
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	HC	Conforming agricultural use.
602	14.02	1910 Route 38	Farm	37.24	HC	Conforming agricultural use.
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	AP	Non-conforming commercial use approved before 2000.
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	AP	Non-conforming residential use was approved before 2000. Produce Stand is a conforming agricultural use.

TABLE 3a: OBSOLETE AND FAULTY DESIGN

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telcom Tower	5.61	--	YES	YES	YES	--	--	Obsolete layout and excessive parking lot coverage with no stormwater management system for water quality or water quantity. A pair of faultily-arranged undivided, unmarked, and unsigned 30'-wide in/out driveway along NJ Route 38 spaced about 36' apart from another unmarked 32'-wide in/out driveway to the west for the bus company on adjacent Lot 12.02, which is a potential traffic safety hazard. These three driveways permit motorists to enter and exit any driveway which is a traffic safety hazard on this stretch of NJ Route 38 that does not have a center turning lane.	D
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	--	--	--	--	--	--	n/a	n/a
403	12.04	2365 Route 206	Farm	2.44	--	--	--	--	--	--	n/a	n/a
403	13	1895 Route 38	Retail Business	1.00	--	--	--	--	--	--	n/a	n/a
403	14	1893 Route 38	SFD Dwelling	0.90	--	--	--	--	--	--	n/a	n/a

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BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
403	15	1891 Route 38	Auto Sales Business	1.90	--	YES	YES	YES	--	YES	Excessive parking lot coverage with no stormwater management system for water quality or water quantity. Storage of numerous vehicles in the back yard grassed area, which contribute to the stormwater water management issues indicate obsolete layout. These areas do not appear to be sufficiently illuminated for vehicular safety. Storage of about one-half dozen large cargo storage containers / trailer units on paved and grass surfaces indicate obsolete layout and a potential health and fire safety hazard. A pair of faultily-arranged, undivided, unmarked, and unsigned 25'-wide in/out driveways spaced about 75' apart which permit motorists to enter and exit either driveway which is a traffic safety hazard on this stretch of NJ Route 38 that does not have a center turning lane.	D
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	--	--	--	--	--	--	n/a	n/a
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	--	YES	YES	--	--	--	Excessive amount of impervious coverage with insufficient stormwater management system for water quality or water quantity.	D
403	18.01	1879B Route 38	Vacant	2.28	--	--	--	--	--	--	n/a	n/a
403	19	1879A Route 38	SFD Dwelling	1.96	--	--	--	--	--	--	n/a	n/a
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	--	--	--	--	--	--	n/a	n/a
404	3 & 4	9 Route 530	SFD Dwelling	1.00	YES	--	--	--	--	--	Dilapidated dwelling has been abandoned and appears uninhabitable, which is a public health and safety hazard.	A

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BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
404	5	11 Route 530	SFD Dwelling	0.22	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
404	6	13 Route 530	Business Office & Apt.	4.39	--	--	YES	--	--	--	Current and historic aerial color and infrared imagery shows this business with at least 3 truck trailers / shipping containers, which indicates that these temporary structures have become permanent and a potential building and fire code safety hazard.	D
404	7	17 Route 530	Vacant	1.18	--	--	--	--	--	--	n/a	n/a
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	--	--	--	YES	YES	--	Area between James Avenue and Estates Drive has obsolete and faultily designed multiple, undefined, wide access points and vehicle parking and circulation patterns along US Route 206, which is a vehicular and pedestrian traffic safety hazard.	D
404	7.02	19 Route 530	Vacant	1.00	--	--	--	--	--	--	n/a	n/a
404	8	49 Route 530	General Contractor Business & Apt.	0.78	YES	--	YES	--	--	--	Multiple roofing failures on buildings with temporary patches. At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
404	9	53 Route 530	SFD Dwelling	0.50	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D



TABLE 3a: OBSOLETE AND FAULTY DESIGN

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
404	9.01	51 Route 530	SFD Dwelling	0.50	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
404	9.02	55 Route 530	SFD Dwelling	0.50	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
404	10 (p/o)	61 Route 530	Vacant	7.66	--	--	--	--	--	--	n/a	n/a
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	--	--	--	--	--	--	n/a	n/a
507	11.01	709 Washington St.	SFD Dwelling	0.63	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	--	--	--	--	--	YES	Lack of lighting in front and rear of the property is a traffic safety hazard.	D
507	13	713 Washington St.	Vacant	2.65	--	--	--	--	--	--	n/a	n/a
507	14	101 Spruce Ln.	SFD Dwelling	0.18	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
507	15	103 Spruce Ln.	Vacant	0.18	--	--	--	--	--	--	n/a	n/a

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BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
507	16	105 Spruce Ln.	SFD Dwelling	0.40	YES	--	YES	--	--	--	Abandoned dwelling with roof and siding deterioration, paint failure, and potential other interior deterioration. At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
507	17	107 Route 530	Business Offices	0.34	--	YES	YES	YES	YES	YES	Infrared aerial imagery shows that most of parcel has been graveled / paved with no provision for stormwater management. The front driveway is about 60' wide, which is a random access traffic safety hazard. There is no indication of front or rear parking pavement markings. The front parking area is not illuminated, which is a traffic safety hazard.	D
507	18	109 Route 530	SFD Dwelling	0.18	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	0.49	--	YES	YES	--	--	YES	Infrared aerial imagery shows that most of parcel has been graveled / paved with no provision for stormwater management. The front parking area is not illuminated, which is a traffic safety hazard.	D

TABLE 3a: OBSOLETE AND FAULTY DESIGN

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	1.12	--	YES	YES	--	--	--	Infrared aerial imagery shows that most of parcel has been graveled / paved with no provision for stormwater management. The front parking area is not illuminated, which is a traffic safety hazard.	D
507	23	121 Route 530	SFD Dwelling	0.28	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
507	24	123 Route 530	SFD Dwelling	0.36	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	--	YES	YES	YES	YES	--	Infrared aerial imagery shows that most of parcel is covered with buildings or compacted traffic circulation areas with no provision for stormwater management. The shallow front parking has a 110'-wide driveway, which allows random access at any point and is a traffic safety hazard. As a result of the highway widening, motorists must back out into the right-of-way, which is dangerous.	D
507	31	703 Washington St.	SFD Dwelling	0.24	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
507	32	137 Route 530	Business Offices	0.47	--	--	YES	--	--	YES	Lack of lighting in front and rear of the property is a traffic safety hazard.	D

TABLE 3a: OBSOLETE AND FAULTY DESIGN

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
508	1	203 Route 530	Retail Business	2.80	--	--	--	--	--	YES	Lack of lighting in front and rear of the property is a traffic safety hazard.	D
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	YES	--	YES	--	--	--	Dilapidated commercial and dwellings have been abandoned and appear uninhabitable/untenable, which is a public health and safety hazard. Dilapidated and broken parking lot pavement with no stormwater management. Solid waste and recyclables management appears insufficient, with unprotected dumpster located in the parking area in front of the occupied dwelling.	A, D
508	3 (p/o)	718 Washington St.	Vacant (portion in study area)	0.90	--	--	--	--	--	--	n/a	n/a
508	16	711 Lucas Ln.	SFD Dwelling	0.23	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	--	YES	YES	--	--	YES	Most of parcel has been graveled / paved with no provision for stormwater management. Many vehicles stored on rear grass area. Front parking area is unilluminated, which is a traffic safety hazard. Rear outdoor area has scores of what appear to be used vehicle tires, white is a potential fire and health (mosquito) safety hazard.	D
508	18	709 Lucas Ln.	SFD Dwelling	0.18	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D

TABLE 3a: OBSOLETE AND FAULTY DESIGN

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
508	19	705 Lucas Ln.	SFD Dwelling	0.39	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	YES	YES	YES	YES	YES	--	Dilapidated grage storage building. Vehicle sales storage on gravel area has no stormwater management, nor does vehicle storage on adjacent grass lot. No dedicated area for customer parking,	D
509	12	707 Lenz Ave.	SFD Dwelling	0.77	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	--	--	--	--	--	YES	Lack of lighting in front and rear of the property is a traffic safety hazard.	D
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	0.7	--	--	--	--	--	--	n/a	n/a
510	2	706 Lenz Ave.	SFD Dwelling	0.44	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
510	3	710 Lenz Ave.	SFD Dwelling	0.33	--	--	YES	--	--	--	At less than 1.0 acre, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.	D
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	27.44	--	--	--	--	--	--	n/a	n/a
602	11 (p/o)	1880 Route 38	Public Facility	13.52	--	--	--	--	--	--	n/a	n/a

TABLE 3a: OBSOLETE AND FAULTY DESIGN

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	YES	--	--	YES	YES	YES	Seasonal produce stand is dilapidated. The obsolete, faultily arranged, and hazardously narrow (30'), gravel front gravel parking lot has no stormwater management system or outdoor lighting. Faulty traffic design indicated by 160' open driveway, which allows incoming traffic from both directions to enter and exit at any location. Motorists back out into the highway ROW to exit.	D
602	13	2345 Route 206	Restaurant & Retail Business	1.72	--	YES	YES	YES	--	--	Excessive parking lot coverage with no stormwater management system. Permanent cargo storage container and unorganized / unprotected dumpsters indicates faulty / obsolete site layout. Pairs of faultily-arranged, unmarked, and unsigned 40'-wide in/out driveways along both highways permit motorists to enter and exit either driveway from both directions indicate faulty traffic design and a traffic safety hazard.	D
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	--	--	--	--	--	--	n/a	n/a
602	14.02	1910 Route 38	Farm	37.24	--	--	--	--	--	--	n/a	n/a
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	--	--	YES	--	--	YES	Small, narrow parcel. The property has no stormwater management system. The vehicle rental business, which was based in a temporary storage trailer and required numerous parking spaces for fleet storage, is abandoned. It had no outdoor lighting.	D

TABLE 3a: OBSOLETE AND FAULTY DESIGN

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	COMMENTS	REDEVELOPMENT CRITERIA
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	YES	-	YES	YES	YES	YES	Seasonal produce stand is dilapidated. The obsolete, faultily arranged gravel front pull-over parking lot, which was built next to a freshwater pond and wetlands, has no stormwater management system or outdoor lighting. Faulty traffic design indicated by 180' open driveway allows incoming traffic from both directions to enter at any location.	D

TABLE 4a: ENVIRONMENTAL CONSTRAINTS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK >2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	COMMENTS	REDEVELOPMENT CRITERIA
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	YES	3	--	--	--	Poss.	NJ treated species habitat is on undevelopable wetlands and utility ROW. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream. Parcel already developed, and additional site development is unexpected.	n/a
403	1.04	1865 Route 38	Vacant	1.36	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
403	1.05	1875 Route 38	Public Facility	9.48	--	3	--	--	--	Poss.	NJ treated species habitat on undevelopable wetlands and adjacent uncleared woodlands. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream. Parcel already developed, and additional site development is unexpected.	n/a
403	1.06	1877 Route 38	Contractor Business	1.00	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
403	9	2371 Route 206	Shopping Center	6.60	--	3	--	--	--	Poss.	NJ treated species habitat on undevelopable wetlands and adjacent uncleared woodlands. Although portions of parcel within 300' of a stream may contain archaeological sites, additional development is unexpected.	n/a
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
403	11	1909 Route 38	Veterinary Business	1.01	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
403	12	2357 Route 206	Restaurant	3.04	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a



TABLE 4a: ENVIRONMENTAL CONSTRAINTS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK >2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	COMMENTS	REDEVELOPMENT CRITERIA
403	12.01	1901 Route 38	Farm & Logistics (School Bus) Business	14.20	YES	3	--	--	--	Poss.	NJ treated species habitat and possible pre-historic sites are on undevelopable wetlands and adjacent uncleared woodlands. Parcel is not significantly impacted by wetlands and required buffers.	n/a
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telcom Tower	5.61	--	--	--	--	--	--	n/a	n/a
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
403	12.04	2365 Route 206	Farm	2.44	--	--	--	--	--	--	n/a	n/a
403	13	1895 Route 38	Retail Business	1.00	--	--	--	--	--	--	n/a	n/a
403	14	1893 Route 38	SFD Dwelling	0.90	--	--	--	YES	--	--	Parcel already developed, and additional site development is unexpected.	n/a
403	15	1891 Route 38	Auto Sales Business	1.90	--	--	--	YES	--	--	Parcel already developed, and additional site development is unexpected.	n/a
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	--	--	--	YES	--	--	Parcel already developed, and additional site development is unexpected.	n/a
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	--	3	--	YES	--	--	NJ treated species habitat on undevelopable wetlands and adjacent uncleared woodlands. Parcel already developed, and additional site development is unexpected.	n/a
403	18.01	1879B Route 38	Vacant	2.28	YES	--	--	YES	--	--	Potential environmental contamination from former orchard practices complicates future development of parcel, as does presence of wetlands.	C
403	19	1879A Route 38	SFD Dwelling	1.96	--	--	--	YES	--	--	Parcel already developed, and additional site development is unexpected.	n/a

TABLE 4a: ENVIRONMENTAL CONSTRAINTS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK >2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	COMMENTS	REDEVELOPMENT CRITERIA
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	YES	--	--	--	--	Poss.	Parcel's remaining highway frontage is not significantly impacted by wetlands and required buffers. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	3 & 4	9 Route 530	SFD Dwelling	1.00	YES	--	--	--	--	Poss.	Parcel already developed, and additional site development is unexpected. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	5	11 Route 530	SFD Dwelling	0.22	YES	--	--	--	--	Poss.	Parcel already developed, and additional site development is unexpected. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	6	13 Route 530	Business Office & Apt.	4.39	YES	--	--	--	--	Poss.	Parcel already developed, and additional site development is unexpected. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	7	17 Route 530	Vacant	1.18	YES	--	--	--	--	Poss.	Future redevelopment of parcel is limited by wetlands and required buffers; however, this is not a blighting condition. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	YES	--	--	--	--	Poss.	Future development CR 530 frontage is not significantly impacted by wetlands. Pre-historic sites in that area are unlikely because it is not within 300' of a mapped stream.	n/a
404	7.02	19 Route 530	Vacant	1.00	YES	--	--	--	--	Poss.	Parcel is undevelopable due to wetlands and required buffers. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	C

TABLE 4a: ENVIRONMENTAL CONSTRAINTS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK >2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	COMMENTS	REDEVELOPMENT CRITERIA
404	8	49 Route 530	General Contractor Business & Apt.	0.78	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	9	53 Route 530	SFD Dwelling	0.50	YES	--	--	--	--	Poss.	Parcel already developed, and additional site development is unexpected. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	9.01	51 Route 530	SFD Dwelling	0.50	YES	--	--	--	--	Poss.	Parcel already developed, and additional site development is unexpected. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	9.02	55 Route 530	SFD Dwelling	0.50	YES	--	--	--	--	Poss.	Parcel already developed, and additional site development is unexpected. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
404	10 (p/o)	61 Route 530	Vacant	7.66	YES	--	--	--	--	Poss.	Parcel's remaining highway frontage is not significantly impacted by wetlands and required buffers. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	11.01	709 Washington St.	SFD Dwelling	0.63	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a

TABLE 4a: ENVIRONMENTAL CONSTRAINTS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK >2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	COMMENTS	REDEVELOPMENT CRITERIA
507	13	713 Washington St.	Vacant	2.65	YES	--	--	--	--	Poss.	Parcel is undevelopable due to wetlands and required buffers. Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	C
507	14	101 Spruce Ln.	SFD Dwelling	0.18	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	15	103 Spruce Ln.	Vacant	0.18	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	16	105 Spruce Ln.	SFD Dwelling	0.40	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	17	107 Route 530	Business Offices	0.34	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	18	109 Route 530	SFD Dwelling	0.18	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	0.49	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	1.12	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	23	121 Route 530	SFD Dwelling	0.28	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	24	123 Route 530	SFD Dwelling	0.36	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a

TABLE 4a: ENVIRONMENTAL CONSTRAINTS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK >2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	COMMENTS	REDEVELOPMENT CRITERIA
507	31	703 Washington St.	SFD Dwelling	0.24	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
507	32	137 Route 530	Business Offices	0.47	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
508	1	203 Route 530	Retail Business	2.80	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
508	3 (p/o)	718 Washington St.	Vacant (portion in study area)	0.90	--	--	--	--	--	--	n/a	n/a
508	16	711 Lucas Ln.	SFD Dwelling	0.23	--	--	--	--	--	--	n/a	n/a
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream.	n/a
508	18	709 Lucas Ln.	SFD Dwelling	0.18	--	--	--	--	--	--	n/a	n/a
508	19	705 Lucas Ln.	SFD Dwelling	0.39	--	--	--	--	--	--	n/a	n/a
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	--	--	--	--	--	--	n/a	n/a
509	12	707 Lenz Ave.	SFD Dwelling	0.77	--	--	--	--	--	--	n/a	n/a
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	--	--	--	--	--	--	n/a	n/a
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	0.7	--	--	--	--	--	--	n/a	n/a
510	2	706 Lenz Ave.	SFD Dwelling	0.44	--	--	--	--	--	--	n/a	n/a
510	3	710 Lenz Ave.	SFD Dwelling	0.33	--	--	--	--	--	--	n/a	n/a
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	27.44	YES	--	--	--	--	Prob.	Parcel is significantly impacted by wetlands and required buffers, some of which may contain pre-historic sites within 300' of Bobbys Run.	C
602	11 (p/o)	1880 Route 38	Public Facility	13.52	YES	--	--	YES	--	--	Parcel already developed, and additional site development is unexpected.	n/a
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	--	--	--	--	--	--	n/a	n/a

TABLE 4a: ENVIRONMENTAL CONSTRAINTS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK >2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	COMMENTS	REDEVELOPMENT CRITERIA
602	13	2345 Route 206	Restaurant & Retail Business	1.72	--	--	--	--	--	--	n/a	n/a
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	--	--	--	--	--	--	n/a	n/a
602	14.02	1910 Route 38	Farm	37.24	YES	--	--	--	--	--	Parcel is not significantly impacted by wetlands and required buffers.	n/a
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	--	--	--	--	--	Poss.	Pre-historic sites are unlikely because parcel is not within 300' of a mapped stream. Potential soil / water contamination related to former auto service station addressed when underground storage tanks replaced.	n/a
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	YES	--	--	--	--	--	Wetlands and required buffers significantly impact this property's future highway corridor development, but this is not a blighting factor as parcel is already developed as a mobile home park. NJ Pinelands regulations, however, significantly impact future housing and infrastructure investment.	E

TABLE 5a: FAULTY SANITARY FACILITIES

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	COMMENTS	REDEVELOPMENT CRITERIA
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	Private	ComB, FrfB	VERY LIMITED	Modern development with apparent sufficient dilution acreage.	n/a
403	1.04	1865 Route 38	Vacant	1.36	None	ComB	VERY LIMITED	Existing use does not require a septic system.	n/a
403	1.05	1875 Route 38	Public Facility	9.48	None	ComB, FrfB	VERY LIMITED	Modern development with apparent sufficient dilution acreage.	n/a
403	1.06	1877 Route 38	Contractor Business	1.00	Private	FrfB	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	9	2371 Route 206	Shopping Center	6.60	Private	HodA	VERY LIMITED	Modern development with apparent sufficient dilution acreage.	n/a
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	Private	ComA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	11	1909 Route 38	Veterinary Business	1.01	Private	ComA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	12	2357 Route 206	Restaurant	3.04	Private	ComA, HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	12.01	1901 Route 38	Farm & Logistics (School Bus)Business	14.20	None	FrfB, HodA	VERY LIMITED	Existing use does not require a septic system.	n/a
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telcom Tower	5.61	Private	ComA, FrfB	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	None	ComA, HodA	VERY LIMITED	Existing use does not require a septic system.	n/a
403	12.04	2365 Route 206	Farm	2.44	None	HodA	VERY LIMITED	Existing use does not require a septic system.	n/a
403	13	1895 Route 38	Retail Business	1.00	Private	ComA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	14	1893 Route 38	SFD Dwelling	0.90	Private	ComA, FrfB	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
403	15	1891 Route 38	Auto Sales Business	1.90	Private	ComA, FrfB	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	Private	ComA, FrfB	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a

TABLE 5a: FAULTY SANITARY FACILITIES

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	COMMENTS	REDEVELOPMENT CRITERIA
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	Private	ComA, FrfB, PHG, FmhAt	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
403	18.01	1879B Route 38	Vacant	2.28	None	FrfB	VERY LIMITED	Existing use does not require a septic system.	n/a
403	19	1879A Route 38	SFD Dwelling	1.96	Private	FrfB	VERY LIMITED	n/a	n/a
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	Private	ComA, HodA, ShsA	VERY LIMITED	Modern development with apparent sufficient dilution acreage for existing and future businesses.	n/a
404	3 & 4	9 Route 530	SFD Dwelling	1.00	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, wetlands, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
404	5	11 Route 530	SFD Dwelling	0.22	Private	HodA	VERY LIMITED	Lot size, soil conditions, wetlands, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
404	6	13 Route 530	Business Office & Apt.	4.39	Private	HodA, ShsA	VERY LIMITED	Existing development with apparent sufficient dilution acreage.	n/a
404	7	17 Route 530	Vacant	1.18	None	HodA, ShsA	VERY LIMITED	Existing use does not require a septic system.	n/a
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	Mobile Home Park	HodA, ShsA, ThftB, UR SAAB	VERY LIMITED	Repeated NJDEP violations indicate that the 50+ year old community wastewater infrastructure and treatment plant is detrimental to the health and welfare of the community due to its age, obsolescence, and potential dilapidation.	D
404	7.02	19 Route 530	Vacant	1.00	None	HodA	VERY LIMITED	Existing use does not require a septic system.	n/a
404	8	49 Route 530	General Contractor Business & Apt.	0.78	Private	HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a



TABLE 5a: FAULTY SANITARY FACILITIES

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	COMMENTS	REDEVELOPMENT CRITERIA
404	9	53 Route 530	SFD Dwelling	0.50	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
404	9.01	51 Route 530	SFD Dwelling	0.50	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
404	9.02	55 Route 530	SFD Dwelling	0.50	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
404	10 (p/o)	61 Route 530	Vacant	7.66	None	HodA, ShsA	VERY LIMITED	Existing use does not require a septic system.	n/a
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
507	11.01	709 Washington St.	SFD Dwelling	0.63	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	Private	ShsA, FrmB, HodA	VERY LIMITED	n/a	n/a
507	13	713 Washington St.	Vacant	2.65	None	HodA, ShsA	VERY LIMITED	Existing use does not require a septic system.	n/a
507	14	101 Spruce Ln.	SFD Dwelling	0.18	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E

TABLE 5a: FAULTY SANITARY FACILITIES

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	COMMENTS	REDEVELOPMENT CRITERIA
507	15	103 Spruce Ln.	Vacant	0.18	None	HodA	VERY LIMITED	Existing use does not require a septic system.	n/a
507	16	105 Spruce Ln.	SFD Dwelling	0.40	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
507	17	107 Route 530	Business Offices	0.34	Private	HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
507	18	109 Route 530	SFD Dwelling	0.18	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	0.49	Private	FrmB, HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	1.12	Private	HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
507	23	121 Route 530	SFD Dwelling	0.28	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
507	24	123 Route 530	SFD Dwelling	0.36	Private	HodA, ShsA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	Private	HodA, ShsA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
507	31	703 Washington St.	SFD Dwelling	0.24	Private	ShsA, FrmB, HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
507	32	137 Route 530	Business Offices	0.47	Private	FrmB, HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a

TABLE 5a: FAULTY SANITARY FACILITIES

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	COMMENTS	REDEVELOPMENT CRITERIA
508	1	203 Route 530	Retail Business	2.80	Private	FrmB, HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future business investment.	D, E
508	3 (p/o)	718 Washington St.	Vacant (portion in study area)	0.90	None	HodA	VERY LIMITED	Existing use does not require a septic system.	n/a
508	16	711 Lucas Ln.	SFD Dwelling	0.23	Private	HodA, ThftB	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	Private	HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
508	18	709 Lucas Ln.	SFD Dwelling	0.18	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
508	19	705 Lucas Ln.	SFD Dwelling	0.39	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	Private	HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
509	12	707 Lenz Ave.	SFD Dwelling	0.77	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	Private	HodA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	0.7	Private	HodA, ThftB	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a

TABLE 5a: FAULTY SANITARY FACILITIES

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	COMMENTS	REDEVELOPMENT CRITERIA
510	2	706 Lenz Ave.	SFD Dwelling	0.44	Private	HodA	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
510	3	710 Lenz Ave.	SFD Dwelling	0.33	Private	HodA, ThftB	VERY LIMITED	Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.	D, E
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	27.44	None	AdmB, ComC, ShsA	VERY LIMITED	Existing use does not require a septic system.	n/a
602	11 (p/o)	1880 Route 38	Public Facility	13.52	Private	AdmA, AdmB, ShsA	VERY LIMITED	Modern development with apparent sufficient dilution acreage.	n/a
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	Private	AdmA, AdmB, ShsA	VERY LIMITED	n/a	n/a
602	13	2345 Route 206	Restaurant & Retail Business	1.72	Private	ComA	VERY LIMITED	Dependent on Block 602, Lot 14.01. (See below.) However, restaurant has 2 additional portable toilets that have become "permanent".	D
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	Private	AdmA, ComA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a
602	14.02	1910 Route 38	Farm	37.24	None	ComA, AdmA, AdmB	VERY LIMITED	Existing use does not require a septic system.	n/a
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	Private	ComA	VERY LIMITED	Adequacy of business's existing septic system unknown.	n/a

TABLE 5a: FAULTY SANITARY FACILITIES

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	COMMENTS	REDEVELOPMENT CRITERIA
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	Mobile Home Park	FrmB, HodA, KeaA, ShsA	VERY LIMITED	Repeated NJDEP violations indicate that the 50+ year old community wastewater infrastructure and treatment plant is detrimental to the health and welfare of the community due to its age, obsolescence, and potential dilapidation.	C

TABLE 6a: IMPROVEMENT / LAND VALUE RATIOS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	2020 TOTAL ASSESSMENT	2020 BLDGS ASSESSMENT	2020 LAND ASSESSMENT	BLDGS ASSESSMENT / LAND ASSESSMENT	OBSOLETE BLDGS / USE	COMMENTS	REDEVELOPMENT CRITERIA
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	\$3,764,900	\$2,753,300	\$1,011,600	272.17%	--	n/a	n/a
403	1.04	1865 Route 38	Vacant	1.36	\$10,200	\$0	\$10,200	0.00%	--	No taxable improvements.	n/a
403	1.05	1875 Route 38	Public Facility	9.48	\$1,206,400	\$944,200	\$262,200	360.11%	--	n/a	n/a
403	1.06	1877 Route 38	Contractor Business	1.00	\$222,300	\$97,300	\$125,000	77.84%	YES	Land is not supporting a reasonable value of improvements.	D
403	9	2371 Route 206	Shopping Center (2021)	6.60	\$1,270,800	\$1,095,600	\$175,200	625.34%	--	n/a	n/a
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	\$212,900	\$83,200	\$129,700	64.15%	YES	Land is not supporting a reasonable value of improvements.	D
403	11	1909 Route 38	Veterinary Business	1.01	\$218,200	\$92,800	\$125,400	74.00%	YES	Land is not supporting a reasonable value of improvements.	D
403	12	2357 Route 206	Restaurant	3.04	\$908,700	\$682,700	\$226,000	302.08%	--	n/a	n/a
403	12.01	1901 Route 38	Farm & Logistics (School Bus) Business	14.20	\$11,400	\$0	\$11,400	0.00%	--	No taxable improvements.	n/a
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telcom Tower	5.61	\$1,102,700	\$744,400	\$358,300	207.80%	--	n/a	n/a
403	12.04	2365 Route 206	Farm	2.44	\$2,000	\$0	\$2,000	0.00%	--	No taxable improvements.	n/a
403	13	1895 Route 38	Retail Business	1.00	\$283,500	\$158,500	\$125,000	126.80%	--	n/a	n/a
403	14	1893 Route 38	SFD Dwelling	0.90	\$233,000	\$175,800	\$57,200	307.34%	--	n/a	n/a
403	15	1891 Route 38	Auto Sales Business	1.90	\$338,700	\$186,700	\$152,000	122.83%	--	n/a	n/a
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	\$741,700	\$410,700	\$331,000	124.08%	--	n/a	n/a
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	\$3,688,100	\$2,608,100	\$1,080,000	241.49%	--	n/a	n/a
403	18.01 & 19	1879 A & B Route 38	Vacant (18.01) & SFD Dwelling (19)	4.24	\$240,300	\$159,300	\$81,000	196.67%	--	n/a	n/a
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	\$2,414,400	\$939,800	\$1,474,600	63.73%	YES	Land is not supporting a reasonable value of improvements.	D
404	3 & 4	9 Route 530	SFD Dwelling	1.00	\$150,000	\$98,700	\$51,300	192.40%	--	n/a	n/a
404	5	11 Route 530	SFD Dwelling	0.22	\$116,000	\$68,100	\$47,900	142.17%	--	n/a	n/a
404	6	13 Route 530	Business Office & Apt.	4.39	\$238,900	\$89,200	\$149,700	59.59%	YES	Land is not supporting a reasonable value of improvements.	D
404	7	17 Route 530	Vacant	1.18	\$1,200	\$0	\$1,200	0.00%	--	No taxable improvements; lot almost completely wetlands.	n/a
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	88.50	\$9,951,300	\$178,300	\$9,773,000	1.82%	YES	Mobile homes are not permanent taxable structures.	D

TABLE 6a: IMPROVEMENT / LAND VALUE RATIOS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	2020 TOTAL ASSESSMENT	2020 BLDGS ASSESSMENT	2020 LAND ASSESSMENT	BLDGS ASSESSMENT / LAND ASSESSMENT	OBSOLETE BLDGS / USE	COMMENTS	REDEVELOPMENT CRITERIA
404	7.02	19 Route 530	Vacant	1.00	\$1,000	\$0	\$1,000	0.00%	--	No taxable improvements; lot almost completely wetlands.	n/a
404	8	49 Route 530	General Contractor Business & Apt.	0.78	\$305,600	\$227,600	\$78,000	291.79%	--	n/a	n/a
404	9	53 Route 530	SFD Dwelling	0.50	\$139,900	\$85,300	\$54,600	156.23%	--	n/a	n/a
404	9.01	51 Route 530	SFD Dwelling	0.50	\$122,200	\$70,400	\$51,800	135.91%	--	n/a	n/a
404	9.02	55 Route 530	SFD Dwelling	0.50	\$132,700	\$80,900	\$51,800	156.18%	--	n/a	n/a
404	10 (p/o)	61 Route 530	Vacant (entire property)	2.30	\$98,100	\$0	\$98,100	0.00%	--	No taxable improvements.	n/a
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	\$163,300	\$89,400	\$73,900	120.97%	--	n/a	n/a
507	11.01	709 Washington St.	SFD Dwelling	0.63	\$226,000	\$166,500	\$59,500	279.83%	--	n/a	n/a
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	\$292,400	\$171,100	\$121,300	141.06%	--	n/a	n/a
507	13	713 Washington St.	Vacant	2.65	\$16,700	\$0	\$16,700	0.00%	--	No taxable improvements; lot almost completely wetlands.	n/a
507	14	101 Spruce Ln.	SFD Dwelling	0.18	\$118,400	\$65,700	\$52,700	124.67%	--	n/a	n/a
507	15	103 Spruce Ln.	Vacant	0.18	\$2,700	\$0	\$2,700	0.00%	--	No taxable improvements.	n/a
507	16	105 Spruce Ln.	SFD Dwelling	0.40	\$95,500	\$39,500	\$56,000	70.54%	YES	Land is not supporting a reasonable value of improvements.	D
507	17	107 Route 530	Business Offices	0.34	\$169,100	\$117,800	\$51,300	229.63%	--	n/a	n/a
507	18	109 Route 530	SFD Dwelling	0.18	\$151,200	\$103,700	\$47,500	218.32%	--	n/a	n/a
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	1.52	\$267,700	\$168,800	\$98,900	170.68%	--	n/a	n/a
507	21 & 22	117 -119 Route 530	Logistics (School Bus) Business	1.12	\$224,100	\$89,800	\$154,300	58.20%	YES	Land is not supporting a reasonable value of improvements.	D
507	23	121 Route 530	SFD Dwelling	0.28	\$122,900	\$71,400	\$51,500	138.64%	--	n/a	n/a
507	24	123 Route 530	SFD Dwelling	0.36	\$122,200	\$69,600	\$52,600	132.32%	--	n/a	n/a
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	\$445,100	\$199,400	\$245,700	81.16%	YES	Land is not supporting a reasonable value of improvements.	D
507	31	703 Washington St.	SFD Dwelling	0.24	\$122,800	\$71,900	\$50,900	141.26%	--	n/a	n/a
507	32	137 Route 530	Business Offices	0.47	\$193,100	\$122,700	\$70,400	174.29%	--	n/a	n/a
508	1	203 Route 530	Retail Business	2.80	\$579,200	\$434,200	\$145,000	299.45%	--	n/a	n/a
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	\$446,400	\$325,900	\$120,500	270.46%	--	n/a	n/a
508	3 (p/o)	718 Washington St.	SFD Dwelling (entire property)	0.90	\$169,400	\$87,800	\$81,600	107.60%	--	n/a	n/a
508	16	711 Lucas Ln.	SFD Dwelling	0.23	\$126,100	\$75,300	\$50,800	148.23%	--	n/a	n/a
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	\$400,000	\$225,000	\$175,000	128.57%	--	n/a	n/a

TABLE 6a: IMPROVEMENT / LAND VALUE RATIOS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	2020 TOTAL ASSESSMENT	2020 BLDGS ASSESSMENT	2020 LAND ASSESSMENT	BLDGS ASSESSMENT / LAND ASSESSMENT	OBSOLETE BLDGS / USE	COMMENTS	REDEVELOPMENT CRITERIA
508	18	709 Lucas Ln.	SFD Dwelling	0.18	\$140,900	\$88,100	\$52,800	166.86%	--	n/a	n/a
508	19	705 Lucas Ln.	SFD Dwelling	0.39	\$154,200	\$101,200	\$53,000	190.94%	--	n/a	n/a
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	\$112,500	\$34,400	\$78,100	44.05%	YES	Land is not supporting a reasonable value of improvements.	D
509	12	707 Lenz Ave.	SFD Dwelling	0.77	\$11,600	\$0	\$11,600	0.00%	YES	SFD Dwelling does not appear on tax records.	D
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	\$139,100	\$70,100	\$69,000	101.59%	--	n/a	n/a
510	1 & 13(p/o)	221 - 223 Route 530	Auto Repair Garage Business	4.26	\$519,900	\$360,900	\$179,000	201.62%	--	n/a	n/a
510	2	706 Lenz Ave.	SFD Dwelling	0.44	\$189,800	\$133,200	\$56,600	235.34%	--	n/a	n/a
510	3	710 Lenz Ave.	SFD Dwelling	0.33	\$131,000	\$76,100	\$54,900	138.62%	--	n/a	n/a
602	10 (p/o)	1870 Route 38	Farm & Utility Easement (entire parcel)	27.44	\$5,900	\$0	\$5,900	0.00%	--	No taxable improvements.	n/a
602	11 (p/o)	1880 Route 38	Public Facility (entire parcel)	13.52	\$2,204,600	\$1,359,600	\$845,000	160.90%	--	n/a	n/a
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	\$224,400	\$129,400	\$95,000	136.21%	--	n/a	n/a
602	13	2345 Route 206	Restaurant & Retail Business	1.72	\$206,100	\$88,000	\$118,100	74.51%	YES	Land is not supporting a reasonable value of improvements.	D
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	\$7,800	\$0	\$7,800	0.00%	--	No taxable improvements.	n/a
602	14.02	1910 Route 38	Farm	37.24	\$28,500	\$0	\$28,500	0.00%	--	No taxable improvements.	n/a
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	\$194,200	\$93,300	\$100,900	92.47%	YES	Land is not supporting a reasonable value of improvements. Vehicle rental business, which was based in a temporary storage trailer, is abandoned. The service station use may not be sustainable with the relatively new Wawa convenience store with service station.	D
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	\$750,000	\$45,800	\$704,200	6.50%	YES	Mobile homes are not permanent taxable structures.	D



TABLE 7a: NECESSARY TO INCLUDE

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	NECESSARY TO INCLUDE	COMMENTS
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	1.05	1875 Route 38	Public Facility	9.48	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	9	2371 Route 206	Shopping Center	6.60	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	12.04	2365 Route 206	Farm	2.44	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	19	1879A Route 38	SFD Dwelling	1.96	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
404	7	17 Route 530	Vacant	1.18	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
404	10 (p/o)	61 Route 530	Vacant	7.66	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
507	15	103 Spruce Ln.	Vacant	0.18	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
508	3 (p/o)	718 Washington St.	Vacant	0.90	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	0.7	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.

TABLE 7a: NECESSARY TO INCLUDE

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	NECESSARY TO INCLUDE	COMMENTS
602	11 (p/o)	1880 Route 38	Public Facility	13.52	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
602	14.02	1910 Route 38	Farm	37.24	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	I	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	1.04	1865 Route 38	Vacant	1.36	I	D	--	--	--	YES		The existing subdivision leaves this parcel at the corner of a signalized intersection of state highway and county road with about 200' of frontage on the former and less than 300' of frontage on the latter. This means that the future design of suitably safe vehicular access to the property is compromised and may require access easements from adjacent Lot 1.
403	1.05	1875 Route 38	Public Facility	9.48	I	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	1.06	1877 Route 38	Contractor Business	1.00	I	--	--	--	D	YES	--	Property tax records indicate that the existing use / improvements are only 77.84% of the land value, which indicates that building / use may be obsolete.
403	9	2371 Route 206	Shopping Center	6.60	I	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	HC	D	--	--	--	YES	--	Excessive pavement coverage with no stormwater management system. No on-site solid waste / recycling management system. The faultily designed +50'-wide, uncurbed, undivided, unmarked, and unsigned driveway permits motorists to turn left from eastbound NJ Route 38 and to turn left out into oncoming traffic. The ordinance indicates that this roughly 3,500 SF retail center should have a minimum of 1 parking space for every 200 SF, or 18 spaces; however, the center's faultily designed parking lot has no marked spaces, interior drive aisles, or lane markings separating parking and traffic movements between center and the diner patrons. The parking area appears to extend into the adjacent highways' rights-of-way. Property tax records indicate that the existing use / improvements are only 64.15% of the land value, which indicates that building / use may be obsolete.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
403	11	1909 Route 38	Veterinary Business	1.01	HC	D	--	--	--	YES	--	Its obsolete layout has no defined stormwater management system, and it appears that stormwater is running off the highway and into the front yard and washing out part of the parking lot. Its faultily designed off-street parking area has no marked ADA-accessible or standard parking spaces. Nor does it have parking restraints, such as bumper blocks to keep vehicles on the paved area, to maintain the pavement edge, which has rutting. Its obsolete layout for insecure solid waste, recyclables, and medical waste storage and collection. The existing parking lot lighting is not adequate. Property tax records indicate that the existing use / improvements are only 74.00% of the land value, which indicates that building / use may be obsolete.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
403	12	2357 Route 206	Restaurant	3.04	HC	D	--	--	--	YES	--	Excessive pavement coverage with no stormwater management system. The solid waste / recycling management system consists of unprotected dumpsters and numerous barrels at the edge of the rear parking area, which is a traffic and health safety hazard. A pair of 50'-wide uncurbed, undivided, unmarked, and unsigned driveways spaced about 100' apart on US Route 206, as well as a similar third another 100' away on Lot 10 allow free in/out movement and left turns into traffic in both directions. This obsolete layout is additionally complicated by the turning movements in and out of the Wawa food store with fuel service located opposite the pair of combined driveways on the diner property.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
403	12.01	1901 Route 38	Farm & Logistics (School Bus) Business	14.20	I	D	--	--	--	YES	--	Excessive school bus parking lot coverage with no stormwater management system for water quality, which could leach pollutants into the adjacent farm field, or water quantity, which appears to have opened a large ravine across the farm field that will widen in these sandy soils if not addressed. A faultily-arranged unmarked 32'-wide in/out driveway along NJ Route 38 spaced about 36' apart from another unmarked 32'-wide in/out driveway to the west for the bus company on adjacent Lot 12.02, which is a potential traffic hazard. The driveway entrance layout is also unnecessarily obsolete considering that two properties' driveways connect about 36' north of the highway's curbline, which is opposite the intersection of the vehicular entrance to the farm field on adjacent Lot 12.03. Parking area has no lighting.
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telcom Tower	5.61	HC	D	--	--	--	YES	--	Obsolete layout and excessive parking lot coverage with no stormwater management system for water quality or water quantity. A pair of faultily-arranged undivided, unmarked, and unsigned 30'-wide in/out driveway along NJ Route 38 spaced about 36' apart from another unmarked 32'-wide in/out driveway to the west for the bus company on adjacent Lot 12.02, which is a potential traffic safety hazard. These three driveways permit motorists to enter and exit any driveway which is a traffic safety hazard on this stretch of NJ Route 38 that does not have a center turning lane.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	12.04	2365 Route 206	Farm	2.44	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
403	13	1895 Route 38	Retail Business	1.00	HC	--	--	--	--	B	--	Significant period of building vacancy.
403	14	1893 Route 38	SFD Dwelling	0.90	HC	--	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
403	15	1891 Route 38	Auto Sales Business	1.90	HC	D	--	--	--	YES	--	Excessive parking lot coverage with no stormwater management system for water quality or water quantity. Storage of numerous vehicles in the back yard grassed area, which contribute to the stormwater water management issues indicate obsolete layout. These areas do not appear to be sufficiently illuminated for vehicular safety. Storage of about one-half dozen large cargo storage containers / trailer units on paved and grass surfaces indicate obsolete layout and a potential health and fire safety hazard. A pair of faultily-arranged, undivided, unmarked, and unsigned 25'-wide in/out driveways spaced about 75' apart which permit motorists to enter and exit either driveway which is a traffic safety hazard on this stretch of NJ Route 38 that does not have a center turning lane.
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.



TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	HC	D	--	--	--	YES	--	Excessive amount of impervious coverage with insufficient stormwater management system for water quality or water quantity.
403	18.01	1879B Route 38	Vacant	2.28	RR	--	C	--	--	YES	--	Potential environmental contamination from former orchard practices complicates future development of parcel.
403	19	1879A Route 38	SFD Dwelling	1.96	RR	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	HC	--	--	--	D	YES	--	Land is not supporting a reasonable value of improvements.
404	3 & 4	9 Route 530	SFD Dwelling	1.00	HC	A	--	D, E	--	YES	--	Dilapidated dwelling has been abandoned and appears uninhabitable, which is a public health and safety hazard.
404	5	11 Route 530	SFD Dwelling	0.22	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
404	6	13 Route 530	Business Office & Apt.	4.39	HC	D	--	--	D	YES	--	Current and historic aerial color and infrared imagery shows this business with at least 3 truck trailers / shipping containers, which indicates that these temporary structures have become permanent and a potential building and fire code safety hazard. Property tax records indicate that the existing use / improvements are only 59.59% of the land value, which indicates that building / use may be obsolete.
404	7	17 Route 530	Vacant	1.18	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	HC	D	--	D	D	YES	--	Area between James Avenue and Estates Drive has obsolete and faultily designed multiple, undefined, wide access points and vehicle parking and circulation patterns along US Route 206, which is a vehicular and pedestrian traffic safety hazard. Property tax records indicate that the existing use / improvements are only 1.82% of the land value, which indicates that building / use may be obsolete.
404	7.02	19 Route 530	Vacant	1.00	HC	--	C	--	--	YES	--	Parcel is undevelopable due to wetlands and required buffers.
404	8	49 Route 530	General Contractor Business & Apt.	0.78	HC	D	--	--	--	YES	--	Multiple roofing failures on buildings with temporary patches. At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
404	9	53 Route 530	SFD Dwelling	0.50	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
404	9.01	51 Route 530	SFD Dwelling	0.50	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
404	9.02	55 Route 530	SFD Dwelling	0.50	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
404	10 (p/o)	61 Route 530	Vacant	7.66	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	HC	--	--	D, E	--	YES	--	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
507	11.01	709 Washington St.	SFD Dwelling	0.63	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	HC	D	--	--	--	YES	--	Lack of lighting in front and rear of the property is a traffic safety hazard.
507	13	713 Washington St.	Vacant	2.65	HC	--	C	--	--	YES	--	Parcel is undevelopable due to wetlands and required buffers.
507	14	101 Spruce Ln.	SFD Dwelling	0.18	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
507	15	103 Spruce Ln.	Vacant	0.18	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
507	16	105 Spruce Ln.	SFD Dwelling	0.40	HC	D	--	D, E	D	YES	--	Abandoned dwelling with roof and siding deterioration, paint failure, and potential other interior deterioration. At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system. Property tax records indicate that the existing use / improvements are only 70.54% of the land value, which indicates that building / use may be obsolete.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
507	17	107 Route 530	Business Offices	0.34	HC	D	--	--	--	YES	--	Infrared aerial imagery shows that most of parcel has been graveled / paved with no provision for stormwater management. The front driveway is about 60' wide, which is a random access traffic safety hazard. There is no indication of front or rear parking pavement markings. The front parking area is not illuminated, which is a traffic safety hazard.
507	18	109 Route 530	SFD Dwelling	0.18	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	0.49	HC	D	--	--	--	YES	--	Infrared aerial imagery shows that most of parcel has been graveled / paved with no provision for stormwater management. The front parking area is not illuminated, which is a traffic safety hazard.
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	1.12	HC	D	--	--	D	YES	--	Infrared aerial imagery shows that most of parcel has been graveled / paved with no provision for stormwater management. The front parking area is not illuminated, which is a traffic safety hazard. Because the property improvements only represent 58.20% of the land value, the buildings and uses are not supporting a reasonable value of return.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
507	23	121 Route 530	SFD Dwelling	0.28	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
507	24	123 Route 530	SFD Dwelling	0.36	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	HC	D	--	--	D	YES	--	Infrared aerial imagery shows that most of parcel is covered with buildings or compacted traffic circulation areas with no provision for stormwater management. The shallow front parking has a 110'-wide driveway, which allows random access at any point and is a traffic safety hazard. As a result of the highway widening, motorists must back out into the right-of-way, which is dangerous. Property tax records indicate that the existing use / improvements are only 81.16% of the land value, which indicates that building / use may be obsolete.
507	31	703 Washington St.	SFD Dwelling	0.24	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
507	32	137 Route 530	Business Offices	0.47	HC	D	--	--	--	YES	--	Lack of lighting in front and rear of the property is a traffic safety hazard.
508	1	203 Route 530	Retail Business	2.80	HC	D	--	--	--	YES	--	Lack of lighting in front and rear of the property is a traffic safety hazard.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	HC	A, D	--	D, E	--	YES	--	Dilapidated commercial and dwellings have been abandoned and appear uninhabitable/untenantable, which is a public health and safety hazard. Dilapidated and broken parking lot pavement with no stormwater management. Solid waste and recyclables management appears insufficient, with unprotected dumpster located in the parking area in front of the occupied dwelling.
508	3 (p/o)	718 Washington St.	Vacant	0.90	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
508	16	711 Lucas Ln.	SFD Dwelling	0.23	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	HC	D	--	--	--	YES	--	Most of parcel has been graveled / paved with no provision for stormwater management. Many vehicles stored on rear grass area. Front parking area is unilluminated, which is a traffic safety hazard. Rear outdoor area has scores of what appear to be used vehicle tires, white is a potential fire and health (mosquito) safety hazard.
508	18	709 Lucas Ln.	SFD Dwelling	0.18	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
508	19	705 Lucas Ln.	SFD Dwelling	0.39	HC	D	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system.
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	HC	D	--	--	D	YES	--	Dilapidated garage storage building. Vehicle sales storage on gravel area has no stormwater management, nor does vehicle storage on adjacent grass lot. No dedicated area for customer parking,. Property tax records indicate that the existing use / improvements are only 44.05% of the land value, which indicates that building / use may be obsolete.
509	12	707 Lenz Ave.	SFD Dwelling	0.77	HC	D	--	D, E	D	YES	--	Property tax records indicate that the existing dwelling is of no value, which indicates that building / use may be obsolete. At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system. Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	HC	D	--	--	--	YES	--	Lack of lighting in front and rear of the property is a traffic safety hazard.
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	0.7	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
510	2	706 Lenz Ave.	SFD Dwelling	0.44	HC	--	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system. Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.
510	3	710 Lenz Ave.	SFD Dwelling	0.33	HC	--	--	D, E	--	YES	--	At less than 1.0 acres, the original subdivision that created this parcel is only sustainable when connected to a public water and sewer system and not with the existing private well and individual sewage system. Lot size, soil conditions, land use, and development pattern indicative of potential health safety issues with individual well, septic system, or both and deter future housing investment.
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	27.44	HC	--	C	--	--	YES	--	Parcel is significantly impacted by wetlands and required buffers, some of which may contain pre-historic sites within 300' of Bobbys Run.
602	11 (p/o)	1880 Route 38	Public Facility	13.52	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	HC	D	--	--	--	YES	--	Seasonal produce stand is dilapidated. The obsolete, faultily arranged, and hazardously narrow (30'), gravel front gravel parking lot has no stormwater management system or outdoor lighting. Faulty traffic design indicated by 160' open driveway, which allows incoming traffic from both directions to enter and exit at any location. Motorists back out into the highway ROW to exit.



TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
602	13	2345 Route 206	Restaurant & Retail Busines	1.72	HC	D	--	D	D	YES	--	Excessive parking lot coverage with no stormwater management system. Permanent cargo storage container and unorganized / unprotected dumpsters indicates faulty / obsolete site layout. Pairs of faultily-arranged and unmarked driveways along both highways permit motorists to enter and exit either driveway from both directions indicate faulty traffic design and a traffic safety hazard. Property tax records indicate that the existing use / improvements are only 74.51% of the land value, which indicates that building / use may be obsolete.
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
602	14.02	1910 Route 38	Farm	37.24	HC	--	--	--	--	--	YES	Inclusion necessary to finance extension of public water and sewer service to remainder of redevelopment area.
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	AP	D	--	--	D	YES	--	The property has no stormwater management system. The vehicle rental business, which was based in a temporary storage trailer and required numerous parking spaces for fleet storage, is abandoned. It had no outdoor lighting. Property tax records indicate that the existing use / improvements are only 92.47% of the land value, which indicates that building / use may be obsolete.

TABLE 8a: REDEVELOPMENT AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	MEETS AT LEAST ONE REDEVELOPMENT CRITERION	NECESSARY TO INCLUDE	COMMENTS
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	AP	D	E	C	D	YES	--	Seasonal produce stand is dilapidated. The obsolete, faultily arranged gravel front parking lot, which was built next to a freshwater pond and wetlands, has no stormwater management system or outdoor lighting. Faulty traffic design indicated by 180' open driveway, which allows incoming traffic from both directions to enter and exit at any location. Property tax records indicate that the existing use / improvements are only 6.5% of the land value, which indicates that building / use may be obsolete.

TABLE 9a: REHABILITATION AREA RECOMMENDATIONS

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	PRIVATE WELL & SEPTIC	PROBABLY ENVIRONMENTAL HAZARDS	BUILDING CONSTRUCTION (DATE)	BUILDING AGE (YEARS)	HOUSING ≥ 50 YEARS OLD	REHABILITATION CRITERIA
403	14	1893 Route 38	SFD Dwelling	0.90	YES	YES	1958	63	YES	2, 5
403	19	1879A Route 38	SFD Dwelling	1.96	YES	YES	1960	61	YES	2, 5
404	3 & 4	9 Route 530	SFD Dwelling	1.00	YES	YES	1940	81	YES	2, 5
404	5	11 Route 530	SFD Dwelling	0.22	YES	YES	1940	81	YES	2, 5
404	6	13 Route 530	Business Office & Apt.	4.39	YES	YES	1892	129	YES	2
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	NO	YES	c1965-70	Oldest units 51-56	YES	2, 6
404	8	49 Route 530	General Contractor Business & Apt.	0.78	YES	YES	1850	171	YES	2, 5
404	9	53 Route 530	SFD Dwelling	0.50	YES	YES	1940	81	YES	2, 5
404	9.01	51 Route 530	SFD Dwelling	0.50	YES	YES	1940	81	YES	2, 5
404	9.02	55 Route 530	SFD Dwelling	0.50	YES	YES	1949	72	YES	2, 5
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	YES	YES	1955	66	YES	2, 5
507	11.01	709 Washington St.	SFD Dwelling	0.63	YES	YES	1960	61	YES	2, 5
507	14	101 Spruce Ln.	SFD Dwelling	0.18	YES	YES	1940	81	YES	2, 5
507	16	105 Spruce Ln.	SFD Dwelling	0.40	YES	YES	1940	81	YES	2, 5
507	18	109 Route 530	SFD Dwelling	0.18	YES	YES	1940	81	YES	2, 5
507	23	121 Route 530	SFD Dwelling	0.28	YES	YES	1940	81	YES	2, 5
507	24	123 Route 530	SFD Dwelling	0.36	YES	YES	1940	81	YES	2, 5
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	YES	YES	1956	65	YES	2, 5
507	31	703 Washington St.	SFD Dwelling	0.24	YES	YES	1948	73	YES	2, 5
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	YES	YES	1958	63	YES	2, 5
508	16	711 Lucas Ln.	SFD Dwelling	0.23	YES	YES	1940	81	YES	2, 5
508	18	709 Lucas Ln.	SFD Dwelling	0.18	YES	YES	1940	81	YES	2, 5
508	19	705 Lucas Ln.	SFD Dwelling	0.39	YES	YES	1945	76	YES	2, 5
509	12	707 Lenz Ave.	SFD Dwelling	0.77	YES	YES	1940	81	YES	2, 5
510	2	706 Lenz Ave.	SFD Dwelling	0.44	YES	YES	1985	36	--	2, 5
510	3	710 Lenz Ave.	SFD Dwelling	0.33	YES	YES	1955	66	YES	2, 5
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	YES	YES	c1959	c62	YES	2
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	NO	YES	c1965-70	Oldest units 51-56	YES	2, 6