

AREA IN NEED OF REDEVELOPMENT STUDY

BLOCK 57601, LOTS 101 AND 102

KINNELON BOROUGH, MORRIS COUNTY



September 2, 2020



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Acknowledgments

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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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TABLE OF CONTENTS

1. Introduction	1
1.1 Site Overview	1
1.2 Background	2
2. Local Redevelopment and Housing Law.....	3
2.1 Process.....	4
2.2 Benefits of Redevelopment	6
2.3 Criterion for an Area in Need of Redevelopment.....	7
3. Overview of the Study Area	9
3.1 Description	9
3.2 SITE DEVELOPMENT HISTORY.....	11
3.3 ENVIRONMENTAL HISTORY.....	12
3.4 EXISTING LAND USE.....	12
3.5 IMPROVEMENT VALUE TO LAND VALUE RATIO.....	13
3.6 ZONING ANALYSIS	14
3.7 RELATIONSHIP TO MASTER PLAN	15
3.8 POLICE REPORTS.....	15
3.9 ZONING VIOLATIONS.....	15
4. REDEVELOPMENT CRITERION ANALYSIS	16
5. CONCLUSION.....	19
6. APPENDIX A: STUDY AREA PHOTOS	20
Block 56701, Lot 101.....	20
Block 57601, Lot 102.....	24
8. APPENDIX B: MAPS.....	29

1. INTRODUCTION

1.1 SITE OVERVIEW



1.2 BACKGROUND

On October 10, 2019, the Governing Body of Kinnelon Borough authorized the Planning Board, via Resolution #10-01-19, to conduct a Condemnation Area in Need of Redevelopment Study for the Area identified as Block 57601, Lots 101 and 102 on the official tax maps of the Borough (the "Study Area"). The Study Area is located on Lead Mine Hill Road (undeveloped) and Mathews Avenue in Kinnelon Borough, Morris County, New Jersey. The Study Area consists of approximately 7.36 acres located in the northeastern part of the Borough.

The purpose of this Study is to determine whether the Study Area should be designated by the Borough as a Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (LRHL), N.J.S.A 40A:12A-1, et seq.

Resolution #10-01-19 specifically refers the investigation of the Study Area as a "Condemnation" Redevelopment Area. In other words, if the Study Area is determined to be an Area in Need of Redevelopment pursuant to LRHL, it shall be given a redevelopment designation. Due to the condemnation designation, the municipality will have the statutory authority to exercise the power of eminent domain to acquire property in the designated area.

This report will review whether the Study Area qualifies as a "Redevelopment Area" pursuant to the requirements set forth in the LRHL. The analysis presented in this Study is based upon an examination of existing conditions, site inspections, review of tax data, land uses, zoning ordinances, master plan goals and objectives, environmental studies and investigations, and a history of the Area as it relates to the statutory "Area in Need of Redevelopment" criteria.

2. LOCAL REDEVELOPMENT AND HOUSING LAW

The Local Redevelopment and Housing Law (“Redevelopment Law”) 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 has by various enactments 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 for review by the Planning Board's planner.
- 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 if deemed condemnation property*);
- 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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to 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. OVERVIEW OF THE STUDY AREA

3.1 DESCRIPTION

The Study Area is comprised of two (2) parcels that occupy 7.36 acres, located entirely within the Highlands Planning Area. The parcels (Block 57601, Lots 101 & 102) are partially bound by Mathews Avenue and Lead Mine Hill Road. The Study Area currently contains forest and an overgrown clearing. Lot 102 can be partially accessed by Lead Mine Hill Road and Lot 101 can be accessed by Mathews Avenue. Both lots have had informal and temporary uses on them in the past.

As mentioned previously, the Study Area is comprised primarily of forested land. At one point, there was informal temporary structures on portions of both lots, indicated by a deteriorating concrete parking lot or foundation that takes up just over ½ an acre, most of which is on Lot 102. Currently, the lots are vacant except for various temporary structures, debris and waste.

Block	Lot	Acreage (ac.)	Owner
57601	101	2.26	ARTHER, RICHARD O
57601	102	5.10	GIANCATERINO, R, M & P % PAUL

There is no presence of known contaminated sites, steep slopes, or groundwater contamination on either of the lots within the Study Area. However, both lots contain Highlands Critical Wildlife Habitat (Rank 3) and Lot 101 falls within a riparian area.

The Study Area is situated in the northeastern-most corner of the Borough along the borders of Butler Borough and Riverdale Borough. There are forest and low-density residential uses to the north, east, and southeast. To the southwest are various commercial uses including Lowe's, Home Depot, Bed Bath & Beyond, and BJ's. Within a ½ mile of the Study Area, there are multiple clusters of residential uses and commercial uses. The commercial uses are primarily along NJSH Route 23.

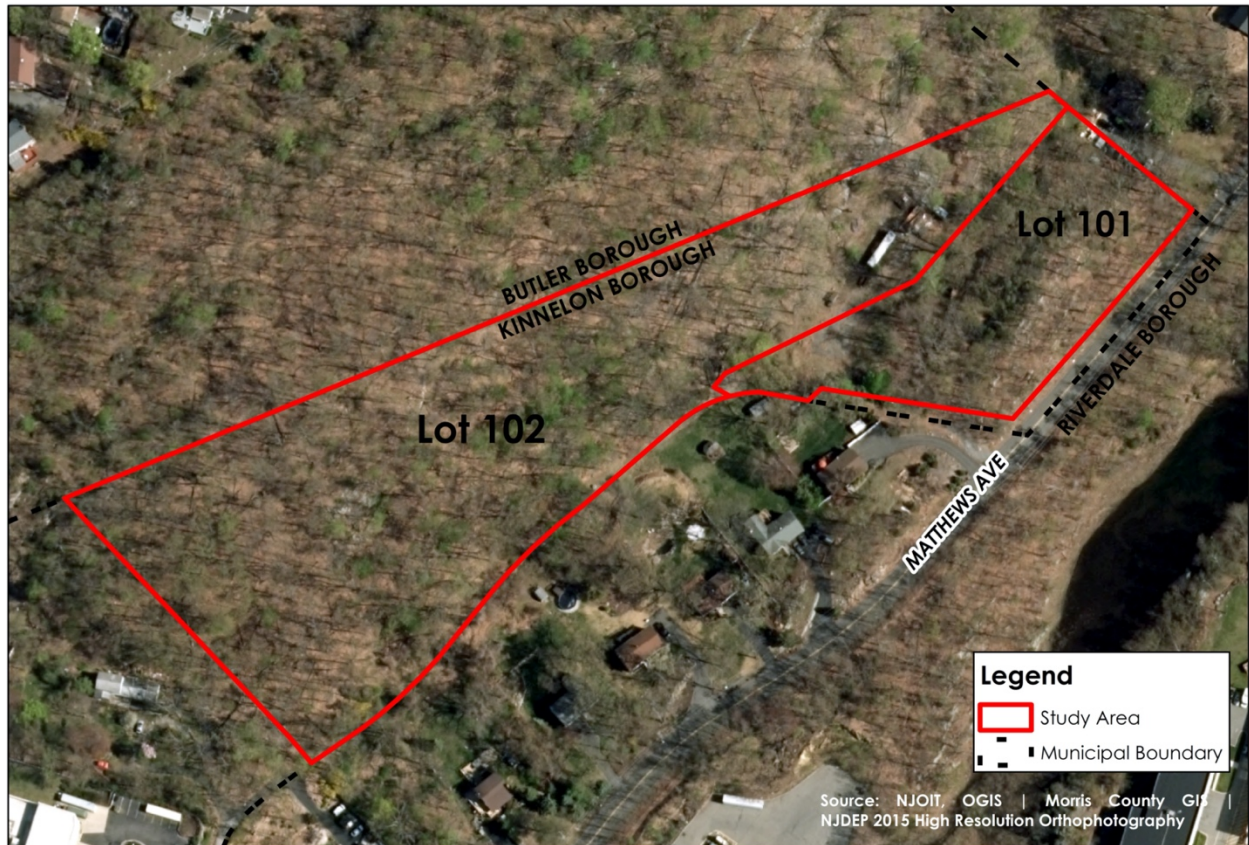
Each tax parcel within the Study Area is described below:

Block 57601, Lot 101: Mathews Avenue

Lot 101 (2.26 ac.) is situated between Mathews Avenue and Lead Mine Hill Road, with an access point on Mathews Avenue. There has not been any formal development on the lot. The terrain on the property contains slopes and unofficial dirt trails or cleared paths. The highest point of the property is located towards the center of the property and slopes down towards Mathews Avenue and Lot 102.

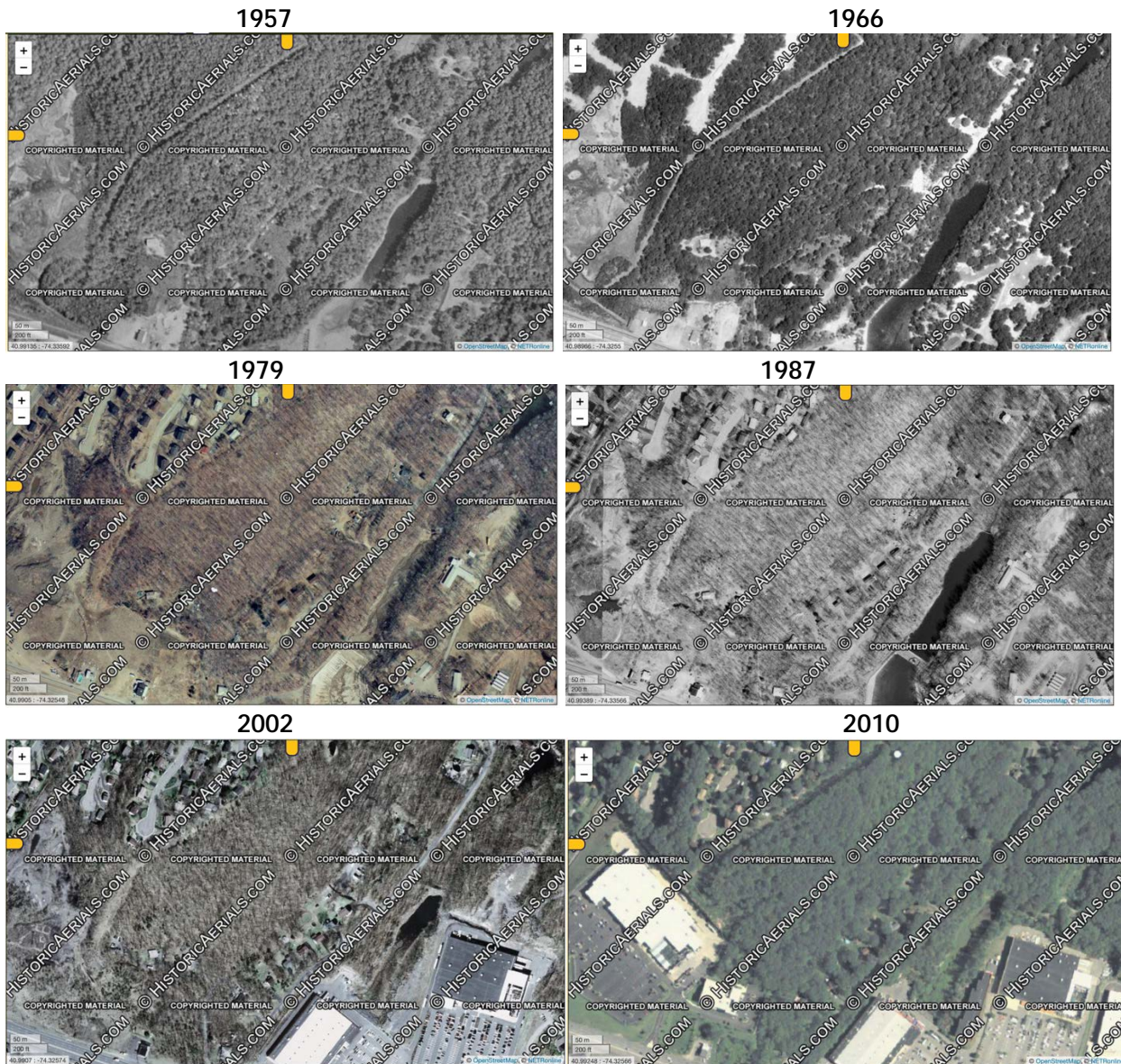
Block 57601, Lot 102: Lead Mine Hill Road

This property (5.10 ac.) is classified as vacant and has a land improvement value of \$33,000. Currently, there are no permanent structures on the lot but there are multiple portable construction trailers in various states of disrepair. In addition to the trailers on the site, there are large pieces of fencing and scrap metal. Lot 102 has access from a partially developed section of Lead Mine Hill Road, however it has no direct frontage on a developed road.



3.2 SITE DEVELOPMENT HISTORY

Both Lots 101 and 102 remained undeveloped and forested until the late 1960s. Vehicles and construction trailers are shown on the property in the early and mid-1980s. A larger structure, possibly temporary, is shown in 1987. By the time imagery is taken in 2010, the larger structure is gone and the forest has begun to grow over the cleared space. Since this time, the property has largely been used for storage of waste, debris, and portable construction trailers.



3.3 ENVIRONMENTAL HISTORY

There were no environmental studies identified for either lot within the Study Area, however, critical wildlife habitat (Highlands Rank 3) is located on both lots and Lot 101 contains a riparian area. See Appendix B for maps.

3.4 EXISTING LAND USE

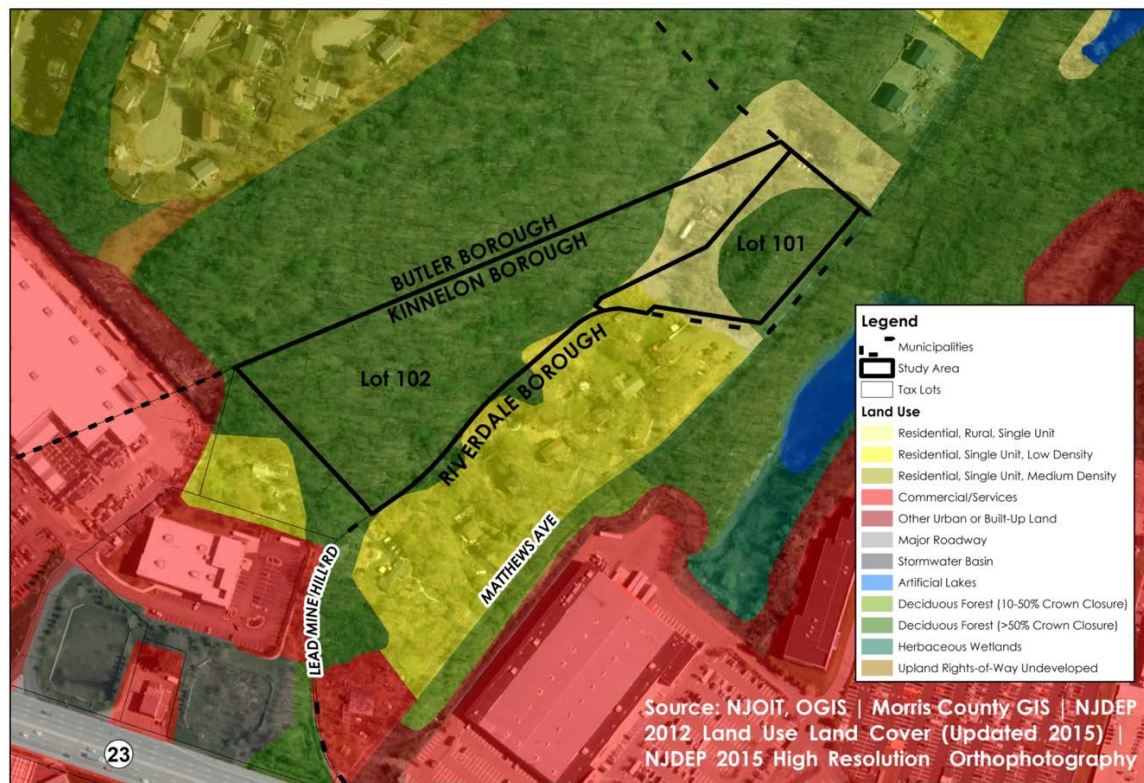
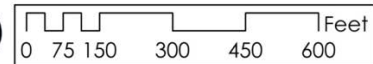
The Study Area includes two (2) tax lots, covering an area of 7.36 acres. The Study Area is generally forested with an overgrown clearing that contains debris. The map below illustrates the land use in the Study Area and surrounding parcels.

Block	Lot	Acreage (ac.)	Land Uses
57601	101	2.26	Deciduous Forest Single Unit Residential, Rural & Low
57601	102	5.10	Deciduous Forest Single Unit Residential, Rural & Low

Approximately 75 percent of the Study Area is comprised of deciduous forest; 2 percent is Low Density, Single Unit Residential; and 18 percent is Rural, Single Unit Residential.

Land Use Map

Block 57601, Lots 101 and 102
Kinnelon Borough, Morris County, New Jersey



3.5 IMPROVEMENT VALUE TO LAND VALUE RATIO

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

The improvement value to land value ratio is an indication of potential underutilization of the property. An improvement value to land value ratio of 1:1 or less suggests that the "land is not currently supporting a reasonable value of improvements", and, as such, is underutilized. An improvement value of less than 2:1 also can identify parcels that are underbuilt for the area, particularly in a central business district. Properties with improvements values that are equal to or less than the land value show a lack of economic productivity.

Lot	Land value	Improvement Value	Total Value	Improvement to Land Ratio
101	241,300	0	241,300	0
102	33,000	0	33,000	0

Both tax parcels within the Study Area have an improvement to land value ratio of less than 1:1, which shows underutilization of the land. Both lots have an improvement value to land value ratio of zero (0) because there are no formal improvements on that tax parcel. To realize a fully beneficial development on the property, the improvements should be valued at least twice that of the land. In fully developed areas, improvements can be 3 to 4 or more times the value of the land. In this case, the improvement value to land value ratio points to underutilization of the property.

3.6 ZONING ANALYSIS

The entirety of the Study Area is zoned C – Commercial.

Block	Lot	Zone
57601	101	C
57601	102	C

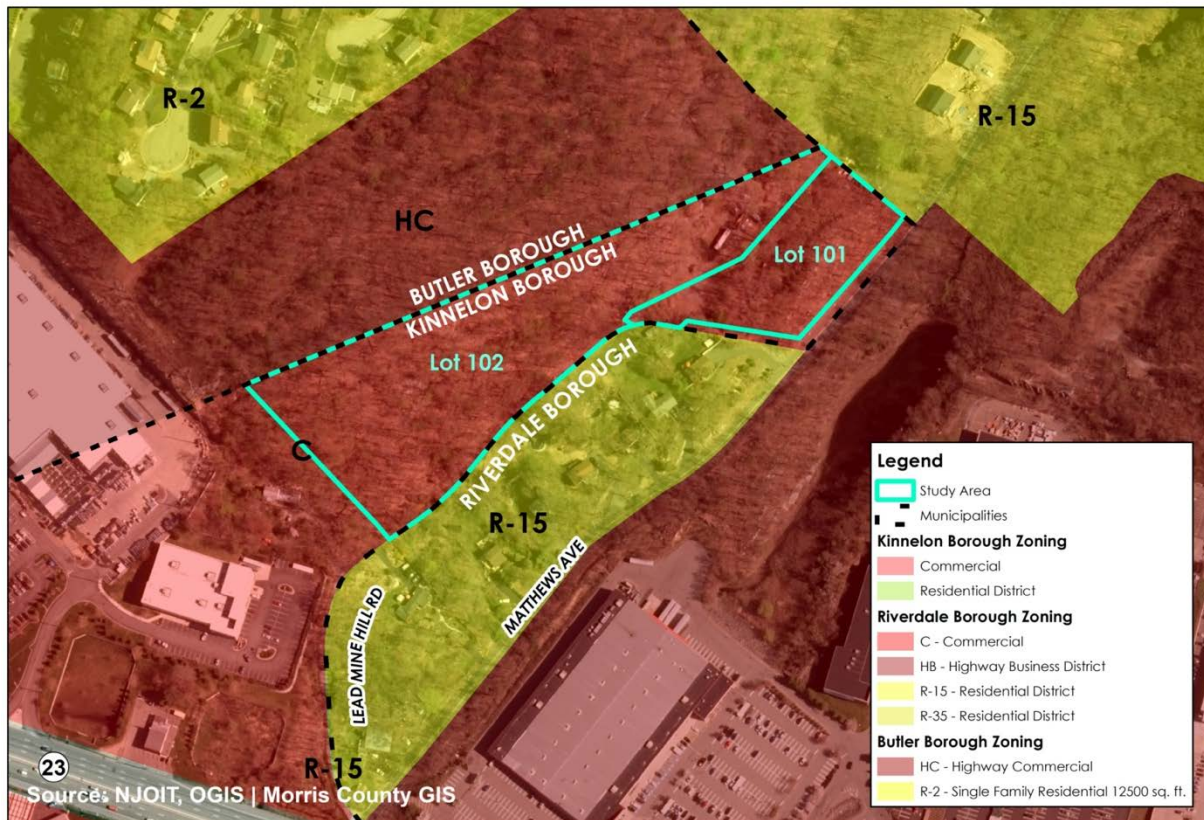
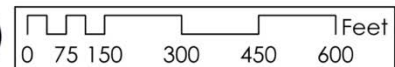
Zoning Description

The Commercial (C) District allows for the following retail uses: bakeries, barbershops and beauty parlors, funeral homes, hand laundries, launderettes, offices, banks, restaurants, salesrooms or showrooms, retail dyeing and cleaning establishments, retail stores and theaters and motion-picture houses.

All development in the Commercial District must comply with performance standards for noise, odor, glare, heat, exterior lighting, vibration, airborne emissions, toxic matter, fire and explosion, radiation, radioactivity, electric radiation, and waste.

Zoning Map

Block 57601, Lots 101 and 102
Kinnelon Borough, Morris County, New Jersey



3.7 RELATIONSHIP TO MASTER PLAN

The Borough's most recent Master Plan Reexamination Report was adopted June 3, 2015. The report did not identify any areas that were being considered for redevelopment at the time of adoption, but the report did note that redevelopment could be a useful planning tool that the Borough might consider using in the future.

The Master Plan Reexamination Report also noted the limited capacity for additional sewer allocations from the Raritan Municipal Utilities Authority. The following Land Use Goals were reaffirmed by the Master Plan Reexamination Report.

- Guide development and redevelopment into more compact forms that can accommodate mixed-use development;
- Encourage redevelopment efforts in existing centers and single-use areas which can be redeveloped into mixed-use areas within walking distances to public transit facilities;
- Redevelop at transit-friendly densities; and
- Seek to retrofit existing single-use areas with mixed-uses and higher densities.

3.8 POLICE REPORTS

There was one police report filed for the Area over the last five (5) years. This incident was filed in 2018 as a Borough Ordinance Violation for Lot 101, where the complainant described debris and recent tire tracks on the property.

3.9 ZONING VIOLATIONS

There were no zoning violations on file at the Borough Hall for the Area in the last five (5) years.

4. REDEVELOPMENT CRITERION ANALYSIS

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

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.*

Lot 102 in the Study Area was found to meet Criterion a for deterioration. The structures on the property are vacant and dilapidated. The structures portray substandard, unsafe, and unsanitary conditions. These conditions include broken siding and structural features, dilapidated construction trailers, chipping paint, outdoor storage of debris and trash, and general signs of dilapidation displayed during field visits. The concrete pad in the area is cracked, vegetation is growing through the concrete and structures. See Appendix A for site photos.

Criterion "b": *Abandonment (N.J.S.A. 40A:12A-5.b) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.*

Lot 102 of the Study Area was found to meet Criterion "b". Any operations ceased to exist on the property by 2010. Over the last 10 years or so, the abandonment of the site has led to the demolition of a structure and remaining temporary structures have fallen into so great a state of disrepair as to be untenable. The structures are not habitable due to a lack of utilities, failing ceilings, and a lack of heating, air conditioning, and sanitary facilities. See photos in Appendix A.

Criterion "c": *Public or Vacant Land (N.J.S.A. 40A:12A-5.c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment authority, or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed 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.*

Both Lots 101 and 102 in the Study Area meet Criterion "c". Both Lots 101 and 102 remained vacant for a period of at least ten (10) years and due to the location and topography both are unlikely to be developed through the instrumentality of private capital. Primarily, while both properties are zoned commercial, they lack frontage on a major roadway. They are both located behind other uses and are somewhat remote from other commercial uses. Lot 102 lacks developed roadway frontage in general. See photos in Appendix A.

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.*

Lot 102 in the Study Area meets Criterion “d” for obsolete layout and design, and dilapidation. The two (2) portable construction trailers, as well as one (1) detached semi-trailer (about 45 feet in length) on the property are outdated, dilapidated, and laid out in a manner that is uncondusive to modern use. The property has been abandoned for several years and re-use of the existing structures has not occurred under market forces. The structures are lacking utilities including public water and electricity. Each trailer is in a various state of disrepair. Deteriorated concrete walkways and an outdated layout and design make the structures and property a detriment to the health, safety, and welfare of the community. The continued deterioration of this site is likewise detrimental to the health safety and welfare of the community as an attractive nuisance with unsafe structures.

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

Both Lots 101 and 102 meet Criterion e. This criterion is applicable in circumstances where there is quantifiable economic underutilization or lack of proper utilization of properties in the Study Area. One of the indicators used to measure the economic productivity of a property is the ratio of the assessed value of the improvements on the property to the value of the land. Developed properties in areas that are economically viable typically have improvement to land value ratios of 2:1 or greater. Lower ratios may offer evidence of underutilization. An improvement to land to value ratio of 1:1 or less represents strong evidence of underutilization. The Study Area was found to have a building to land value ratio of zero (0) on both lots. This is the result of informal and temporary structures on the land with no commercial value and abandonment of the same properties.

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

This can be applied to both Lots 101 and 102 within the Study Area because the designation of the delineated area as an area in need of redevelopment is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart growth is defined as a planning principal that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy identifies the following as smart growth principles:

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

The Study Area is near a large commercial area in the Borough and is adjacent to existing utilities. The Study Area is an underutilized and abandoned area, the redevelopment of which would provide for commercial uses along a major commercial corridor in the Borough, which would meet the smart growth principals embodied in Criteria h. To direct future development towards existing infrastructure is one of the key principals of smart growth to limit sprawl and preserve the environment.

Section 40A:12A-3: *The Redevelopment Law definitions are in Section 3 of the Redevelopment Law, which states following the definition of a Redevelopment Area that “a redevelopment area may include lands, buildings or improvements which of themselves are not detrimental to the public, health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part.”*

The entirety of the area is needed for the effective redevelopment of the delineated area because to reach Lot 102, Lot 101 must be accessed. Likewise, Lot 102 contains additional acreage to support a viable redevelopment. As such, the redevelopment of the area as a whole would provide the most benefit to the health and general welfare of the community and the region.

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

Redevelopment Criteria by Lot

Block	Lot	a	b	c	d	e	h	3
57601	101			✓		✓	✓	✓
57601	102	✓	✓	✓	✓	✓	✓	✓

The Study Area meets at least six (6) of the statutory criteria to be deemed an area in need of redevelopment as shown above.

5. CONCLUSION

This investigation and study find that the Study Area identified meets six (6) of the statutory criteria and Section 3 to qualify as an Area in Need of Redevelopment and recommends that the Study Area be designated by Kinnelon Borough as a Condemnation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.

6. APPENDIX A: STUDY AREA PHOTOS

A site visit was conducted on Wednesday, July 8, 2020.

BLOCK 56701, LOT 101

Below is the access point onto Lot 101. To the left is a trail up to the center of the lot and to the right is Mathews Avenue. The bottom photo illustrates the state of the concrete at this access point.



The trail leading up to the highest point of Lot 101 (top left) and the terrain (top right, bottom right, and bottom left).



View facing Mathews Avenue.



View of Lot 101 from Mathews Avenue.



More terrain detail on Lot 101.



Metal and concrete debris in Lot 101.



BLOCK 57601, LOT 102

Access point to Lot 102.



Path down into Lot 102 (left) and the border between Lot 102 and Block 42, Lot 4.01 (right; note that fence is missing a section).



Lot 102, facing northeast toward the semi-trailer and two (2) portable construction trailers.
Note plants growing through cracks in concrete.



Various abandoned machinery and pieces of scrap metal.



Detached semi-trailer that is about 45 feet long.



Dilapidated construction trailers, waste, and debris.



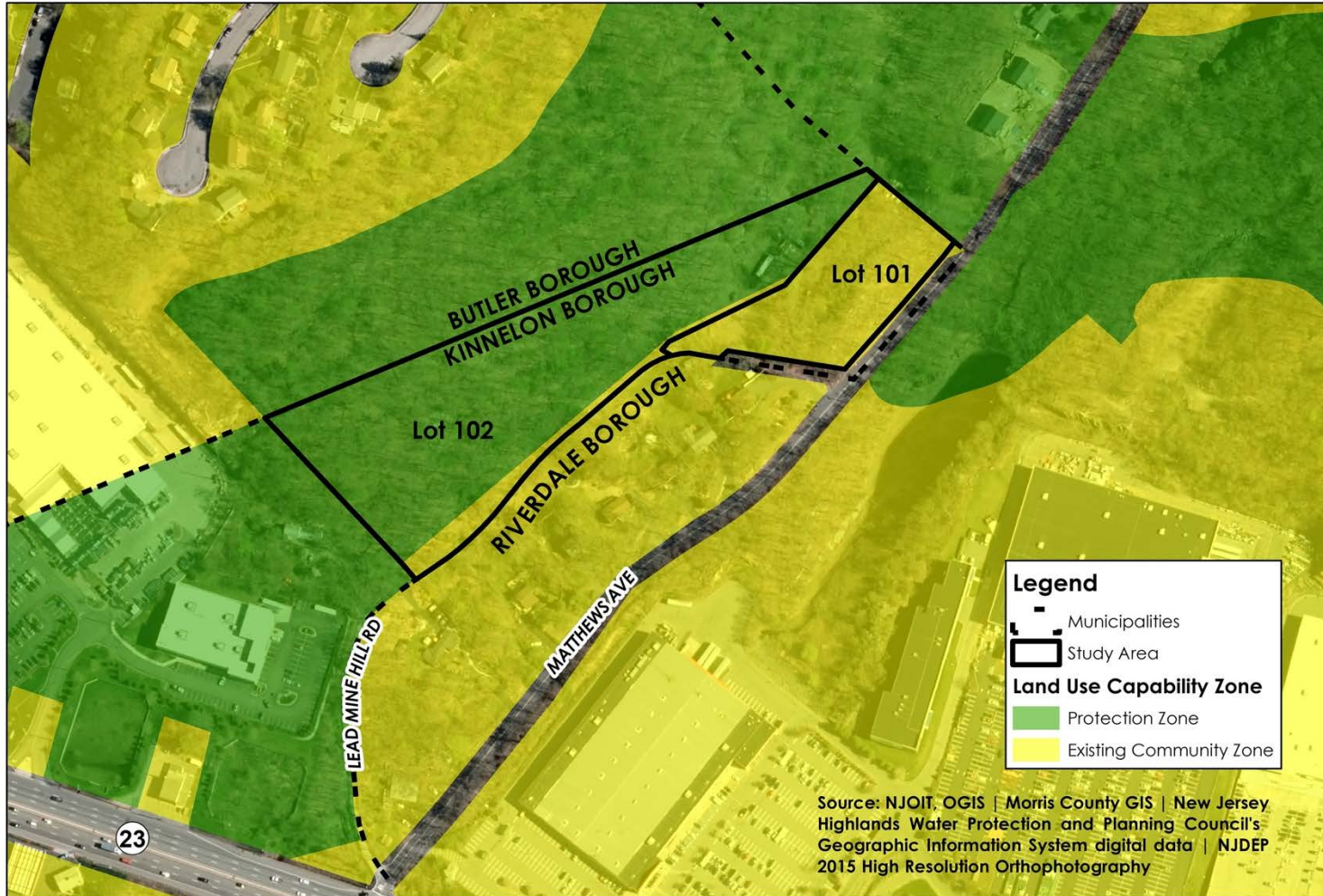
More views of debris.



8. APPENDIX B: MAPS

Highlands Land Use Capability Zones

Block 57601, Lots 101 and 102
Kinnelon Borough, Morris County, New Jersey



Source: NJOIT, OGIS | Morris County GIS | New Jersey Highlands Water Protection and Planning Council's Geographic Information System digital data | NJDEP 2015 High Resolution Orthophotography

Environmental Constraints

Block 57601, Lots 101 and 102
Kinnelon Borough, Morris County, New Jersey



Wastewater and Public Water Service Areas

Block 57601, Lots 101 and 102
Kinnelon Borough, Morris County, New Jersey

