

Main Street Area in Need of Redevelopment Investigation

TOWNSHIP OF WEST ORANGE

NOVEMBER 3, 2021

Introduction

- Township Council directed the planning board to undertake a “Condemnation” area in need of redevelopment study of properties in Block 116 and 116.01 on May 14, 2019.
- Properties found to be “in need of redevelopment” may be subject to eminent domain.
- Study Area is between Babcock Place and Washington Street, primarily along Main Street
- Conclusion – Only one property, 239-245 Main Street (Block 116, Lot 44) the “Future Auto Body” meets the criteria to be designated as an area in need of redevelopment

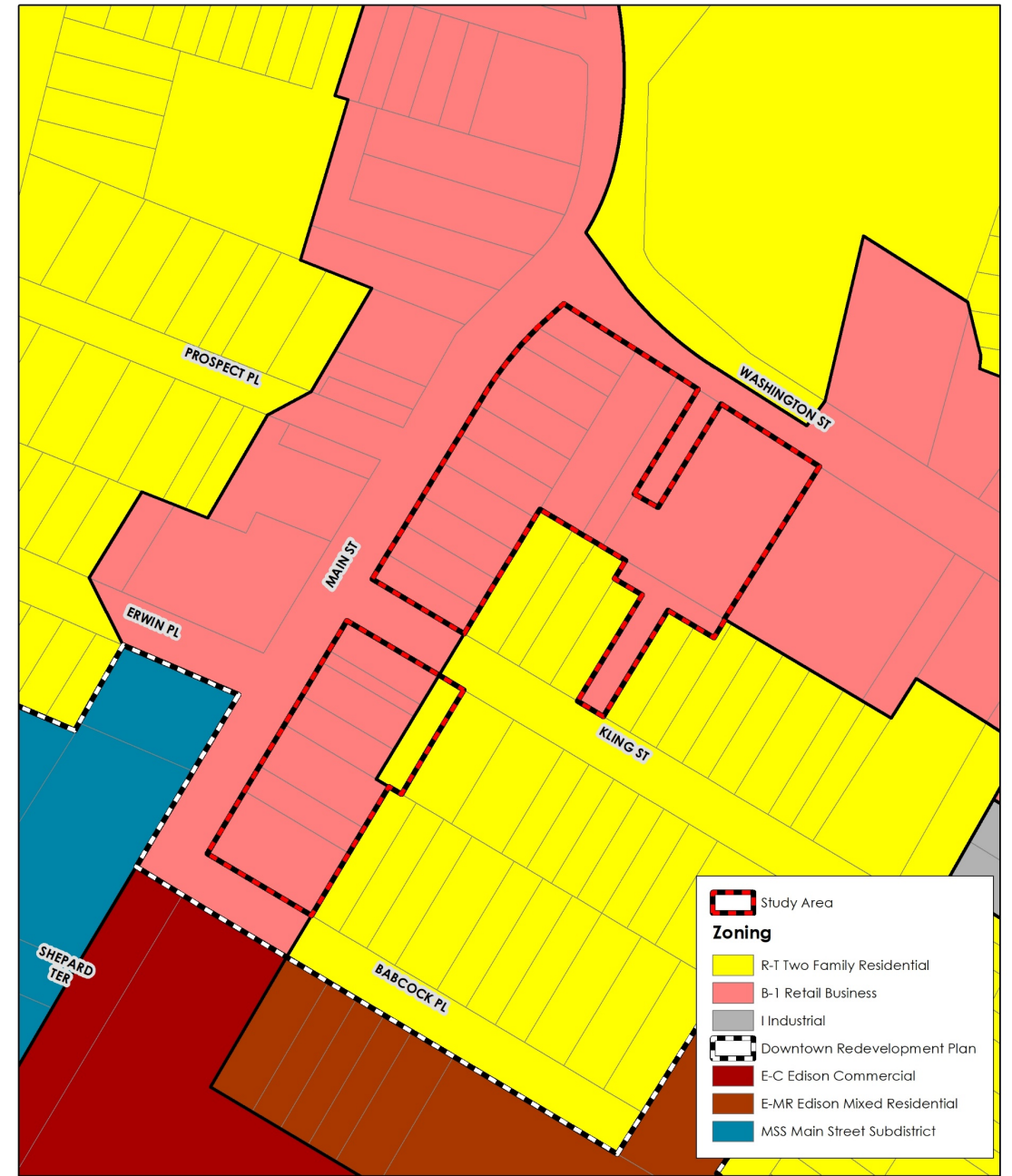
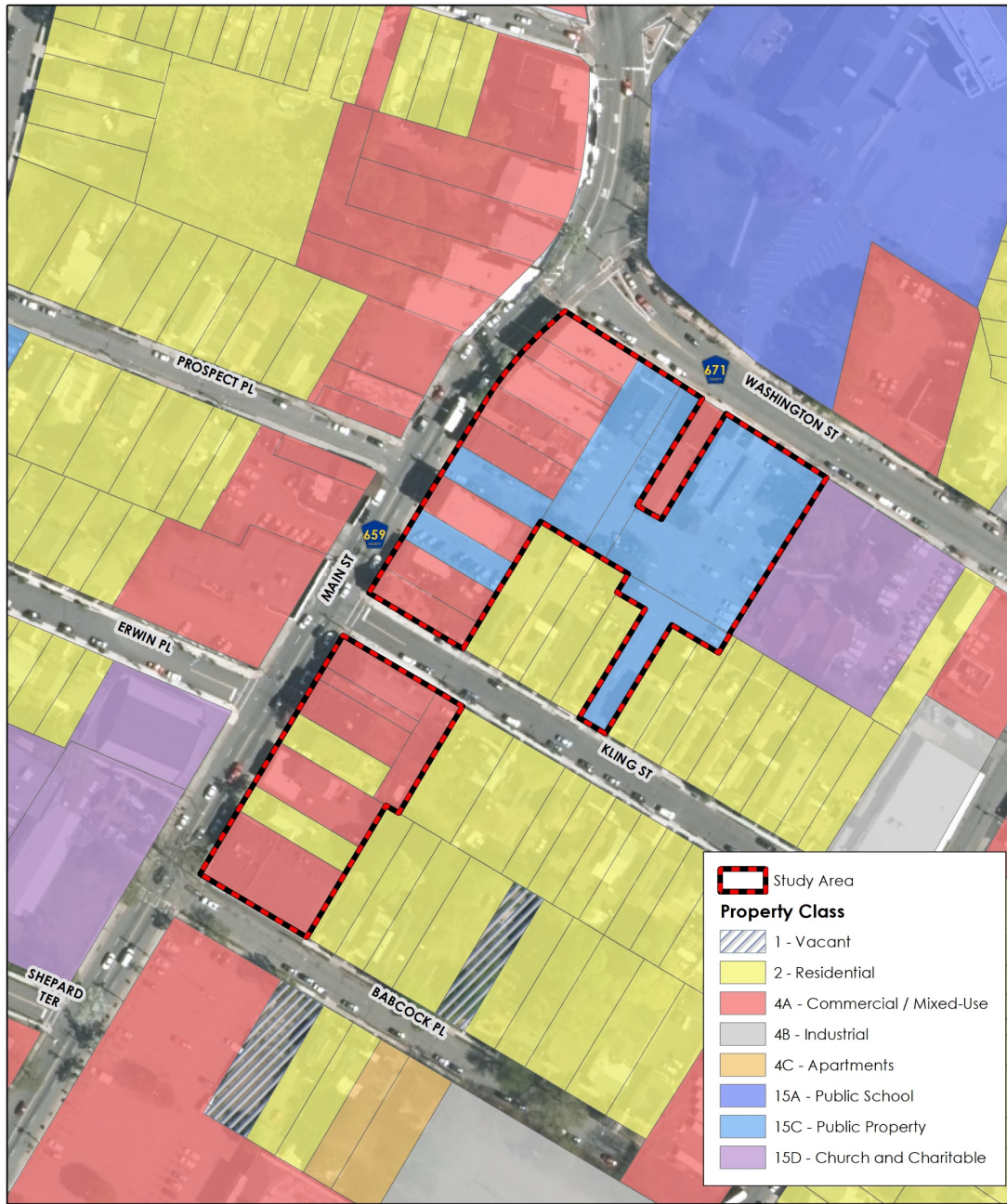
Study Area

- 8 parcels in Block 116 along Main Street between Babcock Place and Kling St.
- 14 parcels in Block 116.01 along Main Street between Kling St. and Washington St. plus Municipal parking lots and buildings.



Area in Need of Rehabilitation

- May 14, 2019 – Township Council Designated the Study Area as an “Area in Need of Rehabilitation”
- Report prepared by Township Engineer Leonard Lepore, PE, determined that the area meets the statutory criteria based on the age of the sewer and water infrastructure (more than 50 years old) and the age of the housing stock.
- The 21 properties not recommended as an area in need of redevelopment remain designated as “in need of rehabilitation”



Area in Need of Redevelopment Criteria

- 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 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 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 and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. UEZ
- h. Smart Growth

Block 116, Lot 44

- Criterion “B”
- Pictures taken June 2019
- Commercial building with auto body shop and multiple storefronts vacant.



Block 116, Lot 44

- Criterion “B”
- Pictures taken August 2021
- Building vacant for 2+ years, not in tenantable condition.



Block 116



- Some conditions may represent over-crowding, obsolescence, faulty arrangement or other potential conditions that may speak to a redevelopment designation, but at this time substantial evidence is not available to make a recommendation. The rehabilitation designation is appropriate.

Block 116.01

