

AREA IN NEED OF REDEVELOPMENT STUDY

1106 – 1122 Valley Road

BLOCK 11401, LOT 7



LONG HILL TOWNSHIP, MORRIS COUNTY



November 1, 2021

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



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1.2 BACKGROUND

On June 9, 2021 the Governing Body of the Township of Long Hill directed the Planning Board via Resolution #21-166, to conduct a Non-Condemnation Area in Need of Redevelopment Study for the area identified as Block 11401, Lot 7 on the official tax maps of the Township of Long Hill (the "Study Area"). The Study Area address is 1106-1122 Valley Road (also known as County Route 512) in Long Hill Township, Morris County, New Jersey.

The Study Area includes 5.6 acres located in the southern section of Long Hill Township along Valley Road. The Study Area includes one (1) lot: Block 11401, Lot 7 which fronts on the northern side of Valley Road (CR 512) where the nearest intersection to the west is Poplar Drive and the nearest intersection to the east is Plainfield Road.

The purpose of this report is to assist the Planning Board in determining whether the Study Area meets the criteria to be designated as a Non-Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law (LRHL), N.J.S.A 40A:12A-1 et seq.

Township Resolution #21-166 also requires that the preliminary investigation of the Study Area be undertaken within the context of a "Non-Condemnation" Redevelopment Area. This means that if the Study Area is determined to be an Area in Need of Redevelopment under LRHL, it shall be given a redevelopment designation; however, due to the non-condemnation designation, the municipality will not have the statutory authority to exercise the power of eminent domain to acquire property in the designated area.

The following report will assist the Planning Board in its study to determine whether the Study Area qualifies as an "Area in Need of Redevelopment" pursuant to the requirements set forth by the LRHL. The analysis presented in this study is based upon an examination of existing conditions, site inspections, review of tax data and relevant studies of the site, a history of the site pertaining to land use, zoning ordinances, Master Plan goals and objectives, and an evaluation of the statutory "area in need of redevelopment" criteria.

2. LOCAL REDEVELOPMENT AND HOUSING LAW

The Local Redevelopment and Housing Law (LRHL) was designed by the New Jersey State Legislature to provide a process for addressing underutilized, untenable, vacant, and abandoned properties:

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

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

2.1 PROCESS

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

- a) The Governing Body adopts a resolution authorizing the Planning Board to undertake a preliminary investigation of a proposed area to determine if the area is in need of redevelopment. The resolution must designate whether the area being considered is proposed as a “Condemnation Redevelopment Area” or a “Non-Condemnation Redevelopment Area”. The Condemnation Redevelopment Area permits the Governing Body to use the power of eminent domain in a designated redevelopment area. The Governing Body forwards a map of the proposed study area to the Planning Board.
- b) The Planning Board “prepares” a map and appends a statement setting forth the basis for the investigation. This must be on file with the Municipal Clerk.
- c) A study of the proposed area in need of redevelopment is prepared by a New Jersey Licensed Professional Planner for review by the Planning Board.
- d) The Planning Board sets a date for a public hearing on the study and provides notice and opportunity for the public and those that would be affected by the determination to provide input on the study. The hearing notice must identify the general boundaries of

the area and a map is on file with the municipal clerk. The hearing notice must also identify whether the area is being considered as a condemnation or non-condemnation area. The notice must be published for two weeks prior to the hearing in the newspaper of record. The notice must also be mailed to all property owners in the study area and anyone who has expressed interest in the designation.

- e) After completing the hearing, the Planning Board makes a recommendation to the Governing Body whether the area, in whole or in part, should be designated as an area in need of redevelopment.
- f) The Governing Body, after receiving a recommendation from the Planning Board, may adopt a resolution determining that the delineated area, in whole or in part, is designated as an area in need of redevelopment.
- g) The Clerk must transmit a copy of the resolution to the Commissioner of the State Department of Community Affairs (NJDCA) for review and approval. NJDCA has 30 days to approve or disapprove of the area. If NJDCA does not respond in 30 days, the area is approved.
- h) Notice of the determination must be provided to all property owners within the delineated area within 10 days of the determination. If the area was determined to be a condemnation area the following language must be in the notice:
 - i. The determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and
 - ii. Legal action to challenge the determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
- i) Following the 45-day appeal period and approval or no comment from NJDCA, then the area is designated as a redevelopment area and the municipality may exercise all of the powers set forth in the Redevelopment Law.
- j) In order to carry out a redevelopment of the site, a redevelopment plan must be adopted by the Governing Body. The plan may be prepared by the Governing Body and adopted pursuant to an ordinance with a referral to the Planning Board. Alternatively, the

Governing Body may ask the Planning Board to prepare the plan, after which the Governing Body may adopt the plan pursuant to an ordinance.

- k) The Redevelopment Plan, once adopted, acts as the zoning on the site.

2.2 BENEFITS OF REDEVELOPMENT

The Redevelopment Law provides for planning and financial benefits that allow an area deemed to be in need of redevelopment to utilize in order to incentivize development as follows:

- a. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use;
- b. Clearing an area, install, construct or reconstruct streets, facilities, utilities, and site improvements;
- c. Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work;
- d. Issue bonds for the purpose of redevelopment;
- e. Acquire property (*only for condemnation areas in need of redevelopment*);
- f. Lease or convey property without having to go through the public bidding process; and
- g. Grant long term tax exemptions and abatements (PILOTS).

2.3 CRITERION FOR AN AREA IN NEED OF REDEVELOPMENT

Before an area can be deemed an area in need of redevelopment, each parcel must be reviewed against the statutory criteria to determine if at least one criterion is met pursuant to N.J.S.A. 40A:12A-5 listed below:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of 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 be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or another casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act, "P.L.1983, c303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, C.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431(C.40A:20-1et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c441(C.40A:21-1 et seq.). The municipality shall

not utilize any other redevelopment power within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in the P.L. 1992, C.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

H. The designation of the delineated area is consistent with smart growth planning principals.

In addition to the above criteria, Section 3 of the Redevelopment Law allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating "a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part."

3. REVIEW OF THE STUDY AREA

3.1 DESCRIPTION

The Study Area is comprised of one (1) parcel, Blcok 11401, Lot 7, that occupies 5.6 acres with approximately 255 feet of frontage along Valley Road (CR 512). The Study Area is bound by wetland areas and power lines to the north. Commercial, retail, institutional, and office uses border the property to the south, east, and west. The existing structures in the Study Area consist of a car wash building and a single-story commercial/office building with an attached garage/warehouse area. The commercial building is located along the eastern side of the Study Area and is a one-story masonry building consisting of approximately 2,500 square feet. A four-bay self-service car wash building is located on the west side of the Study Area. The car wash structure has four open bays and a central utility room. An asphalt parking lot surrounds the two structures in the Study Area. Vacuums are located along the southern side of the Study Area along Valley Road. The commercial building and the car wash have experienced long-term vacancies.

Phase I and II environmental studies have been conducted in the Study Area and found that, in general, no further action or site remediation was necessary¹. Public water and sewer² are available in the Study Area.

A review of building department, zoning department, and health department records for the Study Area didn't yield any new information that was not available in the environmental studies. Police department records for the last five years revealed about a dozen relevant incidents in the Study Area. The police reports generally related to someone parking in the Study Area without permission, suspicious persons in the area and two illegal dumping incidents.

3.2 RELATIONSHIP TO SURROUNDING NEIGHBORHOOD

The Study Area is in the central portion of southern Long Hill Township, near the border of Warren Township, Somerset County. Within a half mile of the Study Area, there are multiple commercial uses. To the south there is a supermarket, multiple restaurants, coffee shops, banks, gas stations, and retail stores. To the east and west are various commercial uses including a sporting goods store, a wine store, a catering hall, and a pharmacy. There are some residential uses located within 500 feet of the Study Area, primarily to the south of Valley Road.

¹ Phase II Environmental Site Assessment prepared by ATC Group Services, LLC, dated March 23, 2021.

² New sewer capacity is not currently available due to capacity issues and pending relicensing of the Wastewater Treatment Facility.

3.3 EXISTING LAND USE CATEGORIES

The Study Area is comprised of NJDEP land use designations including commercial services, urban use, and wetlands. Urban use is a developed land category that applies to a variety of uses but typically includes any impervious coverage including buildings and parking areas. The wetland area on the NJDEP existing land uses map covers approximately two-thirds of the Study Area. A survey of the property prepared by Dynamic Survey, LLC, dated April 6, 2021, shows a wetland delineation on the property and a 150-foot wetlands transition area. On this survey, the area covered by these constraints appears to be just under half of the property.

3.4 HISTORY OF LAND USES

The Phase II Environmental Site Assessment for the site (ATC Group Services, March 2021) reviewed the history of uses in the Study Area, finding that agriculture was the primary use until 1951. The commercial building was constructed in 1951 and was originally a lawnmower sales and repair shop. Later, the building was subdivided into three commercial spaces that were occupied by a variety of retail and office uses including an interior decorator, a sporting goods store, and a travel agent. The last tenant moved out of the commercial building at the end of 2016. The commercial building has been completely vacant since 2017, totaling 4 years and 10 months.

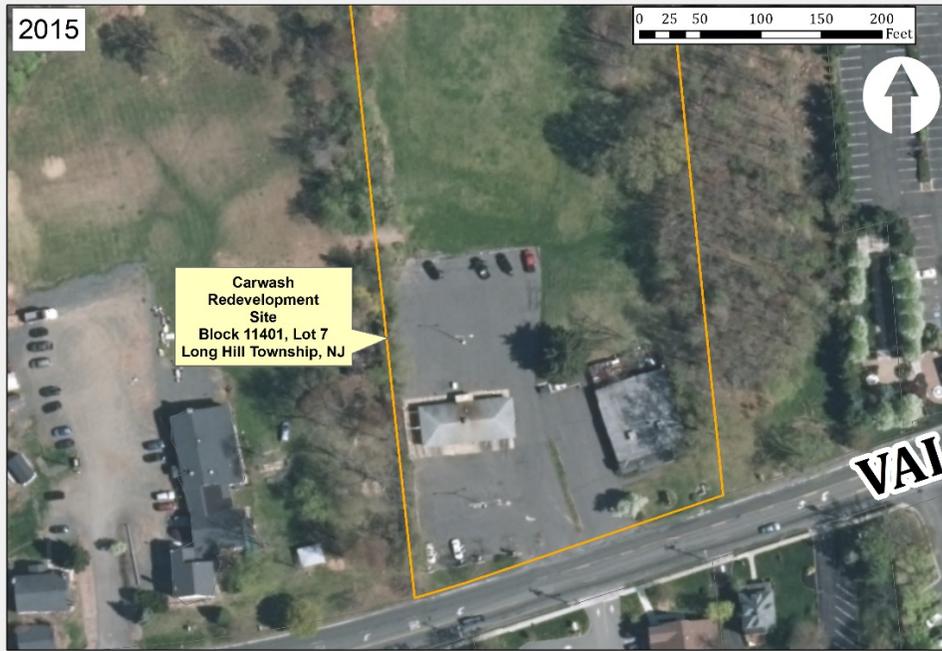
The car wash in the Study Area was constructed in 1972 and operated year-round until 2013. The car wash was closed during winter months from 2013 through 2017. Because the bays were open to the weather, there were heating pads installed in the bays to heat the floors to minimize icing in the winter. Due to the high cost of heating the bays, the owner began closing the car wash for winters in 2013, resulting in seasonal operation of the car wash for four years. Beginning in 2018, the car wash bays were closed permanently. The vacuums were left open seasonally for 2018 and 2019. Beginning in 2020, the vacuums were also turned off and there was no commercial activity in the Study Area for all of 2020 and to this date in 2021³.

The NJDEP Aerial Photos show the pattern of use of the property over time. The photos show that no vehicles were on site for the last three years of photos, which were taken in 2017, 2019, and 2020.

³ Closing information was obtained from Bruce Dorsi, current owner of the Study Area, based on lease and financial records.

Historical Aerial Photographs







3.5 SURROUNDING LAND USES

The Study Area is generally surrounded by commercial uses. The property to the west is developed with the Stirling Elks Lodge. Further west, along the northern side of Valley Road, are a veterinary clinic and a multi-tenant retail building including a wine shop. To the east, along the north side of Valley Road, are the Primavera Restaurant and Walgreen's pharmacy. On the south side of Valley Road, directly across from the Study Area, is a retail strip center containing several businesses including an optician's and chiropractor's offices, Italian food store, and dance studio. Further west on the south side of Valley Road are a hair and nail salon, Exxon gas station, and a Shoprite grocery store. To the east on the south side of Valley Road are the Stirling House Diner, the Uncommon Thread, and a PNC Bank branch.

3.6 ZONING ANALYSIS

The Long Hill Township Land Use Ordinance includes a general vision (§ LU-102.1), overall goals (§ LU-102.2), and land use and housing goals (§ LU-102.3) as follows:

"Long Hill Township is a rural and low-density residential community characterized by large tracts of open space, attractive single family residential neighborhoods, tree lined streets and a general absence of large non-residential land uses. Its commercial development is anchored by the Valley Road business district and four neighborhood business districts. Overall, the Township is one of the least dense and most scenic municipalities in Morris County.

In many ways, Long Hill Township is a rural oasis in a region otherwise characterized by suburban residential tract development, highway commercial uses, corporate offices and interstate highways. When juxtaposed against these neighboring land uses, Long Hill's vast open space network, its tree canopied streets, wetland areas, river corridor and sweeping topographical characteristics combine with its secluded residential areas and varied commercial districts to form one of the most unique municipalities in the region. It is the expressed purpose of this Master Plan to preserve and enhance these unique characteristics of the Township through the following overall Master Plan goals."

Overall Goals of the Land Use Ordinance include:

- a. To conserve and enhance the essential rural and residential character of Long Hill Township in order to best provide for the health, safety and general welfare of all Township residents.
- b. To maintain the Township's identity as a fundamentally low-density residential community and ensure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.
- c. To insure that new commercial development within the Township is in scale with and oriented to the shopping, service, and other needs of Township residents both in terms of design and use.
- d. To ensure that road improvements along County and Township roadways are limited to those that address existing traffic safety problems and are undertaken in ways that strongly support the overall goals of this Master Plan and preserve and enhance the tree-lined roads that help create the desired rural character of the Township.
- e. To develop a trail system throughout the Township that will provide circulatory links to the Township's residential, business, recreational, and open spaces areas and enhance local appreciation of, and recreation in, the Township's many natural resources.
- f. To preserve, protect and enhance the natural resources of the Township and to make environmental issues a central part of the planning process in Long Hill.

- g. To establish a sound long-range planning program that merges major Township buildings, storm and sanitary sewers, natural trails and open spaces, recreational areas, community services, residential areas and roadways into an infrastructure that is resident and pedestrian friendly, and which supports the goal of preserving the Township's rural character.

The Land Use Ordinance's Land Use and Housing Goals are as follows:

- a. To conserve and enhance the essential rural and residential character of the Township in order to provide for the health, safety and general welfare of all Township residents.
- b. To maintain the Township's identity as a fundamentally low-density residential community and ensure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.
- c. To ensure that new commercial development within the Township is in scale with and oriented to the shopping, service, and other needs of Township residents both in terms of design and use.
- d. To encourage neighborhood-oriented land uses in the village business districts of Gillette, Meyersville, Millington and Stirling and to ensure that such development does not encroach upon surrounding residential areas and established neighborhoods.
- e. To prohibit additional multifamily residential development in the Township unless so required by the New Jersey Council on Affordable Housing.
- f. To uniformly encourage the upgrading and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening and other site improvements.

The Study Area is primarily covered by the B-D Downtown Valley Commercial Zone District along the frontage of Valley Road and the Conservation District along the northern undeveloped portion of the property. The uses in the B-D Zone include similar commercial uses as to the uses that formerly occupied the commercial building in the Study Area. However, the car wash, as will be discussed later in this report, is not a permitted use.

§ LU-122.6 B-D Downtown Valley Commercial Zone District

a. Permitted Primary Uses.

1. Retail trade uses, including: supermarkets, food and convenience stores, home, garden supply and nursery centers, hobby supply stores, florists, bakeries, pharmacies and drug stores, general merchandise, clothing and antique stores, sporting equipment, furniture stores, and wine and liquor stores.
2. Retail service uses, including barber shops and hair/beauty salons, repair shops, dry cleaners, and tailors.
3. Business and professional offices.
4. Medical and dental offices and clinics.

5. Financial institutions.
 6. Restaurants, including outdoor dining and live entertainment.
 7. Banquet facilities, including outdoor dining and live entertainment.
 8. Child care centers and nursery schools.
 9. Small hotel, inn or bed & breakfast establishments.
 10. Funeral homes.
 11. Health clubs, fitness centers.
 12. Recreational uses utilizing the Passaic River that provide water craft that do not require a license.
 13. Recreational uses.
 14. Non-profit membership organizations and fraternal organizations.
 15. Movie theaters of up to six screens and taverns with live music.
 16. Arts Centers including live entertainment venues and/or instruction in any of the arts.
 17. Art Galleries and studios.
 18. Any other use, in the opinion of the approving authority, substantially similar to those identified in this subsection.
- b. Permitted Accessory Uses.
1. Signs.
 2. Parking facilities.
 3. Satellite earth station antennas, in accordance with Subsection 124.6.
 4. Street furniture and other pedestrian amenities.
 5. Bicycle parking facilities.
 6. Amenities which encourage pedestrian traffic by removing natural or man-made barriers to circulation.
 7. Drive up windows for banks and pharmacies.
 8. Any other accessory use, which in the opinion of the approving authority is customarily incidental or accessory to a permitted primary use.
- c. Permitted Conditional Uses.
1. Public and institutional uses.
 2. Public utilities.
- d. Prohibited Uses.
- Single family detached residences or any other residential uses on the first floor.
- e. All development in the zone shall conform to the Township architectural standards in Section 152 of this Ordinance, and the landscaping standards of Section 153 of this Ordinance.

§ LU-122.1 C, Conservation Zone

a. Permitted Primary Uses.

1. Single-family detached residences with no more than one roomer or boarder per residence.
2. Farms and agricultural uses limited to the growing and harvesting of forage, sod, grain, seed, tree, fruit and vegetable crops. For the purposes of this subsection, "farm and agricultural uses" shall specifically not include the production, keeping or maintenance of dairy animals and products; livestock and livestock products; poultry and poultry products; and greenhouses, nurseries and similar uses.
3. Public uses.
4. Community residences and community shelters.
5. Density modification subdivisions, in accordance with Subsections 124.12 and 158.5.
6. Equine related activities, in accordance with Subsections 124.10 and 124.14.

b. Permitted Accessory Uses.

1. Signs.
2. Parking facilities.
3. Swimming pools, in accordance with Subsection 124.5.
4. Home offices, in accordance with Subsection 124.9.
5. Accessory apartments, in accordance with Subsections 124.2 and 124.3.
6. Senior suites, in accordance with Subsection 124.8.
7. Family day care homes, in accordance with the home office provisions specified in Subsection 124.9.
8. Satellite earth station antennas, in accordance with Subsection 124.6.
9. Farmstands on lots occupied by permitted farm or agricultural uses and provided that no farmstand structure shall exceed 300 square feet in area.
10. Keeping of horses, dairy animals, livestock and poultry, in accordance with Subsection 124.10.
11. Community open space.
12. Other accessory uses customarily incidental to a permitted primary use.

c. Permitted Conditional Uses.

1. Public utilities.

A list of prohibited uses was incorporated into the Township's Land Use Ordinance in 1998 by Ordinance No. 8-98 and updated in 2016 by Ordinance No. 392-2016. The 1998 ordinance prohibited car washes as a permitted use in the Township, rendering the car wash use in the Study Area non-conforming.

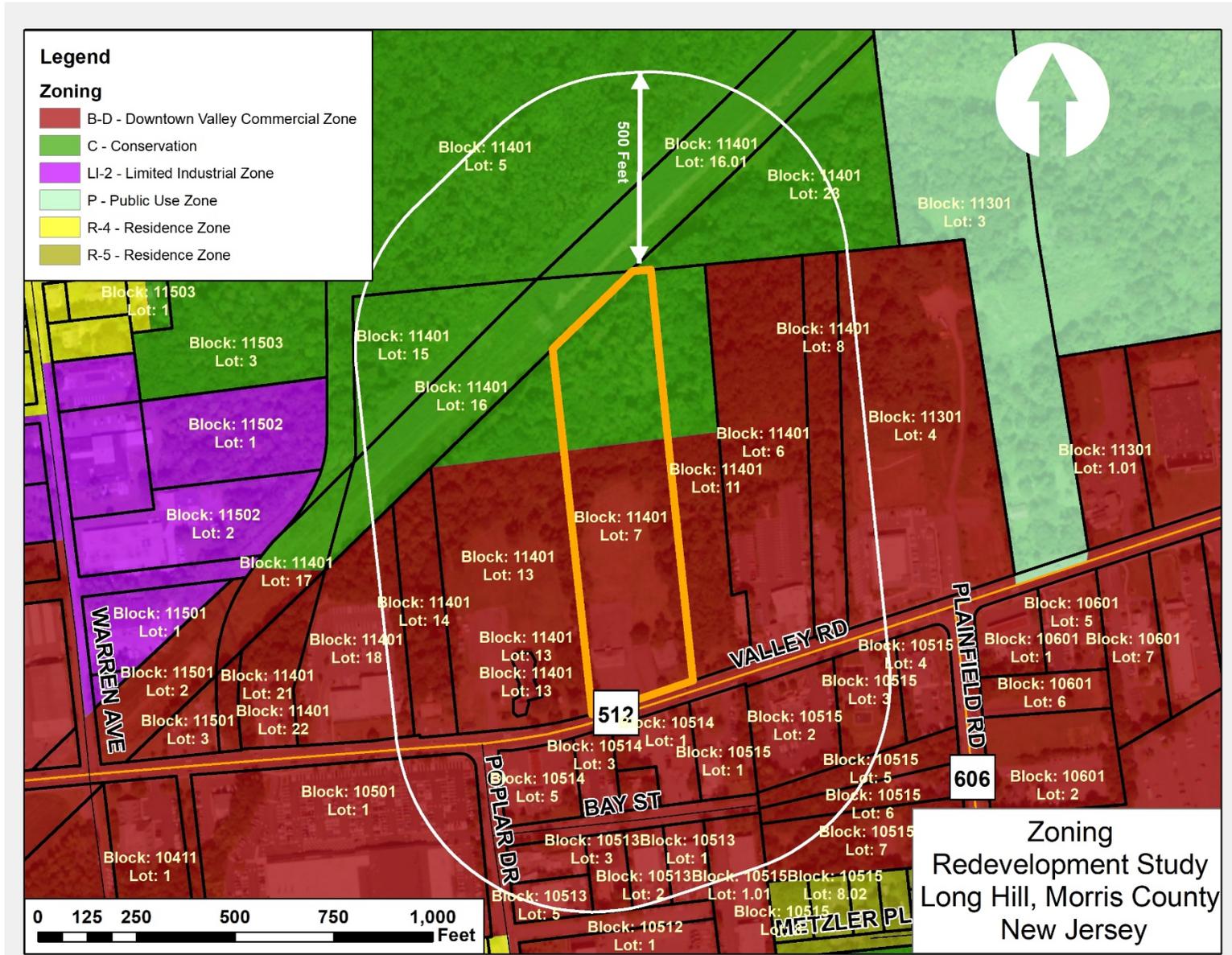
§ LU-123 PROHIBITED USES.

§ LU-123.3 The following uses are specifically prohibited in all zone districts of the Township.

- a. Auction markets and flea markets unless conducted by Township organizations and authorized by the Township Committee.
- b. Automobile lubrication, repair and services uses.
- c. Automobile sales and rental uses.
- d. Automobile service stations.
- e. Automobile tire service centers.
- f. Advertising billboard signs.
- g. Car washes.
- h. Chemical manufacturing and processing.
- i. Industrial scale coffee roasting and processing uses.
- j. Commercial picnic groves and carnivals, except as temporary uses by Township organizations and authorized by the Township Committee.
- k. Drive up windows except for banks and pharmacies.
- l. Golf driving ranges (except as permitted in the B-D Downtown Valley Commercial zone district).
- m. Hazardous material storage and use beyond that customarily and legally permitted by a permitted primary use.
- n. Hospitals.
- o. Hotels and motels uses (except as permitted in the B-D Downtown Valley Commercial zone district).
- p. Incineration uses and other uses principally involved with burning.
- q. Junkyards, automobile wrecking or disassembly yards or the sorting or bailing of scrap metal, paper, rags, rubbish or other scrap or waste materials, except in Township recycling centers.
- r. Lumberyards, and lumber and wood production uses including sawmills, planing mills and similar uses.
- s. Manufacturing of stone, clay, glass and concrete products.
- t. Mink farms, fox farms and commercial piggeries.
- u. Movie theaters uses (except as permitted in the B-D Downtown Valley Commercial zone district).
- v. Nightclubs and dance halls.
- w. Outdoor storage or display of any products, goods, equipment or other material unless specifically permitted by this Ordinance.
- x. Parking structures not attached to or part of a building housing a permitted use.
- y. Petroleum refining uses, including the production and processing of paving and roofing materials and similar uses.
- z. Plastic resin production.

- aa. Primary metal uses, including steel works, blast furnaces, foundries, electroplating and similar uses.
- bb. Rubber manufacturing, including the production of tires, inner tubes, footwear, seals, hoses, belts and similar products.
- cc. Self-storage facilities.
- dd. Sludge treatment facility.
- ee. Storage of petroleum or its derivatives except when stored in underground tanks for use on the premises and not in excess of 40,000 gallons of fuel oil or 20,000 gallons of gasoline or kerosene.
- ff. Storage yards.
- gg. Trailers used as dwellings or for storage or for commercial activities. This does not prohibit temporary uses described in Chapter 26 of the General Ordinances.

ZONING MAP



3.7 RELATIONSHIP TO MASTER PLAN

The Long Hill Township Master Plan was adopted by the Planning Board in 1996. Re-examination Reports were adopted in 2003 and 2013. Additional elements have also been adopted, with one relevant to this study, the Downtown Valley Commercial District Element (2017).

Relevant Master Plan goals in this Study include:

General Goals

- To conserve and enhance the essential rural and residential character of Long Hill Township in order to best provide for the health, safety and general welfare of all Township residents.
- To insure that new commercial development within the Township is in scale with and oriented to the shopping service, and other needs of Township residents both in terms of design and use.

Land Use and Housing Goals

- To uniformly encourage the upgrading and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening, and other site improvements.

The Master Plan identifies Valley Road as its Central Business Category of land uses. The goals of the category are to identify existing commercial development, ranging from isolated stores to shopping centers; to insure that future development in this area is oriented to the shopping, service and other needs of Township residents; and to uniformly encourage the upgrading and beautification of properties in this area for the purpose of creating a visually cohesive business district, including improved building design, landscaping, signage, screening and other site improvements. The Downtown Valley Commercial District Element recommended combining the various business zones along Valley Road into the B-D Downtown Valley Commercial Zone that currently exists on the site. The vision for this change was to create a vibrant pedestrian-oriented downtown with a variety of commercial and office uses.

4. REDEVELOPMENT CRITERIA ANALYSIS

An analysis of the Study Area's existing land use, site layout, and physical characteristics was conducted in addition to using tax records, environmental reports, a physical inspection of the area, a review of aerial photographs, maps and surveys, and other municipal records. This section details those findings and reviews whether the Study Area meets the following criteria from N.J.S.A. 40A:12A-5 to be deemed as an Area in Need of Redevelopment:

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

The generality of buildings are substandard, unsafe or unsanitary.

The car wash is a non-conforming and not currently permitted use according to the standards of the Township's Land Use Ordinance. The car wash use was prohibited by Ordinance 8-98, which was adopted by the governing body in 1998. Because the car wash building in the Study Area has characteristics unique to a car wash, and cannot be readily adapted to another use, the prohibition of the car wash use rendered the building substandard as a building that does not meet the standards of the Township's Land Use Ordinance.

The commercial building in the Study Area is substandard for occupancy as a commercial building as it is currently in a state disrepair that would not meet building code standards for use if inspected under New Jersey International Building Code. There are missing and water-stained ceiling tiles⁴ (see Photos 1 and 2). There is evidence of mold and mildew in the building⁵ (see Photo 3). There are cracked and peeling paint, cracked and settling walls⁶, and holes in the walls and ceilings⁷ (see Photos 4, 5, and 6). There are also exposed and hanging wires throughout and surrounding the building⁸ (see Photos 7, 8, and 9).

⁴ NJIBC 2018 Section 808 Acoustical Ceiling Finishes.

⁵ NJIBC 2018 Section 1202 – Ventilation.

⁶ NJIBC 2018 Section 803- Wall and Ceiling Finishes.

⁷ NJIBC 2018 Section 602 – Table 602 Fire Resistant Ratings.

⁸ NJIB 2018 Section 2702.3 Critical Circuits.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

The generality of buildings are dilapidated

The car wash building is dilapidated, exhibiting mold and deterioration from the elements such as peeling paint (see Photos 10, 11 and 12). The car wash facilities are rusting and exposed to the elements (see Photos 13 and 14). On the western side of the building, old beams are deteriorating, landscaping is overtaking the building and a dilapidated retaining wall is overgrown with weeds (see Photos 15, 16 and 17).



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

The commercial building is dilapidated. The exterior paint is peeling and roof shingles are disintegrating (see Photos 18 and 19). There are broken and rusting windows to the rear and sides of the building (see Photos 20 and 21). Weeds and trees are growing up the sides of the building and directly adjacent to the building (see Photos 22, 23 and 24). Exterior wiring and utilities are hanging, jumbled, and disconnected on the side of the building (see Photos 25 and 26).



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

The generality of buildings are obsolescent

There are at least three types of commercial real estate obsolescence according to industry standards for real estate professionals⁹: **functional obsolescence; economic obsolescence; and physical obsolescence.**

Functional obsolescence occurs when the form (either design or layout of the building and site) or function (the ability to use the building or site) no longer meets the needs or expectations of modern tenants. Examples include: out of date plumbing, heating, and electrical fixtures; inadequate insulation; unsuitable architectural style; construction materials that require excessive maintenance; and undesirable location. The Study Area operated as a self-service car wash from 1972 to 2018. The car wash industry is moving toward automated services with more integration of technology, rendering the existing facilities, layout, and design as a self-service car wash functionally obsolete¹⁰.

Economic obsolescence, also known as external obsolescence, is an impact to the value or usefulness of a property due to external factors such as traffic pattern changes, zoning changes, a major construction project nearby, high crime rates in the area, etc. In this case, the car wash use was prohibited by ordinance in 1998. Following the prohibition by ordinance of the car wash use, any changes or expansions to the car wash would require a variance application before the Zoning Board of Adjustment for an expansion of a non-conforming use pursuant to

⁹ <https://propertymetrics.com/blog/physical-economic-functional-obsolescence/>

¹⁰ <https://www.jbsindustries.com/blog/10-trends-you-should-know-about-in-the-car-wash-industry/>
<https://www.grandviewresearch.com/industry-analysis/us-car-wash-services-market>

N.J.S.A. 40:55D-70d(2). This caused economic obsolescence of the car wash by decreasing its ability to expand or change the nature of the use without use variance approval.

Physical obsolescence occurs when a property is in decline because of the physical deterioration of the buildings and/or site. Uncurable physical obsolescence occurs when the costs to cure the maintenance issues are higher than can be sustained by the profit produced on the property and/or when the cost to cure the deterioration is in excess of the cost to replace the structures on the property. Photos 10-17 above show the deterioration of the car wash building. Likewise, the prohibition of the use limited the ability to cure the physical obsolescence of the car wash, by limiting the ability of the property owner to change or expand the car wash building or use. Additionally, the property owner and former car wash owner, noted that the cost to operate the car wash was in excess of the profits from the car wash. For this reason, repairs and improvements to the car wash were not economically feasible. Likewise, leaving the car wash open for use was also not economically feasible.

The commercial building in the Study Area, while not necessarily functionally obsolescent or economically obsolescent, does meet the standards for physical obsolescence. Uncurable physical obsolescence occurs when the costs to cure the maintenance issues are higher than can be sustained by the profit produced on the property and/or when the cost to cure the deterioration is in excess of the cost to replace the structures on the property. Photos 1-9 and 18-26 above show the dilapidation and deterioration of the commercial building in the Study Area. The property owner provided information regarding contracts of sale that did not move forward and referenced the fact that improvement costs to the commercial building to create the space that the prospective tenants desired was in excess of replacement costs for the building.

Unwholesome living or working conditions

Unwholesome is defined by Merriam-Webster's Dictionary as something that is detrimental to physical, mental, or moral well-being; a generally unhealthy condition. The generality of the buildings in the Study Area present substandard, unsafe, unsanitary, dilapidated and obsolescent characteristics, which prevent the site from being utilized as a wholesome living or working condition (see Photos 1-26 above). Examples of unwholesome working conditions shown in the photos above include the presence of mold, broken windows, exposed wiring, leaking roofs, peeling paint and holes in the walls and ceilings. The buildings are substandard, unsafe, unsanitary and dilapidated due to long-term vacancy and lack of maintenance caused by conditions of obsolescence on the site, as described in detail above.

Therefore, the generality of buildings are substandard, unsafe, unsanitary, dilapidated and obsolescent, so as to be conducive to unwholesome living or working conditions, meeting criterion a.

Criterion “b”: Discontinuance of Use/Significant Vacancies (N.J.S.A. 40A:12A-5.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.*

The Phase II Environmental Site Assessment for the site (ATC Group Services, March 2021) reviewed the history of uses in the Study Area. The commercial building in the Study Area was constructed in 1951 and originally operated as a lawnmower sales and repair shop. Later, the building was subdivided into three commercial spaces that were occupied by a variety of retail and office uses including an interior decorator, a sporting goods store, and a travel agent. The last tenant moved out of the commercial building at the end of 2016. The commercial building has been completely vacant since 2017 or four years and 10 months.

The car wash was constructed in the Study Area in 1972 and operated year-round until 2013. The car wash was closed during winter months from 2013 through 2017 because the cost to heat the floors to minimize icing in the winter cost more than the car wash brought in as revenue. Beginning in 2018, the car wash bays were closed permanently. The vacuums were left open seasonally for 2018 and 2019. Starting in 2020, the vacuums were also turned off and there was no commercial activity in the Study Area for all of 2020 and to this date in 2021¹¹. Likewise, the established time period of nearly two years of complete closure of the car wash as a pre-existing non-conforming use, coupled with the owner’s intent to close the property permanently and no longer operate the car wash as a business, shows abandonment of the pre-existing non-conforming use under operative case law in New Jersey.

Significant vacancies for at least two consecutive years

According to the property owner and the environmental reports for the Study Area, the commercial building has been entirely vacant since the beginning of 2017, or four years and approximately ten months.

The car wash was closed for winters for four years before it closed completely at the end of 2017 (prior to winter 2018). The car wash bays were completely discontinued from 2018 to today, a period of three years and ten months. While the vacuums in the Study Area were available for use in 2018 and 2019, they represent only a fraction of the potential use on the property. Criterion b requires “significant” vacancies for a period of at least two consecutive years. Significant, according to Merriam-Webster’s Dictionary, means a noticeably or measurably large amount. The vacancy on the site applied to the near entirety of the site to include all uses with

¹¹ Closing information was obtained from Bruce Dorsi, current owner of the Study Area, based on lease and financial records.

the exception of the vacuums for a consecutive period of four years and 10 months. As a result, the Study Area meets criterion b for the discontinuance of the use of buildings previously used for commercial, retail, office and industrial purposes, the significant vacancies of such buildings having occurred for at least two consecutive years.

Discontinuance of use allowing the buildings to become untenable

The discontinuance of use which caused vacancy of the commercial building in 2017 and of the car wash bays in 2018, has allowed the buildings within the Study Area to fall into so great a state of disrepair as to be untenable as they stand today.

The commercial building has water-stained and missing ceiling tiles (see Photos 27, 28 and 29). The paint and wall paper are cracking and peeling throughout the building (see Photos 30, 31 and 32). The carpet is torn and water damaged and floor tiles are damaged and missing (see Photos 33 and 34). There are broken and rusting windows to the side and rear of the building (see Photos 35 and 36). There is mold and mildew throughout the building (see Photos 37, 38 and 39). Weeds, vines and trees are overtaking the exterior of the building (see Photos 40 and 41). Garbage and construction materials are strewn throughout the inside and outside of the building (see Photos 42, 43, and 44).



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

The discontinuance of the use of the car wash has allowed the car wash to fall into so great a state of disrepair as to be untenable. The car wash building has broken, rusting, and outdated equipment (see Photos 45, 46, and 47). The building has cracking walls, mold and peeling paint (see Photos 48, 49, and 50). The concrete and asphalt driveways into and around the building are deteriorating and crumbling (see Photos 51, 52, and 53).

Likewise, the established time period of nearly two years of complete closure of the car wash as a pre-existing non-conforming use, coupled with the owner's intent to close the property permanently and no longer operate the car wash as a business, shows abandonment of the pre-existing non-conforming use under operative case law in New Jersey.



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

The property owner reported that the site was marketed for lease from 2006 to 2008 without a signed long-term lease on the site. The property was then listed for sale in 2008. While three contracts of sale were entertained, all of the contracts fell through. Likewise, there have been no proposals by prospective tenants to utilize the existing structures for short-term leases. The lack of interest in utilizing these structures for a long-term lease by the marketplace for a period of 15 years is evidence that the property is untenable. Likewise, short-term leases of the commercial building in the Study Area were discontinued at the end of 2016. The lack of tenants in the commercial structure for a period of nearly five years is evidence that the building is untenable.

The discontinuance of uses, long-term vacancies and abandonment of such uses in the Study Area has resulted in the Study Area falling into so great a state of disrepair as to be untenable, as evidenced by Photos 27-53 above and by the long-term marketing of the Study Area for sale and lease (15 years) and the lack of lease tenants for more than four years, meeting criterion "b".

Criterion "d": Obsolete Layout and Design (N.J.S.A. 40A:12A-5.d) *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.*

Areas with buildings or improvements which are dilapidated

The car wash building is dilapidated, exhibiting mold and deterioration from the elements such as peeling paint (see Photos 10, 11 and 12). The car wash facilities are rusting and exposed to the elements (see Photos 13 and 14). On the western side of the building, old beams are deteriorating, landscaping is overtaking the building and a dilapidated retaining wall is overgrown with weeds (see Photos 15, 16 and 17).

The commercial building is dilapidated. The exterior paint is peeling and roof shingles are disintegrating (see Photos 18 and 19). There are broken and rusting windows to the rear and sides of the building (see Photos 20 and 21). Weeds and trees are growing up the sides and directly adjacent to the building (see Photos 22, 23 and 24). Exterior wiring and utilities are hanging, jumbled, and disconnected on the side of the building (see Photos 25 and 26).

The improvements in the Study Area are dilapidated. The pavement, parking areas and drive aisles are broken and weeds are growing through the disintegrated pavement (see Photos 54, 55, and 56). Light pole foundations are disintegrating and screening fences are broken (see Photos 57 and 58).



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

Areas with buildings or improvements which are obsolescent

There are at least three types of commercial real estate obsolescence according to industry standards for real estate professionals¹²: **functional obsolescence**; **economic obsolescence**; and **physical obsolescence**.

Functional obsolescence occurs when the form (either design or layout of the building and site) or function (the ability to use the building or site) no longer meets the needs or expectations of modern tenants. Examples include: out of date plumbing, heating and electrical fixtures; inadequate insulation; unsuitable architectural style; construction materials that require excessive maintenance; and undesirable location. The Study Area operated as a self-service car wash from 1972 to 2018. The car wash industry is moving toward automated services with more

¹² <https://propertymetrics.com/blog/physical-economic-functional-obsolescence/>

integration of technology, rendering the existing facilities, layout and design as a self-service car wash functionally obsolete¹³.

Economic obsolescence, also known as external obsolescence, is an impact to the value or usefulness of a property due to external factors such as traffic pattern changes, zoning changes, a major construction project nearby, high crime rates in the area, etc. In this case, the car wash use was prohibited by ordinance in 1998. Following the prohibition by ordinance of the car wash use, any changes or expansions to the car wash would require a variance application before the Zoning Board of Adjustment for an expansion of a non-conforming use pursuant to N.J.S.A. 40:55D-70d(2). This caused economic obsolescence of the car wash by decreasing its ability to expand or change the nature of the use without use variance approval.

Physical obsolescence occurs when a property is in decline because of the physical deterioration of the buildings and/or site. Uncurable physical obsolescence occurs when the costs to cure the maintenance issues are higher than can be sustained by the profit produced on the property and/or when the cost to cure the deterioration is in excess of the cost to replace the structures on the property. Photos 10-17 and 54-58 above show the deterioration of the car wash building and site. Likewise, the prohibition of the use limited the ability to cure the physical obsolescence of the car wash, by limiting the ability of the property owner to change or expand the car wash building or use. Additionally, the property owner and former car wash owner, noted that the cost to operate the car wash was in excess of the profits from the car wash. For this reason, repairs and improvements to the car wash were not economically feasible. Likewise leaving the car wash open for use was also not economically feasible.

The commercial building in the Study Area, while not necessarily functionally obsolescent or economically obsolescent, does meet the standards for physical obsolescence. Uncurable physical obsolescence occurs when the costs to cure the maintenance issues are higher than can be sustained by the profit produced on the property and/or when the cost to cure the deterioration is in excess of the cost to replace the structures on the property. Photos 1-9, 18-26 and 54-58 above show the dilapidation and deterioration of the commercial building and the site within the Study Area. The property owner provided information regarding contracts of sale that did not move forward and referenced the fact that improvement costs to the commercial building to create the space that the prospective tenants desired were in excess of replacement costs for the building.

¹³ <https://www.jbsindustries.com/blog/10-trends-you-should-know-about-in-the-car-wash-industry/>
<https://www.grandviewresearch.com/industry-analysis/us-car-wash-services-market>

The combination of dilapidation and obsolescence is detrimental to the health, safety and welfare of the community.

The Study Area is dilapidated as evidenced in the discussion above. The car wash building is dilapidated, exhibiting mold and deterioration from the elements such as peeling paint (see Photos 10, 11 and 12). Car wash facilities are rusting and exposed to the elements (see Photos 13 and 14). On the western side of the building, old beams are deteriorating, landscaping is overtaking the building and a dilapidated retaining wall is overgrown with weeds (see Photos 15, 16 and 17).

The commercial building is dilapidated. The exterior paint is peeling and roof shingles are disintegrating (see Photos 18 and 19). There are broken and rusting windows to the rear and sides of the building (see Photos 20 and 21). Weeds and trees are growing up the sides of the building and directly adjacent to the building (see Photos 22, 23 and 24). Exterior wiring and utilities are hanging, jumbled and disconnected on the side of the building (see Photos 25 and 26).

The improvements in the Study Area are dilapidated. The pavement, parking areas and drive aisles are broken, deteriorating and weeds are growing through the disintegrated pavement (see Photos 54, 55 and 56). Light pole foundations are disintegrating and screening fences are broken (see Photos 57 and 58).

The dilapidation on the site is detrimental to the health and safety of the community. The Study Area presents unhealthy conditions which are unsafe and the Study Area's condition as unsanitary and dilapidated creates an unhealthy and unsafe condition on the site which is detrimental to the health and safety of the community (see Photos 1-26 above). Examples of unhealthy and unsafe working conditions shown in the photos above include the presence of mold, broken windows, exposed wiring, leaking roofs, peeling paint and holes in the walls and ceilings. Therefore, the dilapidation of the Study Area is detrimental to the health and safety of the community.

The car wash use is functionally, economically, and physically obsolescent. The original configuration of the site was designed without zoning criteria and later under older zoning ordinances. The use is not consistent with the goals of the Downtown Valley Commercial District Master Plan Element, which included developing a downtown area in the B-D Zone District with shopping areas conducive to strolling, outdoor eating and relaxing with access to parking outside of the immediate shopping area. The car wash use is explicitly prohibited by the Zoning Ordinance and therefore non-conforming to any zone in the municipality, including the current Downtown Valley Commercial District. The Master Plan of the community is intended to promote the general welfare by proposing uses that promote the public good and meet the goals and objectives of the Master Plan. Likewise, the Township's Land Use Ordinance is

intended to promote the goals and objectives of the Master Plan, which are incorporated into Ordinance Section 102.2 Overall Goals, which states the following:

This Ordinance is adopted **to promote and protect the public health, safety and general welfare**¹⁴, and in furtherance of the following overall and more specific goals:

- a. To conserve and enhance the essential rural and residential character of Long Hill Township in order to best provide for the health, safety and general welfare of all Township residents.
- b. To maintain the Township's identity as a fundamentally low density residential community and insure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.
- c. To insure that new commercial development within the Township is in scale with and oriented to the shopping, service, and other needs of Township residents both in terms of design and use.
- d. To insure that road improvements along County and Township roadways are limited to those that address existing traffic safety problems and are undertaken in ways that strongly support the overall goals of this Master Plan and preserve and enhance the tree-lined roads that help create the desired rural character of the Township.
- e. To develop a trail system throughout the Township that will provide circulatory links to the Township's residential, business, recreational, and open spaces areas and enhance local appreciation of, and recreation in, the Township's many natural resources.
- f. To preserve, protect and enhance the natural resources of the Township and to make environmental issues a central part of the planning process in Long Hill.
- g. To establish a sound long-range planning program that merges major Township buildings, storm and sanitary sewers, natural trails and open spaces, recreational areas, community services, residential areas and roadways into an infrastructure that is resident and pedestrian friendly, and which supports the goal of preserving the Township's rural character.

As noted in the above goals, the intent of the Township's Land Use Ordinance is to promote and protect the public health, safety, and general welfare. The Study Area is obsolescent and dilapidated as noted in detail above, the combination of which, when viewed in light of the Study Area's inconsistency with the Master Plan and Land Use Ordinance, is detrimental to the general welfare of the community.

Additionally, the obsolescence of the site has resulted in nearly a dozen police reports in the Study Area over the last five years involving instances of suspicious persons, trespassing,

¹⁴ Emphasis added.

loitering and illegal dumping in the Study Area. These instances show that the obsolescence of the buildings and uses in the Study Area, which led to abandonment of the Study Area, have created a public safety issue. Therefore, the combination of dilapidation and obsolescence is detrimental to the health, safety and welfare of the community meeting Criterion “d”.

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

Smart growth is defined as a planning principle that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy identifies the following as smart growth principles:

- Mixed Land Uses;
- Compact, Clustered Community Design;
- Walkable Neighborhoods;
- Distinctive, Attractive Communities Offering a “Sense of Place”;
- Open Space, Farmland and Scenic Resource Preservation;
- Future Development Strengthened and Directed to Existing Communities Using Existing Infrastructure;
- A Variety of Transportation Options;
- Community and Stakeholder Collaboration in Development Decision Making;
- Predictable, Fair and Cost-Effective Development Decisions; and
- A Range of Housing Choices.

The Long Hill Township Master Plan was adopted by the Planning Board in 1996 and Re-examination Reports were adopted in 2003 and 2013. Additional elements have also been adopted, with the Downtown Valley Commercial District Element (2017) being the most relevant to this study. The Master Plan of Long Hill Township promotes smart growth principles in the following goals that were adopted pursuant to the requirements of the MLUL:

General Goals

- To conserve and enhance the essential rural and residential character of Long Hill Township in order to best provide for the health, safety and general welfare of all Township residents.
- To insure that new commercial development within the Township is in scale with and oriented to the shopping service, and other needs of Township residents both in terms of design and use.

Land Use and Housing Goals

- To uniformly encourage the upgrading and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening and other site improvements.

The Master Plan identifies Valley Road as its Central Business Category of land uses. The goals of the category are to identify existing commercial development, ranging from isolated stores to shopping centers; to insure that future development in this area is oriented to the shopping, service and other needs of Township residents; and to uniformly encourage the upgrading and beautification of properties in this area for the purpose of creating a visually cohesive business district, including improved building design, landscaping, signage, screening and other site improvements. The Downtown Valley Commercial District Element recommended combining the various business zones along Valley Road into the B-D Downtown Valley Commercial Zone that currently exists on the site. The vision for this change was to create a vibrant pedestrian-oriented downtown with a variety of commercial and office uses.

The Study Area as it exists currently is not serving the goals of the municipal Master Plan or the Township Land Use Ordinance as noted above. The redevelopment designation of the area would allow the municipality to promote redevelopment of a site in keeping with the goals of the Master Plan to improve building design, signage, screening, and other site improvements. Designating the Study Area as an area in need of redevelopment will promote the redevelopment of a commercial site located in the Downtown Valley Road Commercial District of Long Hill Township. The redevelopment designation would implement smart growth planning principles adopted pursuant to law by providing for redevelopment of an existing underutilized site in an existing commercial district and walkable neighborhood.

5. CONCLUSION

The Study Area meets four (4) of the eight (8) redevelopment criteria. This study finds that the Study Area as delineated herein meets the statutory criteria to qualify as an Area in Need of Redevelopment and recommends that the Study Area be designated by the Township Committee as an Area in Need of Redevelopment pursuant to N.J.S.A. 40: A-12A-1 et seq.

6. APPENDIX A- SITE PHOTOS

















7. APPENDIX B- POLICE REPORTS

Report Date / Time	PD Case #	CAD Incident CFS Type	Agency Incident / Actual CFS Type	Location Of Incident	Source Type	CAD Disposition	Status	Notes Summary
11/06/2016 14:41	2016-018138	DISTURBANCE / NUISANCE	DISORDERLY CONDUCT / HARASSMENT	1122 VALLEY RD, STIRLING, NJ 07980	TELEPHONE	Normal Completion	Closed	No disturbance found upon check
12/13/2016 11:12	2016-020500	MISCELLANEOUS	MUNICIPAL ORD VIOLATIONS / OTHER OFFENSES	1122 VALLEY RD, STIRLING, NJ 07980	TELEPHONE	Normal Completion	Closed	Unauthorized person used the onsite dumpster and was ordered to return to take garbage.
02/14/2017 14:01	2017-002650	FIRE CALL	FIRES (ALL WORKING FIRES)	1122 VALLEY RD, STIRLING, NJ 07980	9-1-1 CALL	Normal Completion	Closed	A 1997 Dodge Ram had smoke from engine compartment. Fire Department Extinguished fire
06/29/2017 23:19	2017-011171	SUSPICIOUS / WANTED	SUSPICIOUS PERSON GENERAL POLICE	1122 VALLEY RD, STIRLING, NJ 07980	RADIO	Normal Completion	Closed - Summons Issued	A suspicious vehicle pulled into the car wash with temporary registration missing
12/17/2018 14:32	2018-19059	DAMAGE / VANDALISM / MISCHIEF	CRIMINAL MISCHIEF ALL	1122 VALLEY RD, STIRLING, NJ 07980	TELEPHONE	Normal Completion	Closed	A truckload of asphalt and debris was dumped in the grass at the northwest corner of the lot.
02/18/2019 15:40	2019-03132	ABANDONED VEHICLE	SUSPICIOUS AUTO GENERAL POLICE	1122 VALLEY RD, STIRLING, NJ 07980	RADIO	Normal Completion	Closed	A Toyota SUV was parked in the parking lot with the car running. Driver was sleeping in car on the site.
09/14/2019 00:25	2019-14551	SUSPICIOUS / WANTED	SUSPICIOUS PERSON GENERAL POLICE	1122 VALLEY RD, STIRLING, NJ 07980	RADIO	Normal Completion	Closed	suspicious person parked on the site
01/28/2020 12:32	2020-01412	SUSPICIOUS / WANTED	SUSPICIOUS ACTIVITY	1122 VALLEY RD, STIRLING, NJ 07980	RADIO	Normal Completion	Closed	A male was unloading bricks which he says he borrowed from the car wash.
01/31/2020 12:13	2020-01589	SUSPICIOUS / WANTED	SUSPICIOUS PERSON GENERAL POLICE	1122 VALLEY RD, STIRLING, NJ 07980	RADIO	Normal Completion	Closed	suspicious person parked on the site
08/08/2020 12:18	2020-08720	SUSPICIOUS / WANTED	SUSPICIOUS PERSON GENERAL POLICE	1122 VALLEY RD, STIRLING, NJ 07980	RADIO	Normal Completion	Closed	Unoccupied vehicle parked in parking lot
01/20/2021 13:54	2021-01139	SUSPICIOUS / WANTED	SUSPICIOUS PERSON GENERAL POLICE	1106 VALLEY RD, STIRLING, NJ 07980	RADIO	Normal Completion	Closed	suspicious person parked on the site