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**AN INVESTIGATION FOR A DETERMINATION OF
AN AREA IN NEED OF REDEVELOPMENT FOR**

**BLOCK 1516, LOT 2
BLOCK 1801, LOTS 1, 2, 3, 4, 5
BLOCK 1802, LOT 1, 2, 3, 4, 5, 6, 7
BOROUGH OF PARK RIDGE, NEW JERSEY**

In accordance with the Local Redevelopment & Housing Law
(N.J.S.A. 40A:12A-1 et seq.)

The original document was appropriately signed and sealed on June 30, 2015 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

**Brigette Bogart, P.P., AICP, CGW
Professional Planner #5679**

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Borough Resolution Authorizing the Planning Board to Undertake this Preliminary Investigation,
Dated April 28, 2015 M

Introduction

The Borough of Park Ridge Governing Body authorized the Planning Board to undertake an analysis to and conduct a public hearing to determine whether or not the study area meets the criteria to be declared an “area in need of redevelopment” as set forth in the New Jersey Local Redevelopment and Housing Law (“LRHL”)(N.J.S.A. 40A:12A-1et seq.). This resolution can be found in the Appendix of this document.

The study area is delineated in red on the tax map below. There are thirteen (13) lots located on three (3) blocks on the west side of Kinderkamack Road as follows:

- Block 1516, Lot 2
- Block 1801, Lots 1, 2, 3, 4, 5
- Block 1802, Lot 1, 2, 3, 4, 5, 6, 7



This study provides for a general analysis of the study area as well as fact sheets detailing the individual properties in the area and any applicable criteria associated with it. In general terms, there are four criteria of the LRHL, which apply to the study area.

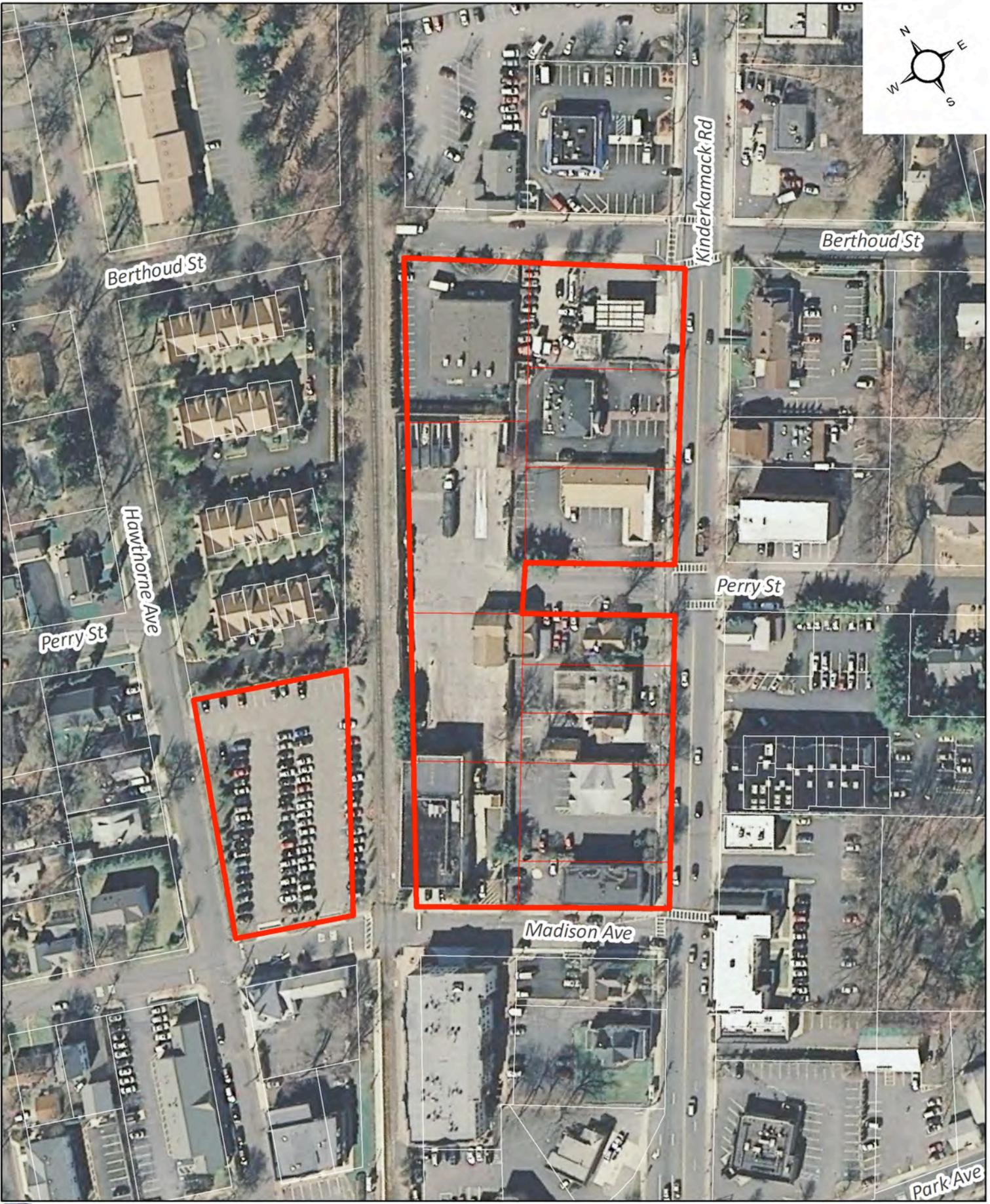
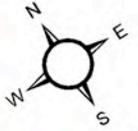
First, a portion of the Study area was subject of a preliminary investigation in early 2000’s. Since that preliminary investigation was prepared, there has been no notable development that has occurred. Any upgrades to the area had been impeded by smaller undersized lots with numerous owners. In general the study area exhibits a lack of proper utilization of areas caused by the diverse ownership of the real properties therein or other similar conditions. This has resulted in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare. This condition is presumed to be having a negative social or economic impact.

Secondly, a significant portion of the study area, .72 acres is the vacant waste transfer facility. This site is occupied by several structures, which were previously used for commercial, manufacturing, or industrial, purposes and are no longer utilized. The abandonment of these buildings have resulted in a state of disrepair as to be untenable. The photographs in the appendix of this document illustrate these conditions.

Third, as detailed in this report, the circulation in the study area as well as the associated development pattern, is highly inefficient, and results in an extensive number of curb cuts. This creates an unsafe environment for pedestrians. In addition, the excessive coverage due to circulation aisles results in inefficient use of the land in the Borough's main commercial area. The result of the development pattern is an auto-oriented area, with inconsistent and inefficient design, particularly considering the proximity in the downtown area with its commercial uses, services, and most importantly, the train station and bus service. This faulty design arrangement can be seen throughout the study area and is detailed in this report.

Lastly, the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. This is further emphasized with the fact that the area is a newly designated transit village.

Accordingly, the Borough can declare the properties as an area in need of redevelopment, and proceed with the preparation of a redevelopment plan. The basis for these conclusions are detailed in this report.



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Borough of Park Ridge
Area in Need of Redevelopment Study
Study Area Map

New Jersey Local Redevelopment and Housing Law

The LRHL was adopted in 1992 and created to simplify the process of redevelopment for properties that were in need, and also not likely to be improved upon without granting municipalities certain powers. Specifically, the LRHL allows a municipality to study whether an area is in need of redevelopment or rehabilitation, prepare a plan if those areas are in fact found in need, and finally it grants powers for such a plan to be implemented.

The law has been controversial as it can permit a municipality to acquire property through eminent domain. However, the law has been amended to require municipalities to state at the very beginning of the process whether it will use eminent domain. In this instance, the Borough does not intend to use eminent domain, and has designated the site a “non-condemnation area”.

LRHL Process

The following is an overview of the redevelopment process.

1. Governing body, by resolution, authorized the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in the statute. It is at this stage where the municipality must declare if it may use eminent domain. If it does intend on using eminent domain, it must state the area will be a “Condemnation Redevelopment Area”. If it will not use eminent domain, it will identify the area as a “Non-Condensation Redevelopment Area.”
2. Once the investigation is complete, the planning holds a public hearing and recommends to the governing body whether or not the area shall be designated a redevelopment area.
3. After receiving the recommendation from the planning board, the governing body may adopt a resolution determining that the delineated area, either whole or in part, is a redevelopment area.
4. The governing body may direct the planning board to prepare a redevelopment plan. Once finalized the planning board provides the plan to the governing body for its review and adoption.
5. Plan implementation may include the following:
 - a. Undertake redevelopment projects, which may include the issuance of bonds.
 - b. Acquire property, which can include the use of condemnation where done in accordance with the law.
 - c. Arrange for the relocations or residents, industry or commerce displaced from a redevelopment area.

Other powers municipalities gain by utilizing the redevelopment process are the ability to allow for tax exemptions and abatements, issue bonds, select a developer, and lease or convey land.

Criteria for Redevelopment Designation

An area has to meet one of the eight criteria, which include the following:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of 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 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.

- 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 an serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” 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 for the purpose of granting tax exemptions within the enterprise zone district or the adoption of a tax abatement and exemption ordinance. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A:12A-1 *et al.*) for determining that the area is in need of redevelopment or any 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 principles adopted pursuant to law or regulation.

While a municipality must find a redevelopment area meets one of the criteria above, it does not require every parcel in the area to meet the criteria individually. According to the law, 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.” This provision is important to this analysis, as detailed throughout this report.

Study Area Description

The study area is comprised of 13 parcels, fronting on Berthoud Street to the north, Kinderkamack Road to the east, Madison Avenue to the south, and Hawthorne Avenue to the west. The area is split by the New Jersey Transit rail line. The area is approximately 5-acres in total, and is developed with a variety of uses including retail, auto-service, fast-food dining, residential, office, and the vacant waste transfer facility which is further detailed below, and in an accompanying appendix.

On the western side of the rail line is a 100-space surface parking lot. This is a municipal parking lot. The lot has two curb cuts on Madison Avenue, and one on Hawthorne Avenue. Each curb cut allows for ingress and egress. Currently this lot is generally filled to capacity with over flow parking now provided by Davies field behind the municipal building.

Overall, the area is fully developed in terms of land disturbance and is free of environmental constraints.

Surrounding Development Pattern

Extending north of the site along Kinderkamack Road, the development pattern includes auto-oriented, commercial development with auto-related uses and fast-food restaurants, and other commercial uses, that are primarily separated from the street by parking areas. This area is slightly different in character since it is more vehicular oriented with the auto related uses and a number of drive thru facilities.

On the east side of Kinderkamack Road, there are a variety of commercial uses. Some of the properties include mixed-use development. The development pattern is a bit less auto-oriented than further north. Beyond the parcels fronting on Kinderkamack Road, the development pattern turns to single-family residential.

South of the site, the mixed commercial development pattern continues. However at 86 Madison Street, there is a new 16-unit condo development. This three-story building includes two floors of residential above ground-floor parking. The parking is within the building, and screened from the public. Madison Street serves as the northern most roadway which surrounds the Borough's trainstation.

The Municipal parking area is bound by multi-family developments to the north and south. Directly east of the parking lot site, there is single-family development.

Master Plan

The Borough adopted a comprehensive Master Plan in December of 2009. While this plan included a number of elements, there are three that provide guidance in terms of this redevelopment study. These include the land use plan element, the green buildings and environmental sustainability plan element, and the circulation plan element.

The master plan strongly encourages higher density development near mass transit, the train station, and the center of the municipality. Further, it supports redevelopment in the downtown area, and the inclusion of affordable housing as part of this development. All of these efforts are in-line with the principles of "smart growth".

The land use designation for the majority of the study area is Community Shopping District (CH). The plan notes the following for this land use category:

A community shopping designation encompasses a majority of the commercial parcels located along Kinderkamack Road from Madison Avenue northward to the municipal boundary line with Montvale. This area currently provides for a variety of retail and service uses, and provides "community" amenities, and quick convenient everyday stores and services. This plan supports its continued operation for quick convenient services recognizes the daily needs of the residents, however, encourages this area's design to be revamped to encourage shared parking, cross access easements, reduction in the number of curb cuts, and more pedestrian safety elements and streetscape amenities...

The municipal parking lot is located in the Multifamily land use category. This land use category calls for the development of multifamily housing with a proposed density of 12 units per acre consistent with the current zoning regulations at the time. The Borough encourages that any new multi-family development located within this land use designation to include an affordable housing component.

In the land use plan's goals and policies for commercial areas, the plan specifically notes the following:

*To enhance the Kinderkamack Road commercial area, between Park Avenue and the Borough of Montvale, through improved storefront and streetscape standards, **encouraging the assemblage of small properties to foster an efficient and attractive design, and encouraging the consolidation and expansion of off-street parking to provide greater convenience for shoppers and reduce conflicting traffic movements.***

The following is a goal for economic development:

To designate areas that are appropriate for infill development, such as underutilized commercial parcels on the Park Avenue and Kinderkamack Road corridors, and develop new zoning and land use standards that will ensure smart growth in infill and redevelopment areas.

The Green Buildings and Environmental Sustainability Plan echoes a number of the sentiments in the land use plan. Its goals include the adoption and enforcement of land use policies that reduce sprawl, preservation of open space, alternate modes of transportation, and creation of compact, walkable developments, wherever possible.

The circulation element recommends that the borough encourage the consolidation of off-street parking lots along the Kinderkamack Road Commercial Corridor to provide greater convenience for shoppers and reduce the number of curb cuts along Kinderkamack Road.

Zoning

The study area is within the NB-Neighborhood Business Zone. Block 1801 Lot 5, and Block 1802 Lots 6 and 7 are also within AH-3 Affordable Housing Overlay Zone.

The NB zone permits the following uses:

1. Retail stores
2. Personal service establishments
3. Eating and drinking establishments
4. Instructional studio spaces, including dance, artist, martial art, music and related studios
5. Museums, art galleries and libraries
6. Child-care facilities, designed in accordance with § 101-20G
7. Veterinary hospitals, designed in accordance with § 101-20K
8. Professional, financial and medical offices, either at grade or above other principal permitted uses above
9. Multifamily residential dwellings above at-grade retail or other principal permitted uses above
10. Public, governmental and institutional uses

The AH-3 zone permits the following uses:

1. Townhouses
2. Garden apartments
3. Multifamily residential dwelling units

In the AH-3 zone, a total of 20% of the total number of dwelling units shall be set aside for low- and moderate-income households. The maximum gross residential density for townhouses, garden apartments and multifamily developments in the AH-3 zone is 20 dwelling units per acre.

The area and bulk requirements for the NB and AH-3 zones are noted in the table below.

Zoning Provision	NB Standard	AH-3 Standard
Min. Lot Area (sq. ft.)	10,000	15,000
Min. Lot Width (ft.)	50	75
Min. Lot Depth (ft.)	NA	100
Max. Building Height (ft)	35	40
Max. Building Coverage (%)	40	35
Max. Impervious Coverage (%)	75	60
Max. FAR (%)	60	
Min Front Yard (ft.)	10 (Park, Broadway, Kinderkamack) 20 (all others)	10
Max Front Yard (ft.)	20 (Park, Broadway) None (all others)	NA
Min. Rear Yard (ft.)	NA	10
Min. Side Yard (ft.)	NA	10/ea. yard



Planning Analysis and Conclusions

There are several site design and land use features in the study area that have resulted in an awkward, inefficient, and undesirable development pattern. These issues are noted below. The accompanying sketch aids the analysis provided below by depicting building footprints (blue), setbacks and orientation (orientation shown with arrows), parking and circulation areas (light gray), and the road network (dark gray).

- **Street access**

Several of the parcels in the study area do not have appropriate street frontage for retail uses. This is complicated by the rail line, which provides an impenetrable barrier. Further, the area includes two dead-end street, which are not typical in a suburban commercial district.

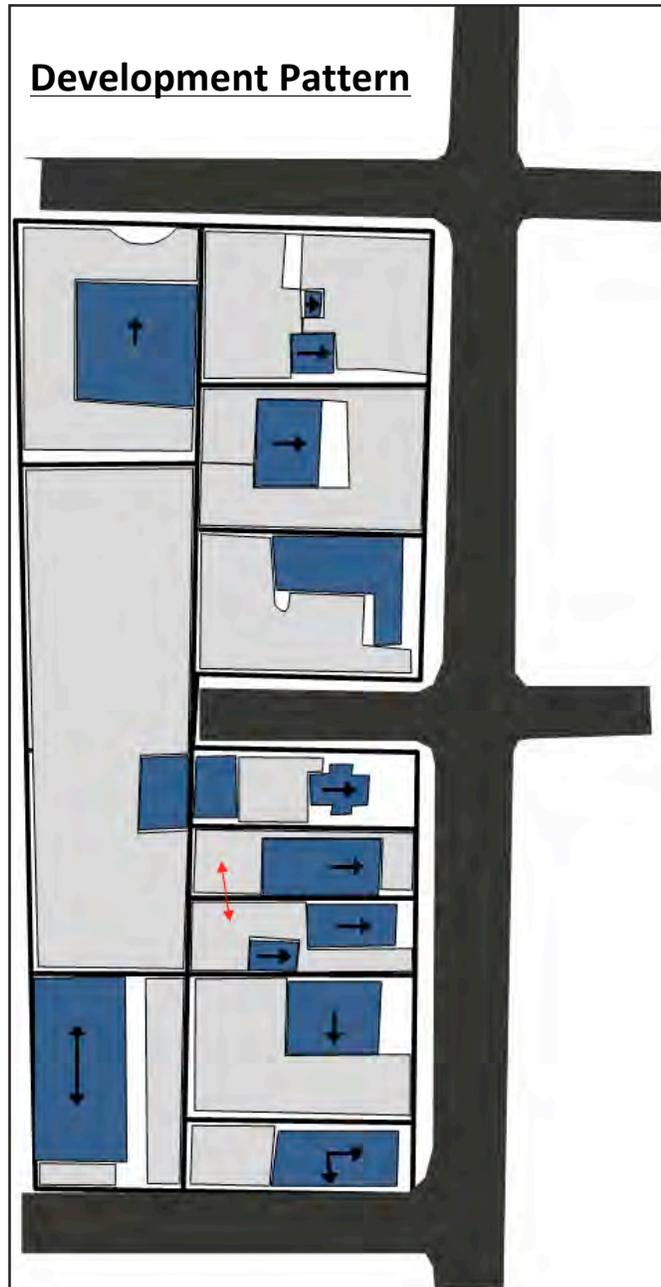
- **Circulation**

Site circulation for all but two of these parcels (shown with red arrows) is completely independent of each other. As a result, the circulation in the study area, as well as the associated development pattern, is highly inefficient, and results in an extensive number of curb cuts. This creates an unsafe environment for pedestrians. In addition, the excessive coverage due to circulation aisles results in inefficient use of the land in the Borough's main commercial area.

- **Parking**

As with the study area's circulation, parking areas for all but two of these parcels are completely independent of each other. As a result, the parking in the study area, as well as the associated development pattern, is highly inefficient.

The result of the development pattern is an auto-oriented area, with inconsistent and inefficient design, particularly considering the proximity in the downtown area with its commercial uses, services, and most importantly, the train station and bus service.



Despite having the same zoning, the physical development pattern and land use is largely inconsistent and has a detrimental impact to the community. The buildings have inconsistent setbacks and building orientation, and complete segregation of parking and circulation.

With this development pattern, it is impossible for the Borough to achieve its planning goals for the area.

As noted above, the area must meet one of the criteria set forth in the LRHL. The criteria are again provided below, and an indication as to whether it applied to the site.

- a. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.*

The site inspection of the waste transfer station as well as two of the adjacent properties revealed substandard, unsafe, unsanitary, and dilapidated conditions as detailed in the appendix of this report.

- 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.*

The transfer station property is now vacant and was previously utilized as a commercial/industrial site. The current conditions of the site do not permit it to be tenanted.

- 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 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.*

The study area is developed and privately owned. Accordingly, this criterion cannot apply.

- 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.*

Based on the analysis provided above and a comparison of the existing development to what the borough has called for in its master plan, it is clear that this criterion applies to the study area. The existing development pattern's faulty arrangement and design, deleterious land use and obsolete layout are detrimental to 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.*

Similar to the prior criterion, based on the analysis provided above and a comparison of the existing development to what the borough has called for in its master plan, it is clear this criterion applies to the study area. The study area is largely underutilized, particularly given its location in the downtown area, and its proximity to mass-transit. The with numerous property lines prohibiting proper building design, parking and circulation, also prohibit improvements that could be useful and valuable for contributing to and serving the public health, safety and welfare, and which it is currently detrimental to these public purposes.

- f. *Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.*

This site is less than five acres in area. Accordingly, this criterion cannot apply.

- g. *In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act."*

This site is not within an Urban Enterprise Zone. Accordingly, this criterion cannot apply.

- h. *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

Taken by itself, this criterion is insufficient in determining whether a site can be determined as an area in need of redevelopment. However, this criterion clearly does apply to the study area as the existing development pattern demonstrates many inconsistencies with the principles of smart growth as it does not promote infill development, walkable communities, mixed-use development and so on. This is further emphasized since the Borough has applied to the State for this area to be designated a Transit Village in accordance with Smart growth planning principals.

Recommendations

Based on the findings in this report, it is recommended that the Planning Board hold a public meeting to review the finding of this report. Once the hearing is concluded, it is recommended that the Board send a recommendation to the Mayor and Council that the area be designated as an area in need of redevelopment, which the governing body should formalize by resolution. From there, the Borough can proceed with the preparation of a redevelopment plan.

The Redevelopment Plan is the second planning document in the redevelopment process. The redevelopment Plan is required to be adopted by an ordinance of the Council before any project is initiated. Under N.J.S.A. 40A-7.a, the Redevelopment Plan is required to address the following"

1. The plans' relationship to local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for temporary and permanent relocation, as necessary, of residents in the project area.
4. Identification of any property within the Redevelopment area, which is proposed to be acquired.
5. The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located and the State Plan.
6. Pursuant to N.J.S.A. 40A:12A-7c, the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations.



PROPERTY INFORMATION

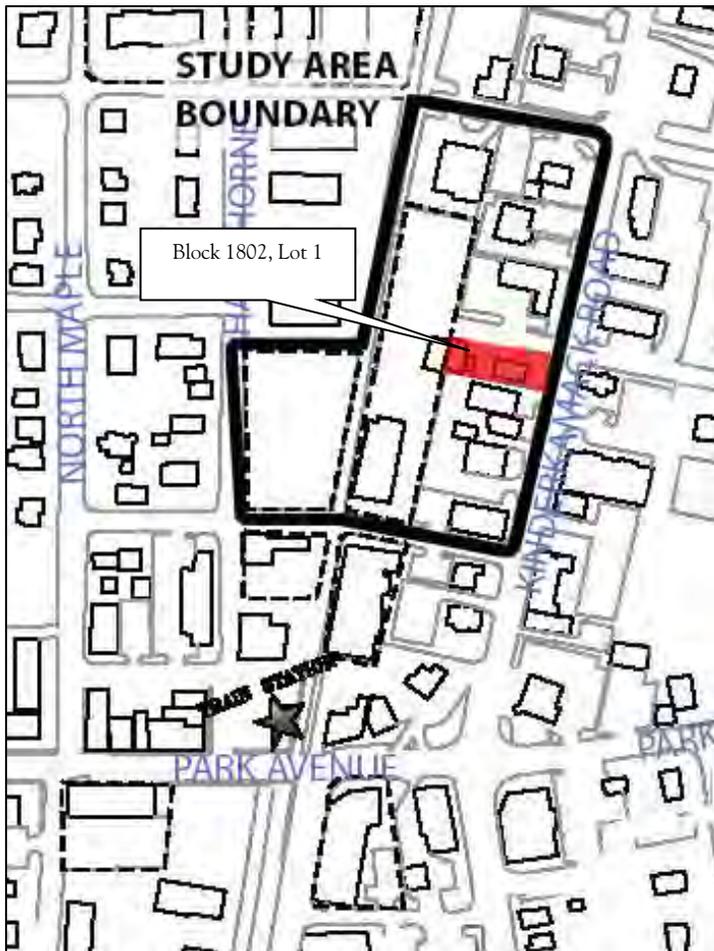
Block: 1802 Lot # 1

Name of Owner: USA Waste Transfer of NJ Inc.
Name of Business: Residential
Existing Use: Residential
Property Address: 148 Kinderkamack Road
Area: 0.17 acres
Building Coverage: Unknown

This site is at the corner of Perry Street and Kinderkamack Road. It is developed with a 2½-story wood frame structure that is occupied as a two family dwelling. There is parking in the rear and side yard. A significant portion of this property is covered by impervious surface. Residences are not a permitted use in the NB zone district on the first floor. A site inspection revealed the building is in need of repair. Further the site parking and circulation does not comply with Residential Site improvement standards.

Applicable Statutory Criteria Assessment:

Property is in need of redevelopment. It meets Criteria d due to its excessive land coverage, faulty arrangement of the parking area, which requires vehicles to back out onto the public right of way.



PROPERTY INFORMATION**Block:** 1802**Lot #:** 2

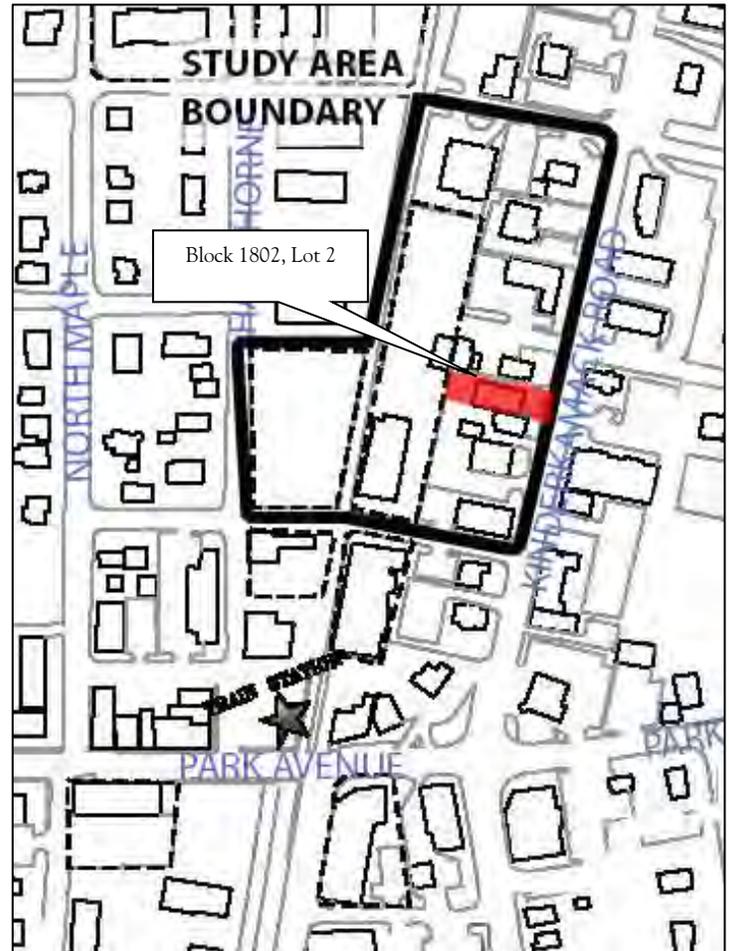
Name of Owner: Metro Properties LLC
Name of Business: Vacant
Existing Use: Commercial
Property Address: 140 Kinderkamack Road
Area: 0.17 acres
Building Coverage: Unknown

The property is developed with a one-story commercial building which fronts on Kinderkamack Road. The building was constructed in 1962 and remodeled in the early ninety's because of fire damage. It is currently vacant. Over the last several years the building has had numerous tenants which have gone out of business. There is parking in the front yard area as well as in the rear. The rear parking area is accessed by a narrow drive from Kinderkamack Road that extends along the north facade of the building. The parking area is unstriped.

The building facade lacks a coherent and unified theme and aesthetic features. A visual survey of the exterior building structure indicates that it is in fair to good condition.

Applicable Statutory Criteria Assessment:

This site is characterized by faulty arrangement or design, and obsolete layout and therefore meets Criteria D. Due to the size of the property, conforming parking spaces and circulation aisles are not possible to provide on site.



PROPERTY INFORMATION**Block:** 1802**Lot #:** 3

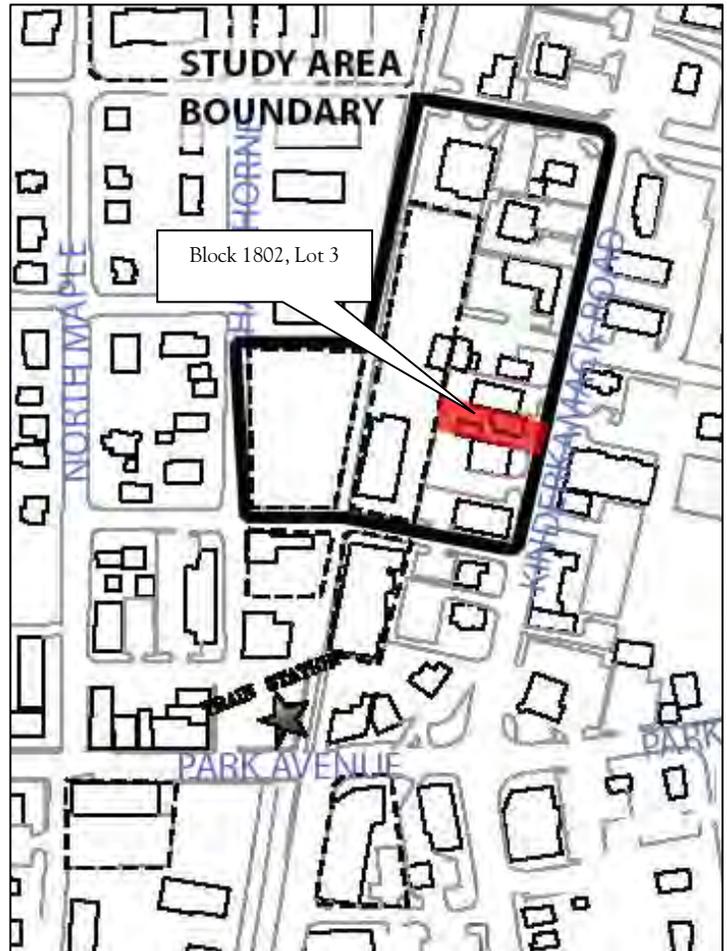
Name of Owner: 138 Kinderkamack Road, LLC
Name of Business: N/A
Existing Use: Residential
Property Address: 138 Kinderkamack Road
Area: 0.17 acres
Building Coverage: Unknown

This lot is developed with a wood-frame structure that was constructed circa 1900. It is occupied as a two-family residence and a real estate office. Further there is an additional building in the rear of the site that can only be accessed via cross access easements from the adjacent site.

A visual survey of the exterior building structure indicates that it is in fair to good condition.

Statutory Criteria Analysis:

This site is characterized by faulty arrangement or design, and obsolete layout and therefore meets Criteria D. Due to the size of the property, conforming parking spaces and circulation aisles are not possible to provide on site.



PROPERTY INFORMATION**Block:** 1802**Lot #:** 4

Name of Owner: Fidelio Enterprises
Name of Business: Park Ridge Dental; Law offices
Robert Kleinberg; Law Offices of
Joel E. Davidson
Existing Use: Office
Property Address: 136 Kinderkamack Road
Zone: BUS-1
Area: 0.34 acres
Building Coverage: Unknown

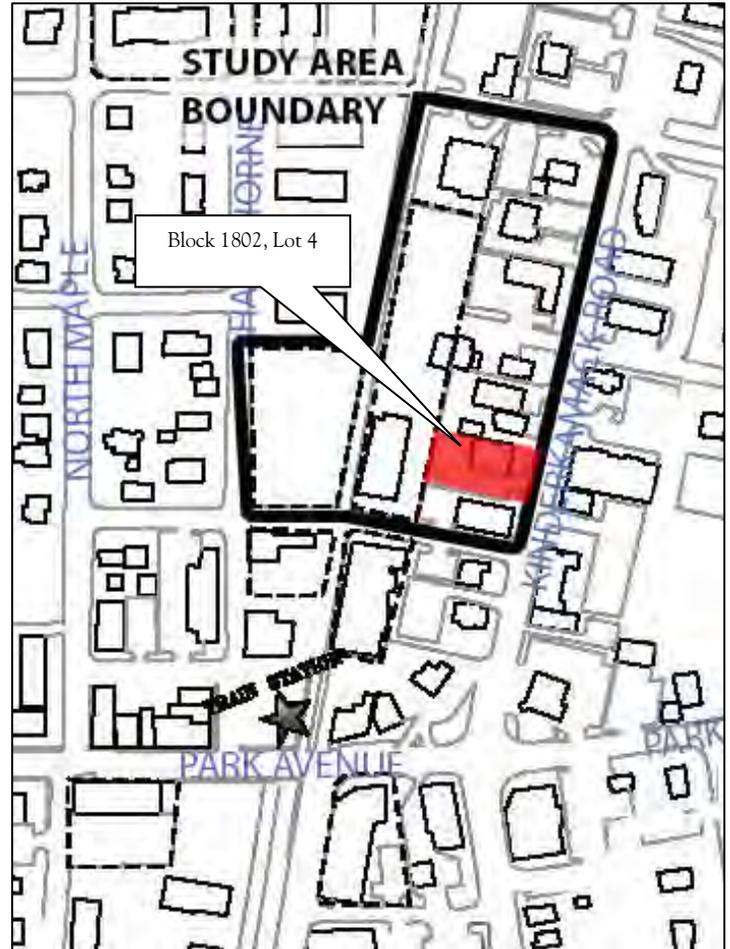
There is a two-story brick office building, which was constructed in the early 1990's, on this lot. This building consists of four units, one of which is currently vacant.

The building is located towards the front of the lot. A visual survey indicates the building is in good.

There is parking located on site, on the south side of the building. The parking area consists of 24 spaces.

Applicable Statutory Criteria/Preliminary Assessment:

Property is not in need of redevelopment. As previously noted with other buildings, the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.



PROPERTY INFORMATION**Block:** 1802**Lot #:** 5

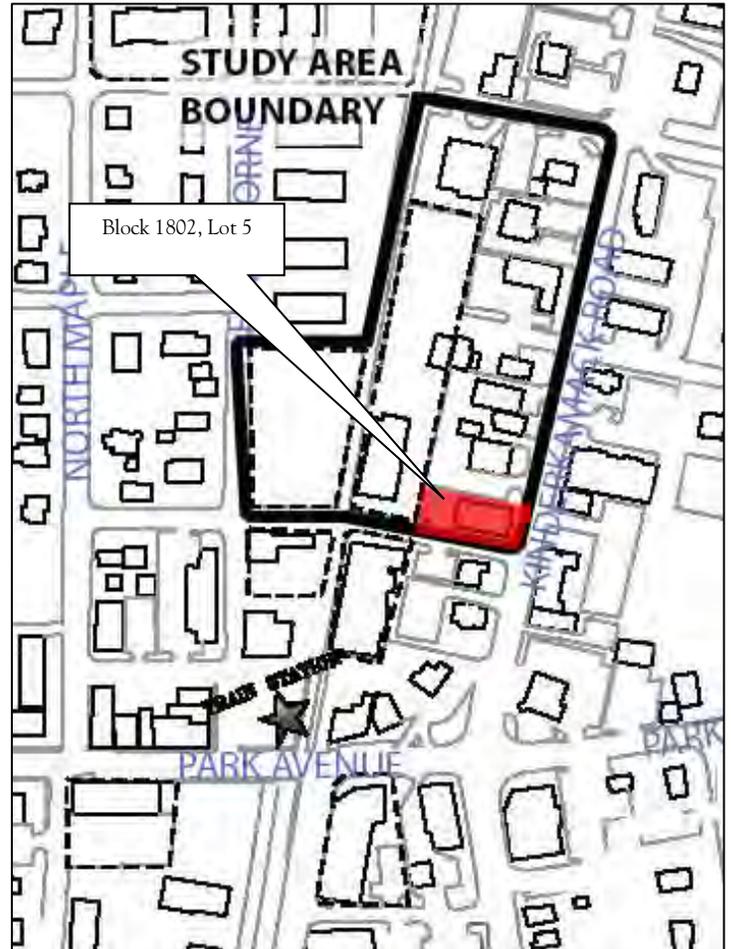
Name of Owner: Di Bella Realty
Name of Business: Apartments
Existing Use: Residential
Property Address: 132 Kinderkamack Road
Area: 0.17 acres
Building Coverage: Unknown

There is a two story, eight-unit apartment building located on this lot. The building was constructed circa 1930. The structure is finished with brick on the first floor and aluminum siding on the second floor. The facade lacks a coherent design theme. There is an on site parking area in the rear of the building.

The lot has non-conforming lot size, lot width, front and side yard setbacks and building coverage. In addition, residential is not a permitted use on the first floor in the NB zone district. The site only has 7 parking spaces where 16 are required by the RSIS. A visual survey of the exterior indicates that the building is in fair condition.

Applicable Statutory Criteria/Preliminary Assessment:

This parcel of land has a faulty arrangement/design, and excessive land coverage based on the local zoning and design standards. Therefore the site meets Criteria D.



PROPERTY INFORMATION

Block: 1802 Lot #: 6 & 7
 Block: 1801 Lot #: 5

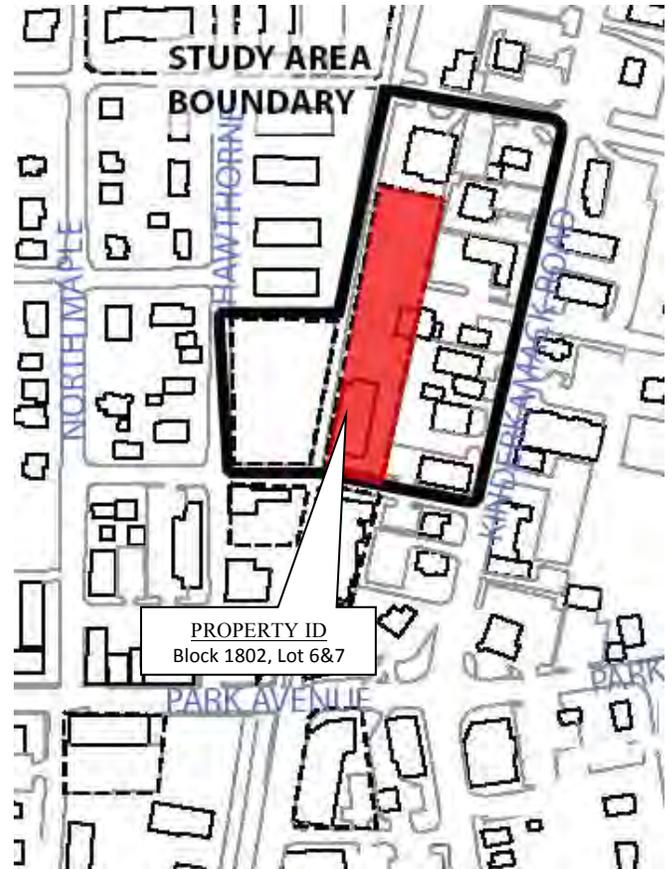
Name of Owner: USA Waste Transfer of NJ Inc
Name of Business: Waste Transfer Station
Existing Use: Commercial
Property Address: 87 Madison Street
Area: 0.72 acres
Building Coverage: Unknown

This parcel is located adjacent to the railroad right-of-way. There is a 5,225 sq ft one-story industrial occupied by USA Waste Transfer of NJ on this property, fronting Madison St. The building was constructed in 1973. The building's front facade is dominated by two aluminum garage doors. The building lacks any significant architectural details.

The site's use is not a permitted use in this zone. The lot has non-conforming front and side yard setbacks. A visual survey of the structure's exterior, reveals that the building is in fair condition.

Applicable Statutory Criteria/Preliminary Assessment:

This site is characterized by a faulty arrangement/ design, excessive land coverage, and an obsolete layout. Additionally, the use represents a lack of proper utilization resulting in, pursuant to the statute, a not fully productive condition of land that could potentially be valuable for contributing to and serving the public health, safety and welfare.



PROPERTY INFORMATION

Block: 1801

Lot #: 4

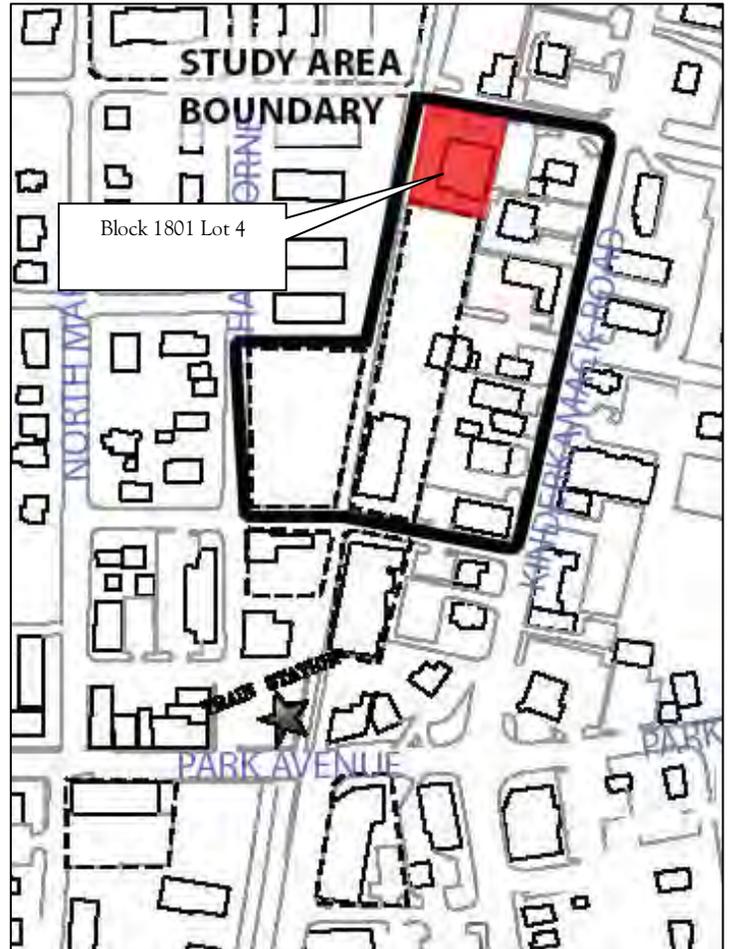
Name of Owner: Philip and Stephen Di Bella
Name of Business: Waste Transfer Station
Existing Use: Commercial
Property Address: Berthoud Street
Area: 0.47 acres
Building Coverage: Unknown

This site is developed with a multi-tenant commercial building. The single-story building is surrounded by parking and drive aisles. Impervious coverage is near 100-percent.

Applicable Statutory Criteria Assessment:

The site is not in need of redevelopment. However, the property may be in need of rehabilitation or improvement. It is noted the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

Additionally the designation of this site promotes the Smart growth planning principles.



PROPERTY INFORMATION

Block: 1801

Lot #: 1

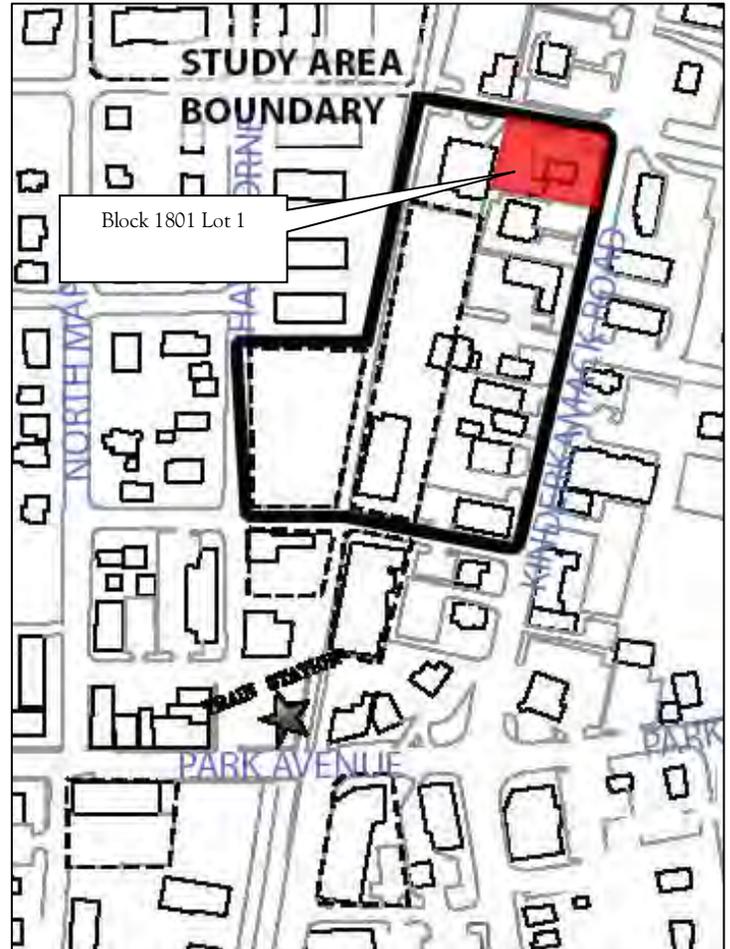
Name of Owner: Charles W. Olsen Jr.
Name of Business: Liberty Gas
Existing Use: Commercial
Property Address: 156 Kinderkamack Road
Area: 0.37 acres
Building Coverage: Unknown

The site is developed with a Liberty gas station, which includes two pumps, a 2-bay garage, and an additional cashier building, each one story in height. The site has two curb cuts onto Kinderkamack Road, and one on Berthoud Street. Impervious coverage is near 100-percent.

Gas Stations are not a permitted use in the NB district where the site is located.

Applicable Statutory Criteria Assessment:

This site is characterized by a excessive land coverage. Additionally, the use represents a lack of proper utilization resulting in, pursuant to the statute, a not fully productive condition of land that could potentially be valuable for contributing to and serving the public health, safety and welfare.



PROPERTY INFORMATION**Block:** 1801**Lot #:** 2

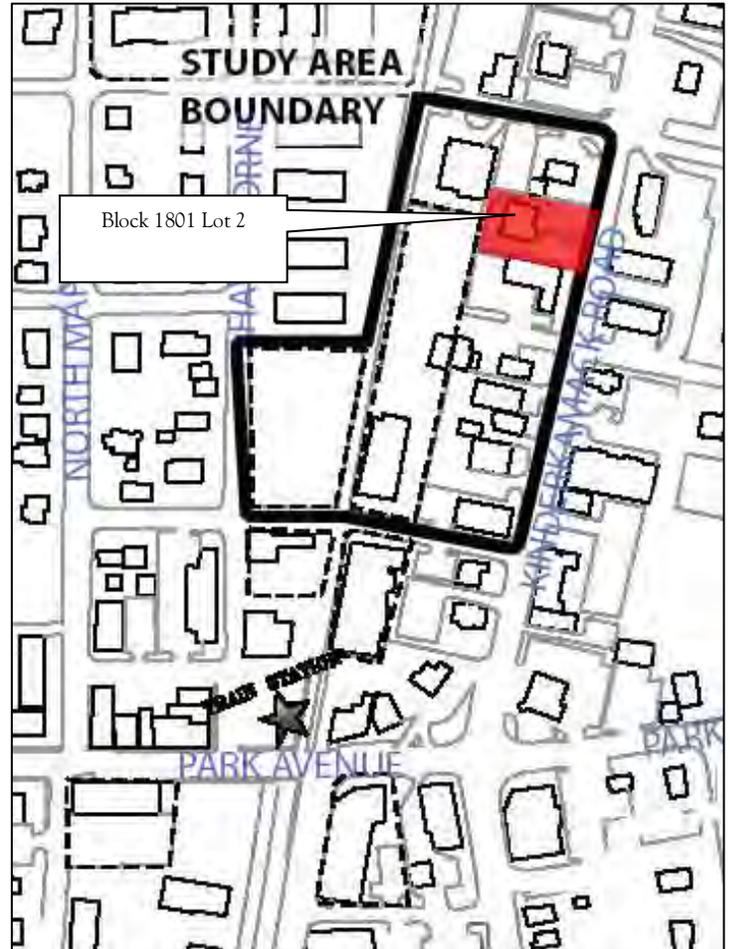
Name of Owner: Boston Market Corp.
Name of Business: Waste Transfer Station
Existing Use: Commercial
Property Address: 150 Kinderkamack Road
Area: 0.36 acres
Building Coverage: Unknown

This site is developed with a Boston Market fast food restaurant. The single-story building is surrounded by parking and drive aisles. Impervious coverage is near 100-percent.

Applicable Statutory Criteria Assessment:

The site is not in need of redevelopment. However, the property may be in need of rehabilitation or improvement. It is noted the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

Additionally the designation of this site promotes the Smart growth planning principles.



PROPERTY INFORMATION**Block:** 1801**Lot #:** 3

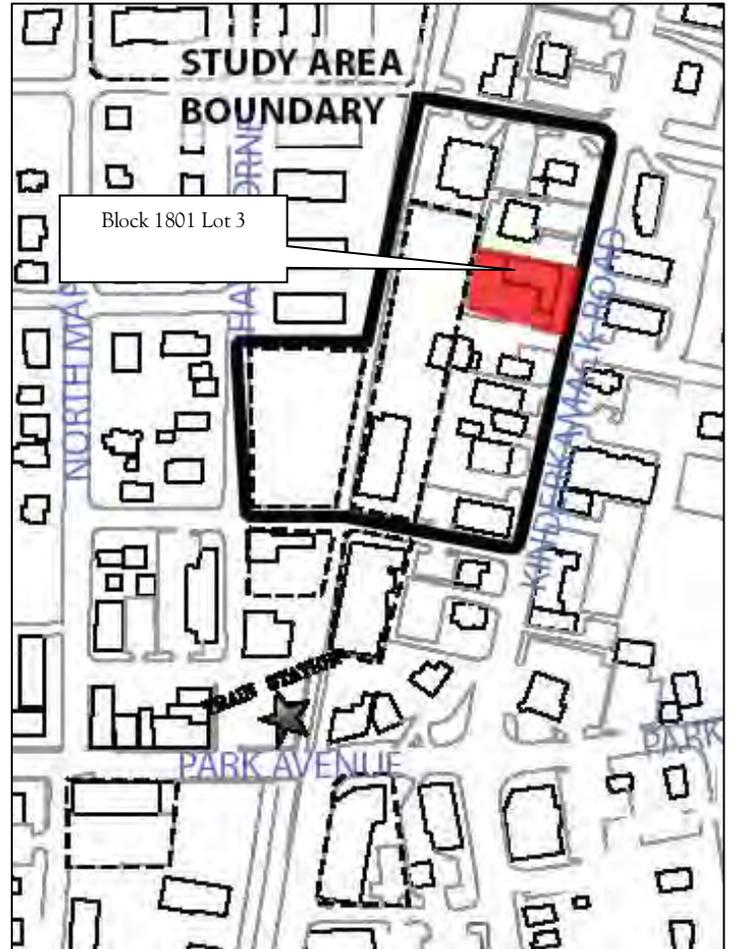
Name of Owner: Auto Body Express, LLC
Name of Business: Multi-tenanted
Existing Use: Commercial
Property Address: 146 Kinderkamack Road
Area: 0.33 acres
Building Coverage: Unknown

Corner lot parcel with a multi-tenant, single story commercial building. Entrances to commercial spaces on Kinderkamack Road, and from the interior portion of the lot. Vehicular access to the site's parking is from Perry Street.

Applicable Statutory Criteria Assessment:

The site is not in need of redevelopment. However, the property may be in need of rehabilitation or improvement. It is noted the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

Additionally the designation of this site promotes the Smart growth planning principles.



PROPERTY INFORMATION

Block: 1516

Lot #: 2

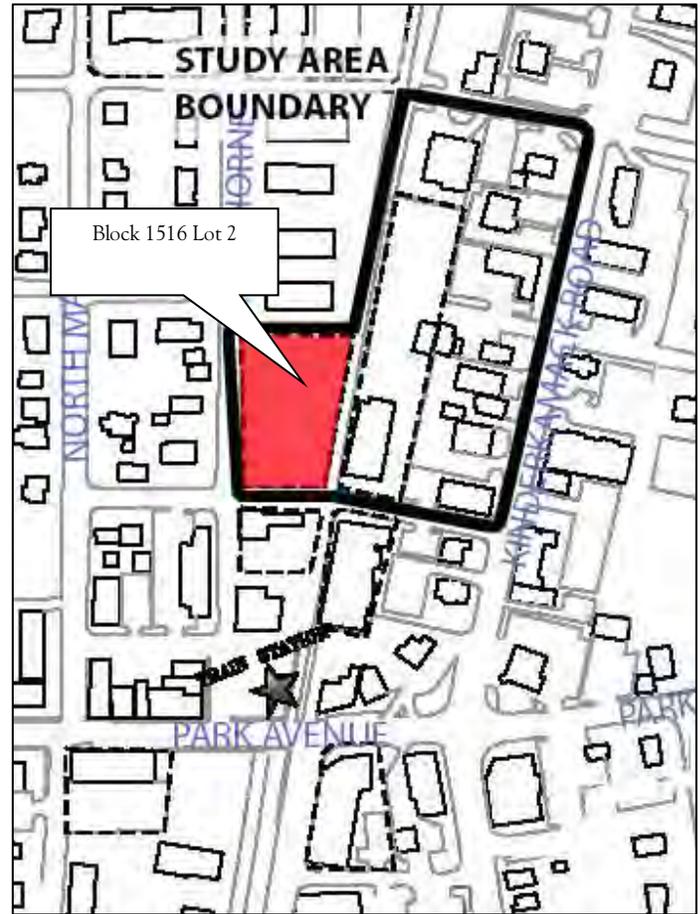
Name of Owner: Borough of Park Ridge
Name of Business: Parking Lot
Existing Use: Parking Lot
Property Address: Hawthorne Avenue
Area: 0.76 acres
Building Coverage: 0.0

The property has been developed as 115 space commuter parking lot. Site inspections reveal that a majority of the lot is utilized daily. It is accessed from both Madison Street and Hawthorne Avenue. Both frontages include sidewalks and a small green area with several shade trees. There is a landscaped buffer area which extends along both the north and east property lines. This lot has a non-conforming lot size and lot width.

Given the lots location near the trainstation surface parking is undertulization of the site that could be developed in accordance with smart growth pricincaples and the goals idnetifed for transit villages in the state of New Jersey.

Applicable Statutory Criteria Assessment

This site meets criteria H, since its designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. There is a great need for both commuter parking and parking for the stores in this area. Any prospective redevelopment potential of this lot must be tied to the ability to find an alternative parking area or increse the public parking in close proximity to the train station for commuters.



**BOROUGH OF PARK RIDGE
RESOLUTION NO. 015 – 124**

**RESOLUTION AMENDING RESOLUTION AUTHORIZING THE
PLANNING BOARD TO UNDERTAKE A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER A DESIGNATED
AREA IS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Mayor and Council of the Borough of Park Ridge adopted Resolution No. 015-106 on April 14, 2015 authorizing the Planning Board of the Borough of Park Ridge to undertake a preliminary investigation as to whether an area consisting of Blocks 1801, 1802, and 1803, and Block 1516, Lot 2 should be considered for a redevelopment classification as an area in need of redevelopment; and

WHEREAS, said Resolution incorrectly designated Block 1803 as one of the Blocks to be included in said investigation; and

WHEREAS, the Mayor and Council wish to amend said prior Resolution to reflect that only Blocks 1801, 1802, and Block 1516, Lot 2 be included in said investigation,

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Park that Resolution No. 015-106 adopted on April 14, 2015 be amended to provide that only Blocks 1801, 1802, and Block 1516, Lot 2 be included in the designation of the areas to be investigated by the Planning Board as an area in need of redevelopment.

Adopted 04/28/15 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Hopper			✓			
Bosi	✓		✓			
Oppelt			✓			
Bertini			✓			
Cangialosi			✓			
Misciagna		✓	✓			

APPROVED:


TERENCE P. MAGUIRE, MAYOR

Attest:


Kelley R. O'Donnell, RMC
Borough Clerk / Administrator