

**PRELIMINARY INVESTIGATION FOR THE DETERMINATION OF
AN “AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT”
AND
STUDY FOR “AN AREA IN NEED OF REHABILITATION”**

**SOUTH PEMBERTON ROAD STUDY AREA
SOUTHAMPTON, NJ**

Block 403 Lots 1, 1.04-1.06, 9-12, 12.01-12.05, 13-18, 18.01 and 19;
Block 404 Lots 1, 2, 2.01, 2.02, 3, 4, 5, 6, 6.01, 7, 7.01, 7.02, 8, 8.01, 9, 9.01, 9.02, 10 (p/o), 17, and 19;
Block 507 Lots 11, 11.01, 12-20, 20.01, 21-27, 27.01 and 28-32;
Block 508 Lots 1, 2, 3 (p/o), 16-19, 19.01, 20-22;
Block 509 Lots 12 and 13;
Block 510 Lots 1, 2, 3, and 13;
Block 602 Lots 10 (p/o), 11 (p/o), 11.01, 11.02, 12-13, 14.01 and 14.02; and
Block 701 Lots 1.02, 4.01 (p/o)



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The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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TABLE OF ACRONYMS & ABBREVIATIONS

AP	Pinelands Agricultural Production Zone in Southampton Township
APA	Agricultural Production Area in CMP
Board	Southampton Township Planning Board
CMP	NJ Pinelands Comprehensive Management Plan (NJAC 7:50-1.1 <i>et seq.</i>)
Commissioner	Commissioner of the NJ Department of Community Affairs
Committee	Southampton Township Committee governing body
Corridor	NJ 38 / CR 530 through Southampton Township
CR 530	County Route 530 (South Pemberton Road)
DSHWT	Depth to Seasonal High-Water Table
GAPP	Northern Burlington County Growth and Preservation Plan
HC	Highway Commercial Zone in Southampton Township
I	Industrial Zone in Southampton Township
LRHL	Local Redevelopment and Housing Law (NJSA 40A:12A-1 <i>et seq.</i>)
MH	Mobile Home Zone in Southampton Township
MLUL	NJ Municipal Land Use Law (NJSA 40:55D-1.1 <i>et seq.</i>)
NJ	New Jersey
NJ 38	NJ Route 38
NJAC	NJ Administrative Code
NJDEP	NJ Department of Environmental Protection
NJSA	NJ Statutes Annotated
NRCS	National Resource Conservation Service of USDA
OPRA	NJ Open Public Records Act NJSA 47:1A-1 <i>et seq.</i>)
PA4	Rural Planning Area in NJ State Development and Redevelopment Plan
RR	Rural Residential Zone in Southampton Township
SFD	Single-family detached (dwelling)
Study Area	List of parcels included in the Preliminary Investigation Report
T-2	Transect-2 in GAPP
TBD	To Be Developed
US	United States
US 206	US Route 206
USDA	US Department of Agriculture

I. PREFACE

A. Introduction

This Preliminary Investigation for the Determination of an Area in Need of Non-Condensation Redevelopment and Study for an Area in Need of Rehabilitation is prepared for the following properties pursuant to adoption of Resolution No. 2020-97 on September 15, 2020 by the Southampton Township Committee (**Committee**). (See **Appendix D**.)

Block 403 Lots 1. 1.04-1.06, 9-12, 12.01-12.05, 13-18, 18.01 and 19;
Block 404 Lots 1, 2, 2.01, 2.02, 3, 4, 5, 6, 6.01, 7, 7.01, 7.02, 8, 8.01, 9, 9.01, 9.02, 10 (p/o), 17, and 19;
Block 507 Lots 11, 11.01, 12-20, 20.01, 21-27, 27.01 and 28-32;
Block 508 Lots 1, 2, 3 (p/o), 16-19, 19.01, 20-22;
Block 509 Lots 12 and 13;
Block 510 Lots 1, 2, 3, and 13;
Block 602 Lots 10 (p/o), 11 (p/o), 11.01, 11.02, 12-13, 14.01 and 14.02; and
Block 701 Lots 1.02, 4.01 (p/o)

The Committee's resolution authorizes and directs the Southampton Township Planning Board (**Board**) to conduct a preliminary investigation to determine whether the Study Area qualifies as an Area in Need of Non-Condensation Redevelopment, an Area in Need of Rehabilitation, or both, according to the definitions and criteria established in the State's Local Redevelopment and Housing Law (**LRHL**), NJSA 40A:12A-1 *et seq.* The LRHL requires the Board to investigate and determine whether all or a portion of the Study Area satisfies the criteria established for redevelopment and rehabilitation designations. The Committee's resolution also directs the Board to recommend its findings to the Committee by resolution.

To make its recommendation regarding designation of an Area in Need of Non-Condensation Redevelopment, the Board shall conduct a public hearing, which has been advertised and noticed according to the LRHL and hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Non-Condensation Redevelopment Area. All oral and written objections to a determination that all or a portion of the Study Area is an Area in Need of Non-Condensation Redevelopment and evidence in support of those objections shall be received and considered by the Board and made part of the public record. The LRHL does not require the Board to conduct a public hearing to consider a resolution recommending designation of an Area in Need of Rehabilitation.

After conducting its investigation and public hearing, the Board shall make a recommendation, by resolution, to the Committee as to whether the Township should designate all or part of the Study Area as an Area in Need of Non-Condensation Redevelopment. This Preliminary Investigation will be utilized during the Board's public hearing(s) to ascertain whether the identified parcels in the Study Area qualify to be declared as an Area in Need of Non-Condensation Redevelopment under the LRHL. The Board may also use this Preliminary Investigation and Study to ascertain whether the identified parcels in the Study Area qualify to be declared as an Area in Need of Rehabilitation under the LRHL.

The Study Area and its features are shown on the following figures contained in **Appendix A**:

- Figure 1: General Location,**
- Figure 2: Growth Management Areas,**
- Figure 3: Infrastructure (3W = West of US 206; 3E = East of US 206),**
- Figure 4: Zoning (4W = West of US 206; 4E = East of US 206),**
- Figure 5: Environmental Constraints (5W = West of US 206; 5E = East of US 206),**
- Figure 6: Soil Constraints (6W = West of US 206; 6E = East of US 206).**

The recommendations for determining the Study Area as an "area in need of non-condensation redevelopment" and "area in need of rehabilitation" are shown on the following figures, also provided in **Appendix A**.

- Figure 7: Redevelopment Recommendations (7W = West of US 206; 7E = East of US 206), and**
- Figure 8: Rehabilitation Recommendations (8W = West of US 206; 8E = East of US 206).**

This redevelopment investigation and rehabilitation study required extensive review and analyses of municipal property tax ownership and assessment data, historic aerial photography, site visits, environmental conditions and soils, government inspections and violations, and other materials.

B. Statute

The 1992 LRHL, as amended, provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands, buildings, or both, which are abandoned, decayed, undeveloped, underdeveloped, or are non-productive or underproductive and to effect redevelopment or rehabilitation of such areas into productive assets for the community. Its 2013 amendments clarified one of the criteria for designating redevelopment areas in New Jersey and emphasized that the use of eminent domain cannot be justified to acquire property unless it is blighted, rather than merely not put to its optimal use. The amendment recognized that municipalities should be encouraged to engage in economic development initiatives by promoting and facilitating efforts to create local economic stimulus and job creation through tools and incentives available under the LRHL without the use of eminent domain.

Since 2013, resolutions authorizing the planning board to undertake a preliminary investigation must state whether the redevelopment area determination authorizes the municipality to use the power of eminent domain (Condemnation Redevelopment Area) or to limit the powers and not allow eminent domain (Non-Condemnation Redevelopment Area). For this Preliminary Investigation and for any Redevelopment Designation and redevelopment which follow, the powers of eminent domain would not be permitted because Resolution No. 2020-68 authorizing the Planning Board to undertake this investigation is for a Non-Condemnation Redevelopment Area determination.

This report will assist the Planning Board in making a recommendation to Township Committee, based on the presence or absence of the relevant statutory criteria, whether the property or some portion thereof should be declared an Area in Need of Non-Condemnation Redevelopment, as defined in LRHL Section 6.

C. Definitions

The following definitions, which are set forth in LRHL Section 3, are pertinent to this preliminary investigation:

Development means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law (**MLUL**).

Redeveloper means any person, firm, corporation or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project.

Redevelopment means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or *Area in need of redevelopment* means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of [the LRHL] ... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Entity means a municipality, or an entity authorized by the governing body of a municipality pursuant to subsection c. of section 4 of P.L.1992, c.79 (C.40A:12A-4), to implement redevelopment plans and carry out redevelopment projects in an area in need of redevelopment, or in an area in need of rehabilitation, or in both.

Redevelopment Plan means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment / Rehabilitation Project means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

Rehabilitation area or *Area in need of rehabilitation* means any area determined to be in need of rehabilitation pursuant to section 14 of P.L.1992, c.79 (C.40A:12A-14).

II. PRELIMINARY INVESTIGATION AND STUDY

A. General Location and Property Identification

The roughly 490-acre Study Area along South Pemberton Road, also known as the NJ Route 38 / County Route 530 Corridor (**Corridor**), contains 84 properties in approximately 68 tracts, depending on parcel grouping. It includes 23 developed commercial and industrial tracts, 26 single-family detached (**SFD**) dwellings and apartments, 2 mobile home properties, and several farms, mixed-use properties, and vacant parcels. The Study Area includes those properties, or portions of properties, and related parcels fronting the corridor from Lumberton to Pemberton townships outside the Pinelands Area. These properties are primarily in the Highway Commercial (**HC**), Industrial (**I**), and Mobile Home (**MH**) zones. The Study area also includes two non-agricultural properties in Pinelands Agricultural Production (**AP**) zone in the quadrant south and east of the NJ 38 / CR 530 and US 206 intersection. That intersection is roughly 2.5 miles from Vincentown, 3.0 miles from Pemberton, and 3.75 miles from Mt. Holly. (See **Figure 1: General Location** in Appendix A, page A001.)

Table 1, below, identifies the tax parcel block and lot numbers in the study area, as well as their locations, land use descriptions, owners' names and location, and estimated number of acres. **Table 1a** in Appendix B, pages B001 and B002 provides the same information, as well as the owners' mailing addresses.

Table 1: Property Identification

BLOCK	LOT(S)	LOCATION	LAND USE	OWNER NAME	OWNER CITY/STATE/ZIP	ACRES
403	1	1869 Route 38	Retail Business & Utility Easement	ARA 1869, LLC	Coral Gables, FL 33146	23.37
403	1.04	1865 Route 38	Vacant	38 SMITHVILLE LLC	Oradell, NJ 07649	1.36
403	1.05	1875 Route 38	Public Facility	NJ DIVISION OF MOTOR VEHICLES	Trenton, NJ 08666	9.48
403	1.06	1877 Route 38	Contractor Business	NICODEMUS, JAMES R	Lumberton, NJ 08048	1.00
403	9	2371 Route 206	Shopping Center	PRAKASHANAND 1008 INC	Hainesport, NJ 08036	6.60
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	VINCENTOWN 3 LLC	Southampton, NJ 08088	1.16
403	11	1909 Route 38	Veterinary Business	VINCENTOWN 3 LLC	Southampton, NJ 08088	1.01
403	12	2357 Route 206	Restaurant	VINCENTOWN ENTERPRISES, LLC	Southampton, NJ 08088	3.04
403	12.01	1901 Route 38	Farm & Logistics (School Bus) Business	VINCENTOWN REALTY LLC	Southampton, NJ 08088	14.20
403	12.02 & 12.05	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telecom Tower	BARKES BROOK, LLC (Lot 12.02); DUNPHY, JOHN P & CONVERY, ROBERT (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	Southampton, NJ 08088	17.16
403	12.04	2365 Route 206	Farm	VINCENTOWN REALTY LLC	Southampton, NJ 08088	2.44
403	13	1895 Route 38	Retail Business	BECKETT, BARRY L & MELANIE K	Mt Laurel, NJ 08054	1.00
403	14	1893 Route 38	SFD Dwelling	LUCAS, RONALD A & GLORIA J & ETAL	Southampton, NJ 08088	0.90
403	15	1891 Route 38	Auto Sales Business	SOUTHAMPTON IMPORTED CARS LLC	Southampton, NJ 08088	1.90
403	16 & 17	1887-1889 Route 38	Auto Sales Business	DANISH ENTERPRISES, LLC	Southampton, NJ 08088	4.70
403	18	1883 Route 38	Retail Business (Lumber Yard)	DIAMOND M LUMBER CO	Southampton, NJ 08088	64.00
403	18.01 & 19	1879 A&B Route 38	Vacant (18.01) & SFD Dwelling (19)	NICODEMUS, JAMES R	Lumberton, NJ 08048	4.24

BLOCK	LOT(S)	LOCATION	LAND USE	OWNER NAME	OWNER CITY/STATE/ZIP	ACRES
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	WAWA INC	Wawa, PA 19063	14.63
404	3 & 4	9 Route 530	SFD Dwelling	RAMSUNDAR, NILMA	Southampton, NJ 08088	1.00
404	5	11 Route 530	SFD Dwelling	REYNOLDS, FLOYD & IDELL, GEORGE	Southampton, NJ 08088	0.22
404	6	13 Route 530	Business Office & Apt.	HLR ENTERPRISES, LLC	Southampton, NJ 08088	4.39
404	7	17 Route 530	Vacant	ELMENDORF, JOSEPH	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	Mt Holly, NJ 08060	85.65
404	7.02	19 Route 530	Vacant	ELMENDORF, JOSEPH	Southampton, NJ 08088	1.00
404	8	49 Route 530	General Contractor Business & Apt.	ROCKKO, REBECCA	New Lisbon, NJ 08064	0.78
404	9	53 Route 530	SFD Dwelling	STINSON, GERALD T	Southampton, NJ 08088	0.50
404	9.01	51 Route 530	SFD Dwelling	MATTHEWS, TRACY & CULLENS, FRANK	Southampton, NJ 08088	0.50
404	9.02	55 Route 530	SFD Dwelling	SWANN, RONALD & SANDRA	Southampton, NJ 08088	0.50
404	10 (p/o)	61 Route 530	Vacant	CLARKE, JOSEPH W & VAN AUKEN, WM.	Audubon, NJ 08106	7.66
507	11 & 30	707 Washington St.	SFD Dwelling	REID, BRANDON & HAELEE	Southampton, NJ 08088	1.59
507	11.01	709 Washington St.	SFD Dwelling	GACSI, MICHAEL KENNETH	Southampton, NJ 08088	0.63
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	MAIER BREED HOLDING CO., LLC	Lumberton, NJ 08048	3.44
507	13	713 Washington St.	Vacant	LUCAS, RHODA	Southampton, NJ 08088	2.65
507	14	101 Spruce Ln.	SFD Dwelling	ORSCHLER, GLADYS JEAN	Southampton, NJ 08088	0.18
507	15	103 Spruce Ln.	Vacant	REID, JAMES	Sarasota, FL 34232	0.18
507	16	105 Spruce Ln.	SFD Dwelling	KNARR, JOHN EARL WILLIAM	Browns Mills, NJ 08015	0.40
507	17	107 Route 530	Business Offices	MOYER LOGISTICS INC	Southampton, NJ 08055	0.34
507	18	109 Route 530	SFD Dwelling	MOYER LOGISTICS, INC	Southampton, NJ 08088	0.18
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	MOYER LOGISTICS, INC	Southampton, NJ 08088	0.49
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	DELLINGER, ALVAH C & KAREN H	Southampton, NJ 08088	1.12
507	23	121 Route 530	SFD Dwelling	ROFF, JOSEPH H & KATARYNA ROMA	Southampton, NJ 08088	0.28
507	24	123 Route 530	SFD Dwelling	LUCAS, RHODA	Southampton, NJ 08088	0.36
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	TCB REAL ESTATE HOLDINGS, LLC	Medford, NJ 08055	4.05
507	31	703 Washington St.	SFD Dwelling	SECRETARY OF HUD	Oklahoma City, OK 73107	0.24
507	32	137 Route 530	Business Offices	LORIA, BRUCE	Southampton, NJ 08088	0.47
508	1	203 Route 530	Retail Business	SMILES, LLC	Southampton, NJ 08088	2.80
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	FERRARO, ROSARIA	Southampton, NJ 08088	1.82
508	3 (p/o)	718 Washington St.	Vacant	REAGAN, SHARON L EST OF	Birmingham, NJ 08011	0.90
508	16	711 Lucas Ln.	SFD Dwelling	GEISER, MARY M	Southampton, NJ 08088	0.23

BLOCK	LOT(S)	LOCATION	LAND USE	OWNER NAME	OWNER CITY/STATE/ZIP	ACRES
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	R & R REALTY ENTERPRISES LLC	Southampton, NJ 08088	4.00
508	18	709 Lucas Ln.	SFD Dwelling	LUKER, RONNIE L & HEATHER	Southampton, NJ 08088	0.18
508	19	705 Lucas Ln.	SFD Dwelling	LARUE, ROBERT H & KAREN K	Southampton, NJ 08088	0.39
508	19.01 - 22	213-217 Route 530	Auto Sales Business	VACIRCA, SALVATORE & SANDRA	Southampton, NJ 08088	1.30
509	12	707 Lenz Ave.	SFD Dwelling	EAST COAST RVS LLC	Trenton, NJ 08620	0.77
509	13	219 Route 530	Body Art (Tattoo) Business	EAST COAST RVS LLC	Trenton, NJ 08620	0.60
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	SZOPA2 LLC	Maple Shade, NJ 08052	4.26
510	2	706 Lenz Ave.	SFD Dwelling	LUKER, WAYNE D & BESSIE	Southampton, NJ 08088	0.44
510	3	710 Lenz Ave.	SFD Dwelling	BOWEN, PATRICK W	Southampton, NJ 08088	0.33
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	SMITHVILLE CROSSINGS LLC	Lakewood, NJ 08701	27.44
602	11 (p/o)	1880 Route 38	Public Facility	OCCUPATIONAL TRAINING CTR BC INC	Mt Holly, NJ 08060	13.52
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	GRUNO, JESSE J	Southampton, NJ 08088	13.56
602	13	2345 Route 206	Restaurant & Retail Businesses	GREEN LIMITED PARTNERSHIP, L.P.	Southampton, NJ 08088	1.72
602	14.01	2335 Route 206	Farm & Septic System for Lot 13	GREEN LIMITED PARTNERSHIP, L.P.	Southampton, NJ 08088	10.58
602	14.02	1910 Route 38	Farm	SOUTHAMPTON 38 ASSC/FRANCIS BONELLO	Long Branch, NJ 07740	37.24
701	1.02	2344 Route 206	Service Station & Truck Rental	HUBER, DIANE C & HORN, GARY D	Mt Laurel, NJ 08054	1.03
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	RICHARDS, NAUSHAUN	Southampton, NJ 08088	7.00

B. Growth Management Area and Master Plan Analysis

The Study area is within two different state-authorized regional growth management areas. Those areas in the Study Area north of the Corridor and those south off the Corridor west of US 206 are within the Rural Planning Area (PA4) of the State Plan Policy Map approved by the State Planning Commission on March 1, 2001. In this planning area, the State Plan's intention is to:

1. Maintain the Environs as large contiguous areas of farmland and other lands;
2. Revitalize cities and towns;
3. Accommodate growth in Centers;
4. Promote a viable agricultural industry;
5. Protect the character of existing, stable communities; and
6. Confine programmed sewers and public water services to Centers.

Municipal, county, and state agencies use the State Plan and its policy map to guide and coordinate growth management investment policies in infrastructure, transportation, community and economic development, environmental protection, farmland and open space preservation, etc. They are not regulatory, per se, and allow flexibility through a cross-acceptance process.

That part of the Study Area south of the Corridor and east of US 206 are in the Pinelands Area. Its growth management policies are subject to the Pinelands Comprehensive Management Plan (CMP), NJAC 7:50-1.1 et seq. The CMP identifies this area as part of a larger Agricultural Production Area (APA). APAs are areas of active agricultural use, generally upland field agriculture and row crops, together with adjacent areas with soils suitable for expansion of agricultural operations. Farm-related housing on 10 acres and non-farm housing on 40 acres are allowed. Permitted non-residential uses are agricultural commercial and roadside retail within 300 feet of preexisting commercial uses. Growth areas and infrastructure investments are encouraged in other appropriate management areas and to a limited extent elsewhere where necessary in existing development areas for public health and safety reasons. (See **Figure 2: Growth Management Areas** in Appendix A, page A002.)

The Study Area is also in the southern section of the Northern Burlington County Farm Belt. Along with the two adjacent mobile home communities, the Corridor is recognized as the “Route 38 Commercial Node on Route 206” in the 2010 Northern Burlington County Growth and Preservation Plan (GAPP). The GAPP weaves together the State Plan, CMP, and Joint Base McGuire Dix Lakehurst growth management policies into one simple document using the Center for New Urbanism’s “landscape transect” methodology. The Study Area is in Transect 2 (T-2), which discourages provision of public water and sewer except for development and redevelopment in identified centers and nodes and to a limited extent elsewhere where necessary in existing development areas for public health and safety reasons.

Nodes are special, single-purpose, non-residential zones generally located at major crossroads in the farm belt intended to develop / redevelop as economic development / employment centers to service several nearby residential communities unable to support such development on their own. Southampton Township, eleven neighboring municipalities, the Burlington County Board of Commissioners, the Pinelands Commission, and Joint Base McGuire Dix Lakehurst all endorsed this strategic growth management plan the following year. Page 43 describes this node as follows:

“The area is centered at the intersection of US Route 206, State Route 38 and County Route 530 and extends easterly along County Route 530 in a linear fashion. This area has developed into concentrations of commercial developments at the intersection and along stretches of County Route 530. This Node serves the traveling public and the rural areas that surround it. The area is zoned HC Highway Commercial with a portion in the northwestern quadrant zoned I Industrial. The lands that surround the area have various residential zone designations: northeastern quadrant – MR Mobile Home Residential; southwestern quadrant – AP Agricultural Production (in New Jersey Pinelands); and southwestern quadrant – RR1 Rural Residential 1 Affordable Housing. Because future residential development is limited and undesirable in the Ewansville area north of the highway intersection, the plan envisions this area to remain a commercial crossroads.”

The GAPP’s growth management policies for redevelopment are the same as those in the 2001 State Development and Redevelopment Plan, which are to:

1. Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs.
2. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of Centers.

In conclusion, Southampton Township’s master plan, including its Land Use Plan element are consistent with these regional growth management plans.

C. Infrastructure Analysis

For a number of reasons, including distance from wells and treatment plants in Birmingham, Vincentown, and Mt Holly, state infrastructure investment policies and unavailability of financing, there are no public water and sewer service infrastructure facilities in the Study Area. Public sewer service is available immediately to the west in adjacent Lumberton

Township, which is part of Mount Holly's regional municipal utilities authority. Except for the two mobile home communities, which have community water and sewer services, most developed areas have private wells and private wastewater systems. The New Jersey Department of Environmental Protection (NJDEP) strictly regulates the infrastructure systems for the mobile home communities, as well as those for the Vincentown Diner and the Wawa. All other developments are managed through the Burlington County Health Department. (See **Figure 3: Infrastructure (3W = West of US 206; 3E = East of US 206)** in Appendix A, pages A003 and A004)

Section E.3.c. Faulty Sanitary Conditions on page 19 describes the Study Area's prevalence of soils with very limited suitability for individual septic systems and the locations of existing development on older, individual facilities designed and installed before modern State water quality management regulations.

D. Municipal Zoning and Conformity

The Southampton Township Zoning Map indicates the Study Area includes properties in five different zoning districts and one overlay zoning district. (See **Figure 4: Zoning (4W = West of US 206; 4E = East of US 206)** in Appendix A, pages A005 and A006.)

1. **Highway Commercial (HC) Zone.** This includes those or portions of those primarily fronting along the north side of NJ 38 / CR 530 between the car dealerships east of Diamond M Lumber to Pemberton Township and along the south side from Lumberton Township to US 206. The purpose of the HC Zone is to permit appropriate commercial development consistent with the rural character of the Township while discouraging development that degrades the environment and/or does not meet the goals and objectives of the Master Plan.

Permitted uses on minimum 2-acre lots include:

1. Retail commercial establishments;
2. Personal and professional establishments;
3. Department stores;
4. Banks and other financial uses;
5. General services for sale and repair of personal and household goods;
6. Electrical, plumbing and other singular supply stores;
7. Public utilities and utility collection offices;
8. Quasi-public, social, fraternal, union, civic organizations;
9. Public recreational and community center buildings and grounds;
10. Public libraries, museums and art galleries;
11. Government buildings;
12. Medical clinics;
13. Mortuaries and funeral homes;
14. Day care center, preschool, and day nursery schools;
15. Nursing homes, rest home or home for the aged;
16. Places of worship and related uses;
17. Agricultural equipment, vehicles, feed, and supply businesses; and
18. Other similar uses identified above.

Conditional uses include:

1. Service stations and repair garages;
2. Hotels and motels;
3. New and used auto, mobile home and recreation vehicle sales;
4. Fast-food restaurants; and
5. Sexually-oriented businesses.

2. **Industrial (I) Zone:** This includes those parcels primarily fronting along the north side of NJ 38 between Lumberton Township and Diamond M Lumber. The purpose of the I Zone is to permit appropriate industrial development consis-

tent with the rural character of the Township while discouraging development that degrades the environment and/or does not meet the goals and objectives of the Master Plan.

Permitted uses on minimum 2-acre lots include:

1. Wholesale business establishments;
2. Logistics uses;
3. Custom shop for making articles or products sold at retail on the premises;
4. Plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, and electrical contractors and blacksmith shop; carpentry; soldering and welding shops;
5. Yard for storage, sale and distribution of ice, coal, fuel oil, or building materials, but not including junkyard, salvage or wrecking yard, except when enclosed within a solid fence of not less than 6' in height and in conformance with other standards;
6. Commercial places of amusement, recreation or assembly;
7. Bottling establishments;
8. Light industrial uses;
9. Carpet and rug cleaning;
10. Laundry, dry cleaning, or dyeing plants;
11. Laboratory, research, experimental and testing;
12. Airports; and
13. Industrial park complexes.

3. **Mobile Home (MH) Zone:** This includes those parcels within the Mobile Home Estates community in the northeast quadrant of the Study Area, primarily fronting on US 206. Permitted uses in the MH Zone are limited to areas devoted to the rental of lots for mobile home placement or to the rental or sale of the mobile homes. It is important to note that the Richards Mobile Home community is not within the MH Zone.
4. **Rural Residential (RR) Zone:** This includes two parcels in the northwest quadrant of the Study Area situated between the State motor vehicle inspection station and Diamond M Lumber. The purpose of the RR Zone is to protect the present and future residents of the Township, respect the natural features and conditions of the land and deal wisely with their constraints, and insure the orderly and economic development of the township, residential development in this zone has been determined to be more desirable than in other areas.

Permitted uses on minimum 2-acre lots include:

1. Single-family detached dwelling units with on-site septic and accessory uses;
2. Farm operations and accessory uses;
3. Processing of farm products;
4. Animal hospitals and kennels;
5. Agricultural equipment, vehicles, feed, and supply businesses;
6. Riding schools or horse boarding stable;
7. Greenhouses and nurseries;
8. Public buildings including firehouses;
9. Public recreation facilities, except those designated as a conditional use per Township Code Chapter 12: Land Development §12-4.7;
10. Educational facilities;
11. Places of worship and related uses;
12. Professional offices; and
13. Home occupations.

5. **Agricultural Production (AP) Zone:** This Pinelands Area zone includes a service station on the southeast corner of the intersection of US 206 and CR 530 and the Richards Mobile Home community on the south side of CR 530 just west of Pemberton Township. The purpose of the AP Zone is to protect the present and future residents of the Town-

ship, respect the natural features and conditions of the land and deal wisely with their constraints, and insure the orderly and economic development of the Township, agricultural development has been deemed to be more desirable than other uses for this zone.

Permitted uses include:

1. Single-family detached housing with certain limitations;
2. Residential dwelling units at gross densities not to exceed either 1 unit per 10 acres or 1 unit per 40 acres depending on certain conditions;
3. Agriculture;
4. Agricultural commercial establishments with certain limitations;
5. Agriculture employee housing as an element of, and accessory to, an active agriculture operation.
6. Agricultural products processing facilities.
7. Public recreation facilities.
8. Public service infrastructure with certain limitations;
9. Pinelands development credits (PDCs);
10. Forestry; and
11. Fish and wildlife management and wetlands management.

The following table identifies in which zone the various Study Area properties are located. The last column provides comments regarding whether the existing use conforms to those permitted or conditionally permitted in that zone. Properties developed with uses conforming with the current zoning are not highlighted. Those properties highlighted in **green** conform with current zoning because they are either vacant or are agricultural uses that are permitted in all of the Township’s zoning district. Properties developed with non-conforming uses are highlighted in **yellow**. It is important to understand that zoning non-conforming properties is not a statutory redevelopment criterion.

Table 2: 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 (School Bus) Business	14.20	I	Conforming agricultural and industrial uses.
403	12.02 & 12.05	1897-1899 Route 38	Retail & Logistics(School Bus) 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.

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	COMMENTS
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
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	HC	Mobile Home Community 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).

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	COMMENTS
507	21 & 22	117-119 Route 530	Logistics (School Bus) 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.
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 Business	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.

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	ZONE	COMMENTS
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.

E. Area in Need of Non-Condemnation Redevelopment Investigation

1. Process

Section 6 of the LRHL sets forth a multi-step process that must be followed by the Committee and Board in order to enable the Township to lawfully exercise the powers and activities authorized in a Redevelopment Plan. This process is outlined below:

1. Committee directs the Board to undertake a Preliminary Investigation to determine whether or not an identified area, or certain parts of it, meets the definition under the LRHL for designation as a Non-Condemnation Area in Need of Redevelopment. (In a Non-Condemnation Area in Need of Redevelopment, there is no possibility of using eminent domain powers in a subsequent Redevelopment Plan.)
 - a. The Committee does this by resolution citing the LRHL and listing the tax parcel numbers of the identified area to be investigated (**Study Area**).
 - b. A Preliminary Investigation is also known as a Determination of Need Study or a Redevelopment Study.
2. With the assistance of a Professional Planner, the Board prepares a Preliminary Investigation, which is a land use planning and physical and economic conditions analyses including:
 - a. A description of the physical conditions within the Study Area, as well as land uses, building and environmental conditions, and site layout.
 - b. A review of zoning and master plan designations for the Study Area.
 - c. An analysis describing how the Study Area, or parts of it, may or may not meet one or more of the criteria set forth in section 5 of the LRHL or the definition of a Redevelopment Area in section 3 of that law.
 - d. The recommendations as to whether the Study Area, or parts of it, should be included in a designated the Non-Condemnation Area in Need of Redevelopment”.
3. The Board schedules and notices a public hearing on the proposed redevelopment designation of the Study Area:
 - a. Public notices of the scheduled Board public hearing must be given twice, once a week for two consecutive weeks, in the Township’s official newspaper, and the last public notice must appear not less than 10 days prior to the hearing date.
 - b. A notice of the scheduled Board public hearing must be mailed to the current owners of record of the Study Area properties not less than 10 days prior to the hearing date advising them that their properties are included in the Study Area.
 - c. Notices must contain the public hearing’s date and time, as well as the hearing’s purpose, the studied properties’ potential eminent domain impacts both a condemnation and non-condemnation recommendation, and the location and public availability of the Preliminary Investigation.
 - d. A copy of the Professional Planner’s signed and sealed Preliminary Investigation report and map must be on file and available for public review not less than 10 days prior to the hearing date.

4. The Board holds the scheduled public hearing on the proposed redevelopment designation of the redevelopment study area:
 - a. The results of the Preliminary Investigation report and Study Area map are presented at the public hearing.
 - b. Property owners and others who 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.
 - c. The Board must consider all evidence objectively and make recommendations on which, if any, of the properties in the Study Area meet one or more of the criteria set forth in section 5 of the LRHL or the definition of a Redevelopment Area in section 3 of that law.
 - d. The Board makes a recommendation about the Study Area properties' redevelopment designation, in the form of a resolution sent to the Committee, based on "substantial evidence" in accordance with the statutory criteria.
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 a Non-Condensation Area in Need of Redevelopment.
 - a. The Committee is not required to provide any special notices to the public or individual property owner about the meeting when the designation is scheduled to be discussed or voted upon.
 - b. The Committee may delete or include properties in the Study Area not recommended for designation by the Board; however, the Committee must state in its resolution the reasons for doing so. The Committee may not designate any properties not included in its original Preliminary Investigation resolution to the Board.
6. Upon the adoption of the Committee's resolution, the Clerk shall transmit a copy of it to the New Jersey Department of Community Affairs Commissioner (**Commissioner**) for its review.
 - a. If the Redevelopment Area is situated in an area in which development or redevelopment is to be encouraged pursuant to any State law or regulation promulgated pursuant thereto, such as the CMP, then the determination shall take effect after the Clerk has transmitted a copy of the resolution to the Commissioner. (This does not apply for this study area.)
 - b. If not, the 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 determination shall be deemed to be approved.
7. Notice of the Committee's designation resolution shall be served, within 10 days after the determination, upon all current owners of record of the Study Area properties and upon each person who presented oral and written statements on the public record in objection of the designation at the Board hearing.
8. Neither the Committee nor its appointed Redevelopment Entity may undertake any redevelopment activity as permitted by the LRHL, until the Committee adopts a Redevelopment Plan by ordinance, as set forth in section 7 of the LRHL.

2. Criteria

Section 5 of the LRHL indicates that a delineated Study Area, or parts of it, may be determined to be in need of redevelopment if after investigation, notice, and hearing, as provided in section 6 of that law, the Committee concludes, by resolution, that within the delineated Study Area any of the following conditions is found:

- A. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of 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. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title [legal or equitable ownership interest in property], diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. Urban Enterprise Zones automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the governing body and planning board have also taken the actions and fulfilled the requirements for determining that the area is in need of redevelopment as described above.
- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The finding that an area is in need of redevelopment can be site-specific or can be made on an area-wide determination basis. The statutory charge for a positive finding of the redevelopment eligibility requires a demonstration, on a site or an area-wide bases, or generality of conditions, that existing conditions give evidence of blight, as demonstrated by the fact that the majority of the properties within the area satisfy one or more of the statutory criteria set forth in section 5 of the LRHL.

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. Properties that are included because they are necessary to be included for the effective redevelopment of the area are referred to as “Section 3 Properties,” referring to the statutory definition of “Redevelopment Area.”

3. Findings

a. Obsolete and Faulty Design

Table 3, below, identifies properties in the Study Area properties were identified as eligible for designation as an area in need of redevelopment due to one or more aspects of their structures or site improvements were obsolete, faulty, or lacking, and, thus, detrimental to the safety, health, morals, or welfare of the community. **Table 3a** in Appendix B, pages B006 through B018 provides greater detail about those factors that meet statutory redevelopment criteria “A” or “D” described on page 15. Some of these include:

- 4 properties with unmaintained structures that appeared to be dilapidated and a potential safety hazard: 2 of these were “permanent,” seasonal produce stands and 2 were unoccupied residential structures;
- 13 commercial and industrial properties were identified as having excessive land coverage, mostly in the form of impervious vehicular parking and circulation spaces with little or no stormwater management. Without such facilities, these properties do not have the ability to safely and adequately control stormwater on-site or the stormwater quality so that organic and inorganic contaminants could be removed from surface runoff or leaching into groundwater. At one site, the parking lot runoff has created a large gully in the adjacent farmland.
- 38 properties of all types, most of which are single-family dwellings or smaller commercial properties in former dwellings, developed on smaller lots long ago without the practical ability to locate a standard individual septic system given the properties’ current arrangement of buildings and improvements and proximity to existing setback / buffer NJDEP regulations from property lines, rights-of-way, wells, other septic systems, and other natural features.
- 12 commercial and mobile home properties that now have faulty on-site traffic circulation design or hazardous driveway access points that are a detrimental to public health and safety. Most of these are related to improvements made long ago before US 206 And NJ 38 became very busy modern highways at the edge of suburbia. Several locations’ highway access points were adversely affected by the widening of NJ 38 in the 1990s and CR 530 in the 2010s and by the adjacent commercial development that followed.
- 13 commercial properties had inadequate lighting for their on-site parking areas, driveway entrances, or pedestrian areas and entrances, which is also a faulty and potentially hazardous development feature.

Table 3: 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	REDEVELOPMENT CRITERIA
403	1.04	1865 Route 38	Vacant	1.36	--	--	YES	--	--	--	D
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	--	YES	YES	YES	YES	--	D
403	11	1909 Route 38	Veterinary Business	1.01	--	--	YES	--	YES	YES	D
403	12	2357 Route 206	Restaurant	3.04	--	YES	YES	YES	--	--	D
403	12.01	1901 Route 38	Farm & Logistics (School Bus) Business	14.20	--	YES	YES	YES	--	YES	D
403	12.02 & 1205	1897-1899 Route 38	Retail & Logistics (School Bus) Businesses; Telcom Tower	5.61	--	YES	YES	YES	--	--	D
403	15	1891 Route 38	Auto Sales Business	1.90	--	YES	YES	YES	--	YES	D
403	18	1883 Route 38	Retail Business (Lumber Yard)	64.00	--	YES	YES	--	--	--	D
404	3 & 4	9 Route 530	SFD Dwelling	1.00	YES	--	--	--	--	--	A
404	5	11 Route 530	SFD Dwelling	0.22	--	--	YES	--	--	--	D
404	6	13 Route 530	Business Office & Apt.	4.39	--	--	YES	--	--	--	D
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	85.65	--	--	--	YES	YES	--	D
404	8	49 Route 530	General Contractor Business & Apt.	0.78	YES	--	YES	--	--	--	D
404	9	53 Route 530	SFD Dwelling	0.50	--	--	YES	--	--	--	D
404	9.01	51 Route 530	SFD Dwelling	0.50	--	--	YES	--	--	--	D
404	9.02	55 Route 530	SFD Dwelling	0.50	--	--	YES	--	--	--	D
507	11.01	709 Washington St.	SFD Dwelling	0.63	--	--	YES	--	--	--	D
507	12, 28, & 29	133 Route 530	SFD Dwelling & Landscaping Business	3.44	--	--	--	--	--	YES	D
507	14	101 Spruce Ln.	SFD Dwelling	0.18	--	--	YES	--	--	--	D
507	16	105 Spruce Ln.	SFD Dwelling	0.40	YES	--	YES	--	--	--	D
507	17	107 Route 530	Business Offices	0.34	--	YES	YES	YES	YES	YES	D
507	18	109 Route 530	SFD Dwelling	0.18	--	--	YES	--	--	--	D
507	19 - 20.01	111-115 Route 530	Assets Recovery Business	0.49	--	YES	YES	--	--	YES	D
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	1.12	--	YES	YES	--	--	--	D
507	23	121 Route 530	SFD Dwelling	0.28	--	--	YES	--	--	--	D

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	DILAPIDATED STRUCTURES	EXCESSIVE LAND COVERAGE	OBSOLETE / FAULTY LAYOUT	FAULTY TRAFFIC DESIGN	FAULTY PARKING DESIGN	INADEQUATE LIGHTING	REDEVELOPMENT CRITERIA
507	24	123 Route 530	SFD Dwelling	0.36	--	--	YES	--	--	--	D
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	--	YES	YES	YES	YES	--	D
507	31	703 Washington St.	SFD Dwelling	0.24	--	--	YES	--	--	--	D
507	32	137 Route 530	Business Offices	0.47	--	--	YES	--	--	YES	D
508	1	203 Route 530	Retail Business	2.80	--	--	--	--	--	YES	D
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	YES	--	YES	--	--	--	A, D
508	16	711 Lucas Ln.	SFD Dwelling	0.23	--	--	YES	--	--	--	D
508	17 (p/o)	211 Route 530	Auto Repair Garage Business	4.00	--	YES	YES	--	--	YES	D
508	18	709 Lucas Ln.	SFD Dwelling	0.18	--	--	YES	--	--	--	D
508	19	705 Lucas Ln.	SFD Dwelling	0.39	--	--	YES	--	--	--	D
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	YES	YES	YES	YES	YES	--	D
509	12	707 Lenz Ave.	SFD Dwelling	0.77	--	--	YES	--	--	--	D
509	13	219 Route 530	Body Art (Tattoo) Business	0.60	--	--	--	--	--	YES	D
510	2	706 Lenz Ave.	SFD Dwelling	0.44	--	--	YES	--	--	--	D
510	3	710 Lenz Ave.	SFD Dwelling	0.33	--	--	YES	--	--	--	D
602	11.01 - 12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	YES	--	--	YES	YES	YES	D
602	13	2345 Route 206	Restaurant & Retail Business	1.72	--	YES	YES	YES	--	--	D
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	--	--	YES	--	--	YES	D
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	YES	--	YES	YES	YES	YES	D

b. Environmental Constraints

Table 4, below, identifies properties in the Study Area properties were identified as eligible for designation as an area in need of redevelopment due to one or more environmental constraints. Four vacant or farmland parcels in the Study Area were identified as meeting redevelopment criterion “C” described on page 15 because they have remained vacant for more than 10 years due to their topography and or nature of the soil, such as the presence of freshwater wetlands and regulatory buffer requirements or the property’s use as a former orchard that likely used hazardous chemical fertilizers, herbicides, pesticides, fungicides, etc. and are not likely to be developed through the instrumentality of private capital.

The mobile home community at 150 Route 530 is located in the Pinelands Area, where the CMP significantly limits the densification or conversion of the property to another viable commercial use for environmental and farmland protection purposes. For this reason, it meets redevelopment criterion “E” described on page 15 because it has a growing lack of proper utilization, comparable to those on the opposite side of CR 530 outside the Pinelands Area, and is now in a relatively stagnant and unproductive condition. This is caused by condition similar to a con-

dition of title wherein the CMP has effectively placed an agricultural deed restriction on the property for all the continuation of its current use.

Table 4a in Appendix B pages B019 through B025 provides greater detail about how environmental constraints, such as wetlands, NJDEP landscape habitat ranking, known site contamination, former orchard practices, and identified historic structures and pre-historic archaeological resources, affected all the properties in the Study Area and not just those identified as meeting the statutory redevelopment criteria. (See **Figure 5: Environmental Constraints (5W = West of US 206; 5E = East of US 206)** in Appendix A pages A007 and A008.) For example:

- 5 properties were identified as having habitats where State threatened species had been observed.
- 0 properties were included on NJDEP’s known contaminated site list that were not already remediated or under the process of remediation. However, NJDEP’s site listing may not include unreported site contamination, primarily by past or present automobile-related autos where repair or storage occurred on grass, gravel, or other paved surfaces without adequate stormwater management facilities.
- 6 properties, 5 of which are already developed, on the site of a large mid-20th century orchard.
- 0 properties were included on NJDEP’s interactive online mapping database of historic or architecturally significant structures.
- 43 properties or parts of properties were included on NJDEP’s database of prehistoric archaeological resources. Although the grid system indicates the possibility or probability of such resources, none of the Study Area properties were determined to be adversely affected by this grid system. This is because these properties or the developable portions of them were not within 300’ of a mapped stream, which predictive models indicate have the highest probability of archaeological finds.

Table 4: Environmental Constraints

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WETLANDS	HABITAT RANK > 2	KNOWN CONTAM.	FORMER ORCHARD	HISTORIC SITES	PRE-HISTORIC SITE	REDEVELOPMENT CRITERIA
403	18.01	1879B Route 38	Vacant	2.28	YES	--	--	YES	--	--	C
404	7.02	19 Route 530	Vacant	1.00	YES	--	--	--	--	Poss.	C
507	13	713 Washington St.	Vacant	2.65	YES	--	--	--	--	Poss.	C
602	10 (p/o)	1870 Route 38	Farm & Utility Easement	27.44	YES	--	--	--	--	Prob.	C
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	YES	--	--	--	--	--	E

c. Faulty Sanitary Conditions

Figure 6: Soil Constraints (6W = West of US 206; 6E = East of US 206) in Appendix A, pages A009 and A010 illustrates quite clearly that much of the developable farmland north and west of the intersection of US 206 and NJ 30, most of the developable farmland south and west of that intersection, almost all of the developed properties south and east of that intersection, and the mobile home community on CR 530 are located on soils where the typical depth to seasonal high water table (DSHWT) is less than 42” and that required for the installation of a

standard individual septic system. This is unfortunate because every developed property except for the Vincen-town Diner, Wawa, and the two mobile home community have been developed on individual septic systems.

Table 5a in **Appendix B** provides greater detail about the Study Area’s mapped soils using the United States Department of Agriculture(USDA) National Resource Conservation Service (NRCS) list of soils identified as “very limited for septic suitability.” These soils include:

Symbol	Soil Description
AdmA	Adelphia fine sandy loam, 0 to 2% slopes
AdmB	Adelphia fine sandy loam, 2 to 5% slopes
ComA	Collington fine sandy loam, 0 to 2% slopes
ComB	Collington fine sandy loam, 2 to 5% slopes
ComC	Collington fine sandy loam, 5 to 10% slopes
FmhAt	Fluvaquents, loamy, 0 to 3% slopes, frequently flooded
FrmB	Freehold fine sandy loam, 2 to 5% slopes
FrFB	Freehold loamy sand, 0 to 5% slopes
HodA	Holmdel fine sandy loam, 0 to 2% slopes
KeaA	Keansburg fine sandy loam, 0 to 2% slopes
ShsA	Shrewsbury fine sandy loam, 0 to 2% slopes
ThftB	Tinton sand, thick surface, 0 to 5% slopes
UR SAAB	Urban land, sandy, 0 to 8% slopes

In most cases, it would be difficult to place a modern septic system on a lot less than 1.0 acres in size with all the required setbacks / buffers from various structures, property lines, rights-of-way, driveways, water wells, other septic systems, and some natural features. The two mobile home communities were also identified as meeting statutory redevelopment criterion “D” described on page 15 for faulty sanitary facilities based on NJDEP’s available online violation reporting system.

An Open Public Records Act (OPRA) request report found that the Burlington County Department of Health was only able to provide documentation that one dwelling, the residence at 703 Washington Avenue (Block 507, Lot 31) had a new certified septic system that met modern standards and was not contaminating their own or their neighbor’s well. Although the OPRA report indicated that the department had certified the repair of a number of other residential and commercial properties, NJDEP regulations do not require property owners to update or replace older, otherwise uncompliant septic systems unless there is an increase in the property’s effluent treatment needs.

The cost of updating individual septic systems for older homes and businesses on smaller lots with modern, code-compliant systems is practically cost-prohibitive for current owners or future purchasers. As such, these properties will continue to lack satisfactory sanitary facilities, which are detrimental to the public health and contribute. For smaller commercial properties, this condition manifests in the potential stagnation of improvements and other investments, which is detrimental to the Township’s public welfare.

Table 5, below, indicates which Study Area properties meet the statutory redevelopment criterion “D” described on page 15 due to the high probability of a faulty individual septic system on the developed property, generally of property sized 1.0 acres or smaller, criterion “E” described on page 15 for the property’s lack of proper utilization and relatively stagnant and unproductive condition due to its soils type.

Table 5: Faulty Sanitary Facilities

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	REDEVELOPMENT CRITERIA
403	14	1893 Route 38	SFD Dwelling	0.90	Private	ComA, FrfB	VERY LIMITED	D, E
404	3 & 4	9 Route 530	SFD Dwelling	1.00	Private	HodA, ShsA	VERY LIMITED	D, E
404	5	11 Route 530	SFD Dwelling	0.22	Private	HodA	VERY LIMITED	D, E
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile home Community	85.65	Community	HodA, ShsA, ThftB, UR SAAB	VERY LIMITED	D
404	9	53 Route 530	SFD Dwelling	0.50	Private	HodA, ShsA	VERY LIMITED	D, E
404	9.01	51 Route 530	SFD Dwelling	0.50	Private	HodA, ShsA	VERY LIMITED	D, E
404	9.02	55 Route 530	SFD Dwelling	0.50	Private	HodA, ShsA	VERY LIMITED	D, E
507	11 & 30	707 Washington St.	SFD Dwelling	1.59	Private	HodA, ShsA	VERY LIMITED	D, E
507	11.01	709 WashingtonSt.	SFD Dwelling	0.63	Private	HodA, ShsA	VERY LIMITED	D, E
507	14	101 Spruce Ln.	SFD Dwelling	0.18	Private	HodA	VERY LIMITED	D, E
507	16	105 Spruce Ln.	SFD Dwelling	0.40	Private	HodA	VERY LIMITED	D, E
507	18	109 Route 530	SFD Dwelling	0.18	Private	HodA	VERY LIMITED	D, E
507	23	121 Route 530	SFD Dwelling	0.28	Private	HodA, ShsA	VERY LIMITED	D, E
507	24	123 Route 530	SFD Dwelling	0.36	Private	HodA, ShsA	VERY LIMITED	D, E
507	31	703 Washington St.	SFD Dwelling	0.24	Private	ShsA, FrmB, HodA	VERY LIMITED	D, E
508	2	207 Route 530	SFD Dwelling, Restaurant, & Apts.	1.82	Private	HodA	VERY LIMITED	D, E
508	16	711 Lucas Ln.	SFD Dwelling	0.23	Private	HodA, ThftB	VERY LIMITED	D, E
508	18	709 Lucas Ln.	SFD Dwelling	0.18	Private	HodA	VERY LIMITED	D, E
508	19	705 Lucas Ln.	SFD Dwelling	0.39	Private	HodA	VERY LIMITED	D, E
509	12	707 Lenz Ave.	SFD Dwelling	0.77	Private	HodA	VERY LIMITED	D, E
510	2	706 Lenz Ave.	SFD Dwelling	0.44	Private	HodA	VERY LIMITED	D, E
510	3	710 Lenz Ave.	SFD Dwelling	0.33	Private	HodA, ThftB	VERY LIMITED	D, E
602	13	2345 Route 206	Restaurant & Retail Business	1.72	Private	ComA	VERY LIMITED	D

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	WATER WELL	SOIL TYPES	SEPTIC SUITABILITY	REDEVELOPMENT CRITERIA
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	Mobile Home Community	FrmB, HodA, KeaA, ShsA	VERY LIMITED	C

d. Obsolete and Significantly Vacant Structures

Statutory redevelopment criterion “D” described on page 15 provides that a property may be found in need of redevelopment when its buildings or improvements by reason of obsolescence and other factors are detrimental to the safety, health, morals, or welfare of the community. Courts have generally held that when commercial and industrial properties have an improvement-to-land value ratio of less than 1:1, or 100%, it suggests that the land is not currently supporting a reasonable value of improvements or that the property would have a higher market value if the improvements were removed, which could be evidence of stagnation and need for redevelopment. However, a low improvement-to-land ratio, in itself, is not proof that a property is stagnant and unproductive and in need of redevelopment. Some uses might have a low ratio but could represent an economically viable business, such as the property with Wawa food store with a service station that is still being developed.

Table 6, below, describes those commercial and industrial properties with improvement-to-land tax assessment ratios less than 100% and identifies those that meet redevelopment criterion “D”. It does not include vacant and agricultural, which have little or no taxable improvements, or single-family residential properties, which all had ratios higher than 100%. It is worth noting that the ratio for one mobile home community is 2% and the other is 7%, which may be common for this land use type. Because the Township does not permit mobile homes to be permanently affixed to the land as a similarly-sized manufactured housing unit with a foundation would be, a mobile home community is basically taxed like a large parking lot. The retail business at 1895 Route 38 (Block 403, Lot 13) is the only Study Area property that meets redevelopment criterion “B” described on page 15 for its continued vacancy.

Table 6: Improvements / Land Value Ratio

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	2020 TOTAL ASSESSMENT (\$1,000s)	2020 BLDGS ASSESSMENT (\$1,000s)	2020 LAND ASSESSMENT (\$1,000s)	BLDGS ASSESSMENT / LAND ASSESSMENT	OBSOLETE BLDGS / USE	REDEVELOPMENT CRITERIA
403	1.06	1877 Route 38	Contractor Business	1.00	\$222.3	\$97.3	\$125.0	78%	YES	D
403	10	1911 Route 38	Shopping Center & Parking for Lot 12	1.16	\$212.9	\$83.2	\$129.7	64%	YES	D

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	2020 TOTAL ASSESSMENT (\$1,000s)	2020 BLDGS ASSESSMENT (\$1,000s)	2020 LAND ASSESSMENT (\$1,000s)	BLDGS ASSESSMENT / LAND ASSESSMENT	OBSOLETE BLDGS / USE	REDEVELOPMENT CRITERIA
403	11	1909 Route 38	Veterinary Business	1.01	\$218.2	\$92.8	\$125.4	74%	YES	D
404	1, 2, 2.01, & 2.02	2356 Route 206	Convenience Store & Service Station	14.63	\$2,414.4	\$939.8	\$1,474.6	64%	NO	n/a
404	6	13 Route 530	Business Office & Apt.	4.39	\$238.9	\$89.2	\$149.7	60%	YES	D
404	6.01, 7.01, 8.01, 17, & 19	2362 Route 206	Mobile Home Community	88.50	\$9,951.3	\$178.3	\$9,773.0	2%	YES	D
507	16	105 Spruce Ln.	SFD Dwelling	0.40	\$95.5	\$39.5	\$56.0	71%	YES	D
507	21 & 22	117-119 Route 530	Logistics (School Bus) Business	1.12	\$224.1	\$89.8	\$154.3	58%	YES	D
507	25-27.01	125-131 Route 530	Landscaping & Nursery Businesses	4.05	\$445.1	\$199.4	\$245.7	81%	YES	D
508	19.01 - 22	213-217 Route 530	Auto Sales Business	1.30	\$112.5	\$34.4	\$78.1	44%	YES	D
509	12	707 Lenz Ave.	SFD Dwelling	0.77	\$11.6	\$0	\$11.6	0%	YES	D
602	13	2345 Route 206	Restaurant & Retail Business	1.72	\$206.1	\$88.0	\$118.1	75%	YES	D
701	1.02	2344 Route 206	Service Station & Truck Rental	1.03	\$194.2	\$93.3	\$100.9	92%	YES	D
701	4.01 (p/o)	150 Route 530	Mobile Home Community & Produce Stand	7.00	\$750.0	\$45.8	\$704.2	7%	YES	D

e. Necessary to Include

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. These properties are referred to as “Section 3 Properties,” as described on page 15, referring to the statutory definition of “Redevelopment Area.” These properties were all included for the same reason, which is that their inclusion is necessary to finance an extension of public water and sewer service to remainder of redevelopment area. This is because:

1. Such infrastructure would need to pass through vacant and developed properties to service adjacent properties;
2. Existing agricultural areas would need to be developed to make the extension of public water and sewer facilities more affordable to the developed properties that are predominantly built on soils that are very limited for their existing individual septic systems, especially those on smaller lots with private wells; and
3. Development of existing vacant and agricultural properties would enable future redevelopment projects, such as inclusionary affordable housing to meet the Township’s regional fair share obligation, which, due to their inherent densities, require public water and sewer infrastructure.

Table 7, below, identifies that properties recommend for redevelopment area designation for this reason. See also Table 7a in Appendix B pages B036 through B037.

Table 7: Necessary to Include

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	NECESSARY TO INCLUDE
403	1	1869 Route 38	Retail Business & Utility Easement	23.37	YES
403	1.05	1875 Route 38	Public Facility	9.48	YES
403	9	2371 Route 206	Shopping Center	6.60	YES
403	12.03	1905 Route 38	Farm & Solar Panel System	17.16	YES
403	12.04	2365 Route 206	Farm	2.44	YES
403	16 & 17	1887-1889 Route 38	Auto Sales Business	4.70	YES
403	19	1879A Route 38	SFD Dwelling	1.96	YES
404	7	17 Route 530	Vacant	1.18	YES
404	10 (p/o)	61 Route 530	Vacant	7.66	YES
507	15	103 Spruce Ln.	Vacant	0.18	YES
508	3 (p/o)	718 Washington St.	Vacant	0.90	YES
510	1 & 13(p/o)	221 Route 530	Auto Repair Garage Business	0.7	YES
602	11 (p/o)	1880 Route 38	Public Facility	13.52	YES
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

4. Recommendations

This study recommends that the Committee should designate all the properties listed in Table 8, below, which are all the properties in the Study Area, as an “area in need of non-condemnation redevelopment” either for meeting the statutory redevelopment criteria identified in the column 6 through 9 for the criteria described on page 15 or because their inclusion is necessary for the effective redevelopment of the area as a whole. A map illustrating these properties is provided as Figure 7: Redevelopment Recommendations (7W = West of US 206; 7E = East of US 206) in Appendix A pages A011 and A012. Table 8a in Appendix B pages B038 through B056 includes additional information summarizing how the various properties met the statutory redevelopment criteria, as described in Sections E.3.a. Obsolete and Faulty Design; E.3.b. Environmental Constraints; E.3.c. Faulty Sanitary Conditions; and E.3.d. Obsolete Structures, identified above.

Table 8. Redevelopment Area Recommendations

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CON-STRAINTS	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	--
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	--	--

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CON-STRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	NECESSARY TO INCLUDE
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
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

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	OBSOLETE & FAULTY DESIGN	ENVIRONMENTAL CON-STRAINTS	FAULTY SANITARY FACILITIES	OBSOLETE STRUCTURES	NECESSARY TO INCLUDE
602	11.01-12	1886 Route 38	Farm, Farmhouse, & Produce Stand	13.56	D	--	--	--	--
602	13	2345 Route 206	Restaurant & Retail Busines	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	--

F. Area in Need of Rehabilitation Study

1. Process

Section 14 of the LRHL sets forth a multi-step process that must be followed by the Committee and Board to enable the Township to lawfully exercise the powers and activities authorized in a Redevelopment Plan. This process is outlined below:

1. Prior to the Committee’s adoption of a resolution designating a Rehabilitation Area, the Committee shall submit it to the Board for its review.
2. Within 45 days of its receipt of the proposed resolution, the Board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the Committee for its consideration.
 - a. The Board is not required to provide any special notices the public or individual property owner about the meeting when the designation is scheduled to be discussed or voted upon.
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.
 - a. Committee is not required to provide any special notices to the public or individual property owner about the meeting when the designation is scheduled to be discussed or voted upon.
4. Upon the adoption of the Committee’s resolution, the Clerk shall transmit a copy of it to the Commissioner for its review.
 - a. If the Rehabilitation Area is situated in an area in which development or redevelopment is to be encouraged pursuant to any State law or regulation promulgated pursuant thereto, such as the CMP, then the determination shall take effect after the Clerk has transmitted a copy of the resolution to the Commissioner. (This does not apply in this study area.)
 - b. If not, the 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 determination shall be deemed to be approved.

5. Neither the Committee nor its appointed Redevelopment Entity may undertake any redevelopment activity as permitted by the LRHL until the Committee adopts a Redevelopment Plan by ordinance, as set forth in section 7 of that law. A Redevelopment Plan for a Rehabilitation Area shall not include provisions for condemnation through eminent domain.

2. Criteria

LRHL Section 14 also indicates that a delineated Study Area may be determined to be in need of rehabilitation if the Committee determines by resolution that a program of rehabilitation, as defined in section 3 of that law, may be expected to prevent further deterioration and promote the overall development of the community; and that there exists in that Study Area any of the following conditions:

1. A significant portion of structures in the Study Area are in a deteriorated or substandard condition;
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;
4. There is a persistent arrearage of property tax payments on properties 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.

3. Findings

All of the single-family residential properties within the Study Area properties meet the statutory criteria for designation as an area in need of rehabilitation under criterion “2,” see above, because all but one of them is more than 50 years old. Although records were not available for determining the age of individual mobile homes, the two mobile home communities and their water and sewer infrastructure were established more than 50 years ago. For these reasons and because the past 10 years of NJDEP violation reports indicate that this infrastructure is in need of repair or substantial maintenance, the two mobile home communities meet rehabilitation criterion “6,” see above. (See **Appendix E: Mobile Home Inspection Reports.**) The three dilapidated and nearly uninhabitable residential properties in the Study Area that found to meet redevelopment criterion are identified in **Section E.3.a. Obsolete and Faulty Design**, above.

Residential properties 50 years old or older are also assumed to contain environmental contamination hazards, such as lead paint, lead water pipes, asbestos insulation, and may contain flooring and siding made with asbestos, which tends to discourage improvements and investment in those properties. This means that they also meet rehabilitation criterion “5,” above. In addition, **Section E.3.c. Faulty Sanitary Conditions** found that the soil below every residential structure was identified as “very limited for septic suitability” by the USDA’s NRCS.

All but one of the single-family homes in the Study Area were constructed with private wells on individual septic systems, generally on lots smaller than 1.0 acres in size on these soils, before 1985. The Burlington County Department of Health was only able to provide documentation that one dwelling, the residence at 703 Washington Avenue (Block 507, Lot 31) had a new certified septic system that met modern standards and was not contaminating their own or their neighbor’s well.

Given this information, it is reasonable to conclude a secondary probable environmental contamination hazard that would tend to discourage improvements and investment in those properties. This is because the cost of installing a modern, code-compliant septic system on most of these smaller lots would be cost-prohibitive with these soils and NJDEP’s required setbacks from buildings, property lines, driveways, wells, and other septic systems. Any future re-

habilitation or redevelopment plan should consider the installation of public wastewater infrastructure to address their environmental and housing disinvestment issues.

This study did not find that the Study Area exhibited any of the following rehabilitation criteria described on page 28:

1. A significant portion of structures in the Study Area are in a deteriorated or substandard condition;
3. There is a pattern of vacancy, abandonment or underutilization of properties in the Study Area; or
4. There is a persistent arrearage of property tax payments on properties in the Study Area.

4. Recommendations

This study recommends that the Committee should designate all the residential properties listed in **Table 9**, below, as an “area in need of rehabilitation” for meeting the statutory rehabilitation criteria identified in the table’s last column as described on page 28. A map illustrating these properties is provided as **Figure 9: Rehabilitation Recommendations (9W = West of US 206; 9E = East of US 206)** in Appendix A pages A013 and A014.

Table 9: Rehabilitation Area Recommendations

BLOCK	LOT(S)	LOCATION	LAND USE	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

BLOCK	LOT(S)	LOCATION	LAND USE	ACRES	PRIVATE WELL & SEPTIC	PROBABLY ENVIRONMENTAL HAZARDS	BUILDING AGE (YEARS)	HOUSING ≥ 50 YEARS OLD	REHABILITATION CRITERIA
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