

SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
PROJECT INTRODUCTION

More than one-half of Southampton Township's non-Pinelands Highway Commercial (HC) zoning district and commercial property tax ratable base lies along the South Pemberton Road (NJ Route 38 / County Route 530) corridor. Since the completion of the South Pemberton Road widening, many residents, businesses, and developers have expressed interest in improving their existing homes and businesses and in the future of undeveloped, underutilized, and abandoned properties along this corridor in Lumberton, Southampton, and Pemberton townships.

Historically, for one reason or another, Southampton has found difficulty in attracting, growing, and keeping businesses along South Pemberton Road. The Southampton Township Committee has asked the Township's Planning Board to study certain properties in this corridor to determine whether they may have some site-specific reasons or general underlying conditions that have hampered their rehabilitation and future development potential.

A draft of this Study is completed and available for review at [WEBSITE URL](#), along with related maps, photographs, analysis charts, and other materials for public review and comment. The Planning Board has scheduled a public hearing on the Study's findings and recommendations on whether some or all of the properties meet the criteria for either an area in need of "non-condemnation" redevelopment or rehabilitation as provided in the Local Redevelopment and Housing Law (LRHL), NJSA 40A:12A-1 *et seq.* The legal notice for this hearing is included in this mailing and at [WEBSITE URL](#).

A "non-condemnation area" is one where neither the Township or any other party has the ability to exercise "eminent domain" to seize, condemn, or take any property with just compensation, according to law, and where participation in any of the financial or other property owner benefits offered by the Township through a redevelopment plan are completely voluntary.

You are receiving this information because your property, or a property that you lease or rent, is within the Study Area. The Township Committee and the Planning Board want to provide you with some basic information about this first step of a three-step redevelopment and rehabilitation planning process.

STEP 1: Determine whether there is a "need" for the Township to take public action to address or correct site-specific reasons or general underlying conditions that may make Study Area properties unsafe to live or work in, detrimental to the safety, health, morals, or welfare of the community, not likely to be developed without some type of public support, or a combination of these and other factors. *(This is where we are now.)*

STEP 2: Develop a voluntary "plan" for that enables residents, businesses, and developers to work with the Township to address or correct those site-specific reasons or general underlying conditions. *(If the Township Committee approves designating some or all of the Study Area properties in need of "redevelopment" or rehabilitation," the Planning Board will develop a redevelopment plan with stakeholder participation.)*

STEP 3: Implement the voluntary "plan", as resources permit and opportunities arise, until conditions and circumstances change or the plan's effective period ends, whichever is sooner.

PLEASE go to [WEBSITE URL](#) to read the Board's draft Study and to find out more about the redevelopment and redevelopment planning process, designation criteria, and potential property owner financial benefits and other opportunities.

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

DESIGNATION PROCESS

Section 6 of the Local Redevelopment and Housing Law (LRHL, or NJSA 40A:12A-1 *et seq.*) details how the Township Committee may designate an “Area in Need of Non-Condemnation Redevelopment,” which do not permit the use of property condemnation by eminent domain.

1. The Township Committee (Committee) directs the Planning Board (Board) to complete a Preliminary Investigation (Study) to determine whether some or all the properties in the Study Area meet the designation criteria for an “Area in Need of Non-Condemnation Redevelopment.”
2. With the assistance of a Professional Planner, the Board prepares the Study, which is a land use planning and physical and economic conditions analysis.
3. The Board schedules a public hearing and sends notices to the official Township newspaper and to all current property owners of record in the Study Area inviting them to participate in the public hearing regarding the Study findings and recommendations.
4. The Board holds the scheduled public hearing and makes a recommendation to the Committee in the form of a resolution, based on “substantial evidence” in accordance with the statutory criteria. The hearing will include:
 - a. A presentation from the Planning Board (Board) Professional Planner on the findings and recommendations from the Preliminary Investigation (Study), which may include handouts and maps.
 - b. Property owners and others may ask questions of the Board and its Professional Planner about the Study or other related matters.
 - c. Property owners and other interested parties who may object to the proposed designation are allowed to present oral and written statements and present evidence to support their objections. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.
5. After receiving a copy of the Board’s resolution, the Committee may designate, by resolution at a public meeting, all or a portion of the Study Area as an Area in Need of Non-Condemnation Redevelopment.
6. Upon the adoption of the Committee’s resolution, the Clerk shall transmit a copy of it to the Commissioner of the NJ Department of Community Affairs for her review.

Any Committee determination shall not take effect without first receiving the review and the approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within 30 calendar days of transmittal by the Clerk, the Committee’s determination shall be deemed to be approved.
7. Notice of the Committee’s designation resolution shall be served, within 10 days after the designation, upon all current property owners of record in the Study Area and upon each person who presented oral and written statements on the public record in objection to the designation at the Board hearing. Those owners or interested parties objecting to the Committee’s designation have 45 days after this to file lawsuits challenging the designation.
8. The Committee may not take any redevelopment actions, as permitted by the LRHL, until the Committee adopts a Redevelopment Plan by ordinance, as set forth in section 7 of that law. (*This will be Step 2 in the redevelopment planning process.*)

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

DESIGNATION CRITERIA

Section 5 of the LRHL lists the criteria to use when evaluating whether a residential or non-residential property may be in “need” of non-condemnation redevelopment. The following is a general summary of those criteria:

- A. The building(s) have harmful living or working conditions, such as substandard, unsafe, unsanitary, dilapidated, or obsolescent, or lack adequate light, air, space, etc.
- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Public land, or private unimproved vacant land that has remained so for 10 years, that is not likely to be developed by private capital alone due to its location, remoteness, inaccessibility to development sections or portions of the municipality, or topography, or nature of the soil.
- D. Developed properties, with dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by conditions of legal or equitable ownership interests, diverse ownership, or other similar real estate conditions which impede land assembly or discourage improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F. Developed areas of more than 5 contiguous acres, with a total assessed value have been materially depreciated due to accidents, natural causes, or another calamity. *(This criterion does not apply in the Study Area.)*
- G. Urban Enterprise Zones. *(This criterion does not apply in the Study Area.)*
- H. Designation of the property is consistent with smart growth planning principles adopted by law or regulation. *(This criterion was not considered in the Study Area.)*

Section 3 of the LRHL indicates that properties can also be included within a redevelopment area even though they do not meet any of the statutory criteria, where their inclusion is necessary for the effective redevelopment of the area as a whole. *(This criterion was used in the Study Area for vacant or agricultural properties when inclusion was found necessary to finance future extension of public water and sewer service to the remainder of the redevelopment area.)*

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

SPECIAL REDEVELOPMENT ABILITIES

After a property is designated an “Area in Need of Non-Condemnation Redevelopment,” the Township Committee (Committee), or its designated redevelopment entity, may exercise the following special redevelopment abilities, in addition to others provided in the LRHL:

Planning:

1. Prepare plans for the voluntary repair/rehabilitation of buildings and improvements;
2. Prepare plans for the enforcement of regulations relating to use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements; and
3. Publish and disseminate information concerning the redevelopment area, redevelopment plan, or a redevelopment project.

Governmental:

1. In accordance with the redevelopment plan and without public bidding or other requirements in the NJ Local Lands and Buildings Law (NJSA 40A:12-1 *et seq.*):
 - a. Acquire property through lease or purchase;
 - b. Acquire property options or property rights or furnish property, facilities or services; and
 - c. Lease or convey property or improvements without public bidding in accordance with the redevelopment plan.
2. Construct or reconstruct infrastructure and site improvements;
3. Contract with public agencies or redevelopers for the:
 - a. Planning, re-planning, construction or undertaking of all or any portion of a redevelopment project;
 - b. Opening, grading, or closing of streets, roads, roadways, alleys or other places;
4. Contract for other professional services; and
5. Gain access to buildings or properties to conduct investigations or make surveys, soundings or test borings;

Financial:

1. Issue bonds, borrow money, and receive grants and loans;
2. Collect revenues from a redeveloper to defray the Township Committee’s redevelopment costs, including the costs of bonds issued by the Township Committee;
3. Make loans or other financial assistance to redevelopers, including capital grants; and
4. Provide Long-Term Tax Exemptions and Payments in Lieu of Taxes (PILOTs) to State-approved Urban Renewal Entities for qualifying projects.

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

LONG-TERM TAX EXEMPTIONS AND PILOTS

Long Term Tax Exemptions are permitted in Redevelopment Areas and may be granted to a qualified "Urban Renewal Entity", approved by the NJ Department of Community Affairs, for the following

- a. Redevelopment projects;
 - b. Projects for the relocation of residents displaced by redevelopment; and
 - c. Low-and moderate-income housing projects.
- May be provided for a period up to 30 years from the completion of the projects, or not more than 35 years from the execution of the financial agreement between the Township and the Urban Renewal Entity.
 - Applies only to the value of new improvements constructed as part of a Redevelopment Project, and not for previously constructed buildings or improvements or the value of the land.
 - In order to obtain an exemption, an Urban Renewal Entity is required to submit an application to the Township, which must be approved by resolution of the Township Committee.
 - Urban Renewal Entities may be either nonprofit corporations or limited-dividend entities with profits capped at 10%.

Instead of paying local property taxes, an Urban Renewal Entity receiving a long-term tax exemption pays an annual service charge to the Township as a Payment in Lieu of Taxes (PILOT). Municipalities are not required to share PILOT property tax revenues with the school district. PILOTS are established as part of a written agreement between the Township and the designated Redeveloper and are calculated in either of 2 ways:

1. A charge up to 2% of the total project cost (TPC), or
2. A percentage of the project's annual gross revenue (AGR) of no more than 15% for low-and moderate-income housing projects, no less than 10% for office projects, and no less than 15% for all other projects

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
FINDINGS & RECOMMENDATIONS**

AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT

The table below summarizes whether the Study Area’s properties qualify as an “Area in Need of Non-Condemnation Redevelopment,” either for meeting the redevelopment designation criteria A, B, C, D, or E, as described on page 15 of the Study, or because the property’s inclusion is necessary for the effective future redevelopment of the Study Area as a whole.

BLOCK	LOT(S)	LOCATION	LAND USE (SFD = Single-Family Detached)	ACRES	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	NECESSARY TO INCLUDE
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	--	--	--	--	YES
403	1.04	1865 Route 38	Vacant	1.36	D	--	--	--	
403	1.05	1875 Route 38	Public Facility	9.48	--	--	--	--	YES
403	1.06	1877 Route 38	Contractor Business	1.00	--	--	--	D	--
403	9	2371 Route 206	Shopping Center	6.60	--	--	--	--	YES
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	D	--	--	--	--
403	11	1909 Route 38	Veterinary Business	1.01	D	--	--	--	--
403	12	2357 Route 206	Restaurant	3.04	D	--	--	--	--
403	12.01	1901 Route 38	Farm & Logistics (School Bus) Business	14.20	D	--	--	--	--
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telcom Tower	5.61	D	--	--	--	--
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	--	--	--	--	YES
403	12.04	2365 Route 206	Farm	2.44	--	--	--	--	YES
403	13	1895 Route 38	Retail Business	1.00	--	--	--	B	--
403	14	1893 Route 38	SFD Dwelling	0.90	--	--	D, E	--	--
403	15	1891 Route 38	Auto Sales Business	1.90	D	--	--	--	--
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	--	--	--	--	YES
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	D	--	--	--	--
403	18.01	1879B Route 38	Vacant	2.28	--	C	--	--	--
403	19	1879A Route 38	SFD Dwelling	1.96	--	--	--	--	YES
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	--	--	--	D	--
404	3 & 4	9 Route 530	SFD Dwelling	1.00	A	--	D, E	--	--
404	5	11 Route 530	SFD Dwelling	0.22	D	--	D, E	--	--
404	6	13 Route 530	Business Office & Apt.	4.39	D	--	--	D	--
404	7	17 Route 530	Vacant	1.18	--	--	--	--	YES
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	D	--	D	D	--

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
FINDINGS & RECOMMENDATIONS**

BLOCK	LOT(S)	LOCATION	LAND USE (SFD = Single-Family Detached)	ACRES	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	NECESSARY TO INCLUDE
404	7.02	19 Route 530	Vacant	1.00	--	C	--	--	--
404	8	49 Route 530	General Contractor Business & Apt.	0.78	D	--	--	--	--
404	9	53 Route 530	SFD Dwelling	0.50	D	--	D, E	--	--
404	9.01	51 Route 530	SFD Dwelling	0.50	D	--	D, E	--	--
404	9.02	55 Route 530	SFD Dwelling	0.50	D	--	D, E	--	--
404	10 (p/o)	61 Route 530	Vacant	7.66	--	--	--	--	YES
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	--	--	D, E	--	--
507	11.01	709 Washington St.	SFD Dwelling	0.63	D	--	D, E	--	--
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	D	--	--	--	--
507	13	713 Washington St.	Vacant	2.65	--	C	--	--	--
507	14	101 Spruce Ln.	SFD Dwelling	0.18	D	--	D, E	--	--
507	15	103 Spruce Ln.	Vacant	0.18	--	--	--	--	YES
507	16	105 Spruce Ln.	SFD Dwelling	0.40	D	--	D, E	D	--
507	17	107 Route 530	Business Offices	0.34	D	--	--	--	--
507	18	109 Route 530	SFD Dwelling	0.18	D	--	D, E	--	--
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	0.49	D	--	--	--	--
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	1.12	D	--	--	D	--
507	23	121 Route 530	SFD Dwelling	0.28	D	--	D, E	--	--
507	24	123 Route 530	SFD Dwelling	0.36	D	--	D, E	--	--
507	25- 27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	D	--	--	D	--
507	31	703 Washington St.	SFD Dwelling	0.24	D	--	D, E	--	--
507	32	137 Route 530	Business Offices	0.47	D	--	--	--	--
508	1	203 Route 530	Retail Business	2.80	D	--	--	--	--
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	A, D	--	D, E	--	--
508	3 (p/o)	718 Washington St.	Vacant	0.90	--	--	--	--	YES
508	16	711 Lucas Ln.	SFD Dwelling	0.23	D	--	D, E	--	--
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	D	--	--	--	--
508	18	709 Lucas Ln.	SFD Dwelling	0.18	D	--	D, E	--	--
508	19	705 Lucas Ln.	SFD Dwelling	0.39	D	--	D, E	--	--
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	D	--	--	D	--
509	12	707 Lenz Ave.	SFD Dwelling	0.77	D	--	D, E	D	--
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	D	--	--	--	--
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	0.7	--	--	--	--	YES

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
FINDINGS & RECOMMENDATIONS**

BLOCK	LOT(S)	LOCATION	LAND USE (SFD = Single-Family Detached)	ACRES	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CONSTRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	NECESSARY TO INCLUDE
510	2	706 Lenz Ave.	SFD Dwelling	0.44	--	--	D, E	--	--
510	3	710 Lenz Ave.	SFD Dwelling	0.33	--	--	D, E	--	--
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	27.44	--	C	--	--	--
602	11 (p/o)	1880 Route 38	Public Facility	13.52	--	--	--	--	YES
602	11.01- 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	D	--	--	--	--
602	13	2345 Route 206	Restaurant & Retail Business	1.72	D	--	D	D	--
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	10.58	--	--	--	--	YES
602	14.02	1910 Route 38	Farm	37.24	--	--	--	--	YES
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	D	--	--	D	--
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	D	E	C	D	--

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
AREA IN NEED OF REHABILITATION**

DESIGNATION PROCESS

Section 14 of the Local Redevelopment and Housing Law (LRHL, or NJSA 40A:12A-1 *et seq.*) details how the Township Committee may designate an “Area in Need of Rehabilitation.” (Rehabilitation Areas do not permit the use of property condemnation by eminent domain.) This process, which does not require public notice or a public hearing, is outlined below:

1. Before the Township Committee (Committee) adopts a resolution designating certain properties as “Areas in Need of Rehabilitation,” the Committee submits the resolution to the Planning Board (Board) for its review.
2. The Board must submit its recommendations about the proposed resolution to the Committee within 45 days. This is typically provided in a letter to the Committee regarding whether some or all of the Study Area meet the designation criteria for “An Area in Need of Rehabilitation.” The Board meeting will include a presentation from the Board’s Professional Planner on the findings and recommendations from the Preliminary Investigation (Study). The Board may also permit property owners and other interested parties to ask questions of the Board and its Professional Planner about the Study or other related matters.
3. Thereafter, or after the expiration of the 45 days if the Board does not submit recommendations, the Committee may adopt the resolution, with or without modification.
4. Upon the adoption of the Committee’s resolution, the Clerk must send a copy of it to the Commissioner of the NJ Department of Community Affairs for her review.
Any Committee determination shall not take effect without first receiving the review and the approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within 30 calendar days of transmittal by the Clerk, the Committee’s determination shall be deemed to be approved.

DESIGNATION CRITERIA

Section 14 of the LRHL lists the criteria to use when evaluating whether a residential property may be in “need” of rehabilitation:

1. A significant portion of structures in the Study Area are in a deteriorated or substandard condition. *(This criterion does not apply in the Study Area.)*
2. More than half of the housing stock in the delineated Study Area is at least 50 years old.
3. There is a pattern of vacancy, abandonment or underutilization of properties in the Study Area. *(This criterion does not apply in the Study Area.)*
4. *There is a persistent arrearage of property tax payments on properties in the Study Area. (This criterion does not apply in the Study Area.)*
5. Environmental contamination is discouraging improvements and investment in properties in the Study Area.
6. A majority of the water and sewer infrastructure in the delineated Study Area is at least 50 years old and is in need of repair or substantial maintenance. *(The two mobile home communities in the Study Area met this criterion.)*

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
AREA IN NEED OF REHABILITATION**

FINANCIAL AND OTHER ABILITIES

After a property is designated an “Area in Need of Rehabilitation,” the Township Committee (Committee), or its designated redevelopment entity, may:

1. Facilitate rehabilitation of public and private residential and non-residential properties, including repair, improvement, and new construction or expansion of existing buildings, through a designated redeveloper or by assistance to existing property owners voluntarily.

This includes Short-Term Property Tax Exemptions and Abatements for up to a 5-year term for the following redevelopment activities:

- a. Improvements to existing housing;
- b. Construction of new housing;
- c. Conversion of non-residential buildings, including hotels and motels, to multiple dwellings; and
- d. Improvement or expansion of commercial or industrial structures.

Exemptions may be granted from the property taxes on all or a portion of the added assessed value (as defined in the ordinance) that is generated by any improvement, conversion, alteration or new construction.

- Multi-family housing: all or a portion of the increased assessed value generated by any improvements, or alterations for conversions
- Other housing: either the first \$5,000, \$15,000 or \$25,000 of the increased assessed value
- Commercial and industrial uses: all or a portion of the increased assessed value generated by any improvements

Abatements are a reduction in property taxes granted to residential and multi-family uses for the portion of the assessed property value prior to the above rehabilitation activities. For residential uses, abatements cannot be more than 30% of the annual exemption amount; for multi-family uses no more than 30% of the cost of any improvements, or alterations for conversions.

Municipalities must adopt ordinances permitting short-term tax exemptions and abatements. (Long-Term Exemptions and Abatements are only permitted in Redevelopment Areas.) There are statutory no limits on ownership or restrictions on profits. Terms and procedures for submitting for such applications must be in the ordinance. Written financial agreements are required for multi-family and non-residential uses.

2. If the Committee were to adopt a Redevelopment Plan for the Rehabilitation Area by ordinance, as set forth in section 7 of the LRHL, the Committee would have the same special redevelopment abilities as those enabled in a Redevelopment Area. No redevelopment plan may authorize property condemnation through eminent domain.

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
FINDINGS & RECOMMENDATIONS**

AREA IN NEED OF REHABILITATION

The table below summarizes whether the Study Area’s residential properties qualify as an “Area in Need of Rehabilitation” for meeting the rehabilitation criteria 2, 5, or 6, as described on page 28 of the Study.

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