
DONNELLY HOMES

AREA IN NEED OF REDEVELOPMENT STUDY

TRENTON, NJ



DRAFT • JULY 15, 2023

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PREPARED BY



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CRITERION DESCRIPTION
PARCEL RELATIONSHIP TO CRITERION

01/

**STUDY
AREA**



01/INTRODUCTION

On “DATE” the Donnelly Homes Area In Need of Redevelopment (Donnelly Homes AINR) study and redevelopment plan were authorized by the City of Trenton Planning Board through Trenton City Council resolution. This report, prepared by WRT aims to determine whether the Donnelly Homes study area meets the requirements for designation as an “Area In Need of Redevelopment”, as established under New Jersey Local Redevelopment and Housing Law (LRHL).

The Donnelly Homes AINR relies on data gathered from the City of Trenton and Mercer County, as well as field investigation of the site’s land use, occupancy, and physical condition.

This report builds upon North Trenton/Battle Monument Choice Neighborhoods Plan and Trenton250 Master Plan.

North Trenton/Battle Monument Choice Neighborhoods Plan outlines the following recommendations relevant to the Donnelly Homes AINR:

- Reversing the decline of North Trenton via stabilization and infill investment.
- Reimagining the future of Donnelly Homes as an integrated mixed-income, mixed-tenure community in North Trenton.
- Rebuilding wealth among North Trentonians through options for new rental and homeownership units throughout the neighborhood.
- Redesigning Martin Luther King Junior Boulevard as a lively main street.
- Stopping the spread of neighborhood blight.
- Strengthening and improving physical connections to major assets and amenities.
- Creating a physical environment that responds to healthy living.
- Increasing public safety through a coordinated approach on trust, collaboration, and physical investment.

The Trenton250 Master Plan outlines the following recommendations relevant to the Donnelly Homes AINR:

- All of Trenton’s neighborhoods will have no abandoned housing units, with vacancy rates equal to or better than those of Mercer County.
- Begin the process of identifying the condition of many of the vacant and abandoned properties to help the City and its housing partners decide which must be included in the Acquisition and Demolition Program.
- Prioritize investment framework to build stronger neighborhoods through stabilizing neighborhoods with high concentration of vacancy; strengthen neighborhoods at risk of decline; and prioritize investment in neighborhoods with catalytic potential.
- Continue to provide affordable housing that meets the needs of Trentonians.
- Pertaining to the Donnelly Homes study area, protect the neighborhood from decline and promote growth in the housing market; respond to threats to neighborhood stability; and make incremental improvements that will drive increased property value.

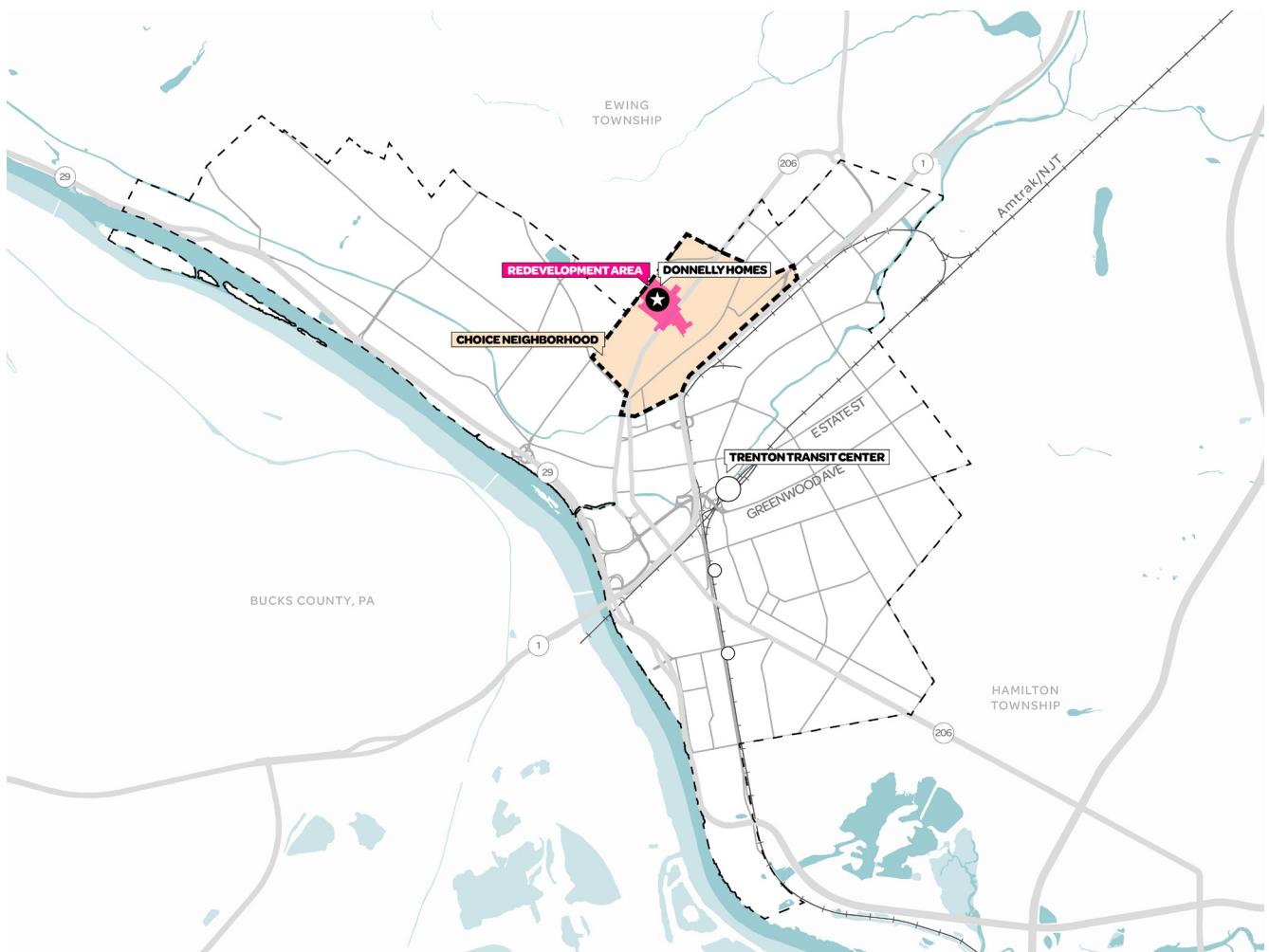
THE DONNELLY HOMES STUDY AREA IS PRIME FOR REDEVELOPMENT AND SUPPORTS THE NORTH TRENTON/BATTLE MONUMENT CHOICE NEIGHBORHOODS PLAN AND THE TRENTON250 MASTER PLAN GOALS.

OBJECTIVES OF THE AINR REPORT

The purpose of this report is to designate the Donnelly Homes study area as Area In Need of Redevelopment to encourage and assist on the redevelopment of the area consistent with the goals listed above through sound planning practices to ensure residents of the community are empowered to improve their quality of life and environment as a result of a redevelopment plan.

▼ **FIGURE 1. A VISION FOR THE FUTURE OF
DONNELLY HOMES AND MLK BOULEVARD**





▲ **FIGURE 2. STUDY AREA IN RELATION TO THE CITY OF TRENTON**

BACKGROUND & CONTEXT

A city built on its long history that mirrors national and regional stories, Trenton was a thriving center for manufacturing since the 19th century. The establishment of the trolley downtown set the stage for residential growth, expanding to the northern areas of Trenton and giving the neighborhood its characteristic mix of housing styles and setting the stage for a variety of Black social, cultural, and educational institutions. As part of this new growth, Donnelly Homes is built in 1939.

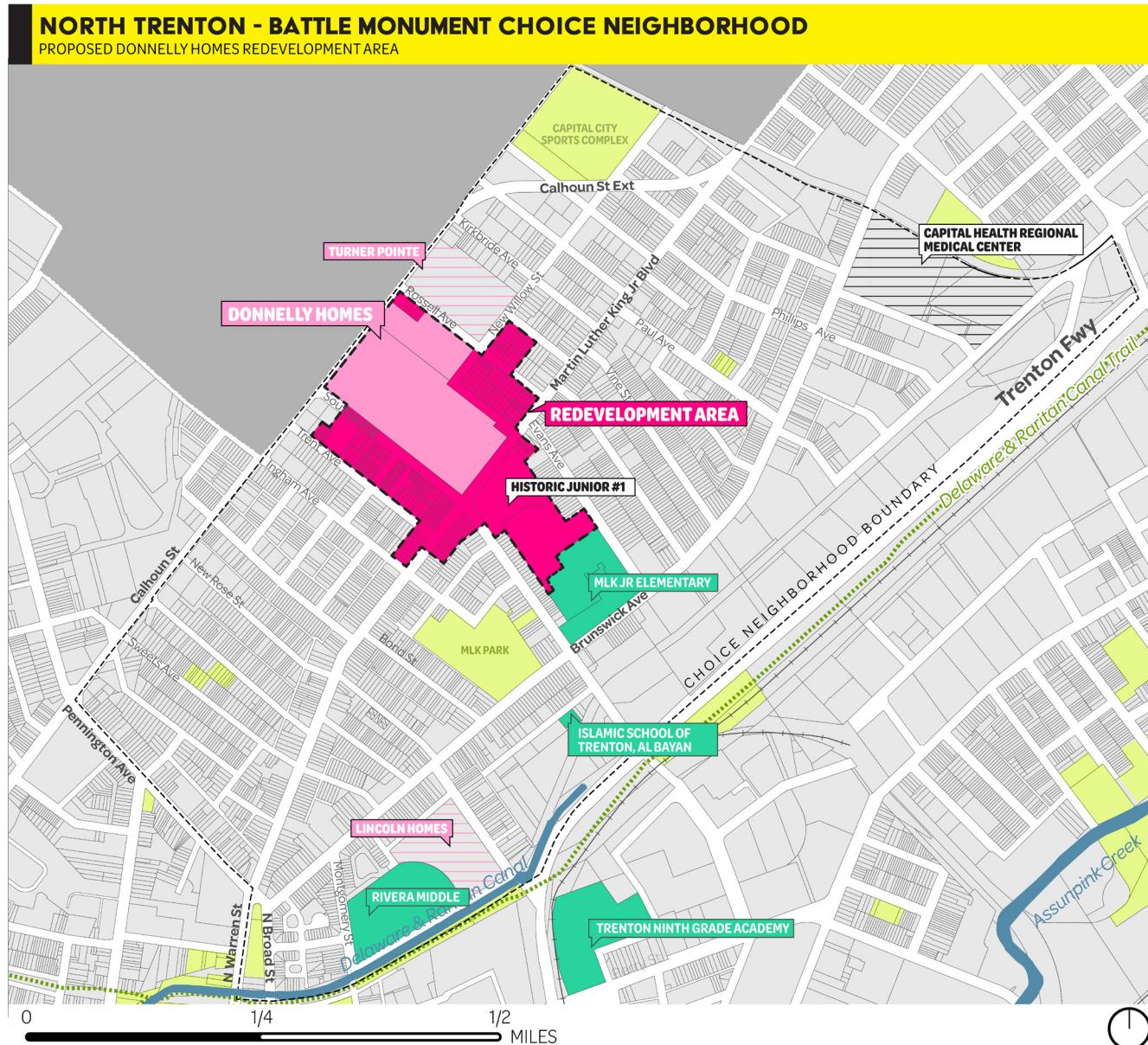
As most U.S. cities, Trenton was shaken by civic uprisings following the assassination of Martin Luther King Jr. The heaviest damage and long-term disinvestment fell on North Ward's Battle Monument neighborhood and downtown Trenton. The civic uprisings in the 1960s highlighted the suffering of Black residents as they worked to find stability, safety, and opportunity in the changing economic and social order.

During this era, North Trenton continues to face challenges. Declining property values, widespread property deterioration and vacancies are hindering the ability of its residents to access basic services and impacts the quality of life and opportunities for economic vitality and a safe environment.

LOCATION

The Donnelly Homes study area encompasses 35.5 acres and is located in Trenton's North Ward. Defined as U.S. Census Tract 17, the study area is bounded by Calhoun Street, Block 8604 Lot 29, and Block 8604 Lot 25 to the north; Trent Avenue and the rear property line of the west parcels of Martin Luther King Jr Boulevard to the west; the rear property line of the south east parcels of Martin Luther King Jr Boulevard, Southard Street, and Historic Junior One properties to the south; and the east property line of the Historic Junior One properties, Beakes Street, and Rossell Avenue to the east.

The Donnelly Homes study area is located within a 15-20 minute walk from downtown Trenton and it is served by 3 bus routes with most residents within a 5-min walk from a bus stop. Martin Luther King Jr. Boulevard and Calhoun Streets provide easy car access north-south. Within the larger neighborhood footprint residents can easily access parks and open spaces, including MLK Park and Capital City Sports Complex, educational facilities such as MLK Jr. Elementary and Rivera Middle School, and Capital Health Regional Medical Healthcare for healthcare services.



^ FIGURE 3. STUDY AREA IN RELATION WITH NORTH TRENTON

PROJECT AREA PARCELS

MARTIN LUTHER KING JR BLV		
Address	Block	Lot
722 MARTIN LUTHER KING JR BLV	8502	1
704 MARTIN LUTHER KING JR BLV	8502	10
702 MARTIN LUTHER KING JR BLV	8502	11
700 MARTIN LUTHER KING JR BLV	8502	12
698 MARTIN LUTHER KING JR BLV	8502	13
696 MARTIN LUTHER KING JR BLV	8502	14
720 MARTIN LUTHER KING JR BLV	8502	2
718 MARTIN LUTHER KING JR BLV	8502	3
716 MARTIN LUTHER KING JR BLV	8502	4
714 MARTIN LUTHER KING JR BLV	8502	5
712 MARTIN LUTHER KING JR BLV	8502	6
710 MARTIN LUTHER KING JR BLV	8502	7
708 MARTIN LUTHER KING JR BLV	8502	8
706 MARTIN LUTHER KING JR BLV	8502	9
829 MARTIN LUTHER KING JR BLV	8601	1
717 MARTIN LUTHER KING JR BLV	8602	1
699 MARTIN LUTHER KING JR BLV	8602	10
697 MARTIN LUTHER KING JR BLV	8602	11
695 MARTIN LUTHER KING JR BLV	8602	12
693 MARTIN LUTHER KING JR BLV	8602	13
691 MARTIN LUTHER KING JR BLV	8602	14
715 MARTIN LUTHER KING JR BLV	8602	2

713 MARTIN LUTHER KING JR BLV	8602	3
711 MARTIN LUTHER KING JR BLV	8602	4
709 MARTIN LUTHER KING JR BLV	8602	5
707 MARTIN LUTHER KING JR BLV	8602	6
705 MARTIN LUTHER KING JR BLV	8602	7
703 MARTIN LUTHER KING JR BLV	8602	8
701 MARTIN LUTHER KING JR BLV	8602	9
689 MARTIN LUTHER KING JR BLV	8603	1
687 MARTIN LUTHER KING JR BLV	8603	2
685 MARTIN LUTHER KING JR BLV	8603	3
685 MARTIN LUTHER KING JR BLV	8603	4
683 MARTIN LUTHER KING JR BLV	8603	5
683 MARTIN LUTHER KING JR BLV	8603	6
681 MARTIN LUTHER KING JR BLV	8603	7
679 MARTIN LUTHER KING JR BLV	8603	8
929 MARTIN LUTHER KING JR BLV	8703	1
905 MARTIN LUTHER KING JR BLV	8703	10
903 MARTIN LUTHER KING JR BLV	8703	11
901 MARTIN LUTHER KING JR BLV	8703	12
927 MARTIN LUTHER KING JR BLV	8703	2
923 MARTIN LUTHER KING JR BLV	8703	3
919 MARTIN LUTHER KING JR BLV	8703	4
917 MARTIN LUTHER KING JR BLV	8703	5
915 MARTIN LUTHER KING JR BLV	8703	6

913 MARTIN LUTHER KING JR BLV	8703	7
911 MARTIN LUTHER KING JR BLV	8703	8
905 MARTIN LUTHER KING JR BLV	8703	9
800 MARTIN LUTHER KING JR BLV	8903	35.01
800-REAR MARTIN LUTHER KING JR BLV	8903	35.02
820 MARTIN LUTHER KING JR BLV	8903	36
822 MARTIN LUTHER KING JR BLV	8903	37
824 MARTIN LUTHER KING JR BLV	8903	38
824 MARTIN LUTHER KING JR BLV	8903	39

N WILLOW ST

Address	Block	Lot
644 N WILLOW ST	8602.01	1
642 N WILLOW ST	8602.01	2
648 N WILLOW ST	8602.02	3
646 N WILLOW ST	8602.02	4
652 N WILLOW ST	8602.03	5
650 N WILLOW ST	8602.03	6
656 N WILLOW ST	8602.04	7
654 N WILLOW ST	8602.04	8
658 N WILLOW ST	8602.05	10
660 N WILLOW ST	8602.05	9
664 N WILLOW ST	8602.06	11
662 N WILLOW ST	8602.06	12
642-64 N WILLOW ST	8602	24
661 N WILLOW ST	8604	1
641 N WILLOW ST	8604	10
639 N WILLOW ST	8604	11
637 N WILLOW ST	8604	12
635 N WILLOW ST	8604	13
633 N WILLOW ST	8604	14
659 N WILLOW ST	8604	2
657 N WILLOW ST	8604	3

655 N WILLOW ST	8604	4
653 N WILLOW ST	8604	5
653 N WILLOW ST	8604	6
647 N WILLOW ST	8604	7
645 N WILLOW ST	8604	8
643 N WILLOW ST	8604	9
1002 N WILLOW ST	8702	15
1006 N WILLOW ST	8702	16
1008 N WILLOW ST	8702	17
1010 N WILLOW ST	8702	18
1012 N WILLOW ST	8702	19
N WILLOW ST	8702	20
1016 N WILLOW ST	8702	20.01
1028 N WILLOW ST	8702	21
1030 N WILLOW ST	8702	21.01
N WILLOW ST	8703	22
N WILLOW ST	8703	23
N WILLOW ST	8703	24
918-920 N WILLOW ST	8703	25
918-920 N WILLOW ST	8703	26
926 N WILLOW ST	8703	27
926 N WILLOW ST	8703	29
928 N WILLOW ST	8703	30
930 N WILLOW ST	8703	31
932 N WILLOW ST	8703	32

SOUTHARD ST

Address	Block	Lot
900 SOUTHARD ST	8601	2
841 SOUTHARD ST	8602.07	13
843 SOUTHARD ST	8602.07	14
837 SOUTHARD ST	8602.08	15
839 SOUTHARD ST	8602.08	16
833 SOUTHARD ST	8602	25
831 SOUTHARD ST	8602	26
829 SOUTHARD ST	8602	27
827 SOUTHARD ST	8602	28

825 SOUTHARD ST	8602	29
823 SOUTHARD ST	8602	30
821 SOUTHARD ST	8602	31
819 SOUTHARD ST	8602	32
815 SOUTHARD ST	8602	33
813 SOUTHARD ST	8602	34
947 SOUTHARD ST	8604	20
925 SOUTHARD ST	8604	30
919 SOUTHARD ST	8604	31
917 SOUTHARD ST	8604	32
915 SOUTHARD ST	8604	33
913 SOUTHARD ST	8604	34
911 SOUTHARD ST	8604	35
900 SOUTHARD ST	8704	1

TRENT ST

Address	Block	Lot
12 TRENT ST	8602	15
TRENT ST	8602	16
26 TRENT ST	8602	17
26 TRENT ST	8602	18
26 TRENT ST	8602	19
TRENT ST	8602	20
36 TRENT ST	8602	21
36 TRENT ST	8602	22
38 TRENT ST	8602	23
TRENT ST	8604	15
TRENT ST	8604	16
112 TRENT ST	8604	17
TRENT ST	8604	18
TRENT ST	8604	19
TRENT ST	8604	19.01
146 TRENT ST	8604	21
148 TRENT ST	8604	22
150 TRENT ST	8604	23
152 TRENT ST	8604	24
TRENT ST	8604	25

ROSELL AVE

Address	Block	Lot
ROSELL AVE	8702	12
ROSELL AVE	8702	13
ROSELL AVE	8702	14
ROSELL AVE	8702	14.01
ROSELL AVE	8703	33
ROSELL AVE	8703	34
23 ROSSELL AVE	8703	35
21 ROSSELL AVE	8703	36
19 ROSSELL AVE	8703	37
17 ROSSELL AVE	8703	38
15 ROSSELL AVE	8703	39
13 ROSSELL AVE	8703	40
ROSELL AVE	8704	3
ROSELL AVE	8704	4
ROSELL AVE	8704	5
ROSELL AVE	8704	6

WILEY AVE

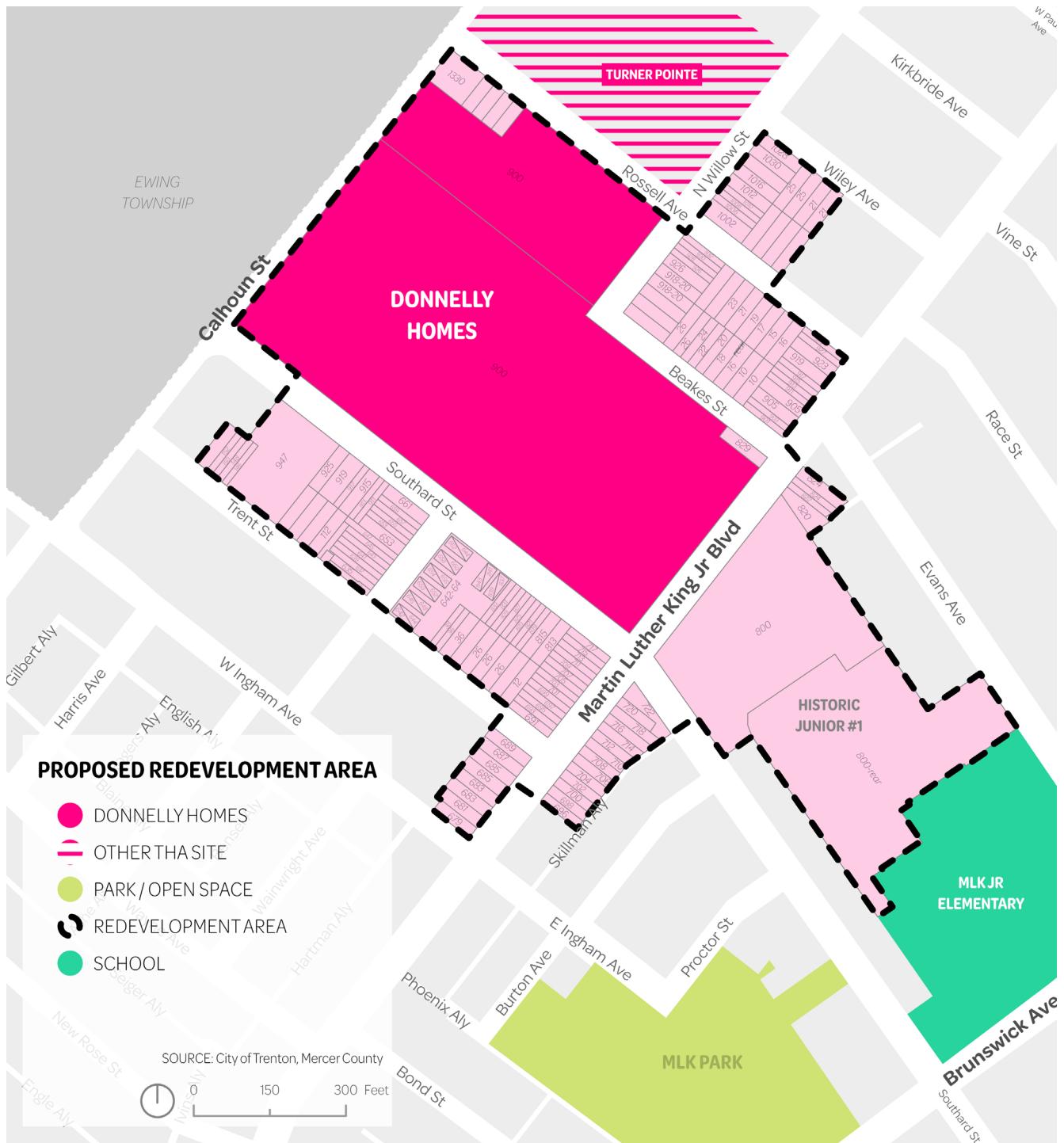
Address	Block	Lot
25 WILEY AVE	8702	22
25 WILEY AVE	8702	23
21 WILEY AVE	8702	24
21 WILEY AVE	8702	25

BEAKES ST

Address	Block	Lot
10 BEAKES ST	8703	13
10 BEAKES ST	8703	14
16 BEAKES ST	8703	15
BEAKES ST	8703	15.01
18 BEAKES ST	8703	16
20 BEAKES ST	8703	17
22 BEAKES ST	8703	18
24 BEAKES ST	8703	19
26 BEAKES ST	8703	20
26 BEAKES ST	8703	21

CALHOUN ST

Address	Block	Lot
1330 CALHOUN ST	8704	2



^ FIGURE 4. PARCELS WITHIN THE STUDY AREA

02/ STUDY AREA CONDITIONS

LAND USE ANALYSIS/PROVISIONS



▲ **FIGURE 5. VACANT LAND DATA ON 2013 GOOGLE EARTH AERIAL MAP**

PROPERTY VACANCY

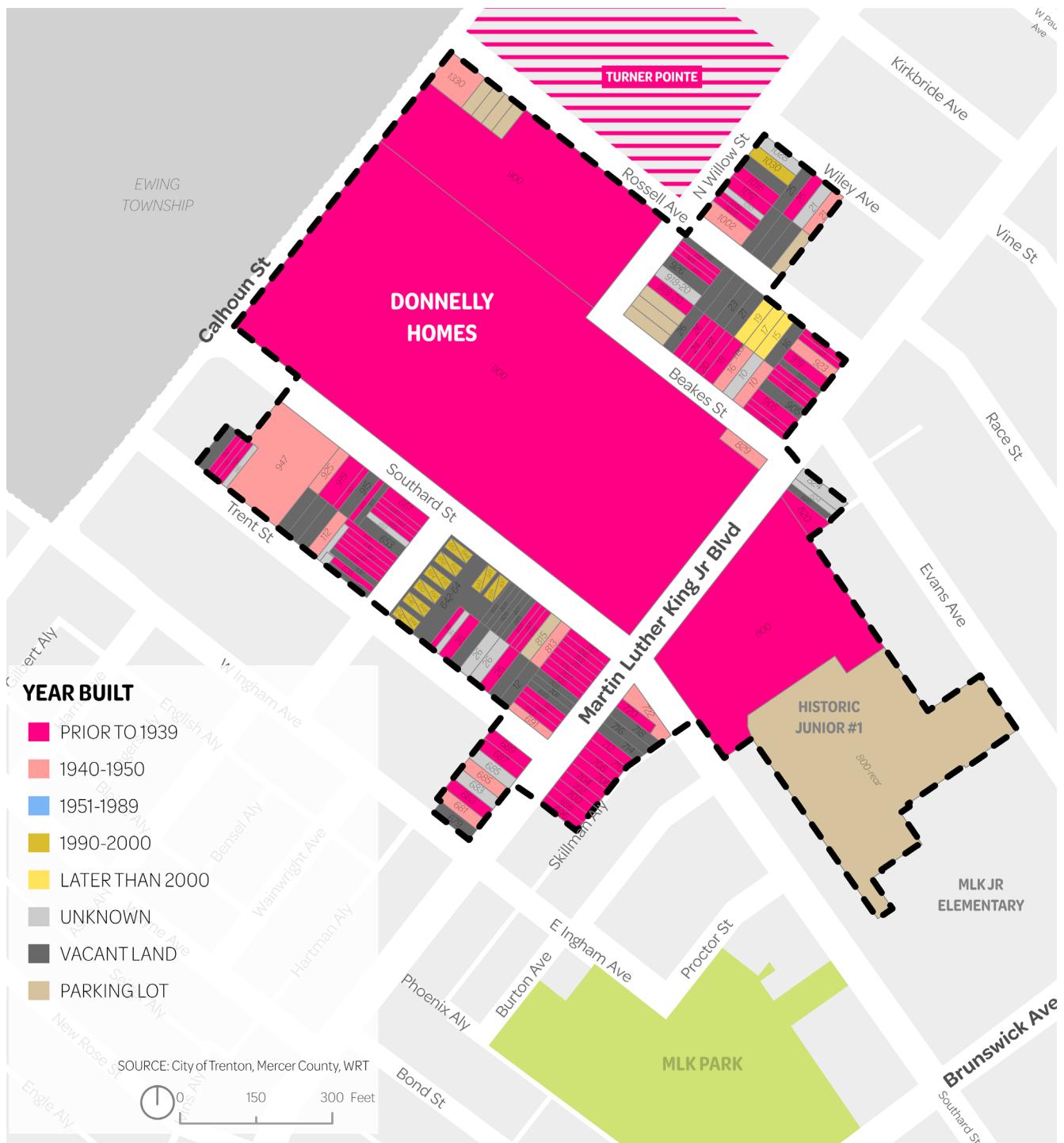
In May of 2023, WRT and THA conducted a field survey to verify property occupancy and building conditions. This survey supplements data recorded in the City of Trenton's database of building and property vacancy. The survey and abandoned properties database revealed that over 45% of all developable land within the study area is vacant or abandoned. Vacant housing in the City of Trenton is 14.5% and 7.5% within the State of New Jersey (U.S. Census Bureau. American Community Survey, 2021 American Community Survey 5-Year Estimates.)

Residential parcels represent the majority of vacant or abandoned parcels and buildings, indicative of the age of the housing stock (62.8% was built prior to 1939) and the lack of maintenance and investment. Areas of high vacancy are mainly residential.

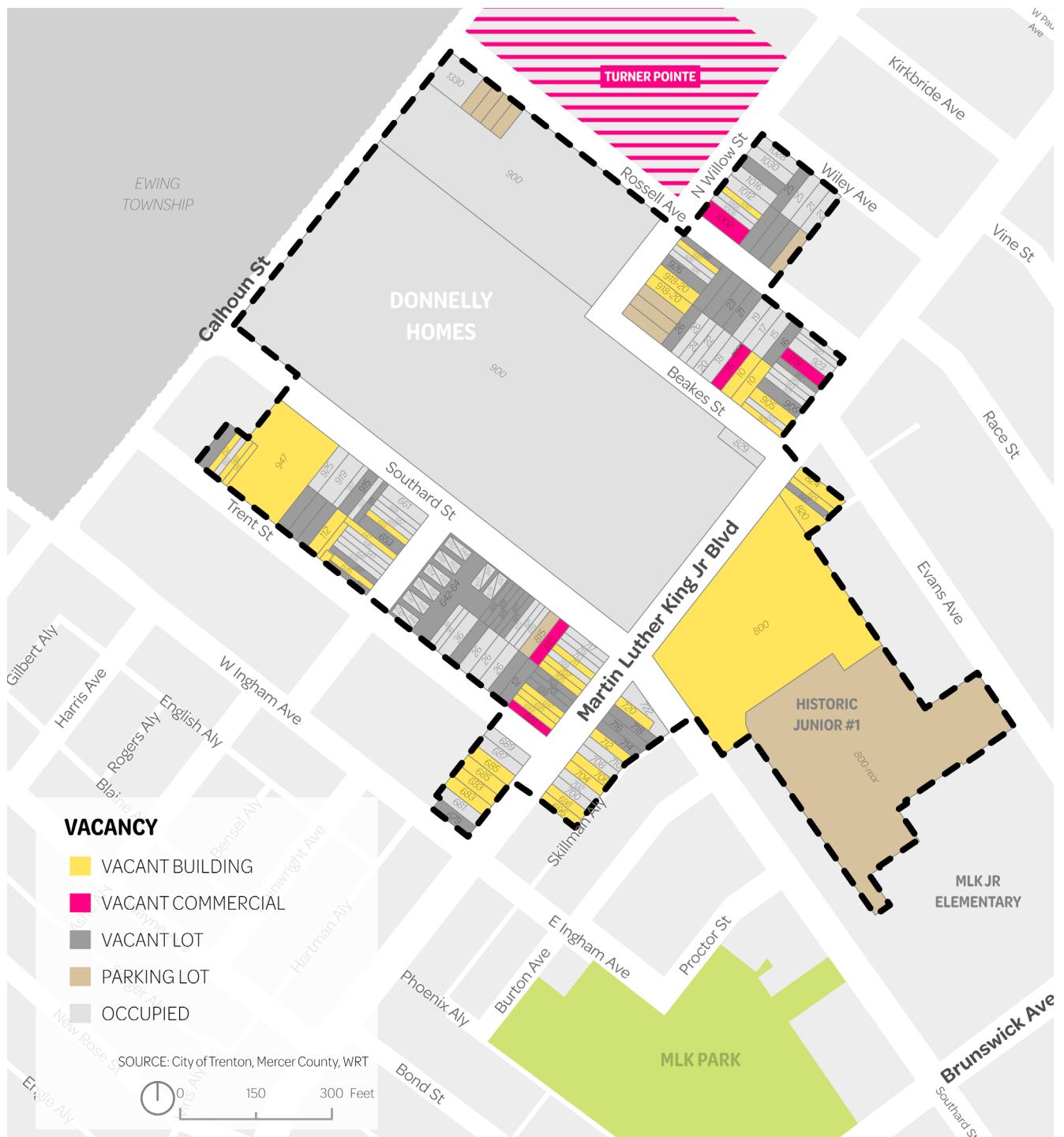
A comparison of privately-owned vacant land in the neighborhood from 2023 and 2013 show that there are numerous vacant parcels in the neighborhood that have remained so for a period of ten years prior to this study.



▲ **FIGURE 6. VACANT LAND DATA ON 2023 GOOGLE EARTH AERIAL MAP**



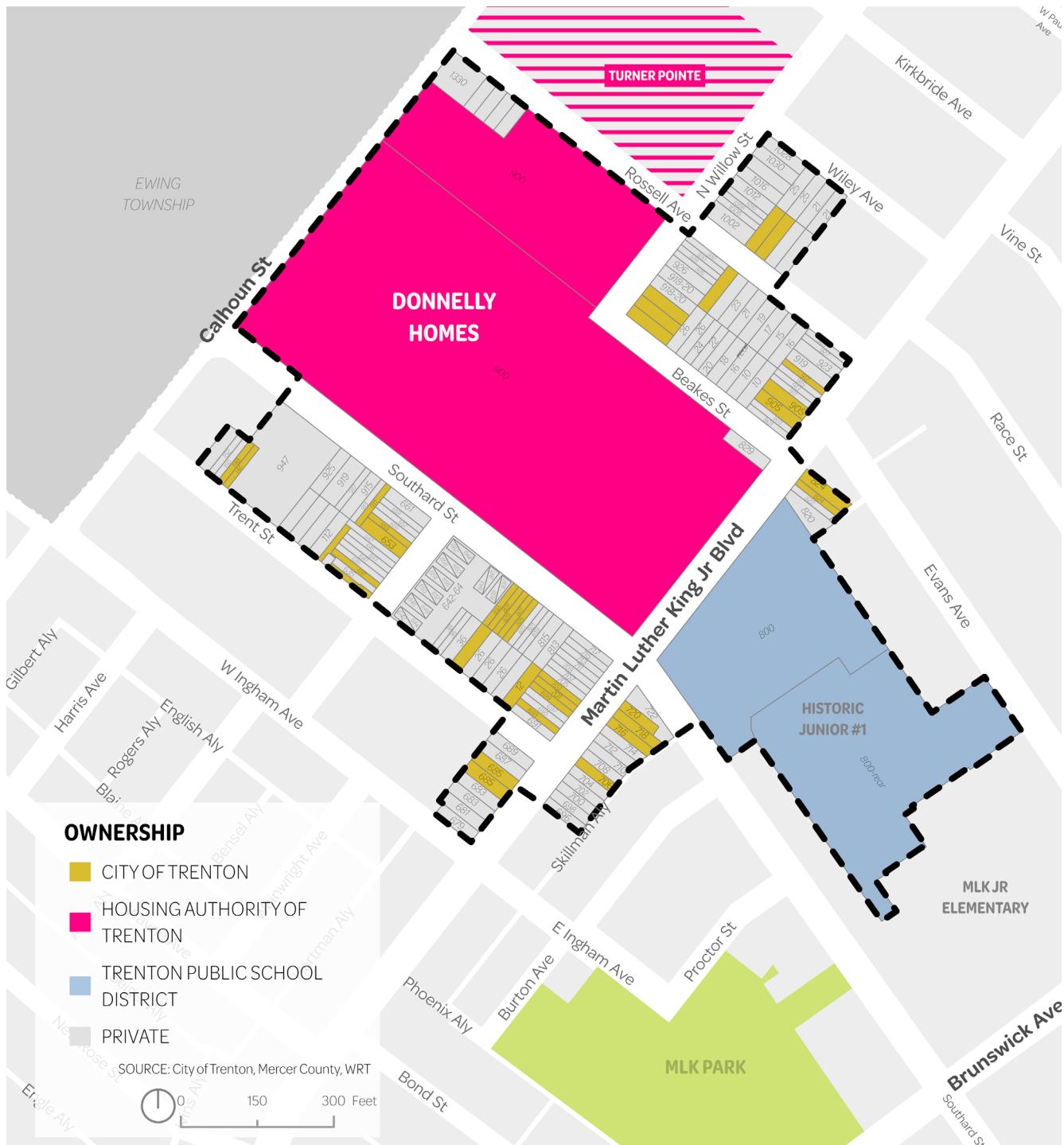
^ **FIGURE 7. AGE OF THE HOUSING STOCK IN THE STUDY AREA**



^ **FIGURE 8. VACANCY ON THE STUDY AREA**

PROPERTY OWNERSHIP

Private-owned parcels represent the majority of the properties within the Donnelly Homes study area. Largely comprised of small parcels, private lands account for almost 80% of the parcels in the study area. Areas with lower homeownership rate have high vacancy and rental properties. 20% of the parcels on the study area are of public ownership. Two prominent public parcels are Donnelly Homes and Junior One.



^ FIGURE 9. PROPERTY OWNERSHIP IN THE STUDY AREA

SOCIOECONOMIC DATA

Census and American Survey data (Mercer County, tract 17) from 2011, 2016, and 2021 indicate a decline in the socioeconomic health of the study area.

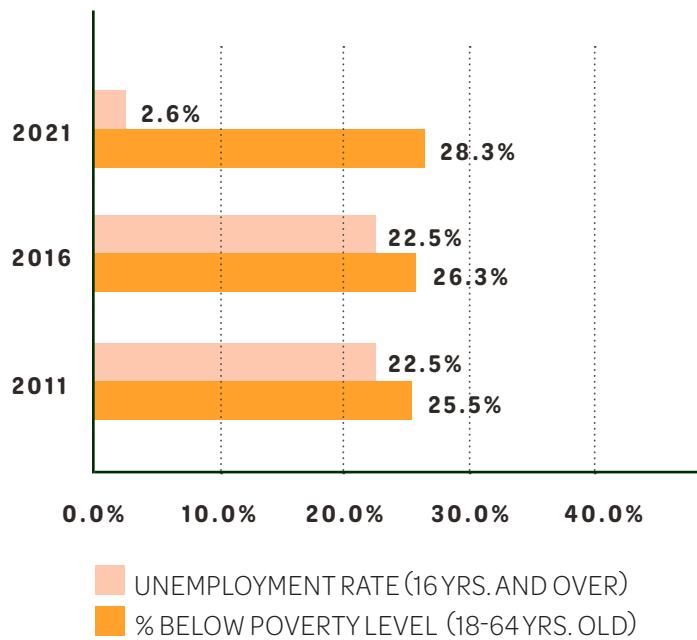
Population in the area declined by 6.8% from 2016 to 2021, in comparison to the City of Trenton which population increased by 7%.

Percentage of residents in the study area that who live below poverty level (28.3%) is higher than the percentage for the City of Trenton (23.1%) and has been consistently increasing since 2011. 53.1% of the population below poverty level was unemployed. Unemployment rate in the study area dramatically decreased between the years of 2016 and 2021, but 59% of renters are housing-cost burdened.

The owner-occupied housing accounts for 37.8% of the housing units in the study area, almost on par with the percentage of the City of Trenton. The median home value for owner-occupied units in the study area increased by 17% between 2016 and 2021, increasing from 2016 to 2021 with inflation, in contrast with the City of Trenton which home value decreased by 4.5%.

Analysis of the socioeconomic data in the study area shows that the trajectory of the overall neighborhood decline is becoming steeper in recent years, warranting major interventions to reverse decades of distress.

MERCER COUNTY TRACT 17			
	2011	2016	2021
Total Population	3,955	3,780	3,522
% Below Property Level(18-64yrs.old)	29.1%	26.3%	28.3%
Median Household Income	\$26,484	\$28,007	\$38,378
Unemployment rate	22.5%	22.5%	2.6%
Median Home Value	\$77,500	\$77,800	\$91,800



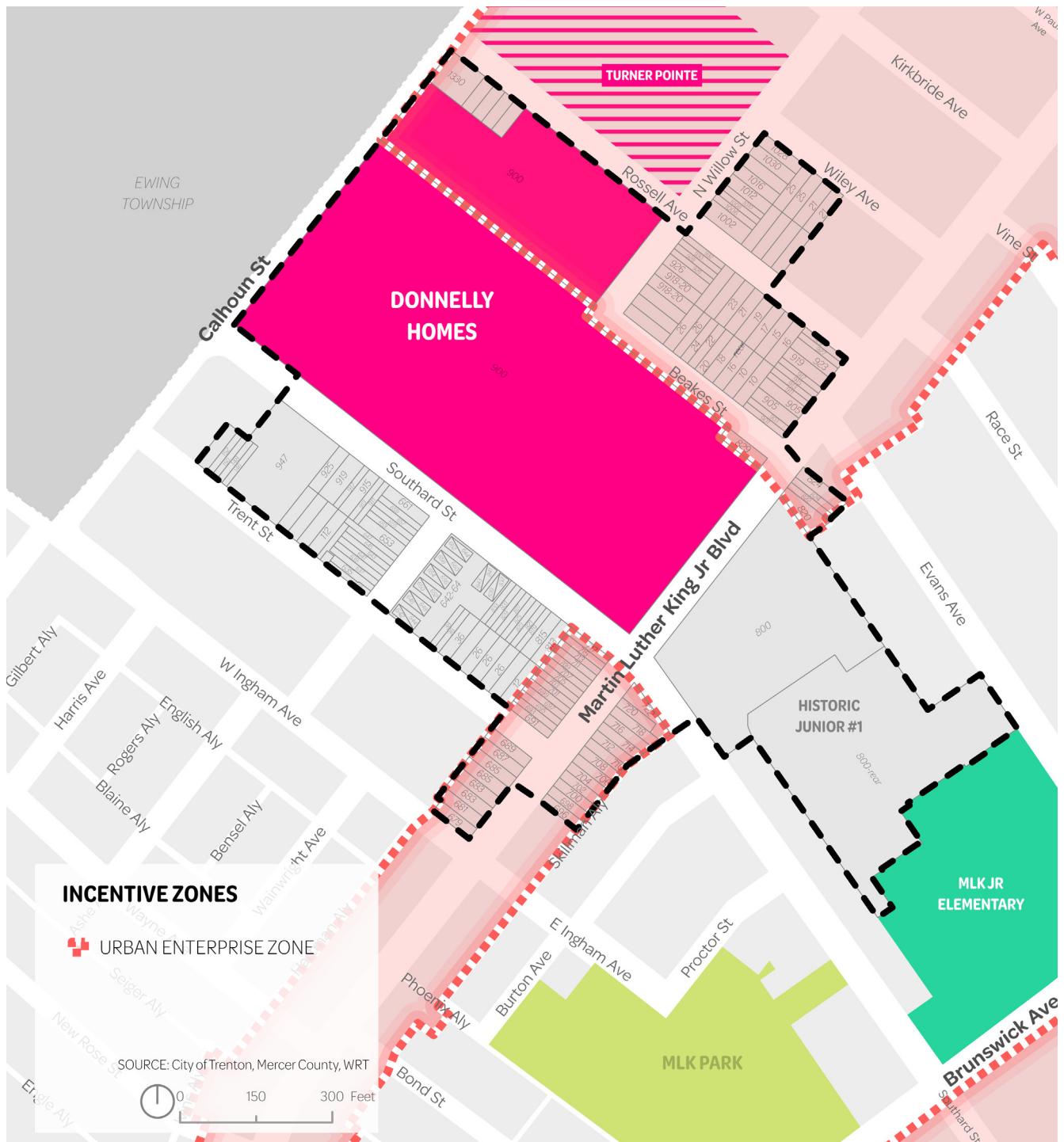
^ **FIGURE 10.**
UNEMPLOYMENT AND POVERTY RATES

CITY OF TRENTON	
2016	2021
84,065	90,458
24.9%	23.1%
\$31,592	\$41,715
13.4%	13.0%
\$86,500	\$95,400

URBAN ENTERPRISE ZONE

Part of the study area is within the Urban Enterprise Zone. Areas within this economic incentive area include parcels east of Beakes Street, and east and south parcels of Martin Luther King Jr Boulevard.

The Urban Enterprise Zone program was established in 1983 and the City of Trenton joined in 1986. Trenton has used Zone Assistance Funds, which provide a source of flexible revenue, to support economic development and gap funding. Funding for Zone Assistance Funds was restored in FY22 and should be considered for priority improvements within the Donnelly Homes study area.



^ FIGURE 12. CITY OF TRENTON URBAN ENTERPRISE ZONE IN RELATION TO THE STUDY AREA

ZONING ANALYSIS/ PROVISIONS

Zoning regulations describe permitted land uses within the study area. The City of Trenton designates the area as BB and RB. Below are the descriptions of the zoning categories that apply to the study area:

BB- BUSINESS B DISTRICT

Business BB Districts generally comprise retail and personal service shopping areas and are primarily designed for neighborhood shopping and business convenience.

► Permitted Uses

- » Principal buildings and other structures and uses permitted and prohibited therein shall be the same as for Business A Districts, except for the following uses which are prohibited in a Business A zoned district but shall be permitted in the Business B zoned district:
 - Surface parking lots.
 - Dance halls and skating rinks.
 - Bowling alleys.
 - Laundromats, self-service or with service attendants.
- » The following uses are specifically prohibited in this zone:
 - Any process of manufacture, assembly or treatment which is not clearly incidental to a retail business conducted on the premises, or which normally constitutes a nuisance by reason of odor, noise, dust or smoke, and any use prohibited in the industrial zone district.
 - Animal pounds and kennels.
 - Warehousing, lumber and outdoor storage yards.
 - Motor vehicle service stations, car washes and motor vehicle repair shops.
 - Drive through establishments.

- Billiard parlors and pool halls.
- Auto sales and services.
- Motels.
- Business establishments having more than three pinball machines or mechanical or electronic amusement devices, exclusive of City licensing or Alcoholic Beverage Control Board.
- Convenience food stores over 2,000 gross square feet.

► Conditional Uses

- » The following conditional uses shall be permitted in this zone:
 - Churches.
 - Clubhouse.
 - Funeral parlor.
 - Schools.
 - Health care facility.
 - Telecommunications facilities.

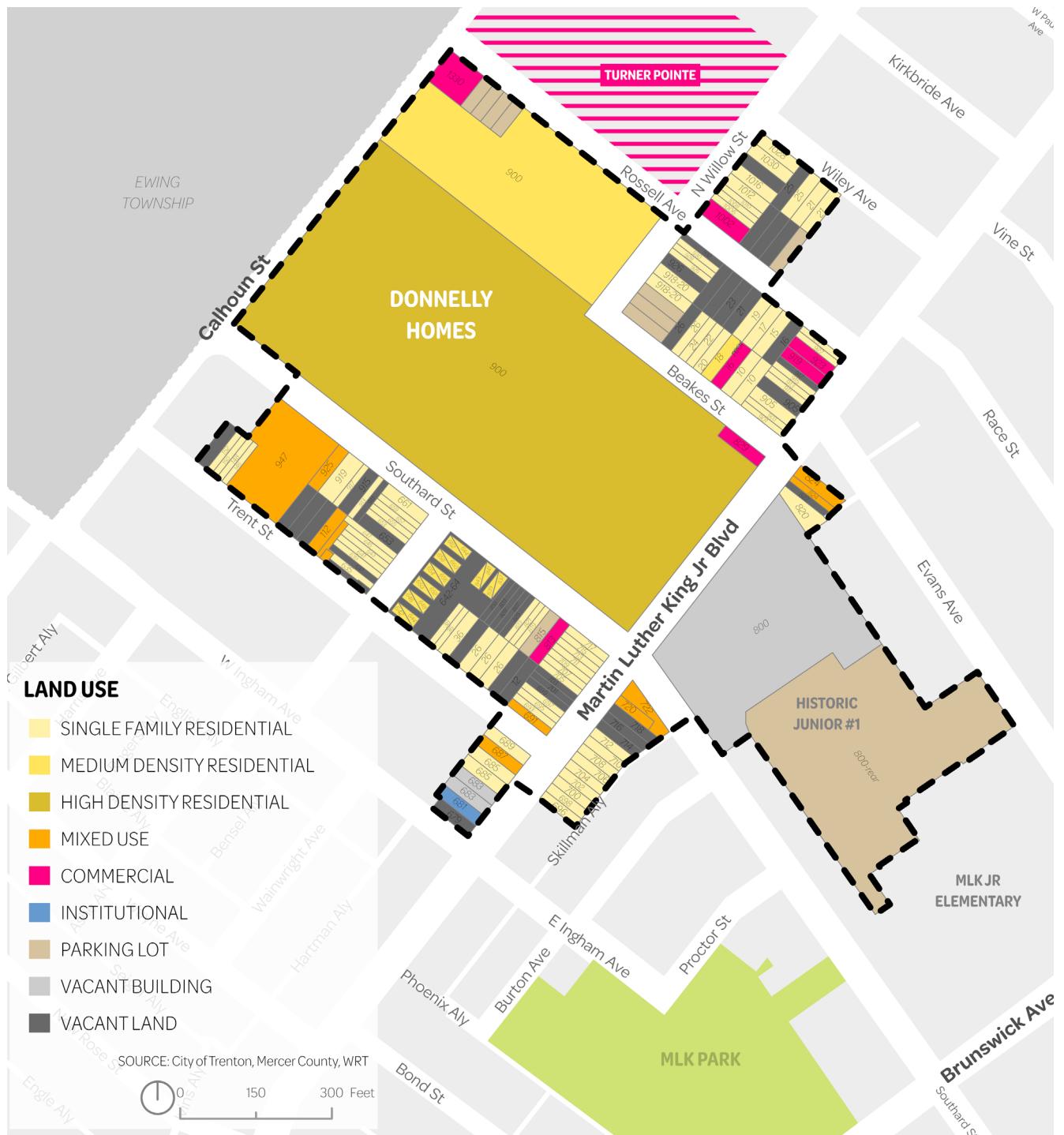
RB - RESIDENCE RB DISTRICT

► Permitted Uses

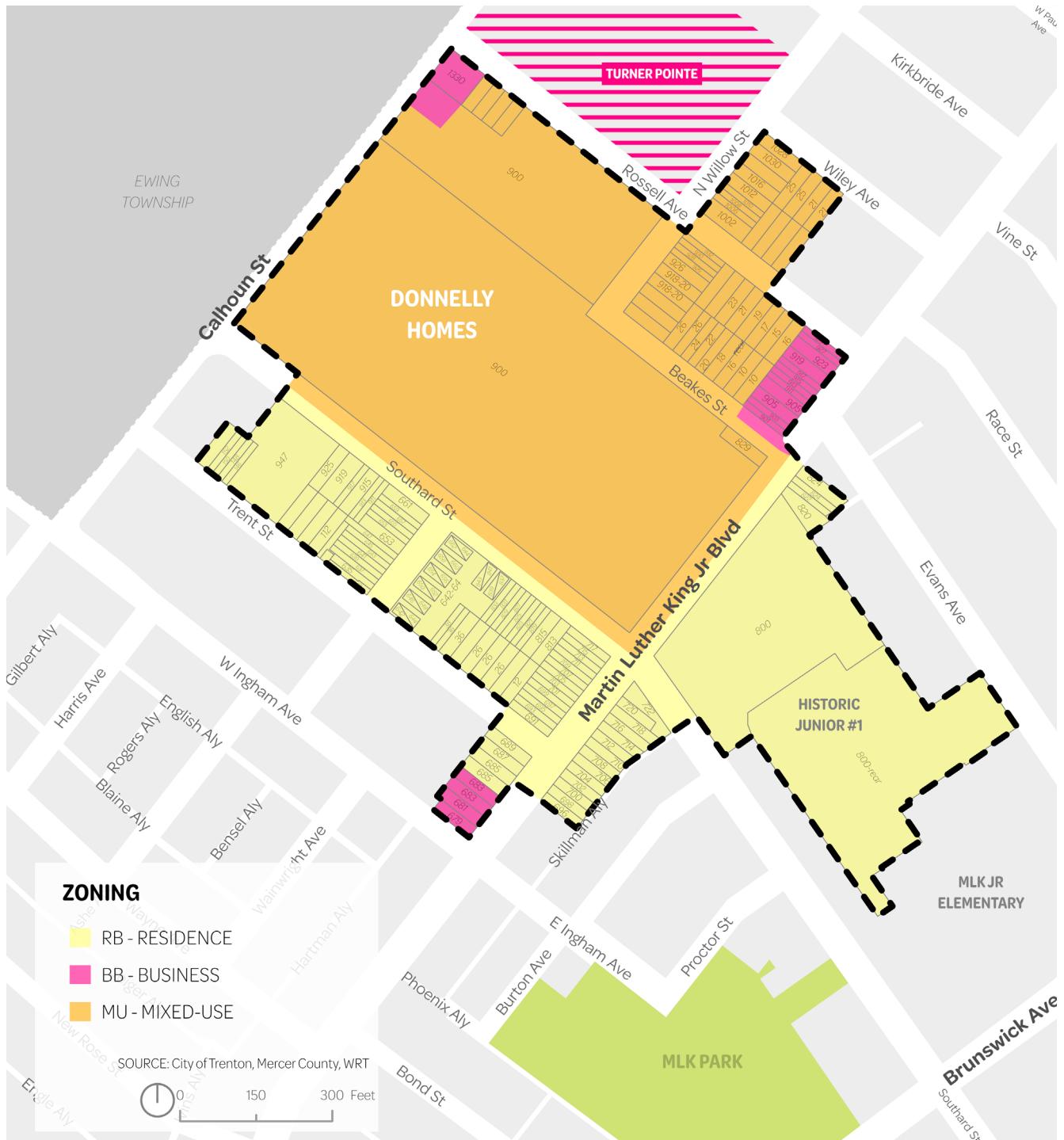
- » The following uses shall be permitted in this zone:
 - Detached single-family dwelling units.
 - Semidetached single-family dwelling units.
 - Row house dwelling units.

► Conditional Uses

- » The following conditional uses shall be permitted in this zone:
 - Public utility use.
 - Schools.
 - Churches.
 - Parking lot.
 - Day-care/Child care center.
 - Nursing home.



^ FIGURE 13. LAND USE IN THE STUDY AREA



^ FIGURE 14. LAND DEVELOPMENT ORDINANCE IN THE STUDY AREA

02/

STATUTORY CRITERIA



03/ PROVISIONS

PROVISIONS NECESSARY TO MEET AINR REQUIREMENTS

Any determination of an area in need of development must be pursuant to NJSA 40:12A as set forth in the Local Redevelopment and Housing Law. So that such a determination can be made, after investigation, notice, and proper hearing as provided in section 6 of P.L. 1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area at least one of the following conditions set out in the statute must be found to exist:

- » **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 so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- » **B. Abandoned Commercial and Industrial Buildings** (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 untenantable.
- » **C. Public and 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 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. 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.
- » **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 property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- » **F. Fire and Natural Disasters** (N.J.S.A. 40A:12A- 5.f) – Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- » **G. Urban Enterprise Zones** (N.J.S.A. 40A:12A-5.g) - In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c.303

(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:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). 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 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. Smart Growth Consistency**

(N.J.S.A. 40A:12A-5.h) – The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. (<http://nj.gov/state/planning/maps/smartgrowthareasmap.pdf>)



0/ DETERMINATION OF NEEDS

SUMMARY OF FINDINGS

PRIMARY DETERMINATIONS

This study determines specific parcels within the Donnelly Homes Area that meet the criteria for an Area in Need of Redevelopment pursuant of N.J.S.A. 40:12A set forth in the Local Redevelopment and Housing Law.

Primary determination is based on criterion A. Deterioration (N.J.S.A. 40:12A-5.a). Subject buildings are substandard – poor in quality as a result of either abandonment or poor maintenance. Observation of buildings exteriors also show dilapidation including one or more of the following characteristics: missing windows and/or doors, damaged and aged siding and/or brick, damaged and aged key building components – porches, eaves, soffits, gutters, leaders. The substandard and dilapidated nature of these buildings is conductive to unwholesome living conditions.

Primary determination is also based on criterion B. Abandoned Commercial and Industrial Buildings (N.J.S.A. 40A: 12A-5.b). Several buildings were once commercial, manufacturing, or industrial use, but are no longer serving that use. These buildings also appears abandoned and is being allowed to fall into so great a state of disrepair as to be untenantable.

Primary determination is also based on criterion C. Public and Vacant Land (N.J.S.A. 40A: 12A-5.c). Several properties are owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or they are private properties that are also unimproved vacant land that have remained so for a period of ten years prior this study, 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. These vacant private properties have remained vacant for over a decade due to lack of market demand primarily affected by general neighborhood decline.

Primary determination is also based on criterion D. Obsolete Layout and Design (N.J.S.A. 40A: 12A-5.d).

Factors that are detrimental to the safety, health, morals, or welfare of the community include the following:

- » Population decline.
- » Decline of socioeconomic indicators.
- » Inordinately high percentage of vacant units.
- » Inordinately high percentage of renter occupied units.
- » Absence of new construction on residential properties.
- » Measures to curb tax delinquency .
- » History of vacant land.

Additionally, housing stock in Donnelly Homes Area In Need of Redevelopment is predominantly over 80 years old and the typical lot is narrow (15-18 feet) with no side yards. These factors also contribute to the detriment of safety, health, morals, or welfare of the community.

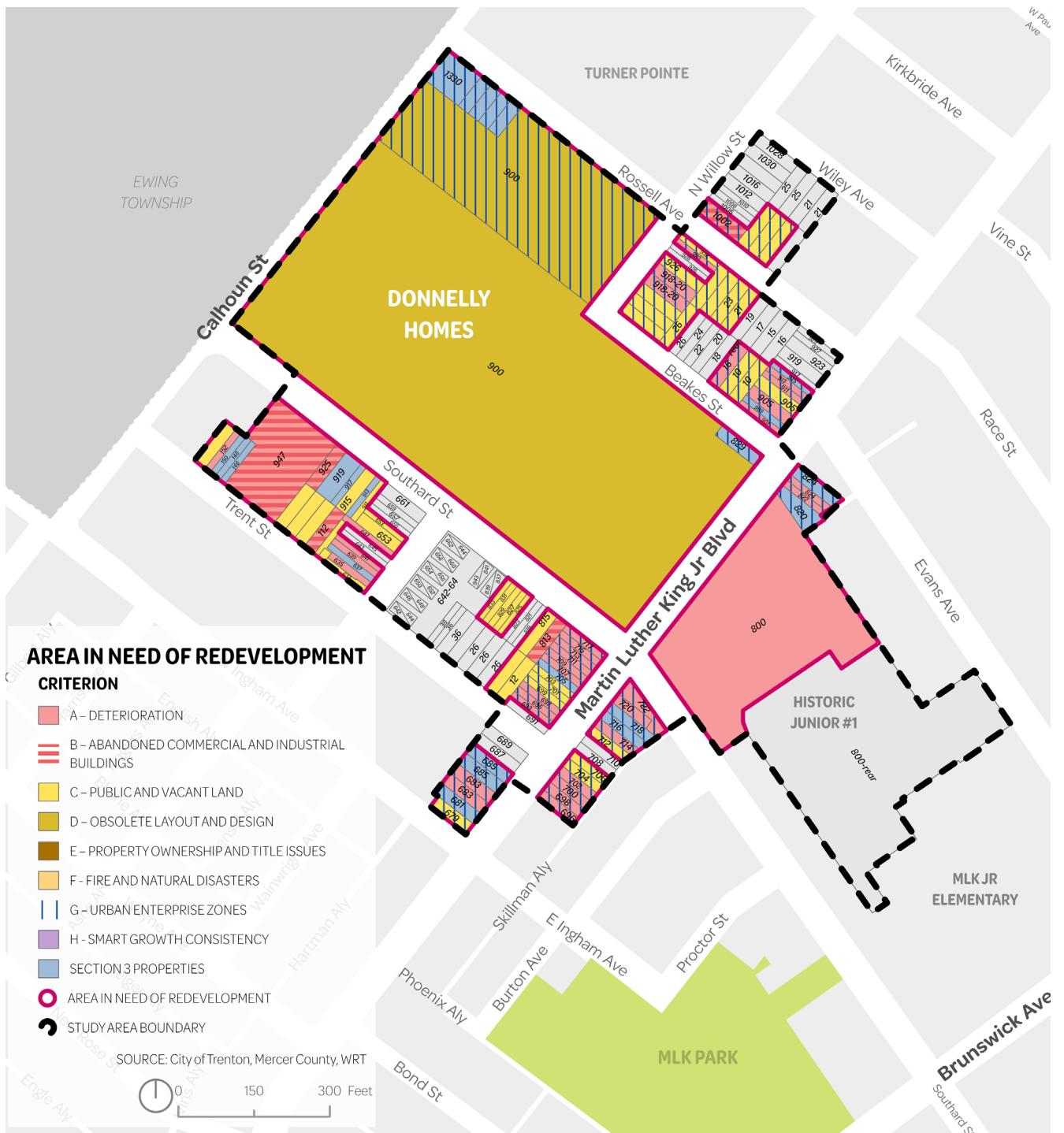
SECONDARY FINDINGS

The secondary criterion for this determination is based on criterion G. Urban Enterprise Zones (N.J.S.A. 40A:12A-5g). Some of the parcels that fall within the primary findings of A, B, and C also fall within the City of Trenton Urban Enterprise Zone.

Prompted by the New Jersey urban Enterprise Zone Act of 1983, parts of the City of Trenton were designated as an Urban Enterprise Zone in 1985. The UEZ program was created to revitalize distressed urban communities by fostering investment and creating private sector jobs.

Due to the fragmented nature of parcel findings under Criteria A, B and C, it is necessary to include several non-impacted “bridging” parcels to allow for future redevelopment to occur at a large enough scale to create meaningful revitalization.

For that purpose, determination is also based on section 3 properties (N.J.S.A. 40A:12A-3), which provides in part that “a redevelopment area may include land, buildings or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without a change in this condition, for the effective redevelopment of the area of which they are a part.”



^ FIGURE 15. FINDINGS OF THE STUDY

CONCLUSION

The findings of this study indicate that the part of the Donnelly Homes study area qualify for designation as an Area In Need of Redevelopment in accordance with N.J.S.A. 40A:12A. The parcels that meet the following criteria are found in need of redevelopment:

- ▶ Individual parcels meet criteria A, B, C, and/or D.
- ▶ Some of the parcels in the study area also meet criterion G. Urban Enterprise Zone.
- ▶ Section 3 properties, with the purpose of allowing future redevelopment to occur at a larger scale to create meaningful revitalization.

The Donnelly Homes Area In Need of Redevelopment Study recommends that the City of Trenton Planning Board and City Council, after public notice and hearings, make a determination that the following parcels within the Donnelly Homes study area are in need of redevelopment and should be designated as a Redevelopment Area. They are outlined in red on the corresponding map.



PARCELS IN NEED OF REDEVELOPMENT

MARTIN LUTHER KING JR BLV			
Address	Block	Lot	Criterion
722 MARTIN LUTHER KING JR BLV	8502	1	A and G
704 MARTIN LUTHER KING JR BLV	8502	10	C and G
702 MARTIN LUTHER KING JR BLV	8502	11	A and G
700 MARTIN LUTHER KING JR BLV	8502	12	A and G
698 MARTIN LUTHER KING JR BLV	8502	13	A and G
696 MARTIN LUTHER KING JR BLV	8502	14	A and G
720 MARTIN LUTHER KING JR BLV	8502	2	A and G
718 MARTIN LUTHER KING JR BLV	8502	3	Section 3 and G
716 MARTIN LUTHER KING JR BLV	8502	4	Section 3 and G
714 MARTIN LUTHER KING JR BLV	8502	5	A and G
712 MARTIN LUTHER KING JR BLV	8502	6	C and G
706 MARTIN LUTHER KING JR BLV	8502	9	C and G
829 MARTIN LUTHER KING JR BLV	8601	1	Section 3 and G
717 MARTIN LUTHER KING JR BLV	8602	1	A and G
699 MARTIN LUTHER KING JR BLV	8602	10	C and G
697 MARTIN LUTHER KING JR BLV	8602	11	A and G
695 MARTIN LUTHER KING JR BLV	8602	12	A and G
693 MARTIN LUTHER KING JR BLV	8602	13	A and G
715 MARTIN LUTHER KING JR BLV	8602	2	A and G
713 MARTIN LUTHER KING JR BLV	8602	3	A and G
711 MARTIN LUTHER KING JR BLV	8602	4	A and G
709 MARTIN LUTHER KING JR BLV	8602	5	A and G

707 MARTIN LUTHER KING JR BLV	8602	6	A and G
705 MARTIN LUTHER KING JR BLV	8602	7	Section 3 and G
703 MARTIN LUTHER KING JR BLV	8602	8	C and G
701 MARTIN LUTHER KING JR BLV	8602	9	C and G
685 MARTIN LUTHER KING JR BLV	8603	3	Section 3 and G
685 MARTIN LUTHER KING JR BLV	8603	4	Section 3 and G
683 MARTIN LUTHER KING JR BLV	8603	5	A and G
683 MARTIN LUTHER KING JR BLV	8603	6	A and G
681 MARTIN LUTHER KING JR BLV	8603	7	Section 3 and G
679 MARTIN LUTHER KING JR BLV	8603	8	C and G
905 MARTIN LUTHER KING JR BLV	8703	10	A and G
903 MARTIN LUTHER KING JR BLV	8703	11	Section 3 and G
901 MARTIN LUTHER KING JR BLV	8703	12	A and G
915 MARTIN LUTHER KING JR BLV	8703	6	Section 3 and G
913 MARTIN LUTHER KING JR BLV	8703	7	A and G
911 MARTIN LUTHER KING JR BLV	8703	8	A and G
905 MARTIN LUTHER KING JR BLV	8703	9	C and G
800 MARTIN LUTHER KING JR BLV	8903	35.01	A
820 MARTIN LUTHER KING JR BLV	8903	36	Section 3 and G
822 MARTIN LUTHER KING JR BLV	8903	37	A and G
824 MARTIN LUTHER KING JR BLV	8903	38	A and G
824 MARTIN LUTHER KING JR BLV	8903	39	Section 3 and G

N WILLOW ST			
Address	Block	Lot	Criterion
641 N WILLOW ST	8604	10	A
639 N WILLOW ST	8604	11	A
637 N WILLOW ST	8604	12	Section 3
635 N WILLOW ST	8604	13	A
633 N WILLOW ST	8604	14	C
653 N WILLOW ST	8604	5	C
653 N WILLOW ST	8604	6	C
647 N WILLOW ST	8604	7	A
1002 N WILLOW ST	8702	15	A, B, and G
N WILLOW ST	8703	22	C and G
N WILLOW ST	8703	23	C and G
N WILLOW ST	8703	24	C and G
918-920 N WILLOW ST	8703	25	A and G
918-920 N WILLOW ST	8703	26	A and G
926 N WILLOW ST	8703	27	C and G
930 N WILLOW ST	8703	31	A and G
932 N WILLOW ST	8703	32	C and G

SOUTHARD ST			
Address	Block	Lot	Criterion
900 SOUTHARD ST	8601	2	D
833 SOUTHARD ST	8602	25	C
831 SOUTHARD ST	8602	26	C
829 SOUTHARD ST	8602	27	C
827 SOUTHARD ST	8602	28	C
825 SOUTHARD ST	8602	29	C
815 SOUTHARD ST	8602	33	C
813 SOUTHARD ST	8602	34	A and B
947 SOUTHARD ST	8604	20	A and B
925 SOUTHARD ST	8604	30	A and B
919 SOUTHARD ST	8604	31	Section 3

917 SOUTHARD ST	8604	32	Section 3
915 SOUTHARD ST	8604	33	C
913 SOUTHARD ST	8604	34	Section 3
911 SOUTHARD ST	8604	35	C
900 SOUTHARD ST	8704	1	D and G

TRENT ST			
Address	Block	Lot	Criterion
12 TRENT ST	8602	15	C
TRENT ST	8602	16	C
TRENT ST	8604	15	C
TRENT ST	8604	16	C
112 TRENT ST	8604	17	A and B
TRENT ST	8604	18	C
TRENT ST	8604	19	C
TRENT ST	8604	19.01	C
146 TRENT ST	8604	21	Section 3
148 TRENT ST	8604	22	Section 3
150 TRENT ST	8604	23	Section 3
152 TRENT ST	8604	24	A
TRENT ST	8604	25	C

ROSSELL AVE			
Address	Block	Lot	Criterion
ROSELL AVE	8702	13	C and G
ROSELL AVE	8702	14	C and G
ROSELL AVE	8702	14.01	C and G
ROSELL AVE	8703	33	C and G
23 ROSSELL AVE	8703	35	C and G
21 ROSSELL AVE	8703	36	C and G
ROSELL AVE	8704	3	Section 3 and G
ROSELL AVE	8704	4	Section 3 and G

APPENDIX

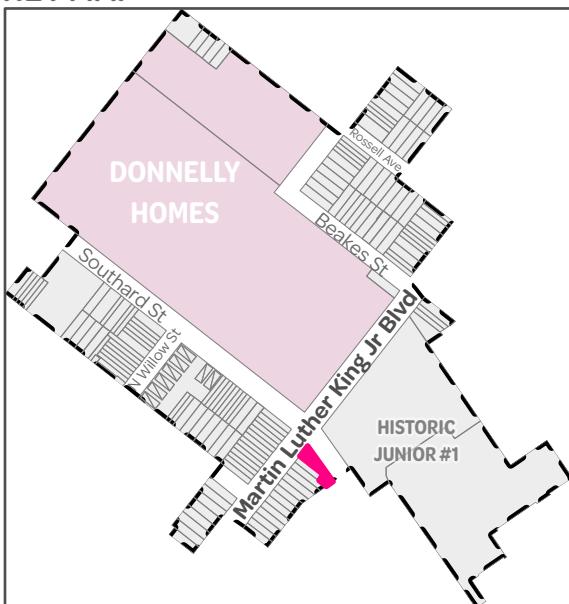
A/

STUDY AREA PARCEL FINDINGS





KEY MAP



CRITERION DESCRIPTION

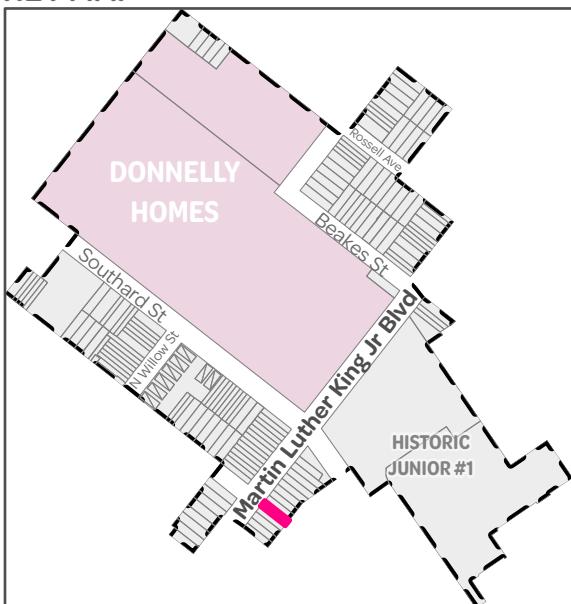
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Urban Enterprise Zones (UEZs) designated by New Jersey Urban Enterprise Zone Authority shall be considered sufficient for the determination that the area is in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions.

PARCEL RELATIONSHIP TO CRITERION:

The subject building is substandard – poor in quality as a result of either being abandoned or poorly maintained. Observation of the building's exterior also show dilapidation including one or more of the following characteristics: missing windows and/or doors, damaged and aged siding and/or brick, damaged and aged key building components – porches, eaves, soffits, gutters, leaders. The substandard and dilapidated nature of this building is conducive to unwholesome living conditions.

The designation of the parcel as criterion G is consistent with the designated Urban Enterprise Zone approved by the New Jersey Urban Enterprise Zone Authority.

**KEY MAP****CRITERION DESCRIPTION**

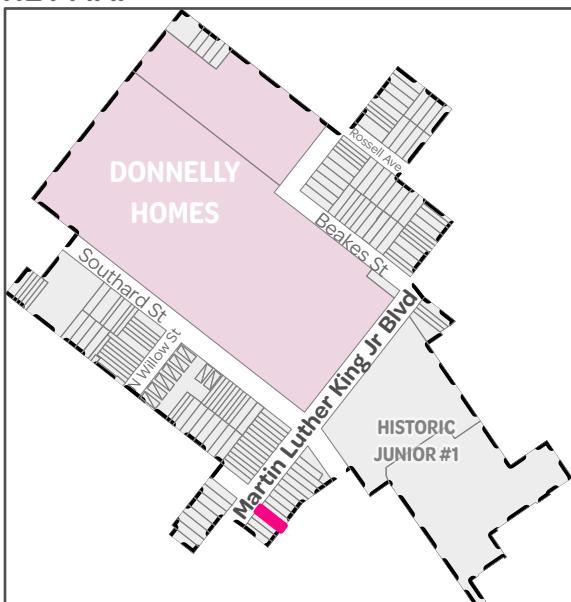
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Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason 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.

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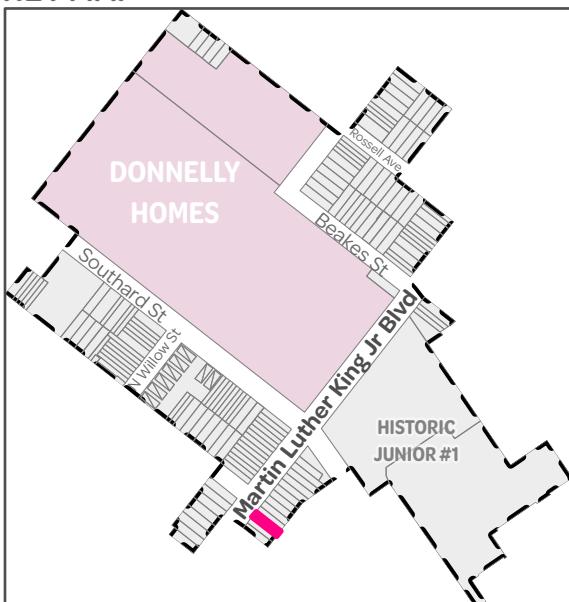
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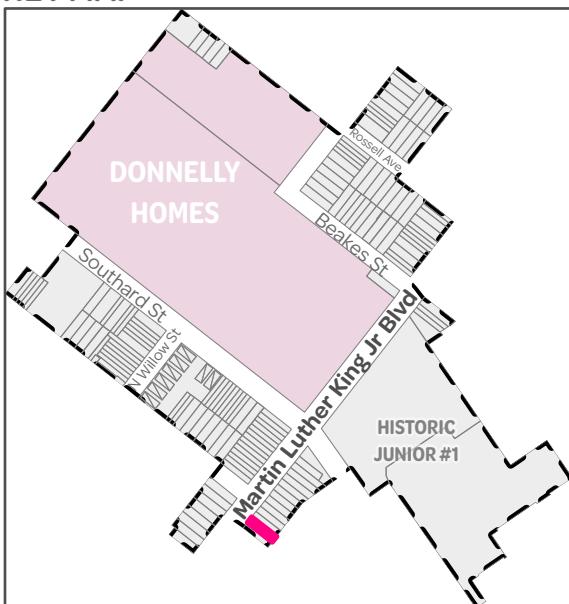
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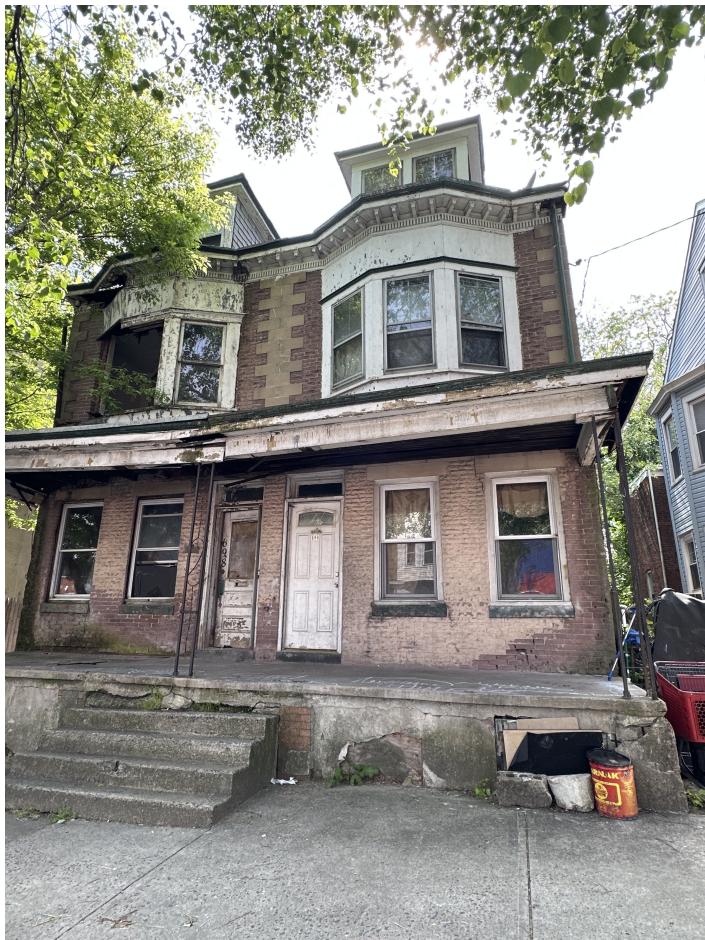
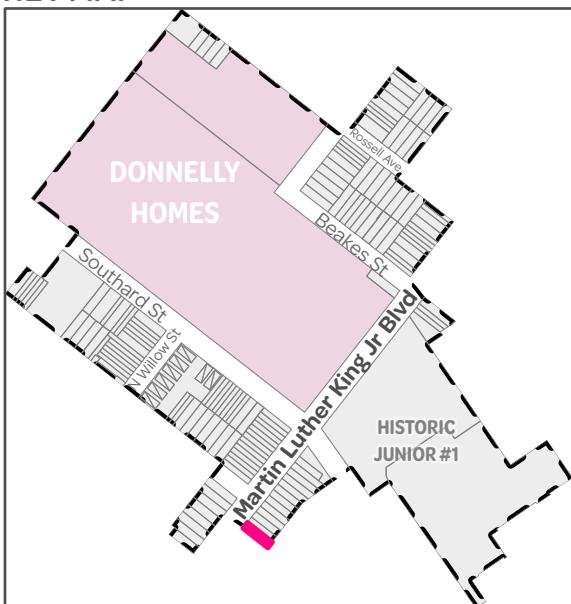
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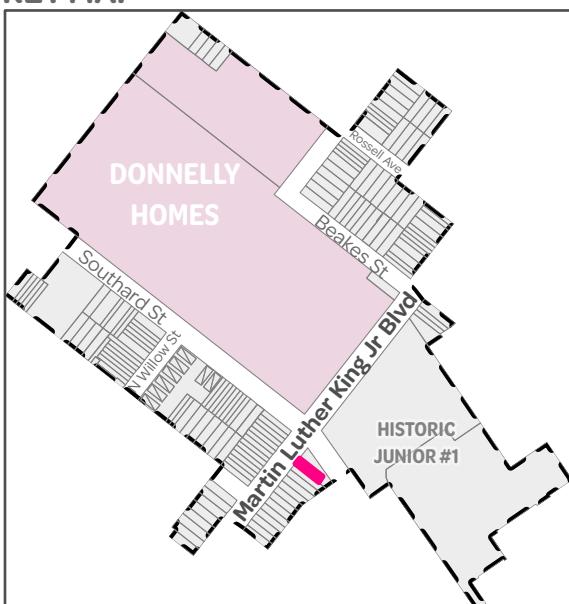
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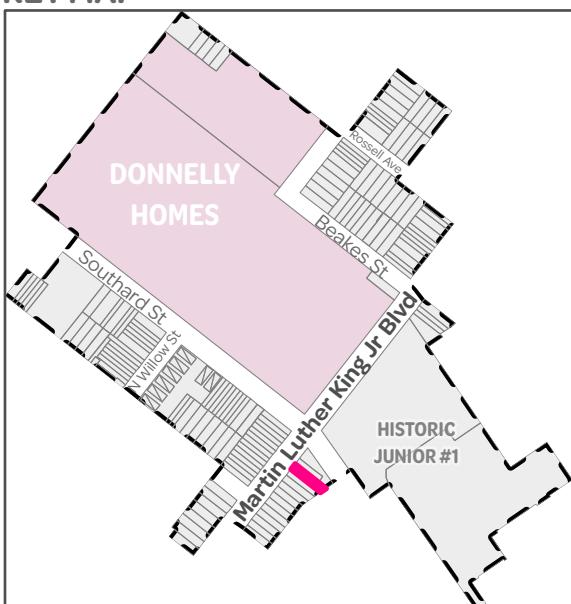
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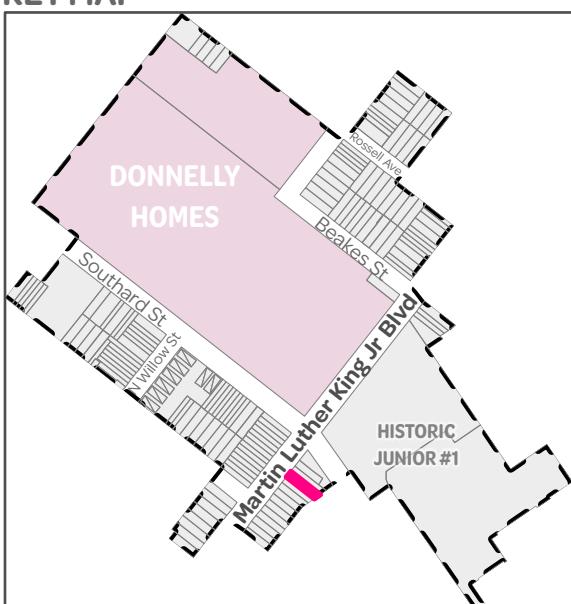
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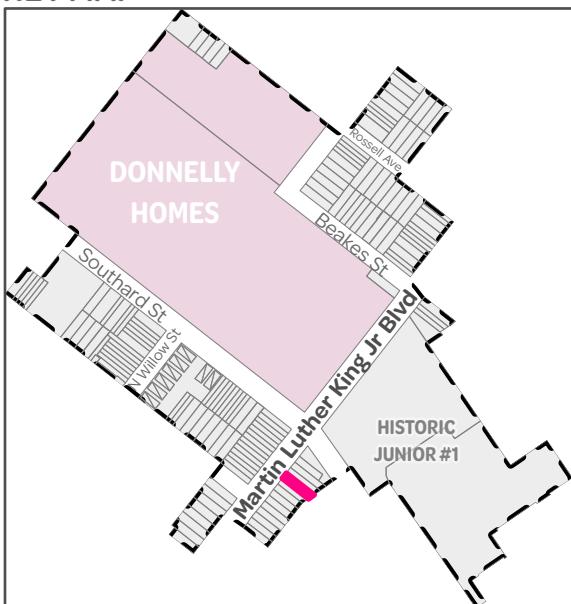
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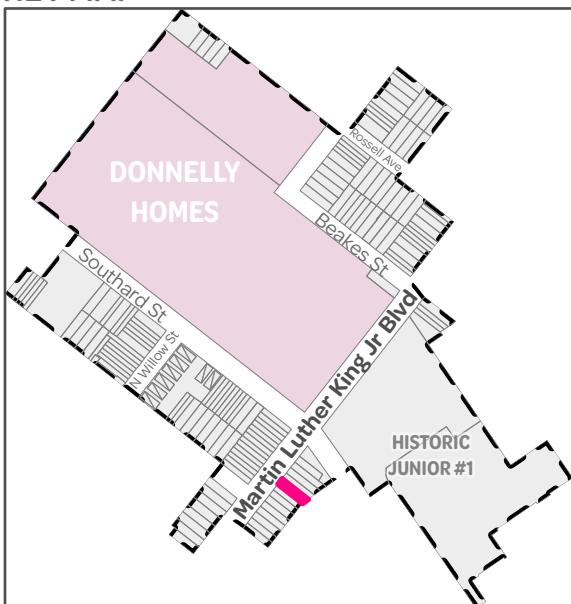
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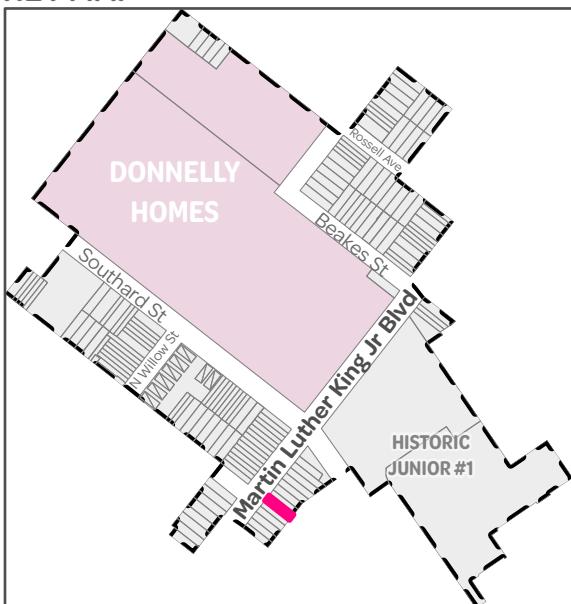
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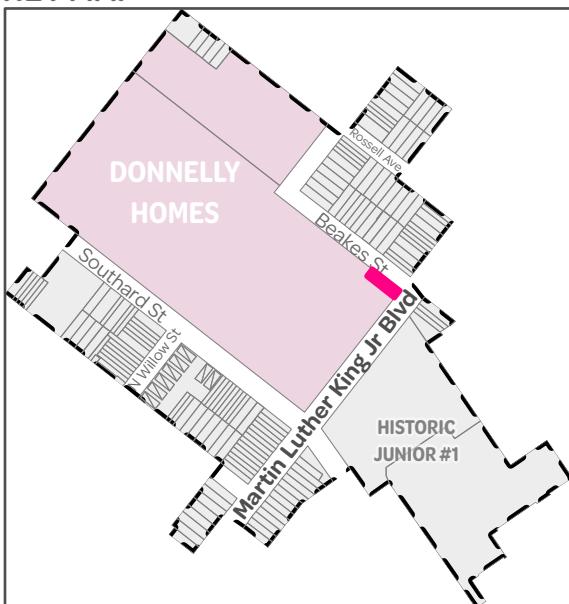
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KEY MAP



CRITERION DESCRIPTION

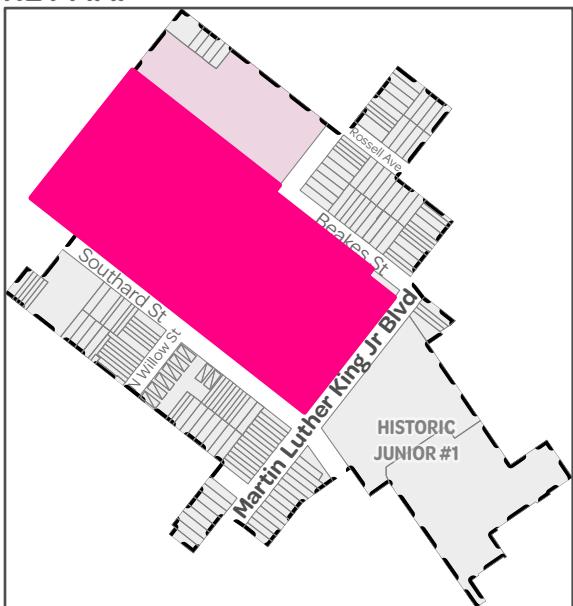
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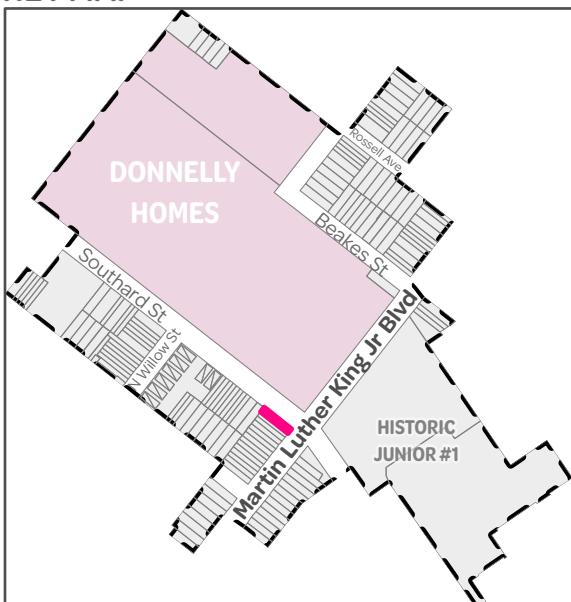
Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

PARCEL RELATIONSHIP TO CRITERION:

The development and its location, the relationship between the buildings and its surroundings constitute obsolete layout. The property is used in a manner inconsistent with modern land use planning standards and practices, and limits vehicular and pedestrian access to the surrounding built environment due to its layout.



KEY MAP



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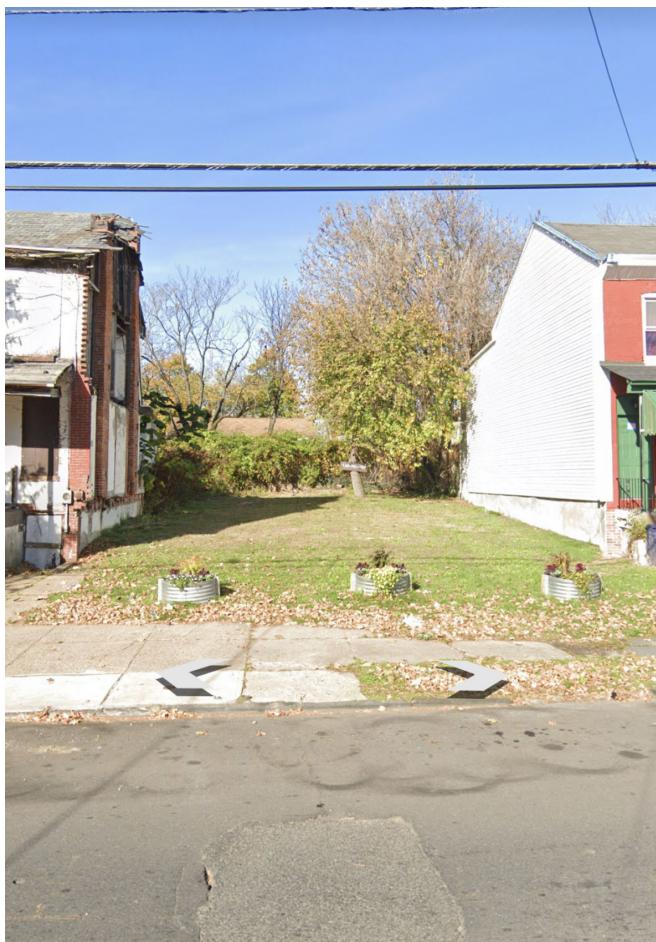
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Urban Enterprise Zones (UEZs) designated by New Jersey Urban Enterprise Zone Authority shall be considered sufficient for the determination that the area is in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions.

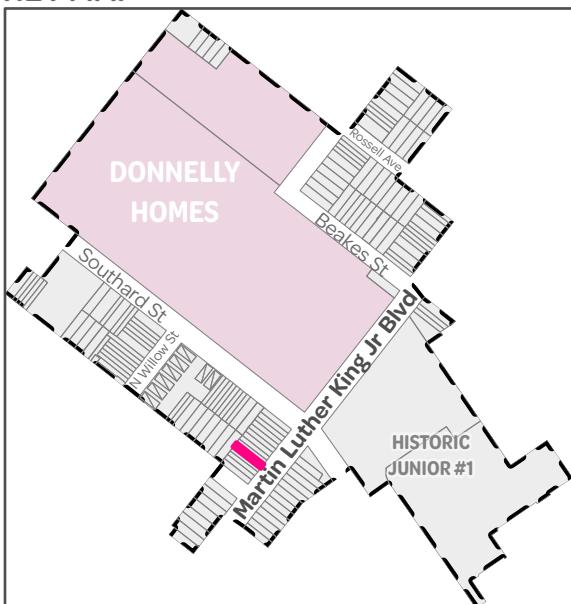
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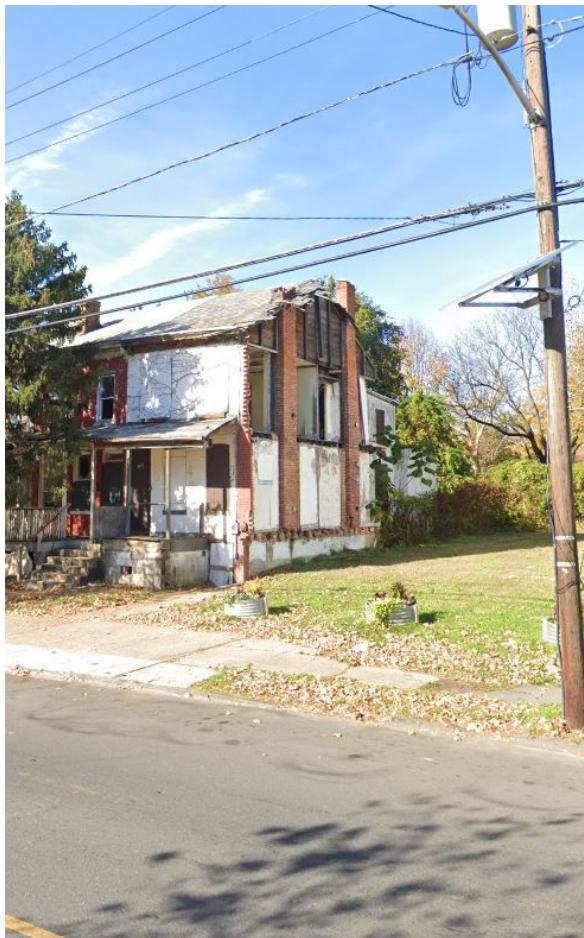
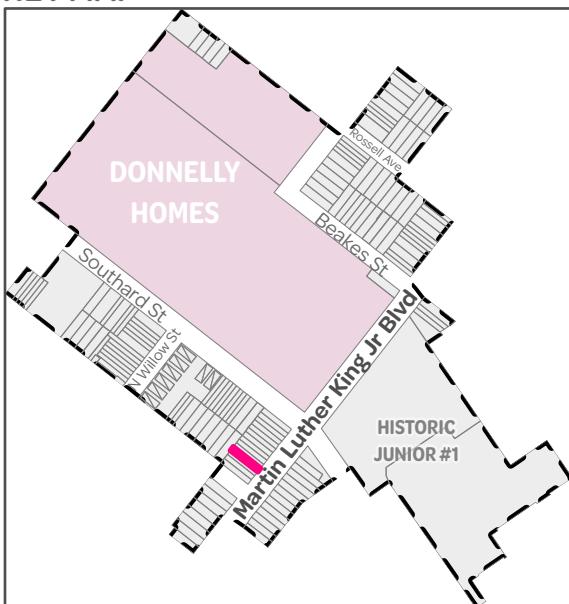
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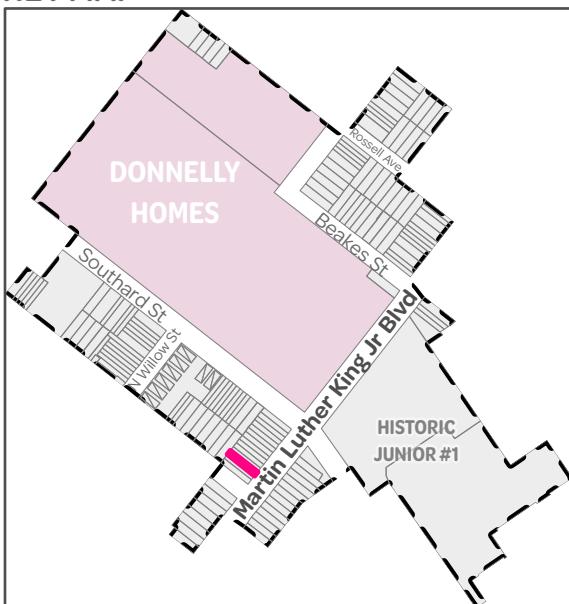
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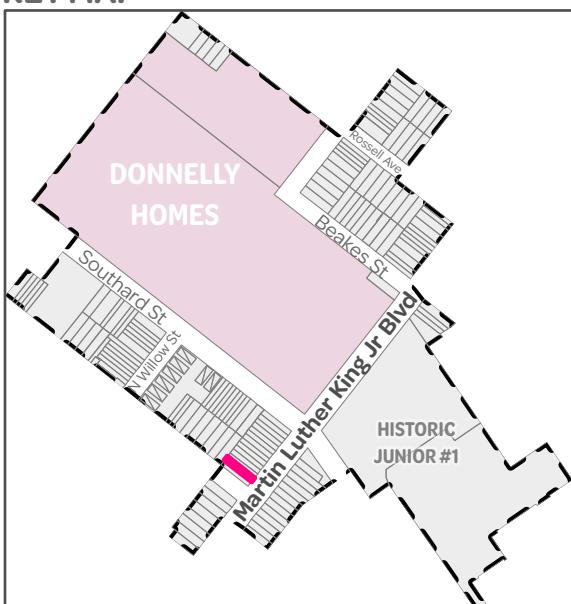
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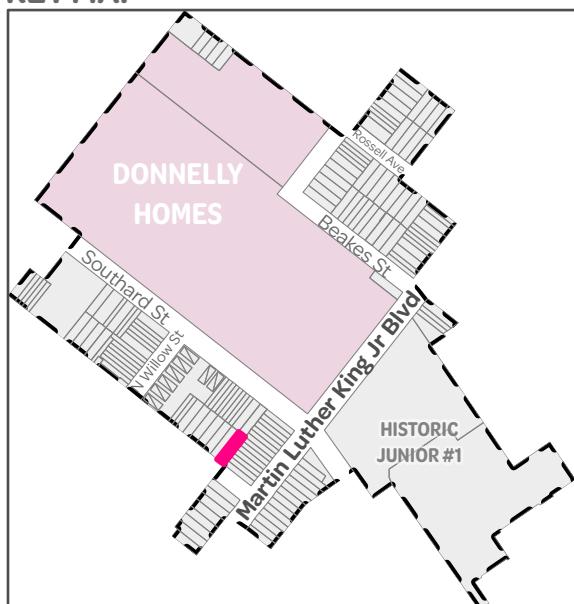
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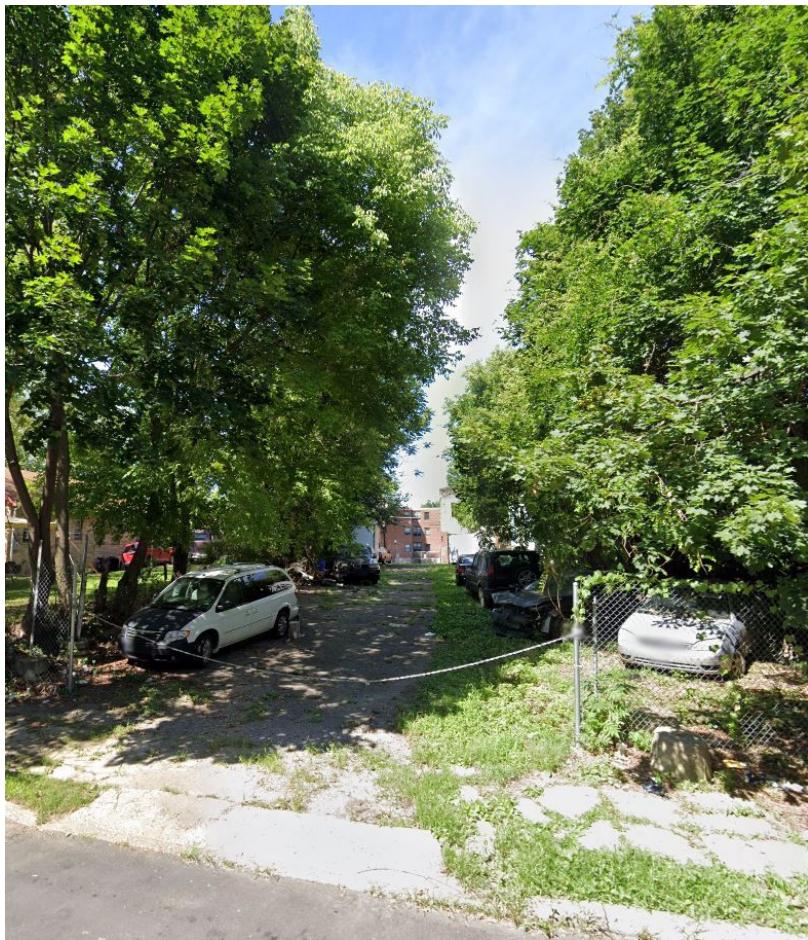
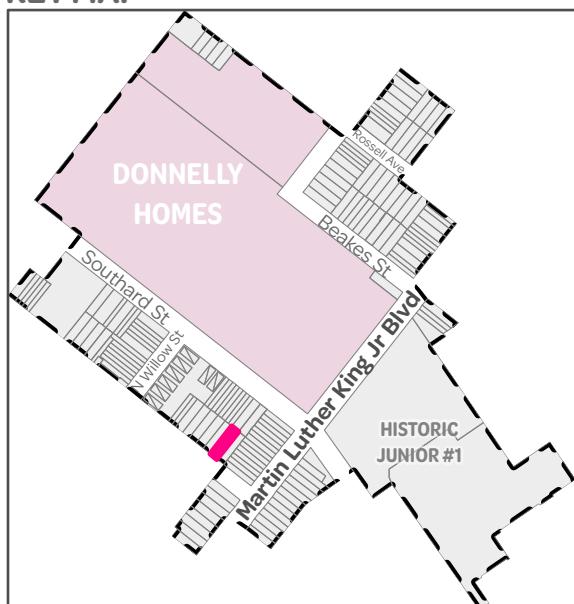
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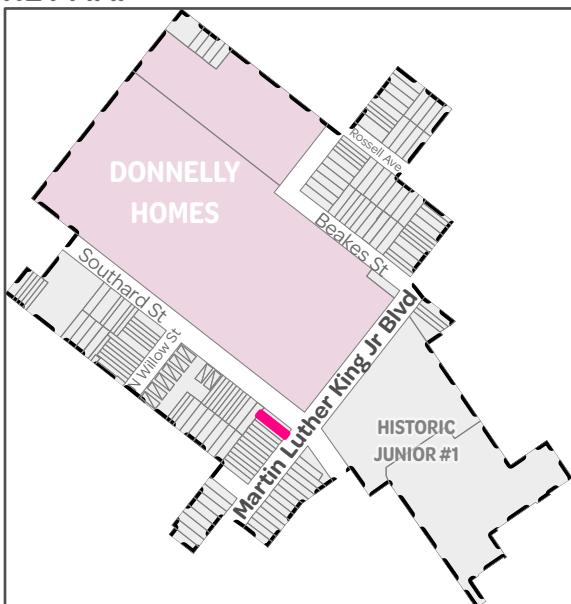
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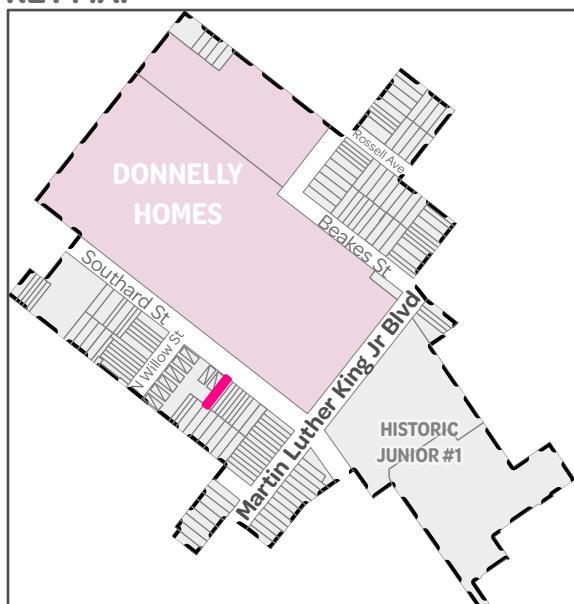
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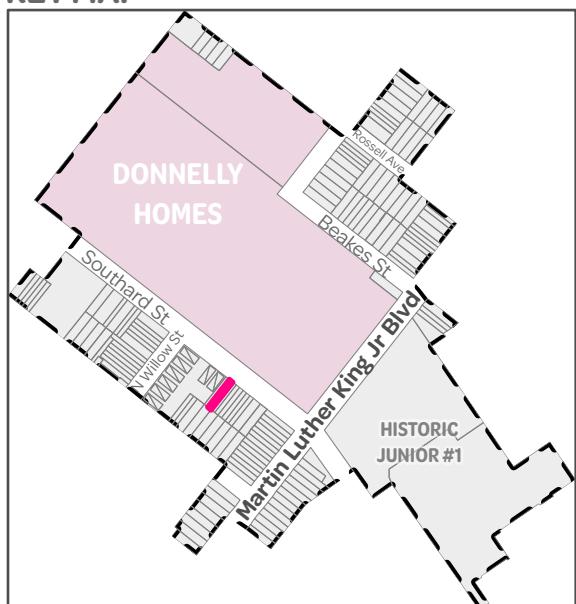
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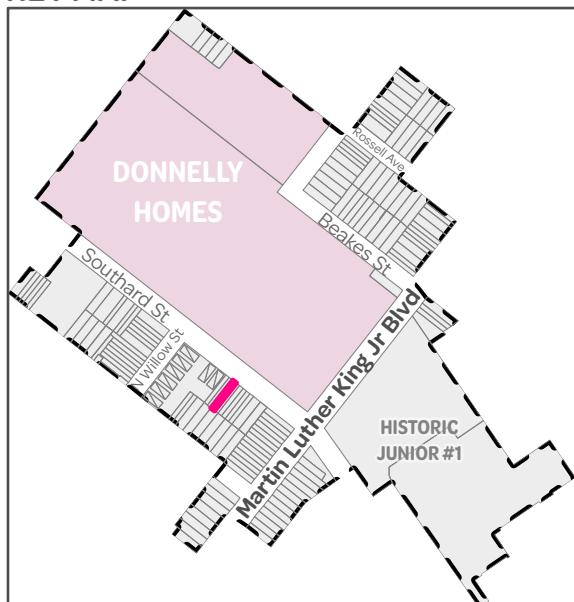
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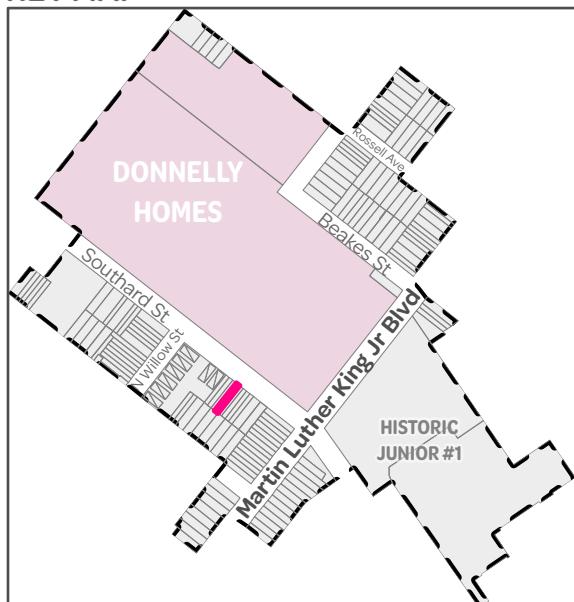
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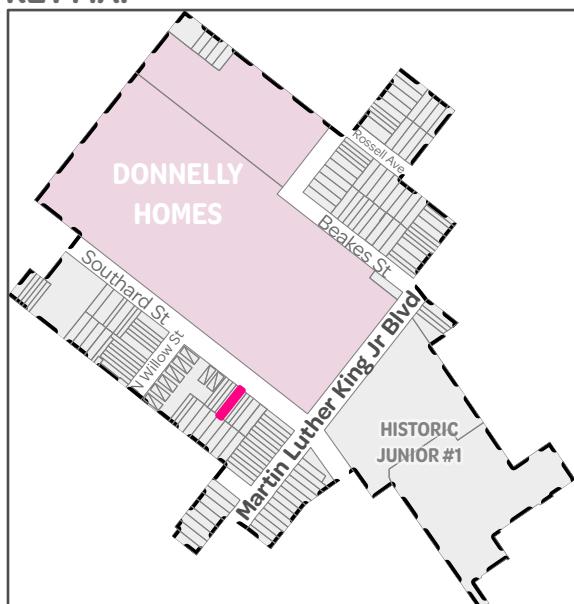
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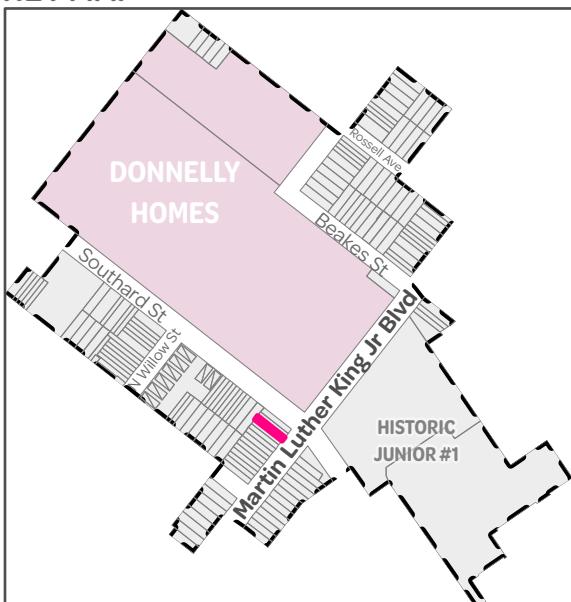
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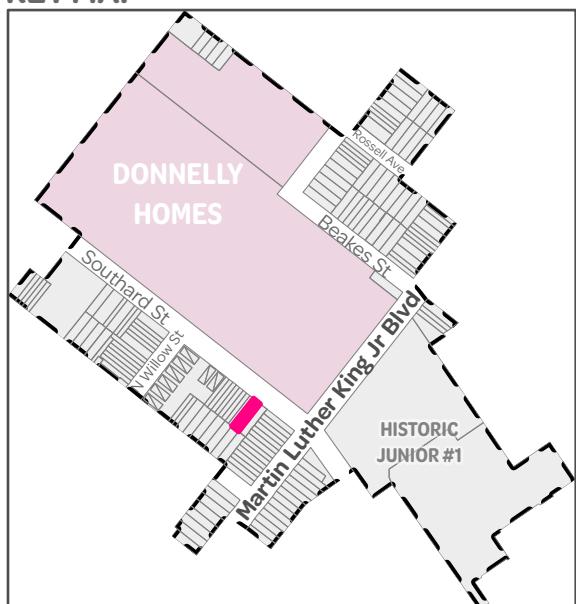
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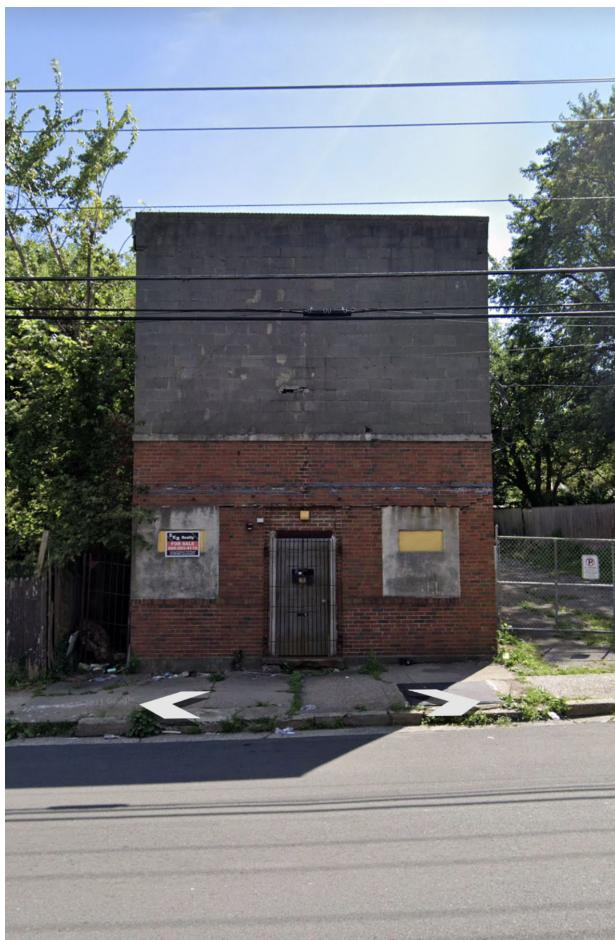
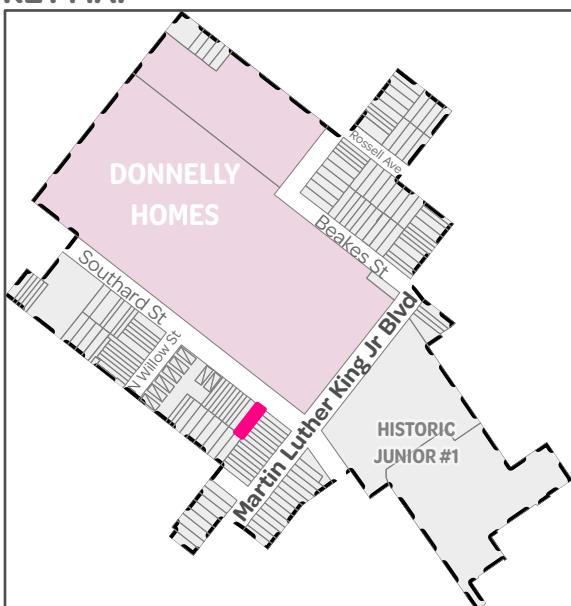
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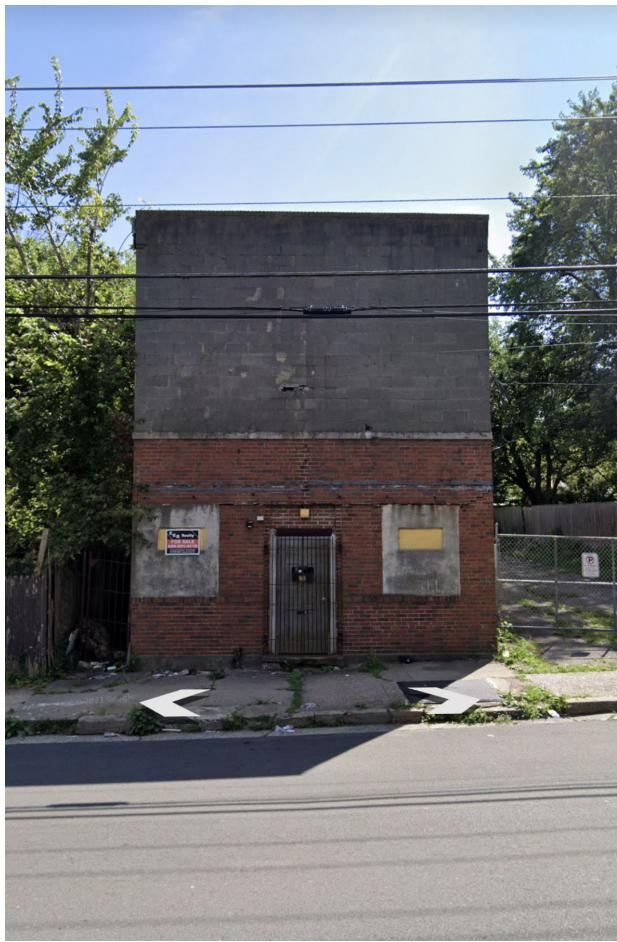
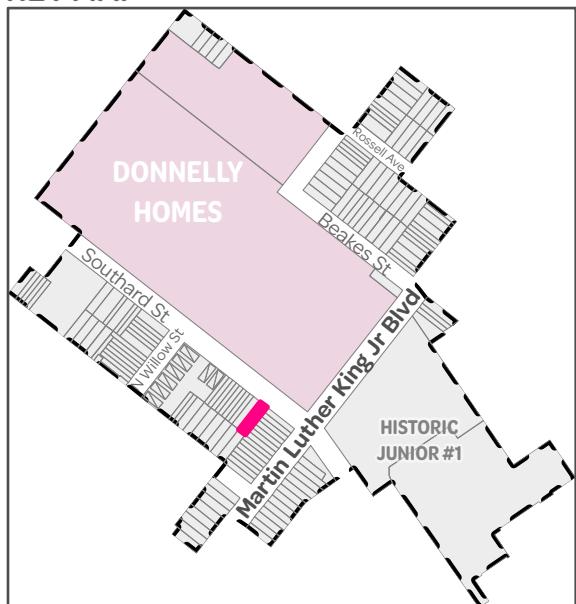
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The subject building was a commercial, manufacturing, or industrial use, but is no longer serving that use; the subject building also appears abandoned and is being allowed to fall into so great a state of disrepair as to be untenantable.

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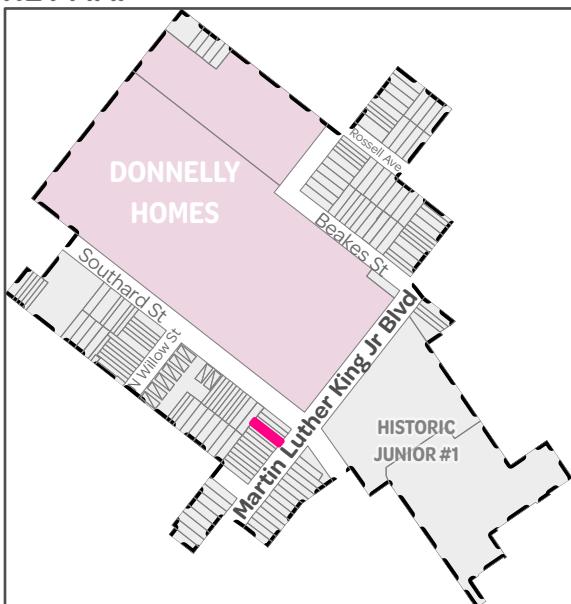
The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

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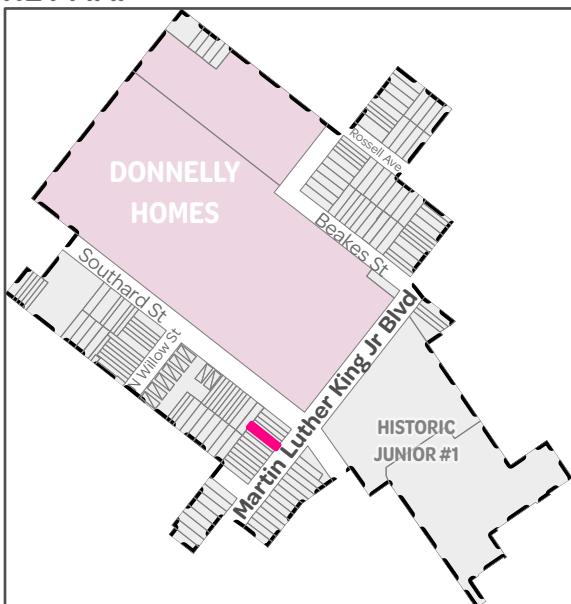
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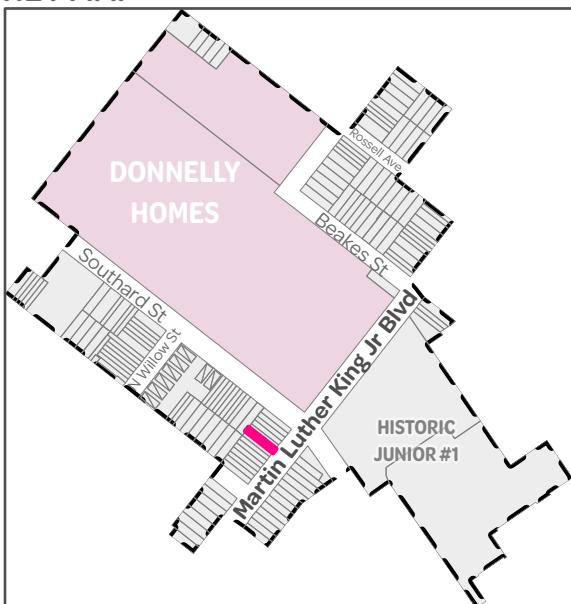
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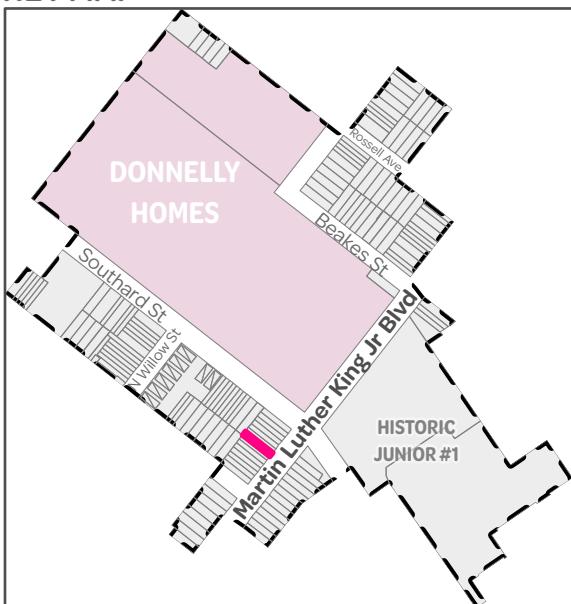
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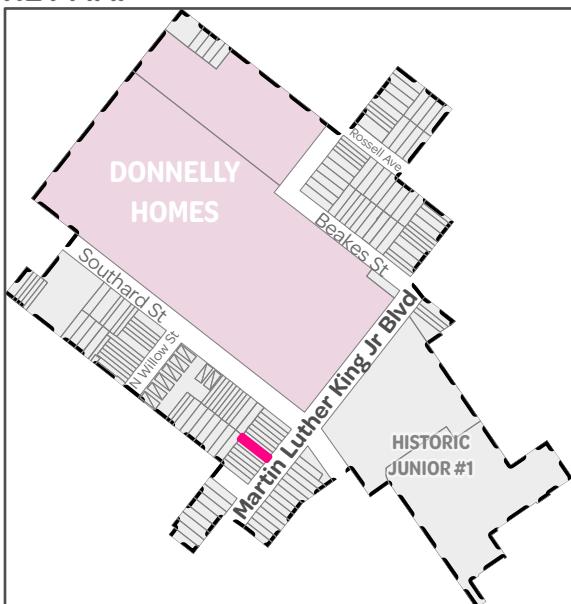
This property does not conform to any NJ Redevelopment Statute criterion, but the inclusion of it within the Redevelopment Area is necessary for large scale redevelopment.

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PARCEL RELATIONSHIP TO CRITERION:

Individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment as set forth at N.J.S.A. 40A:12A-3, which provides in part that "a redevelopment area may include land, buildings or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without a change in this condition, for the effective redevelopment of the area of which they are a part."

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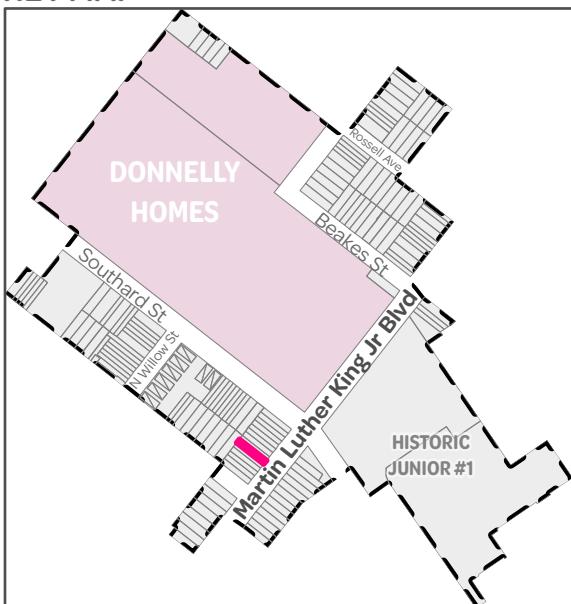
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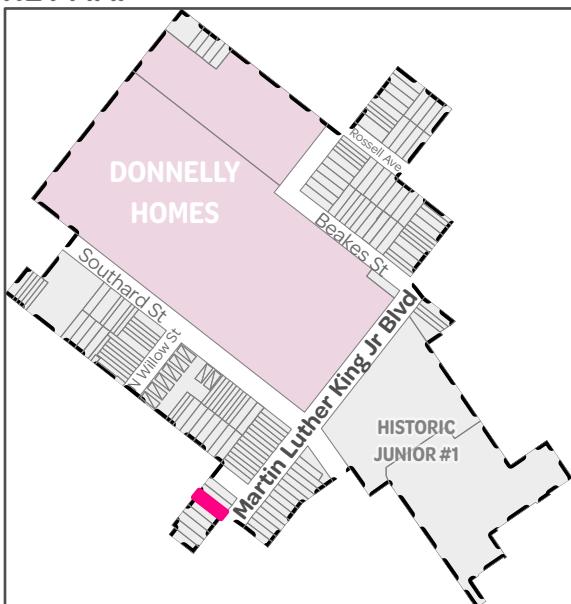
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This property does not conform to any NJ Redevelopment Statute criterion, but the inclusion of it within the Redevelopment Area is necessary for large scale redevelopment.

Urban Enterprise Zones (UEZs) designated by New Jersey Urban Enterprise Zone Authority shall be considered sufficient for the determination that the area is in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions.

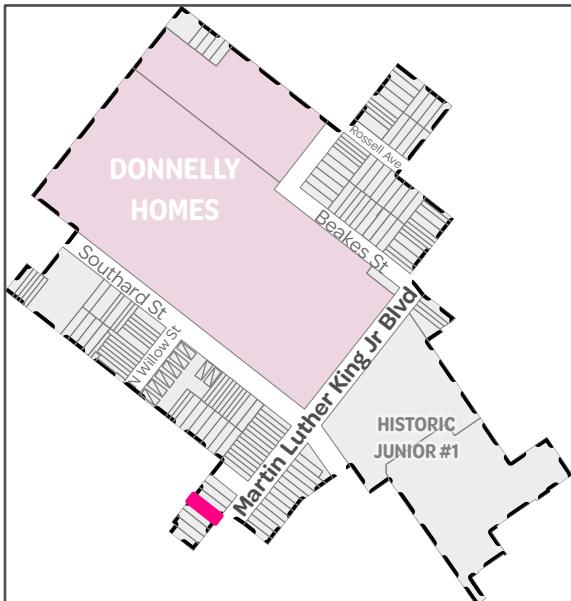
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The designation of the parcel as criterion G is consistent with the designated Urban Enterprise Zone approved by the New Jersey Urban Enterprise Zone Authority.



KEY MAP



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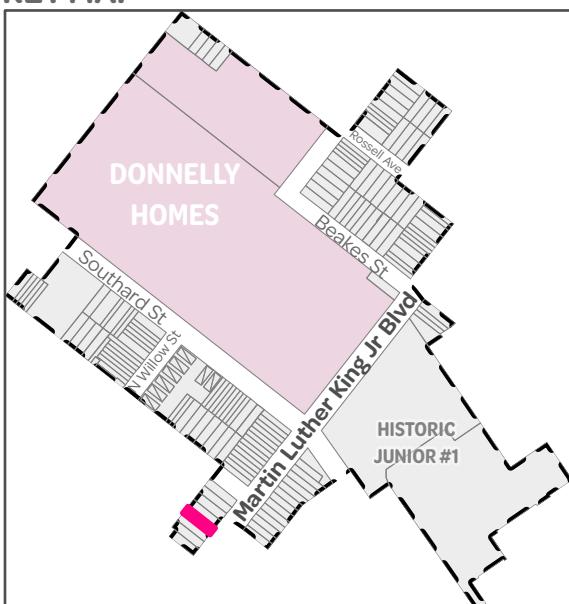
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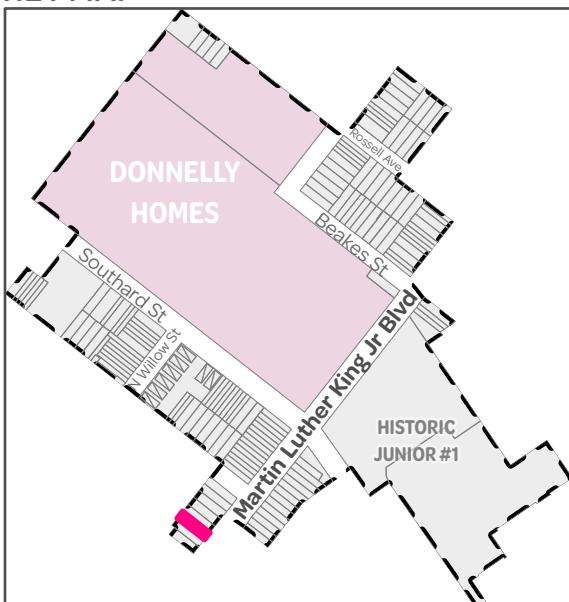
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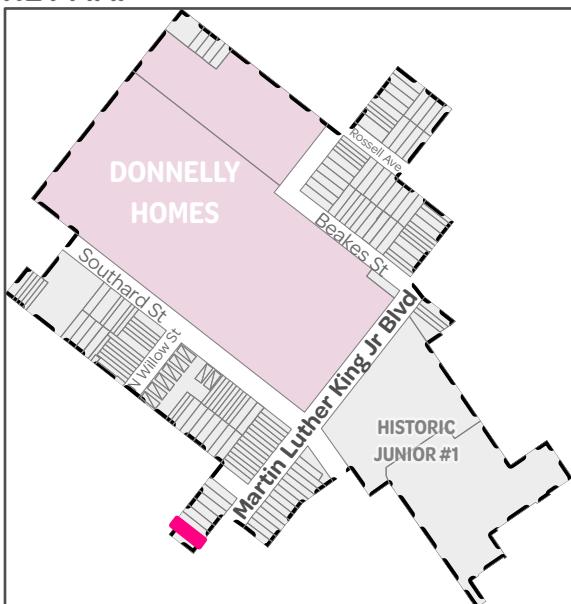
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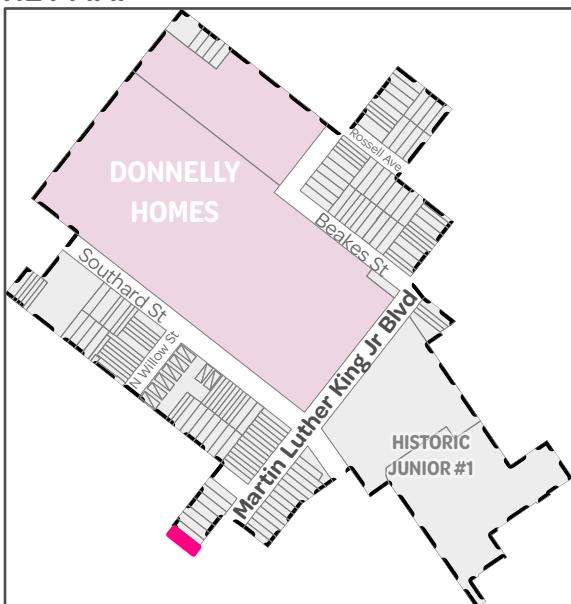
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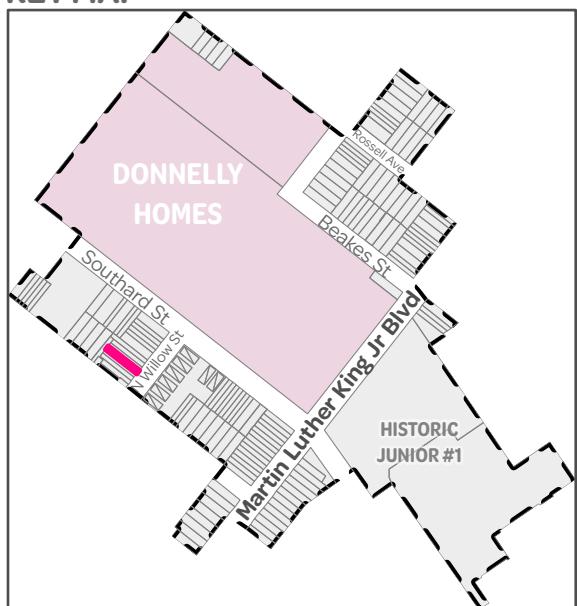
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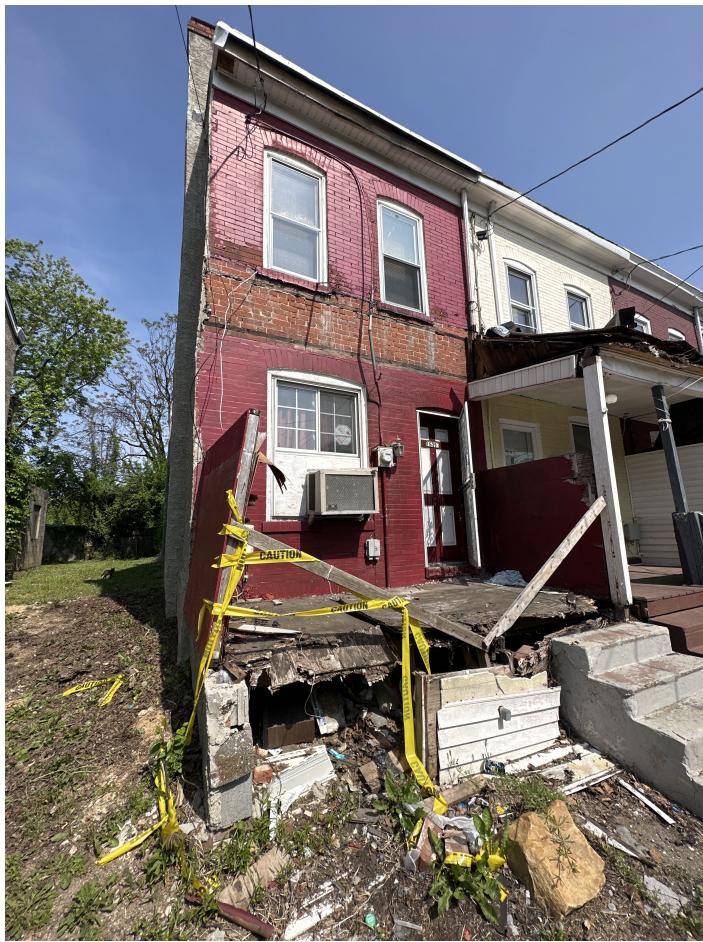
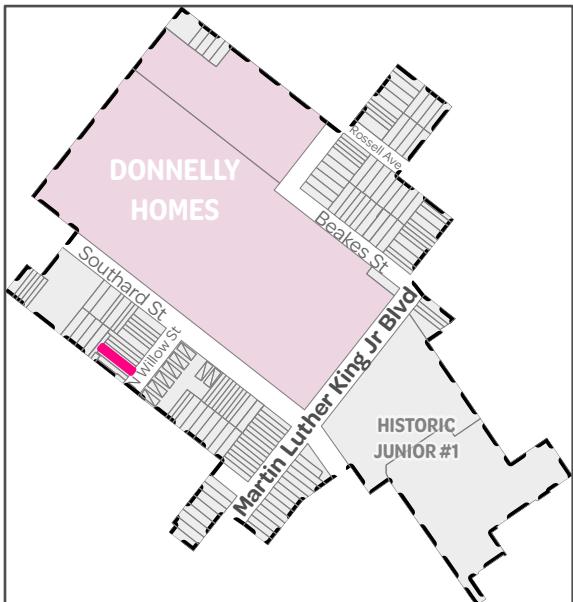
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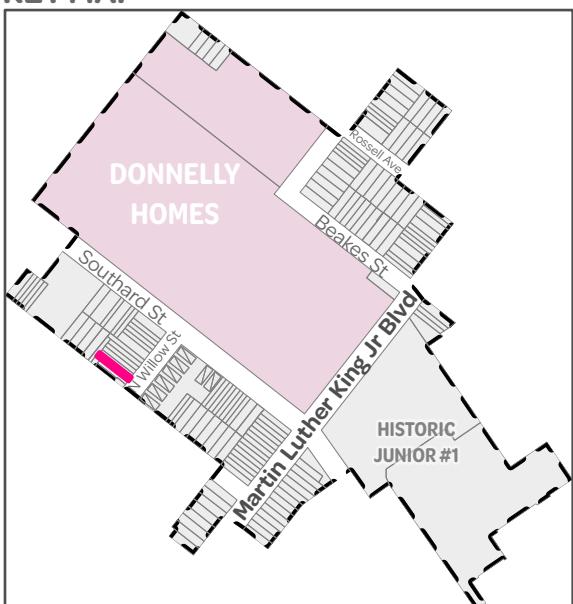
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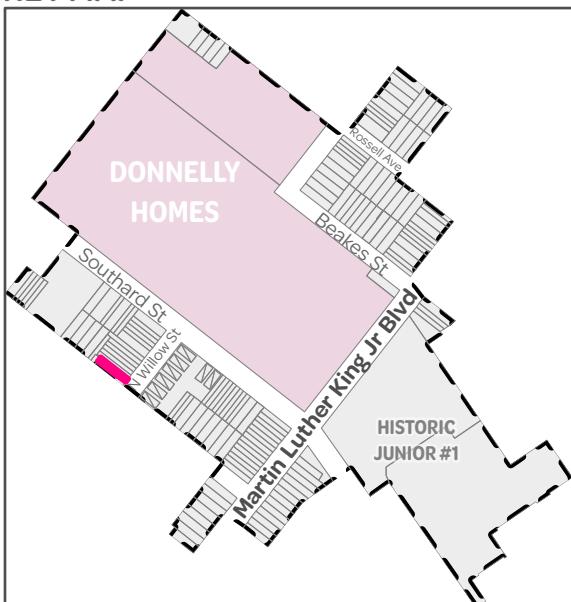
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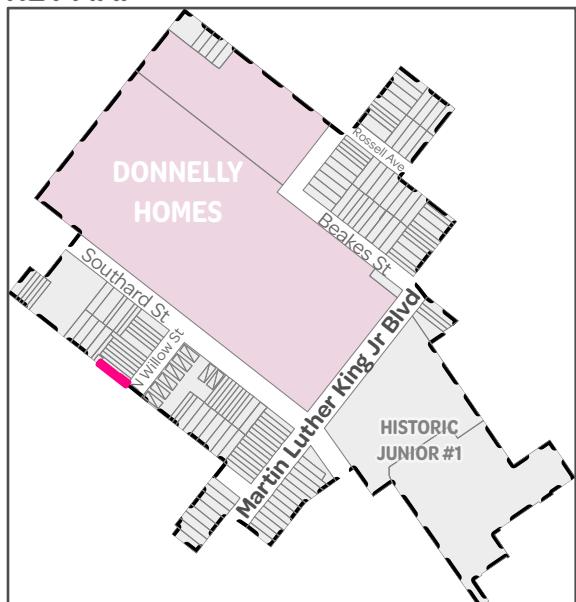
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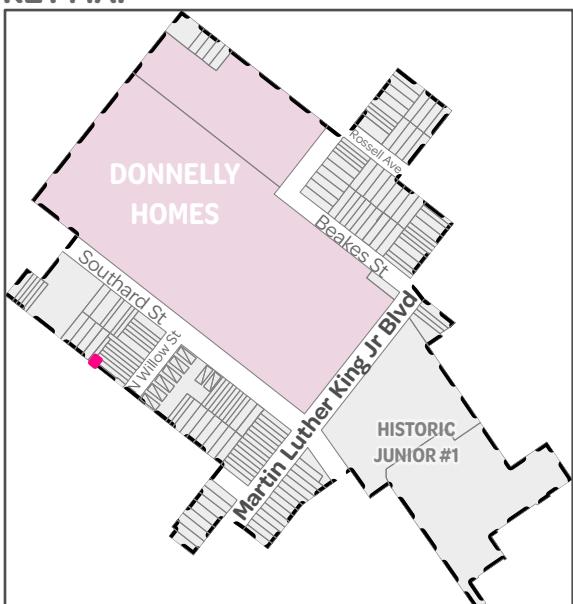
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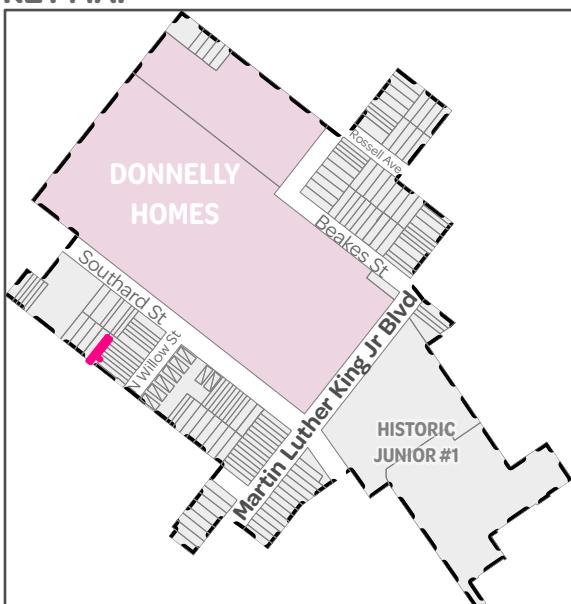


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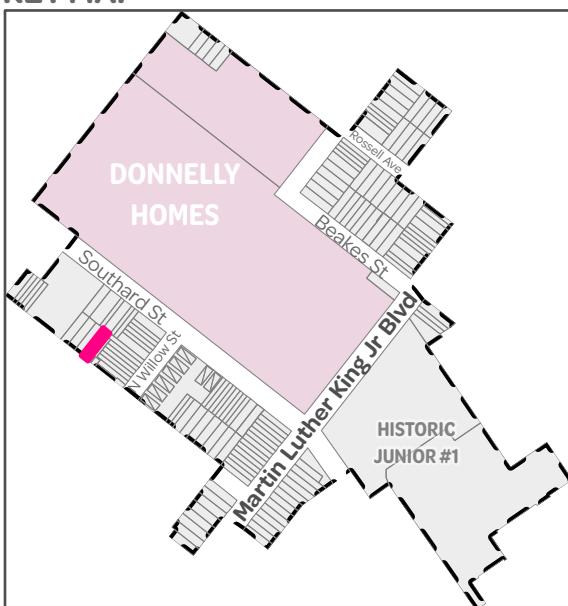
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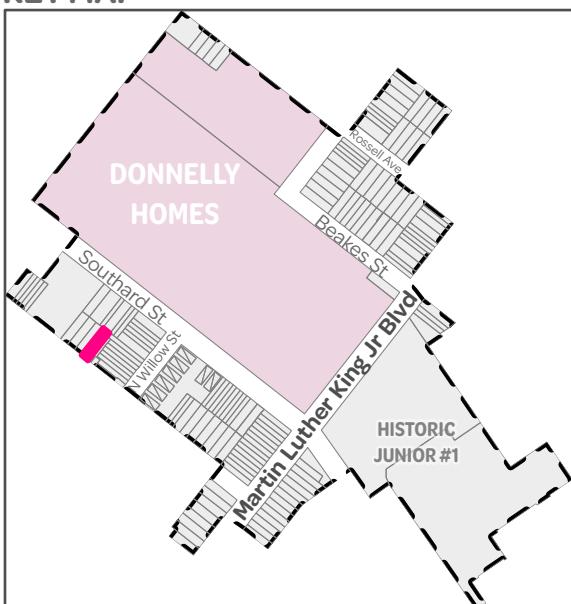
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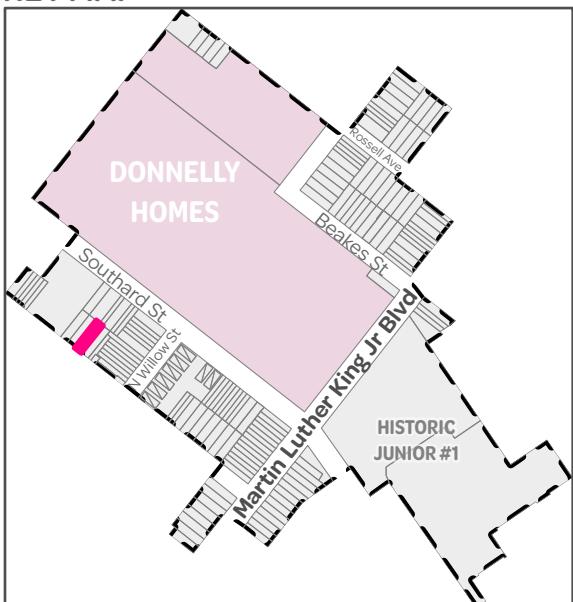
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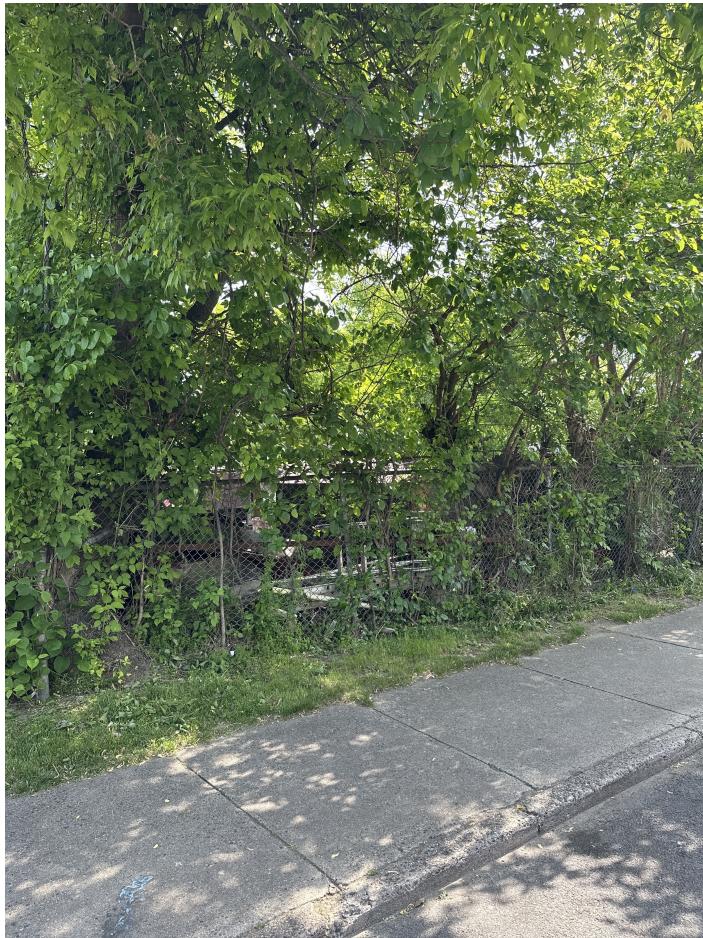


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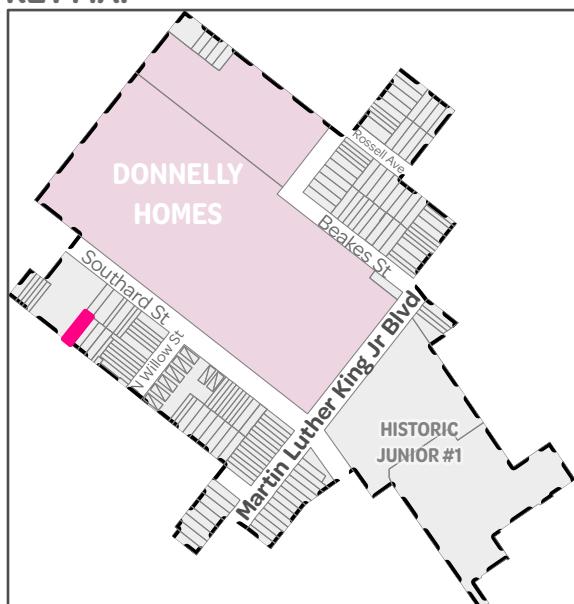
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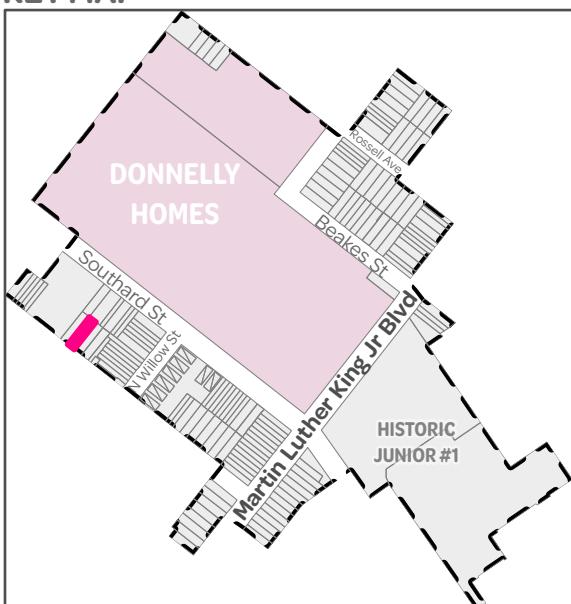
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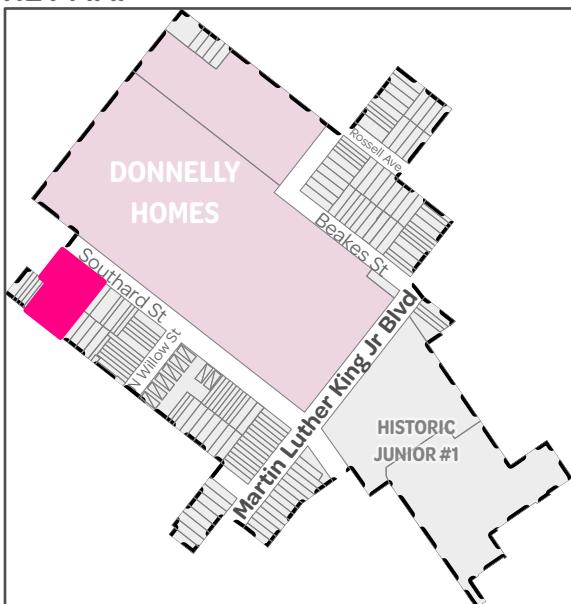
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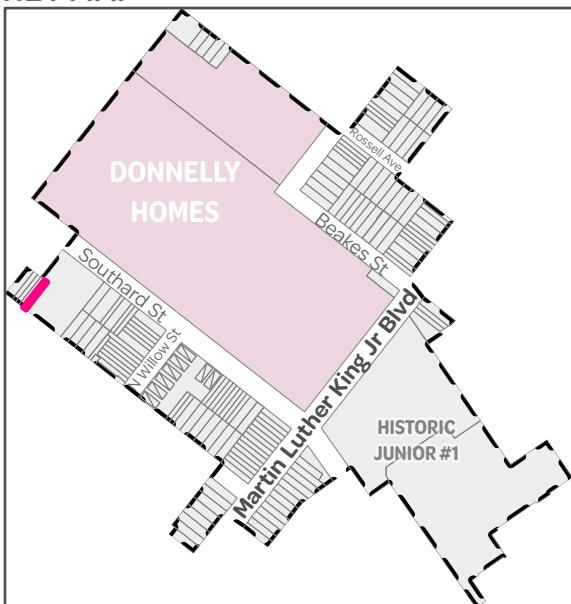
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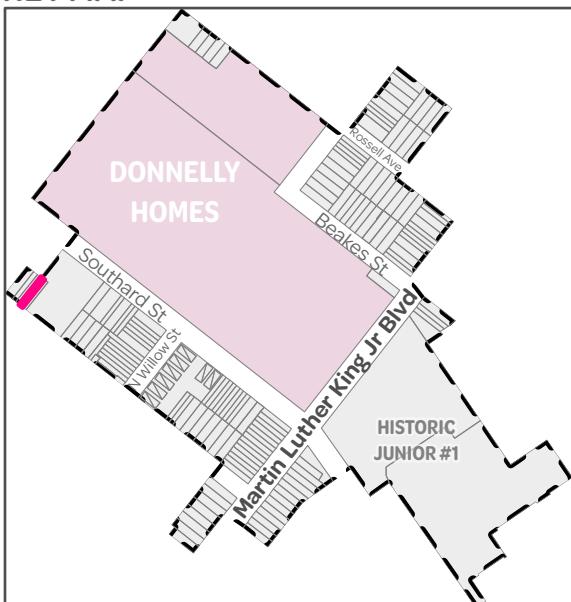
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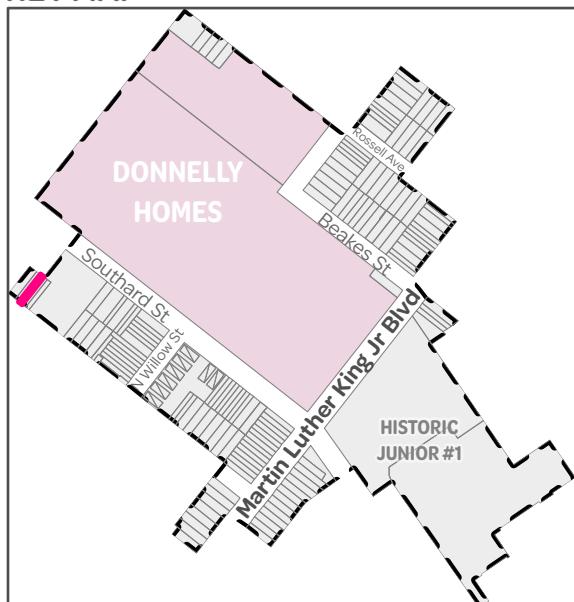
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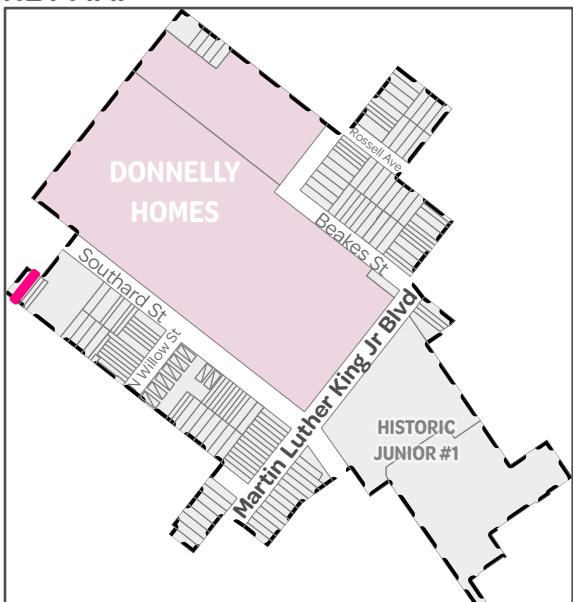
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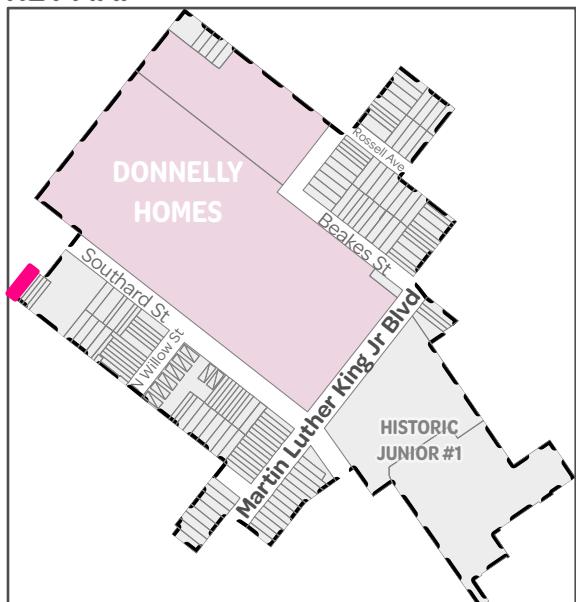
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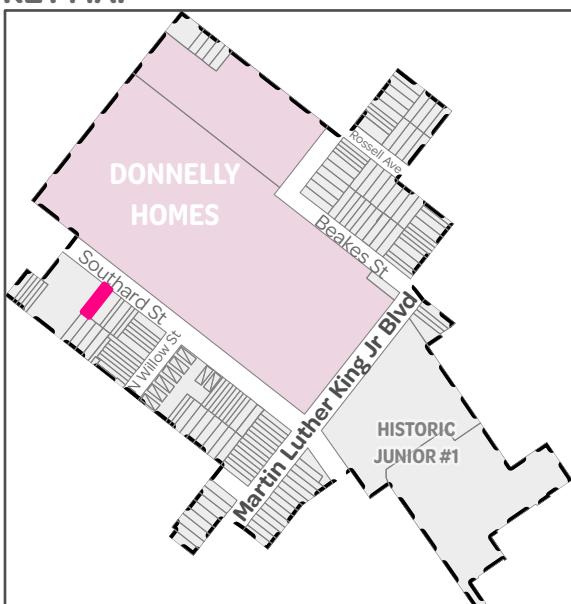


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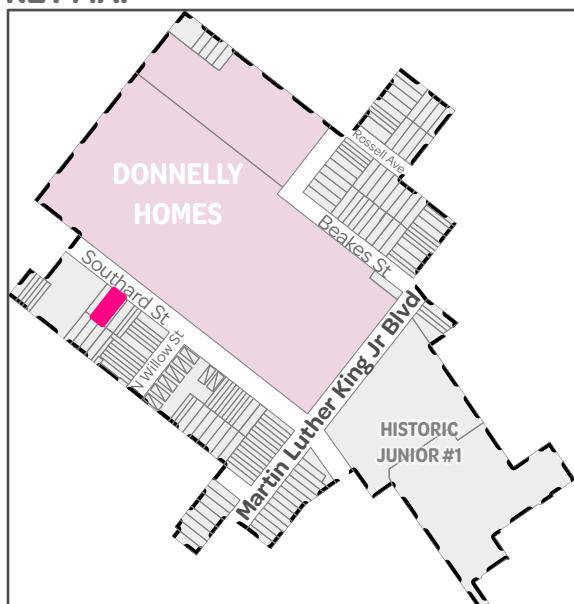
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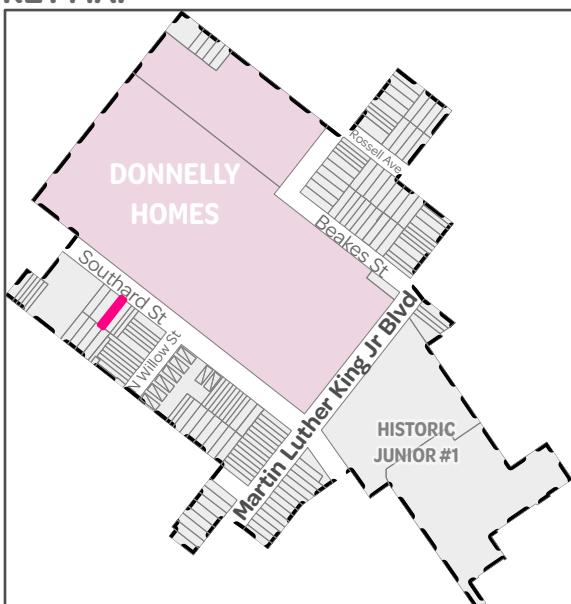
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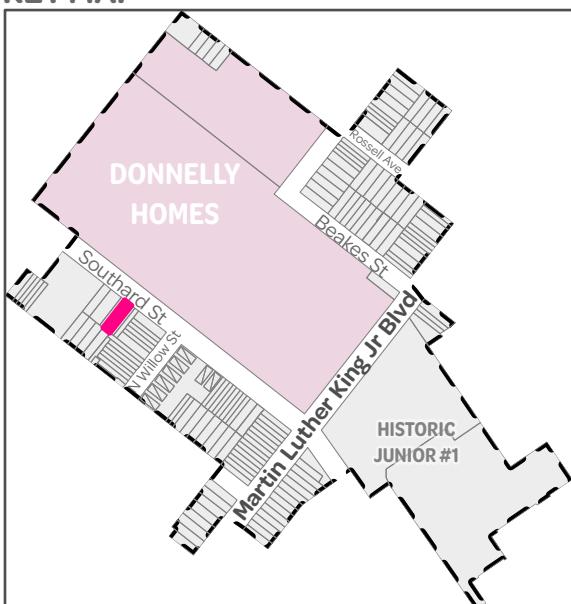
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PARCEL RELATIONSHIP TO CRITERION:

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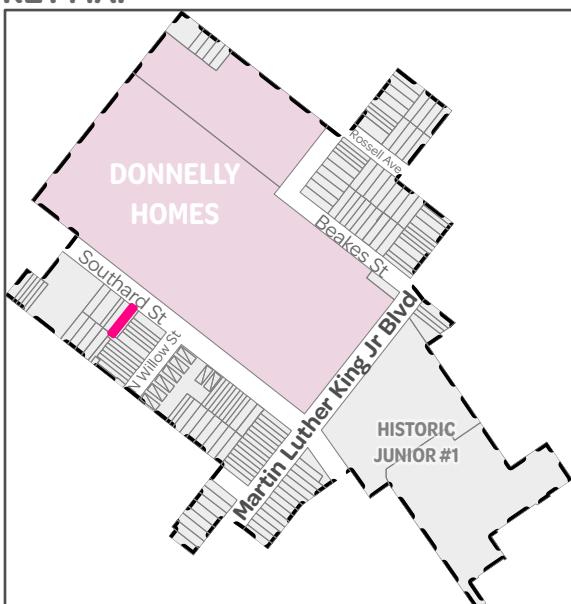
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KEY MAP

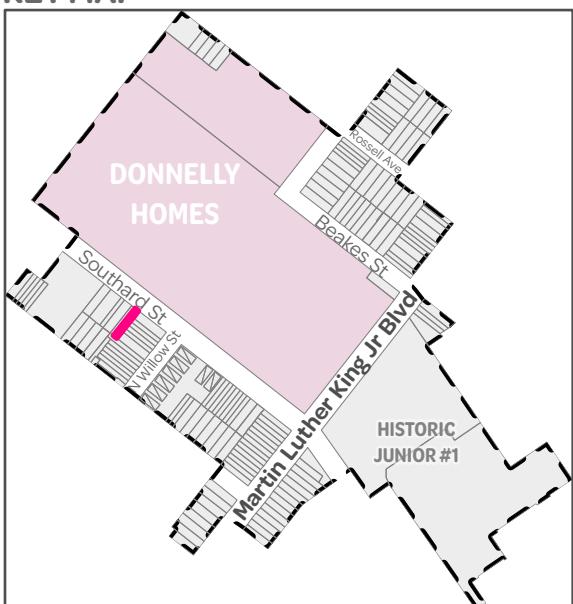


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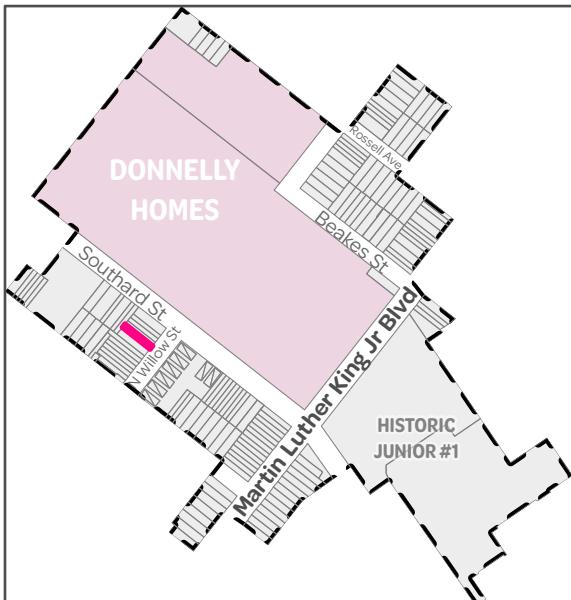
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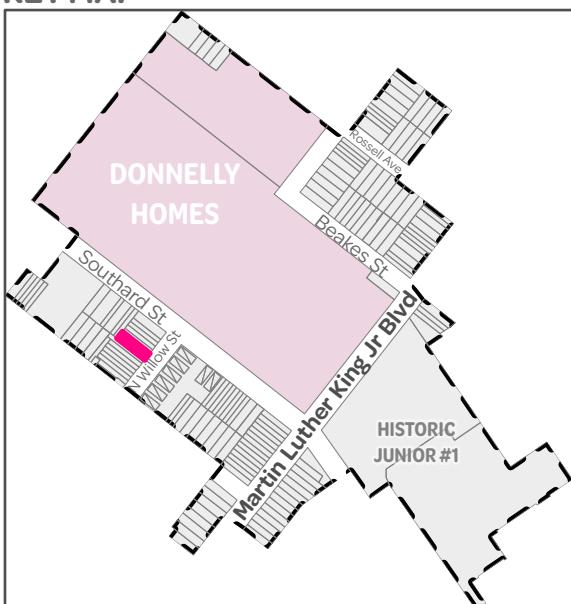
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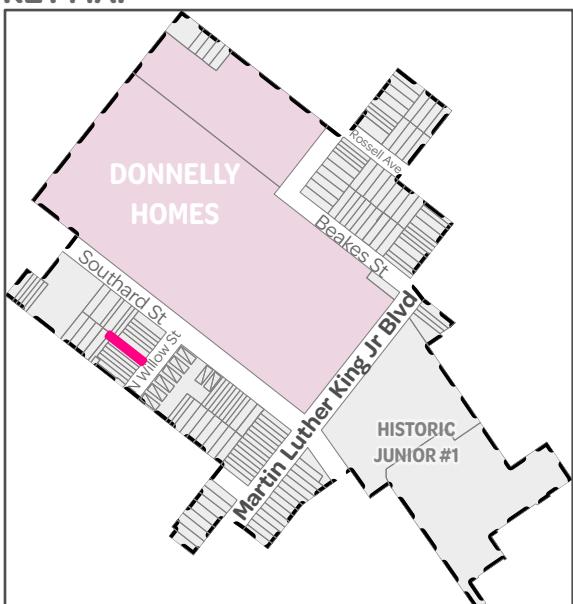
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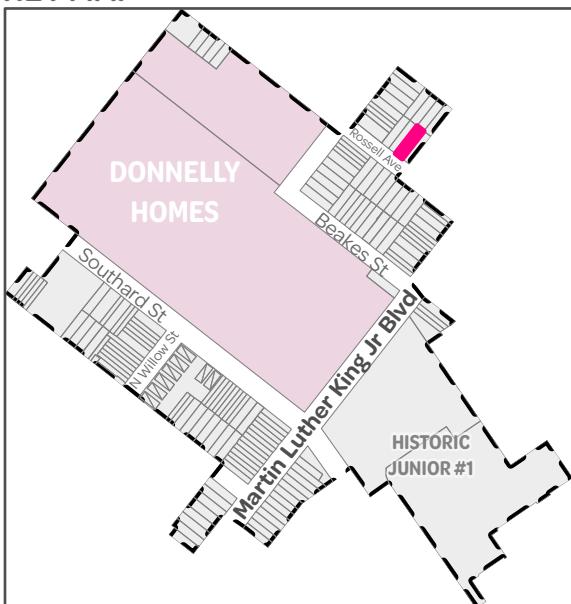
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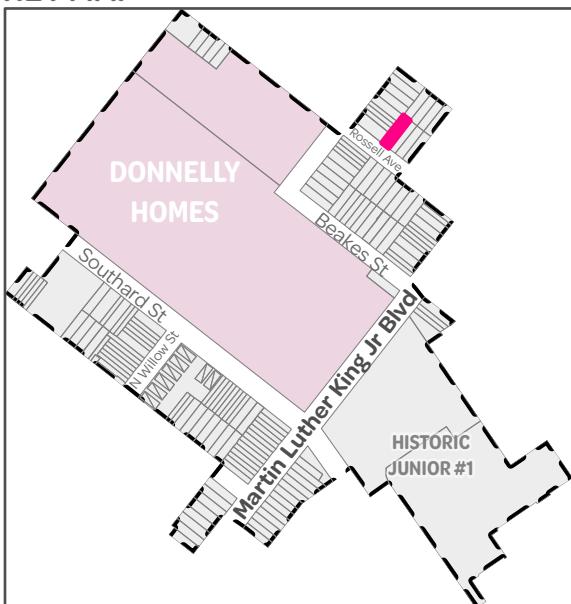
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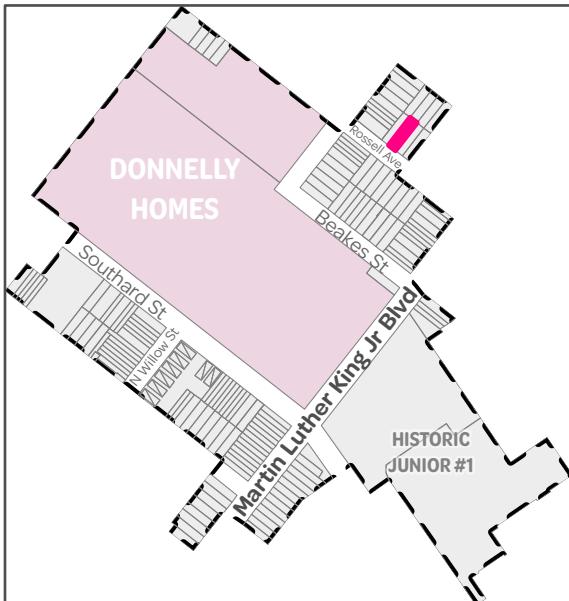
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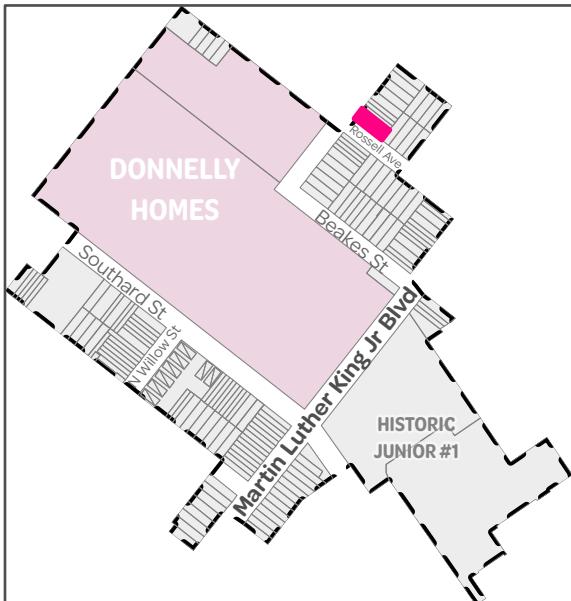
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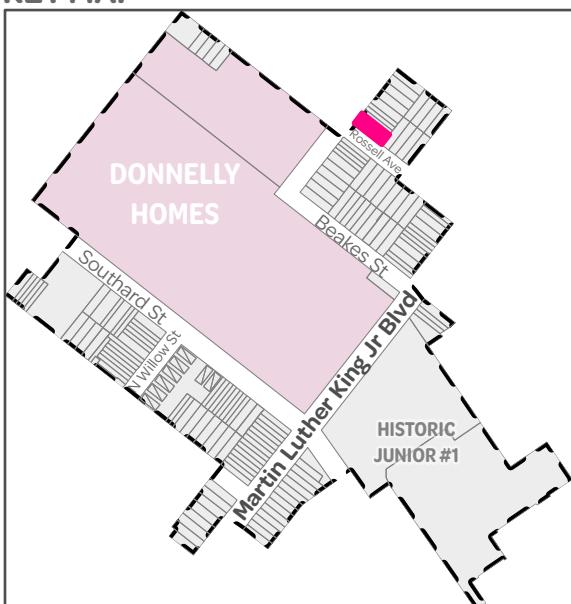


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- The subject building was a commercial, manufacturing, or industrial use, but is no longer serving that use; the subject building also appears abandoned and is being allowed to fall into so great a state of disrepair as to be untenable.
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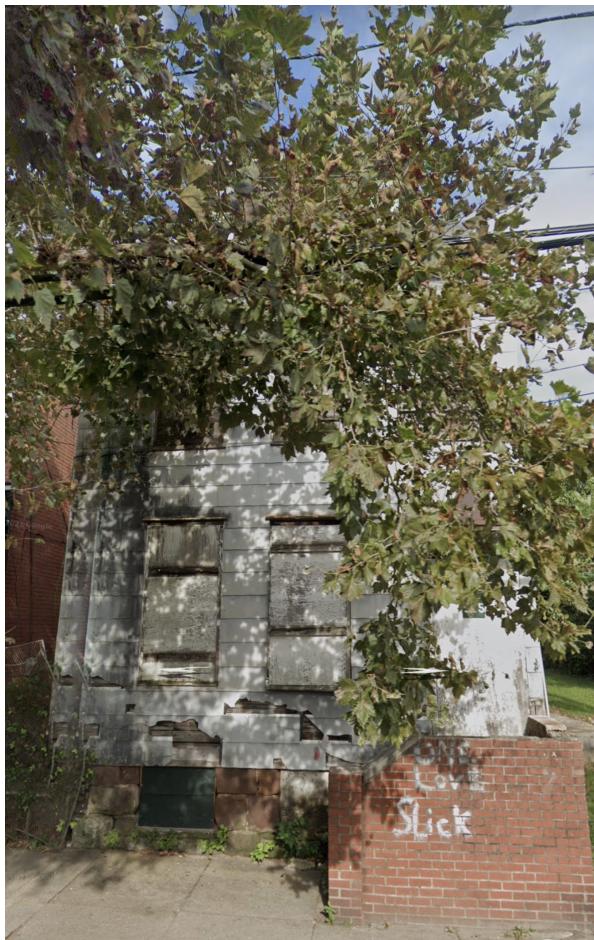
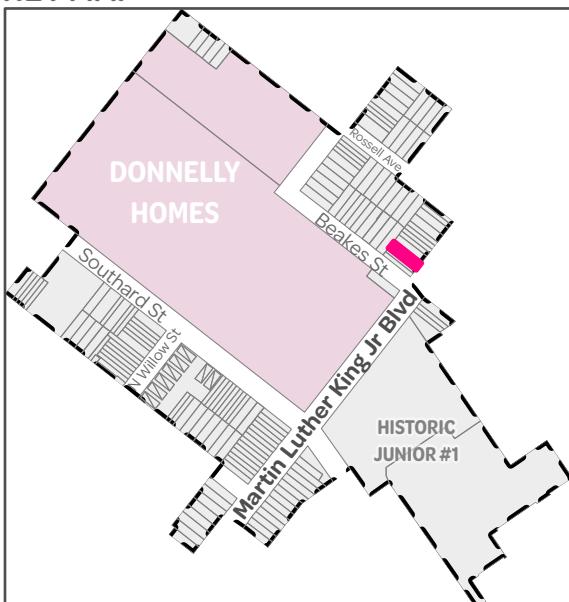
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- The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
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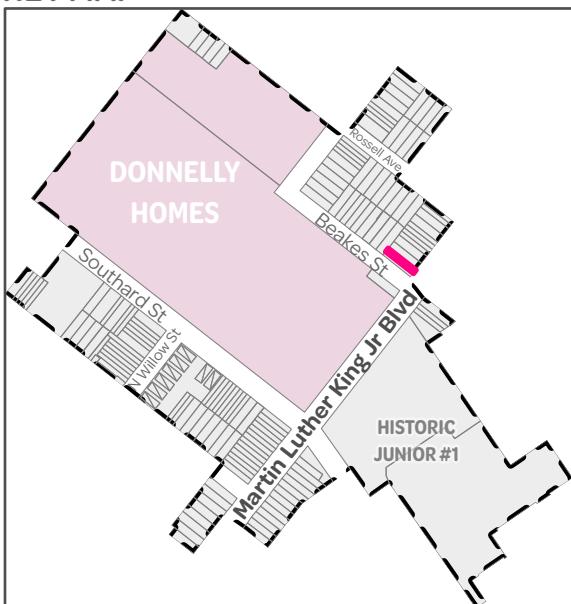
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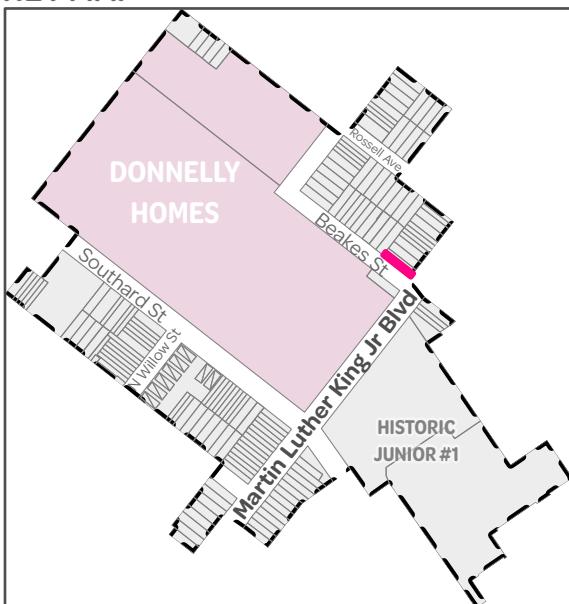
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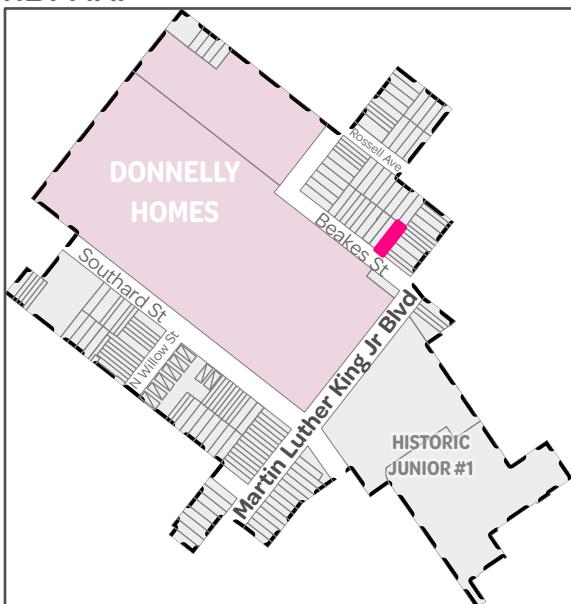
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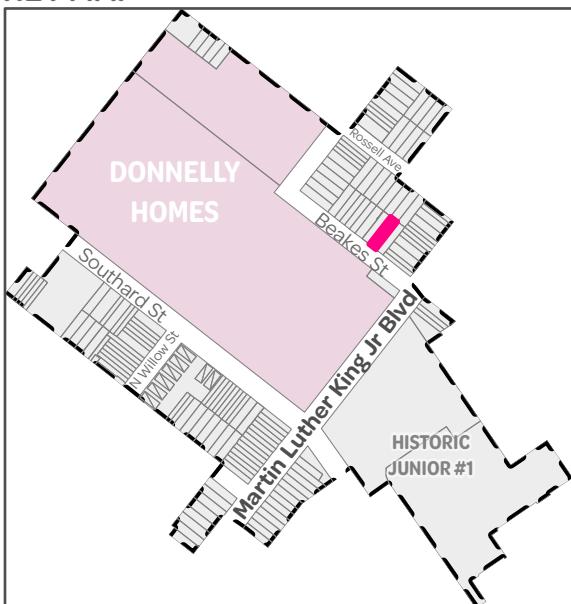
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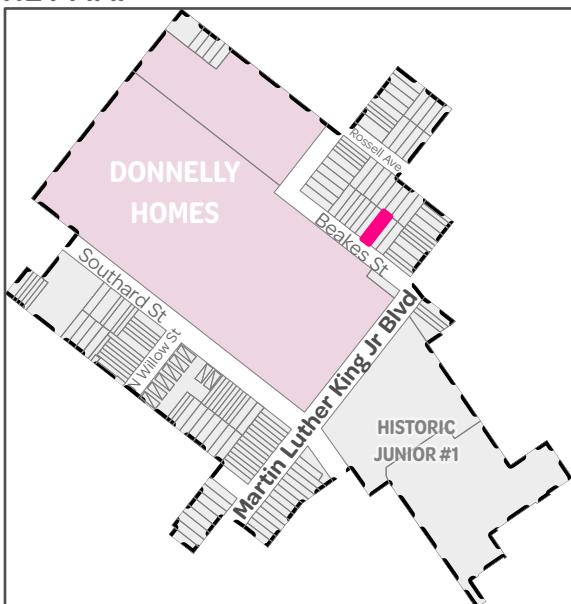
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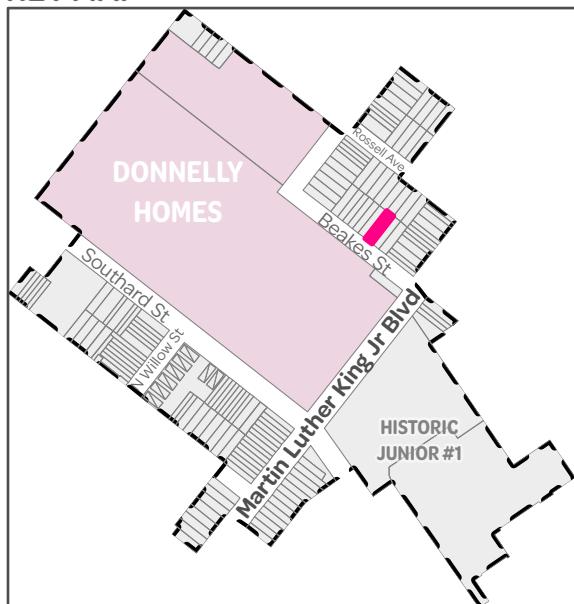
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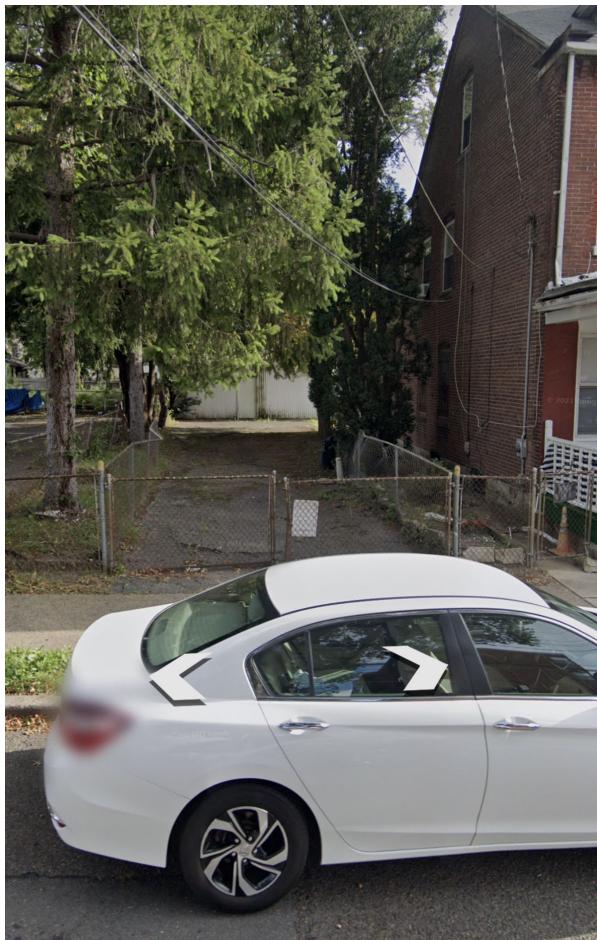
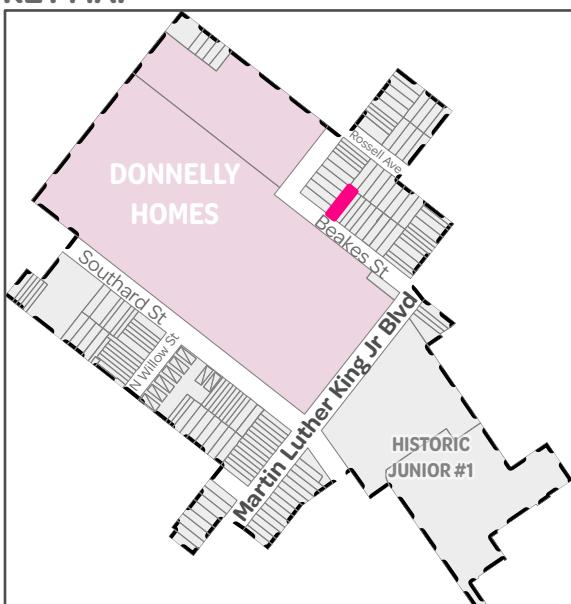
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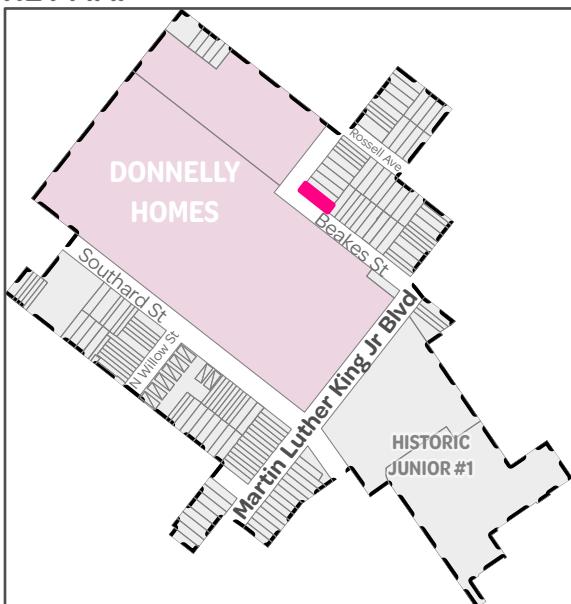
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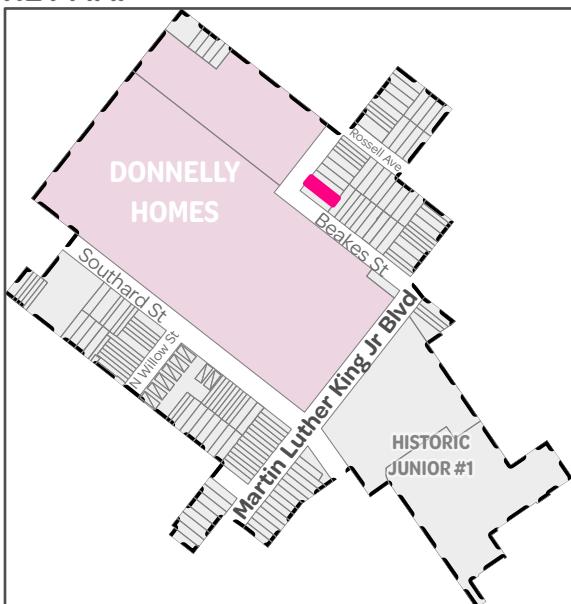
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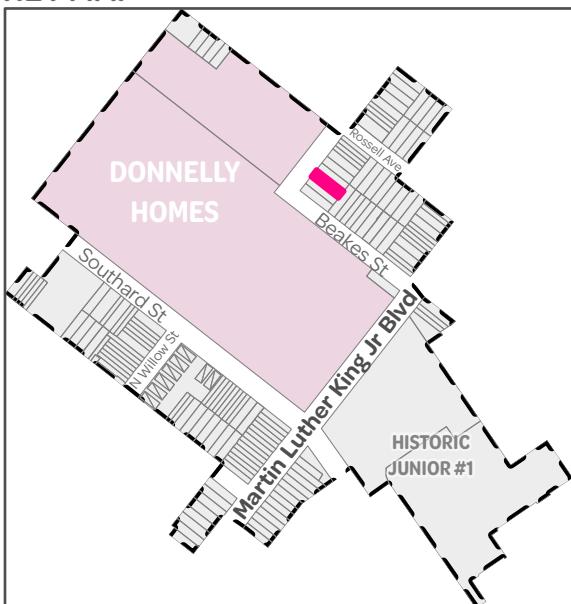
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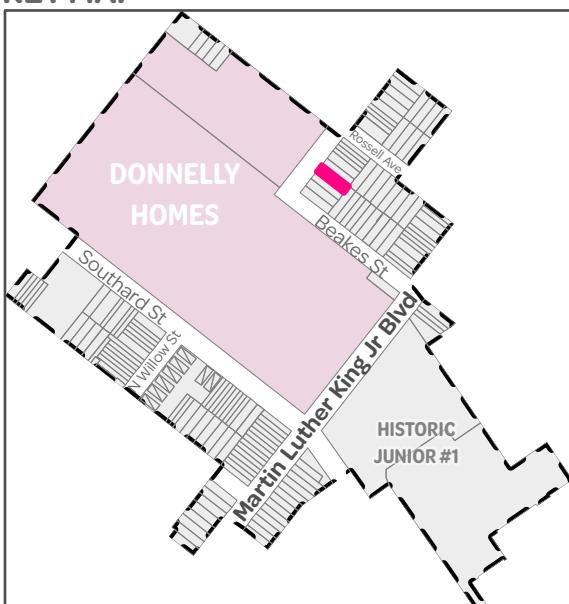
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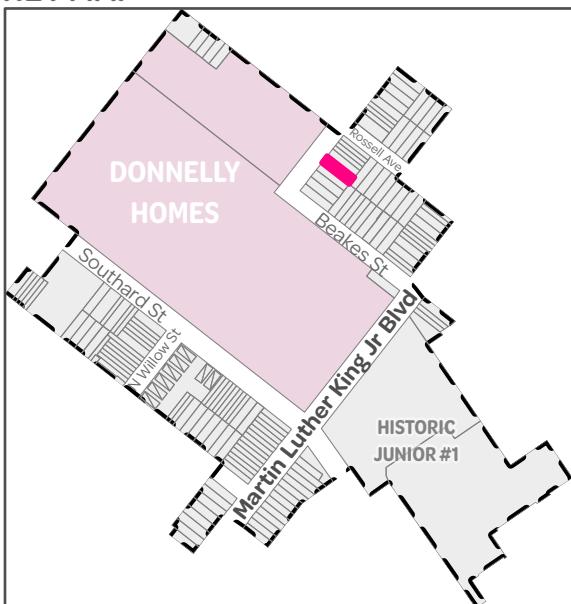
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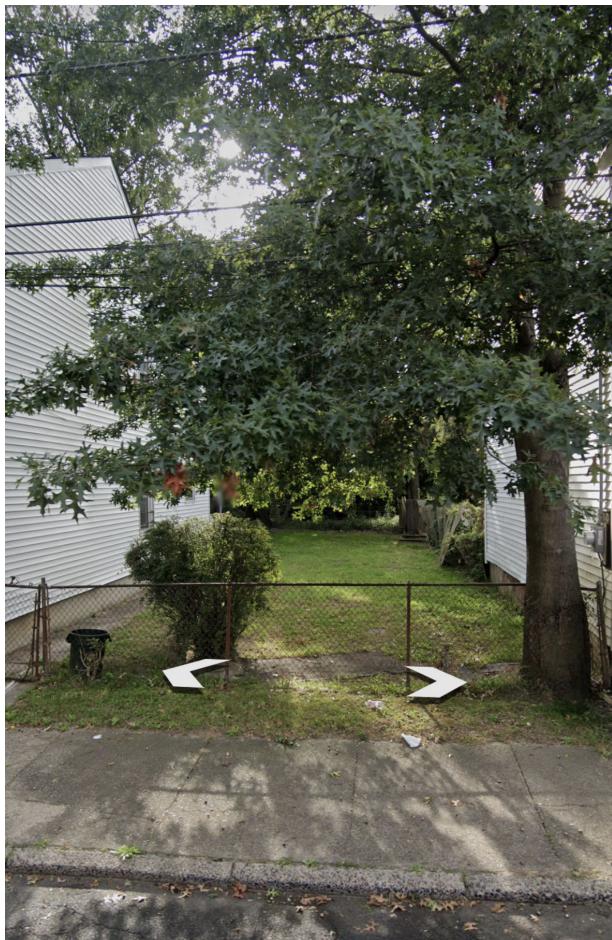
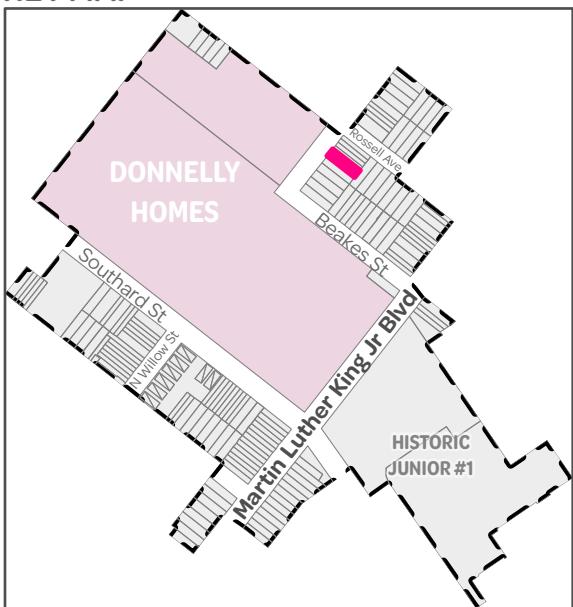
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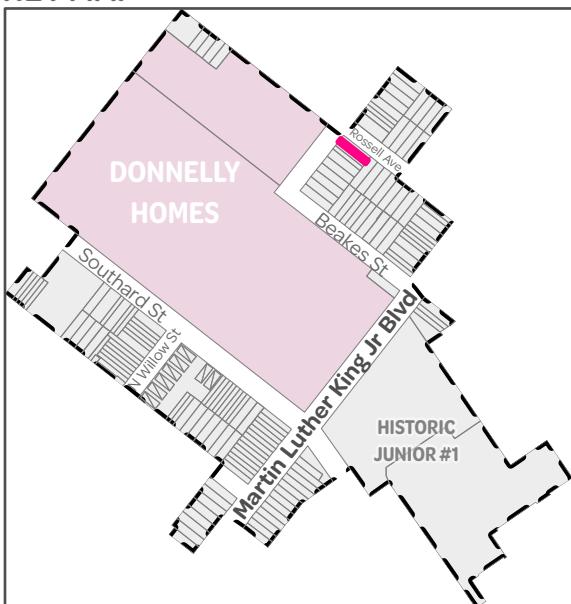
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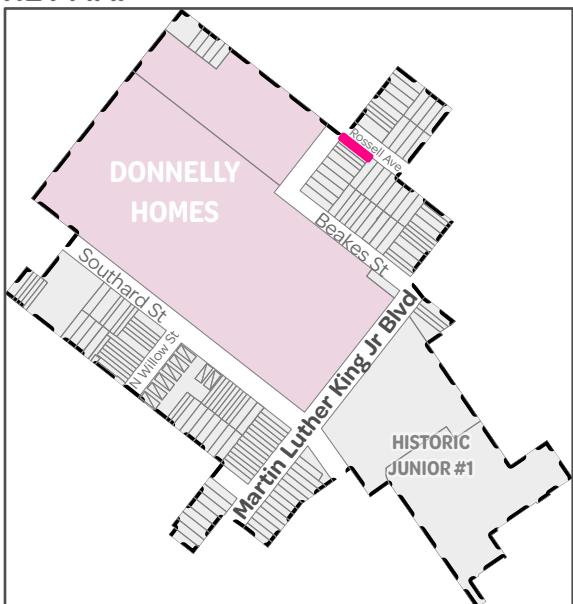
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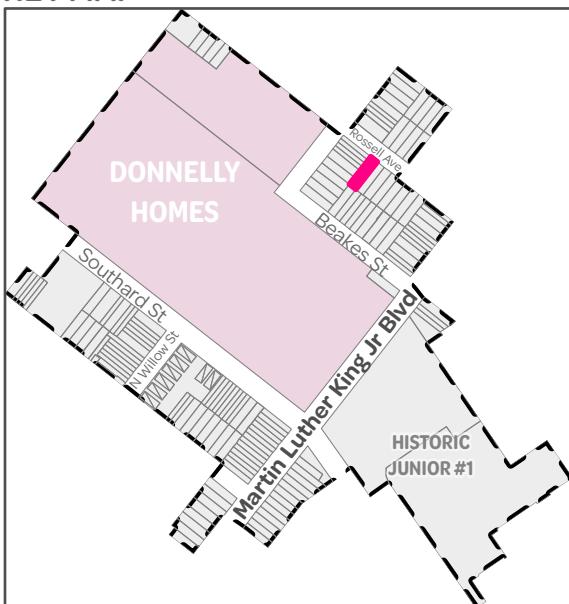
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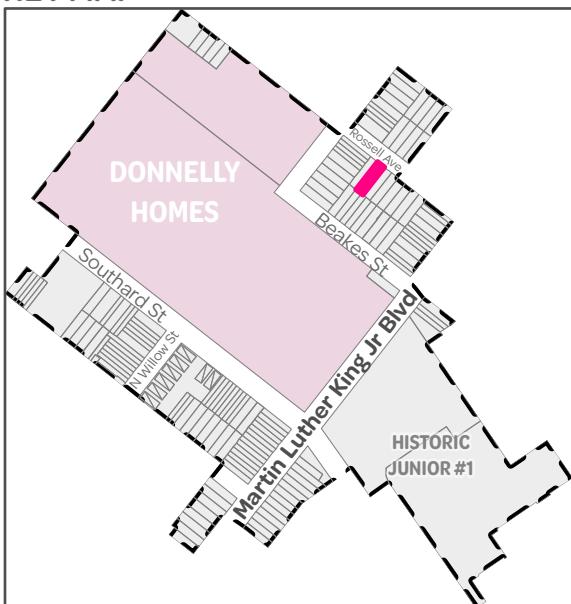
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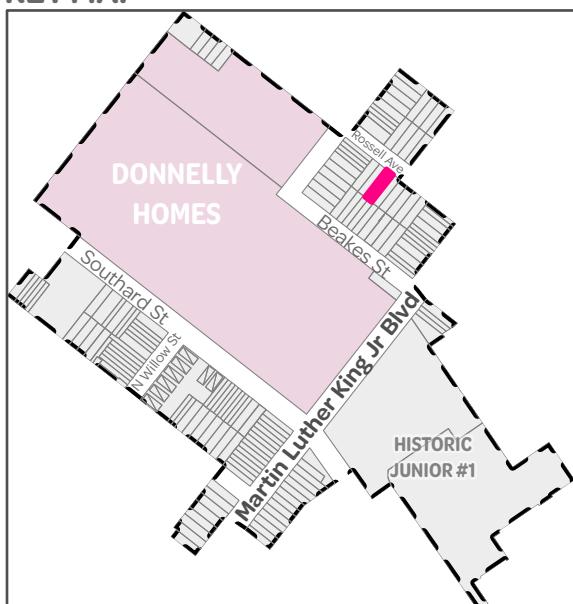
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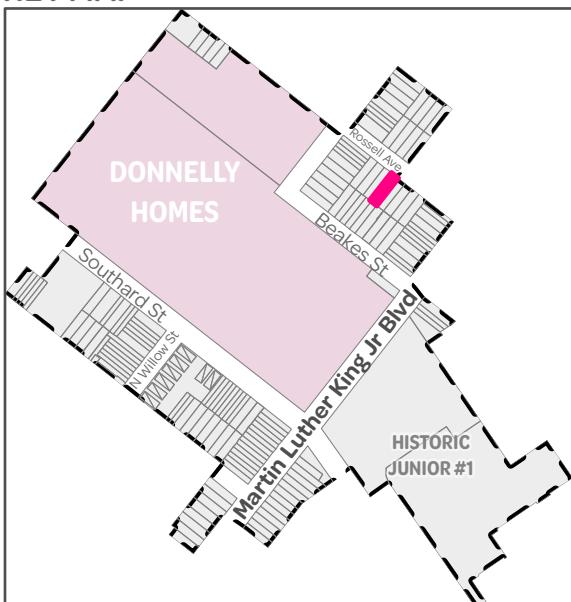
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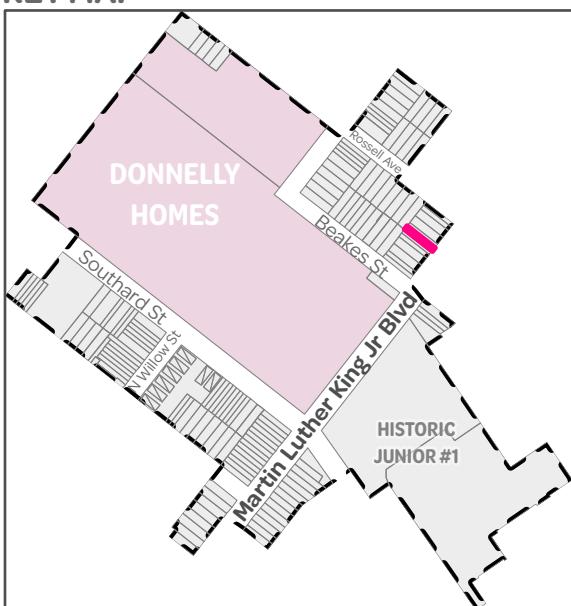
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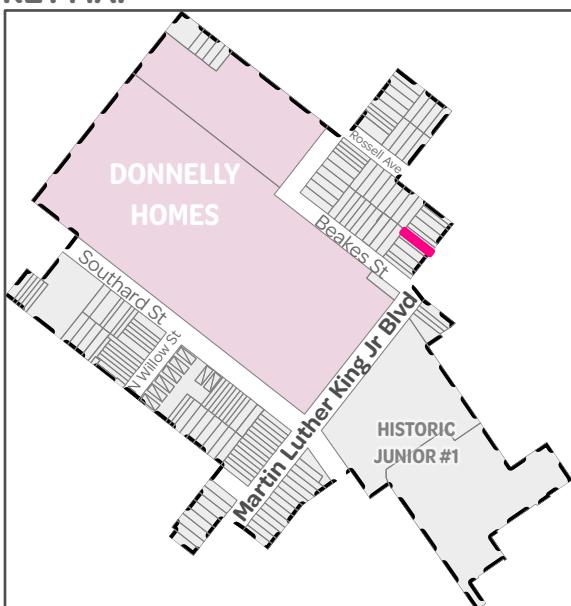
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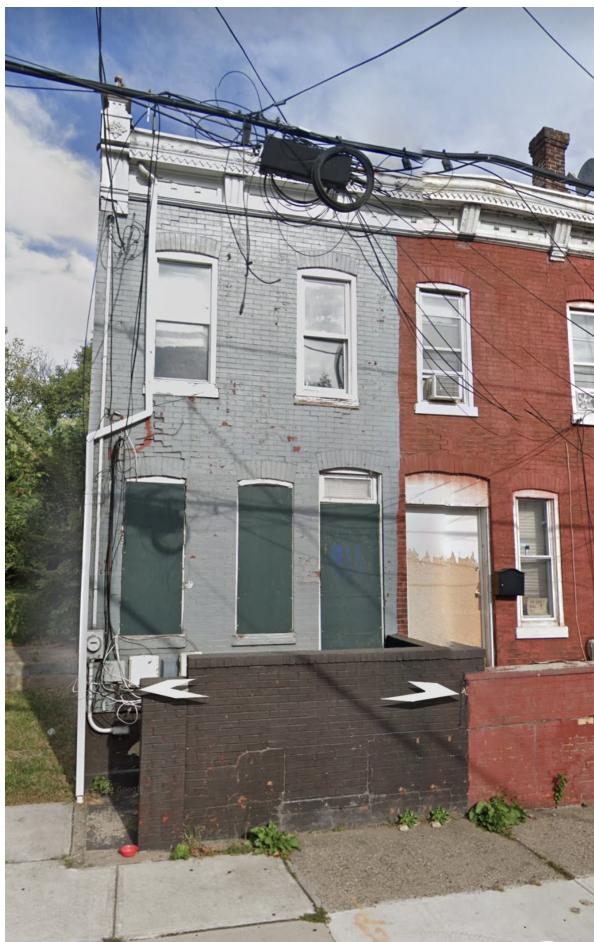
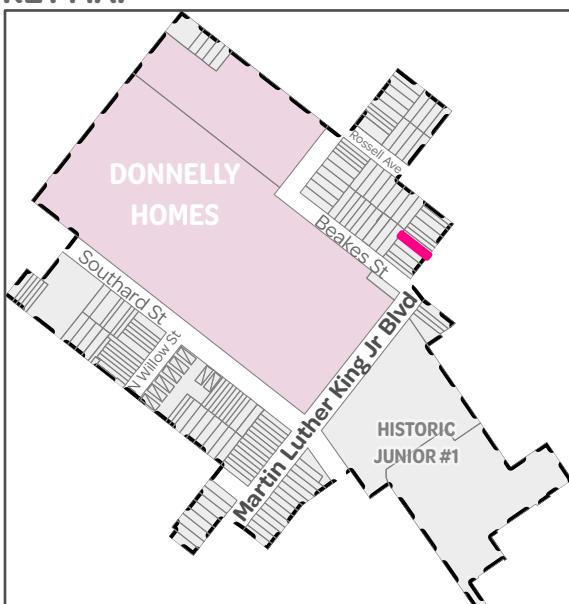
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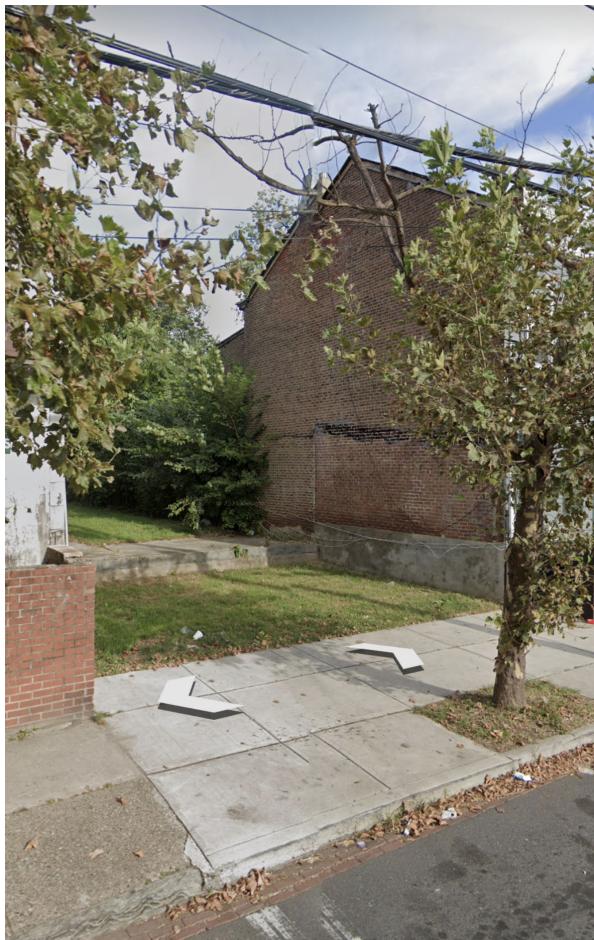
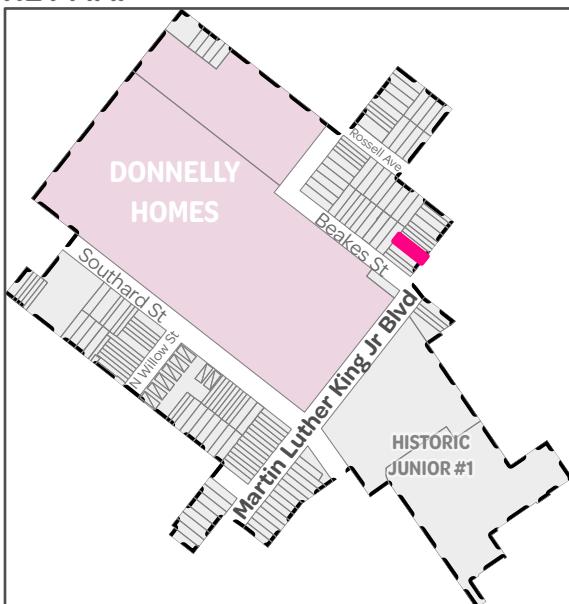
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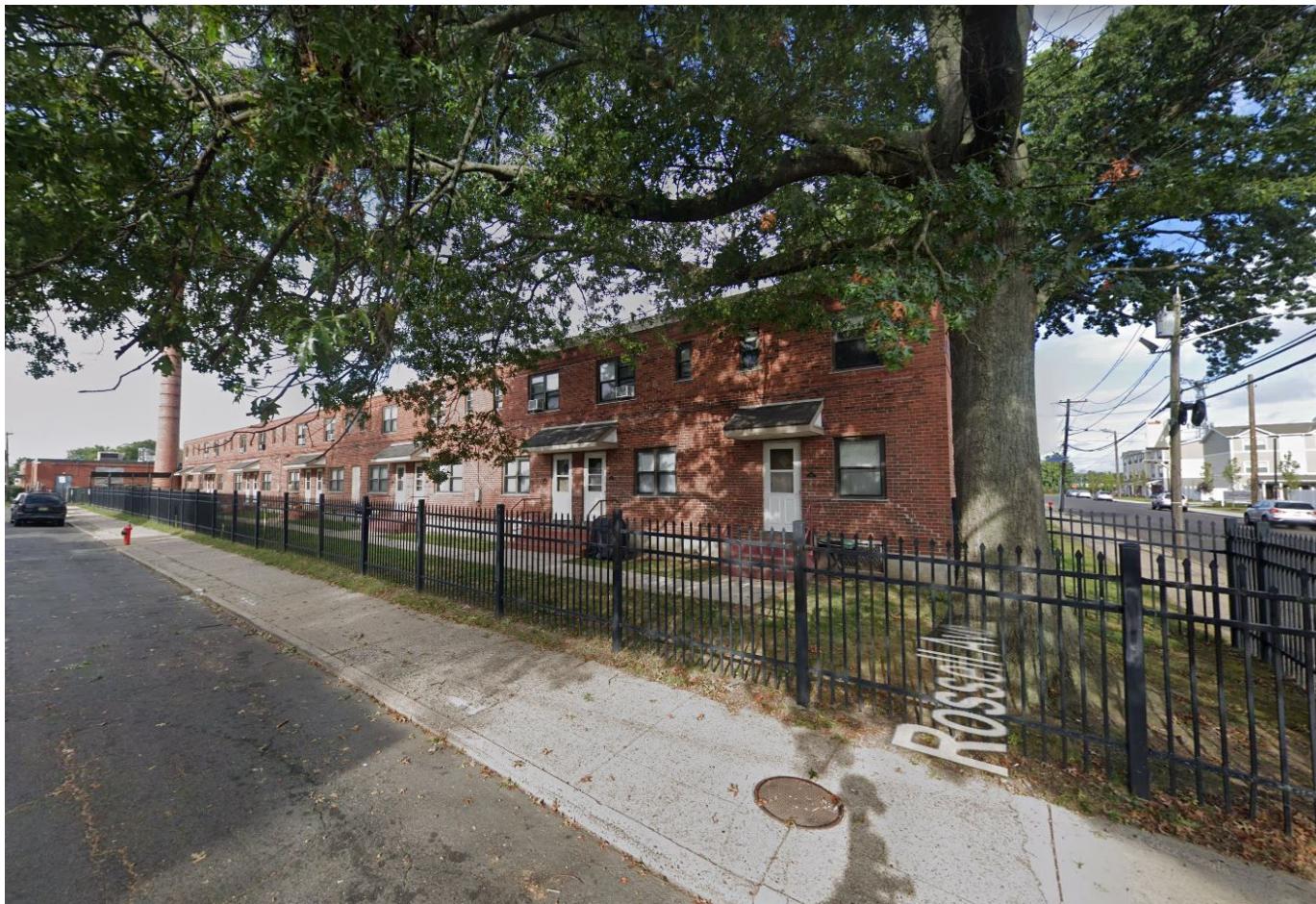
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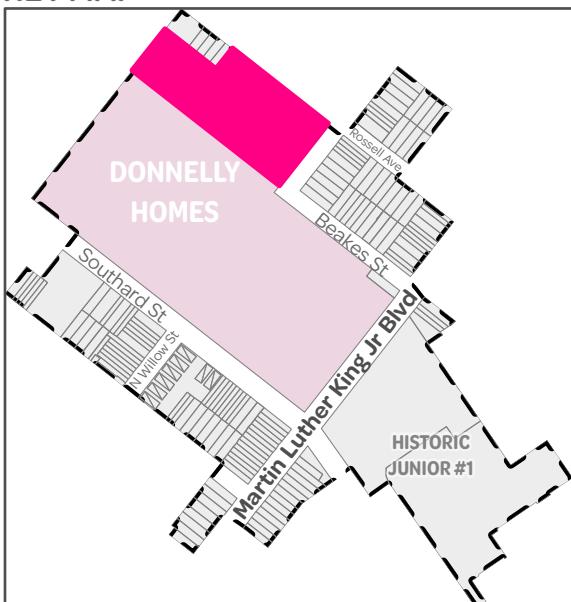
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KEY MAP



CRITERION DESCRIPTION

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.

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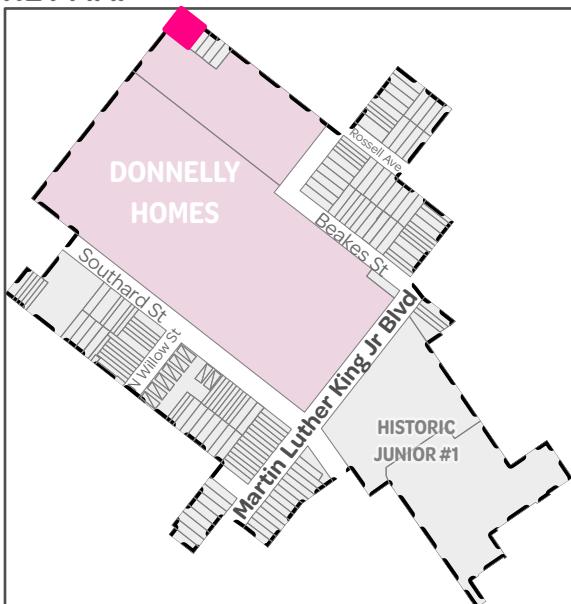
PARCEL RELATIONSHIP TO CRITERION:

The development and its location, the relationship between the buildings and its surroundings constitute obsolete layout. The property is used in a manner inconsistent with modern land use planning standards and practices, and limits vehicular and pedestrian access to the surrounding built environment due to its layout.

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KEY MAP



CRITERION DESCRIPTION

This property does not conform to any NJ Redevelopment Statute criterion, but the inclusion of it within the Redevelopment Area is necessary for large scale redevelopment.

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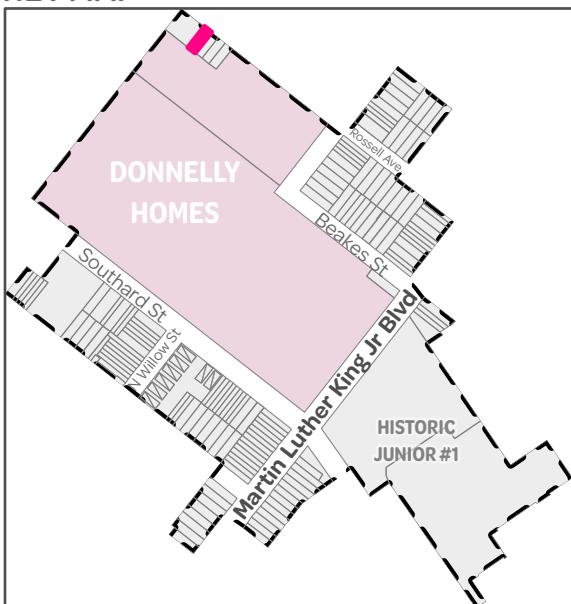
PARCEL RELATIONSHIP TO CRITERION:

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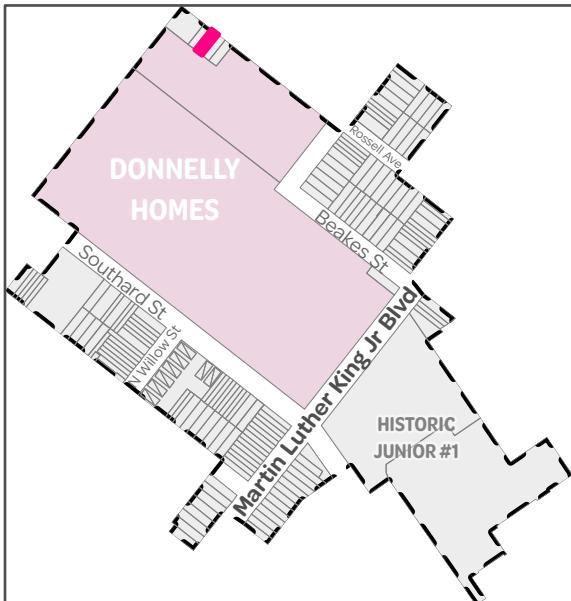
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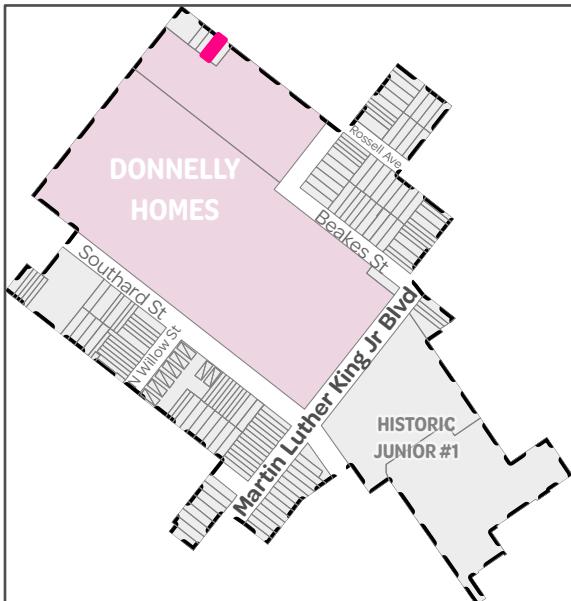
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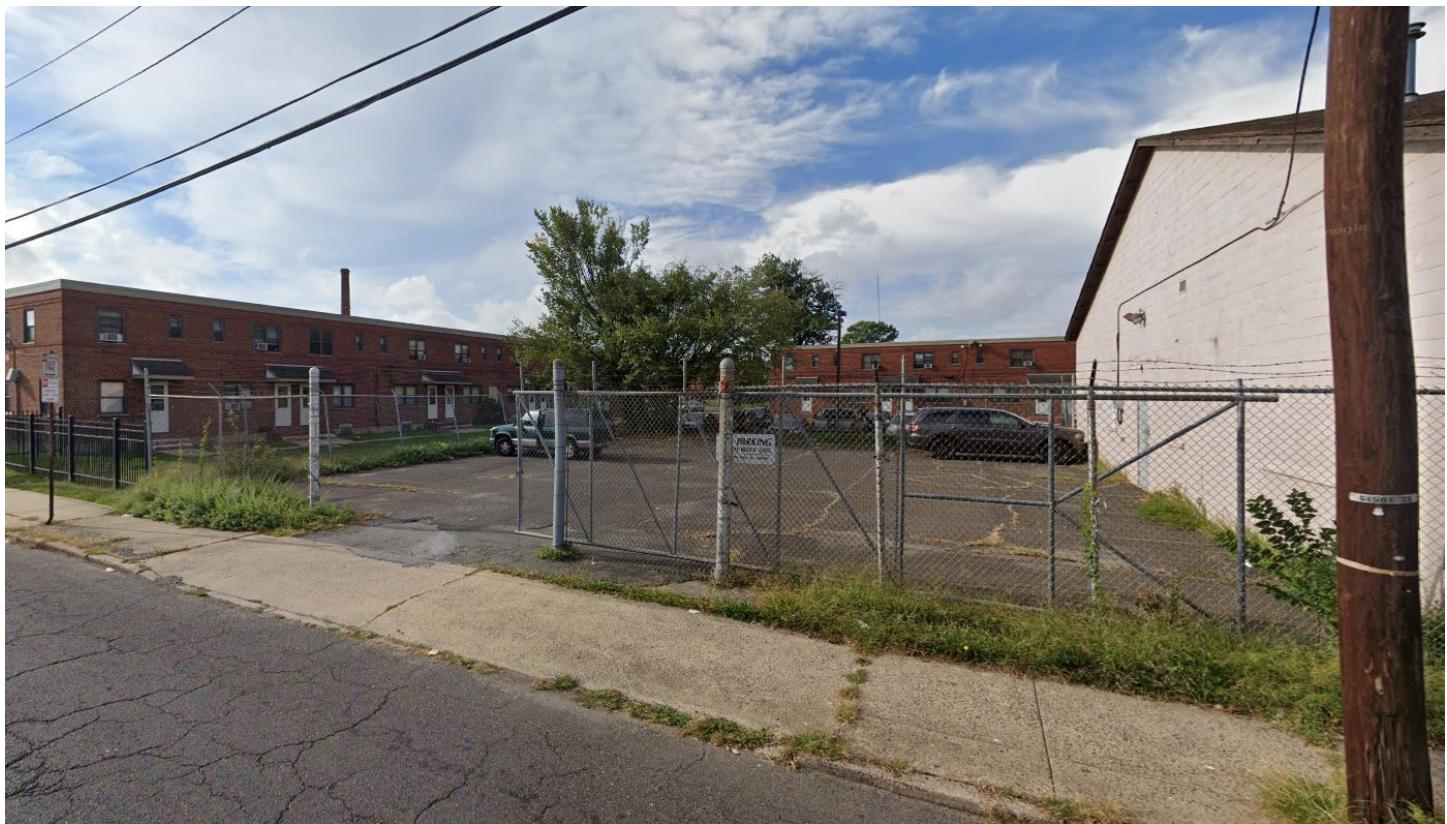
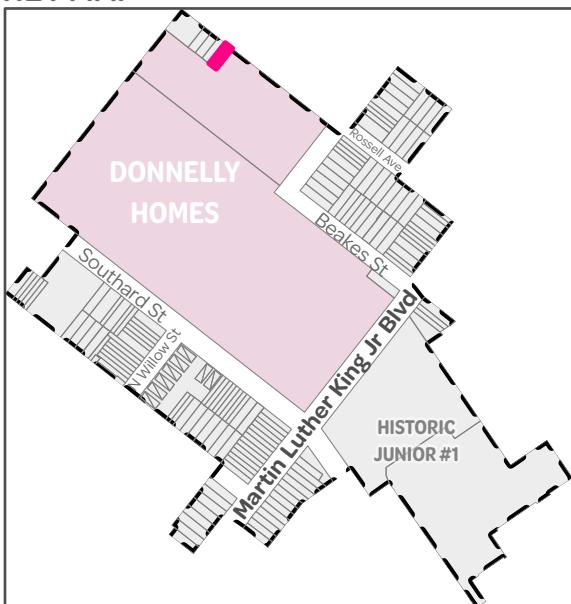
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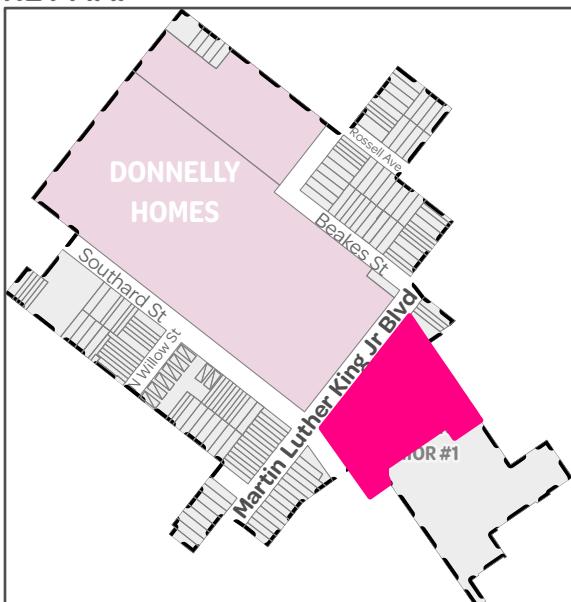
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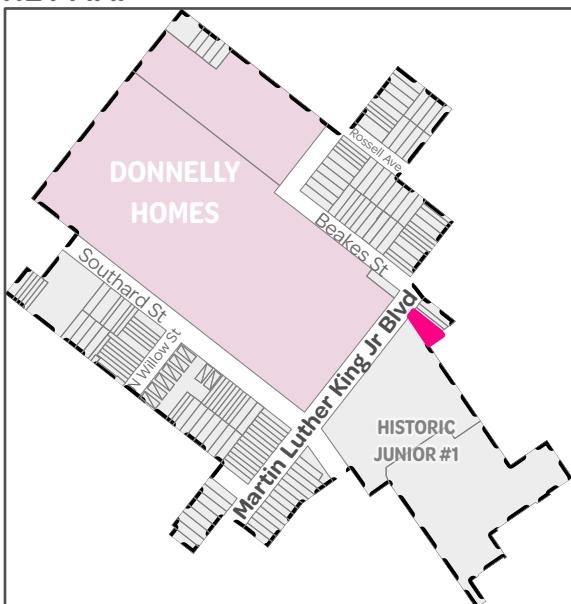
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CRITERION DESCRIPTION

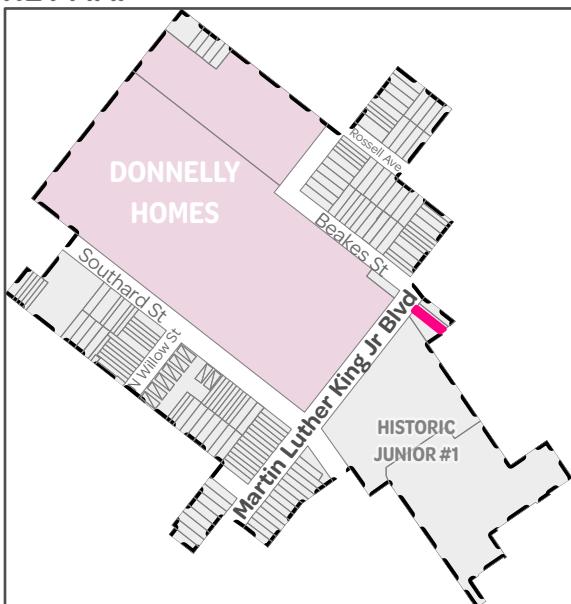
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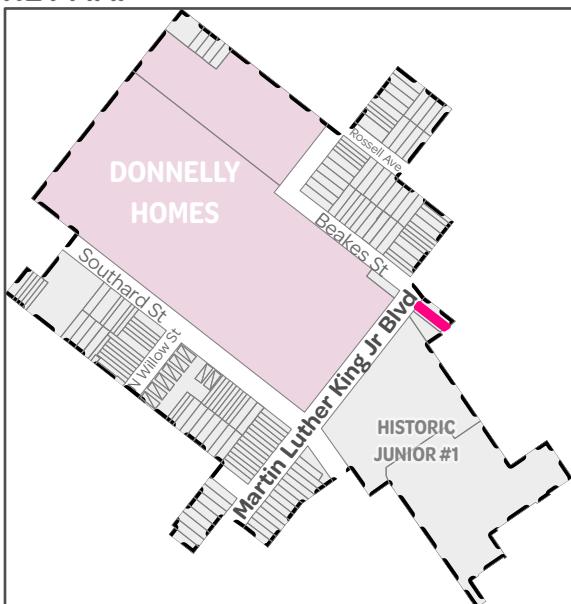
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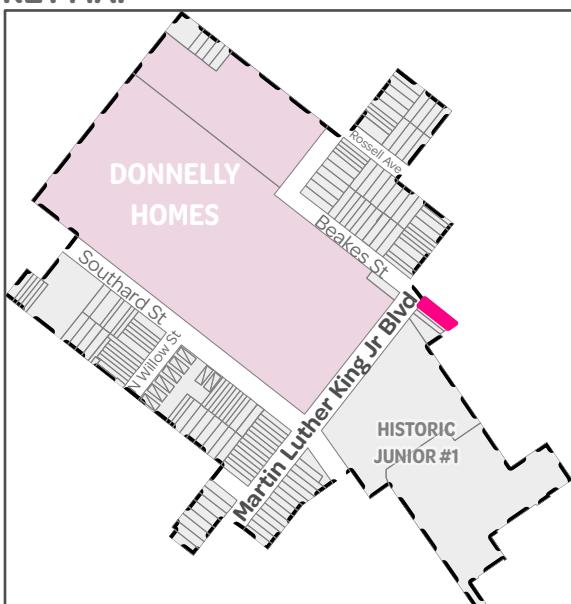
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PARCEL RELATIONSHIP TO CRITERION:

Not vacant 10 years ago but the analysis of aerial mapping shows a significant period where the lot has remained vacant and unimproved. Individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment as set forth at N.J.S.A. 40A:12A-3, which provides in part that "a redevelopment area may include land, buildings or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without a change in this condition, for the effective redevelopment of the area of which they are a part."

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WRT